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Assessment of Adequacy of Public Services

359 Kent Street, 436 and 444 MacLaren Street



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1.0 INTRODUCTION

1.1 Background

In 2021, J.L. Richards & Associates Limited (JLR) was retained by 359 Kent Street Ltd., care of Taggart Realty Management, to prepare an Assessment of Adequacy of Public Services (AAPS) Report and functional-level drawings of municipal infrastructure in support of a high-rise residential development sited at 359 Kent Street, in the downtown area of the City of Ottawa. Throughout this AAPS Report, the client has been referred as Taggart Realty Management (TRM) given that they are acting as the development manager for the project.

This AAPS Report and functional level drawings have been prepared based on a single tower concept sited at 359 Kent Street although 359 Kent Street Ltd. also owns the two (2) adjoining properties at 436 and 444 MacLaren Street.

This AAPS Report and functional level drawings has been prepared in support of an Official Plan Amendment (OPA) and a Zoning By-Law Amendment (ZBLA). This Report has also been prepared to outline the design objectives and criteria, servicing constraints and strategies for developing the subject lands with water, wastewater, storm and stormwater management services in accordance with:

- i) the November 2009 Servicing Study Guidelines for Development Applications in the City of Ottawa (City);
- ii) the Ottawa Sewer Design Guidelines (2012) and associated Technical Bulletins (Section 1.4);
- iii) the discussions held during a pre-consultation meeting with City staff, and

A copy of the Site Plan, Legal Plan and Topographical Survey is included in Appendix A.

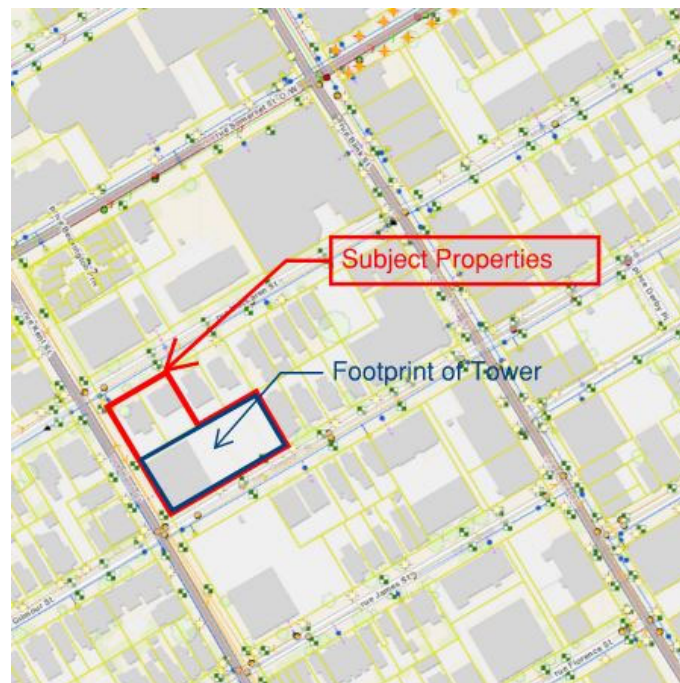
1.2 Site Description and Background

The subject properties are located within the urban limits of the City of Ottawa, specifically in the northeastern quadrant of the Gilmour Street and Kent Street intersection. TRM is proposing to develop the subject properties into a single high-density residential tower.

As illustrated on Figure 1 (below), the subject site extends to include both 436 and 444 MacLaren Street; however, the single high-residential tower will be sited only on 359 Kent Street. The impacted property currently consists of a combination of asphalt and building which makes the subject site fully impervious.

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Figure 1: Site Plan Location



The subject parcel (359 Kent Street) accounts for $\pm 2,394$ m². The façade of the existing building is fronting on Kent Street and access to the parking area is off Gilmour Street.

1.3 Existing Infrastructure

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

- City of Ottawa Utility Drawing 21-0725-UCC;
- Regional Municipality of Ottawa-Carleton Drawing 911-P (as-built); and
- Other Drawings in the vicinity of the Site.

Based on the review of the above information, the topographical survey and the information presented on “geoOttawa”, the following infrastructure has been identified to exist within the Kent Street and Gilmour Street Right-Of-Way (R.O.W.):

Watermains:

- 305 mm diameter ductile iron watermain located within Gilmour Street ROW
- 305 mm diameter cast iron watermain located within Kent Street ROW

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Based on the review of “geoOttawa”, the following four (4) hydrants are located within the prescribed distances of ISTB-2018-02, in close proximity of the subject property:

- one (1) hydrant is located within the property of 444 MacLaren;
- one (1) hydrant is located within 18 m from the south corner of the property at the Kent Street and Gilmour Street intersection;
- one (1) hydrant is located within 45 m from the east corner of the property in front of unit 428 Gilmour Street; and
- one (1) hydrant is located within 46 m from the north corner of the property in front of unit 404 MacLaren Street;

Combined Sewers:

- Two 225 mm diameter combined sewer located within Gilmour Street ROW (flowing east).
- 300 mm diameter combined sewer located within the MacLaren Street ROW (flowing east).
- 375 mm diameter combined sewer located within the Kent Street ROW (flowing south).
- 3000 mm diameter combined sewer located within the Kent Street ROW (flowing north).

Storm Sewers:

- There is an on-site catch basin (CB) in the parking area along the south property line from Gilmour Street. This CB appears to be connected to one of the Gilmour Street 225 mm diameter combined sewer.

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

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Figure 2: Existing Infrastructure



1.4 Existing Conditions

The building is currently being serviced with sanitary, storm and water via connections to the infrastructure on Kent street.

1.5 Functional Servicing

The existing servicing and connections to off-site linear infrastructure is summarized in Section 1.3 and 1.4. Based on the above-noted connections with existing infrastructure, the following proposed servicing is envisioned:

Water Servicing: Existing 100 mm diameter water service lateral connected to the existing Kent Street 305 mm diameter watermain to remain. Proposed 150 mm diameter water service lateral to connect to the existing Gilmour Street 305 mm diameter watermain. The service laterals will be sized for domestic and sprinkler system supply.

Wastewater: Proposed sanitary lateral to connect to the existing Kent Street 375 mm diameter combined sewer.

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Storm: Proposed rooftop drains to be connected to the existing 225mm diameter combined sewer on Gilmour, underground cistern to be connected to the combined sewer on Gilmour as well.

1.6 Municipal Design Guidelines

This AAPS and functional-level drawings were prepared in support of the OPA/ZBLA in accordance with the following:

City of Ottawa Sewer Design Guidelines (October 2012) complete with the following Technical Bulletins;

- ISDTB-2012-01;
- ISDTB-2014-01;
- PIEDTB-2016-01;
- ISTB-2018-01;
- ISTB-2019-01; and
- ISTB-2019-02;

City of Ottawa Water Distribution Guidelines (July 2010) complete with the following Technical Bulletins:

- ISDTB-2010-02;
- ISDTB-2014-02; and
- ISTB-2018-02.

Detail Drawings as well as well as Sewer Material Specifications including:

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

1.7 Pre-Consultation, Permits and Approvals

A pre-consultation meeting was held with the City of Ottawa via a Teams Meeting on August 4th, 2021.

Once the AAPS Report is approved under a ZBLA, the redevelopment of the above-referenced property will be subject to the municipal Site Plan control approval process with the City of Ottawa. At such time, the City of Ottawa Development Servicing Study Checklist and an Application to the Ministry of the Environment, Conservation and Parks (MECP) will be completed for an Environmental Compliance Approval (ECA).

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2.0 WATER SERVICING

2.1 Water Supply and Design Criteria

A Hydraulic Network Analysis (HNA) was carried out for the proposed site to confirm that the existing watermain and water service can provide adequate supply while complying with both the Ottawa Design Guidelines for Water Distribution (July 2010) and Technical Bulletins ISDTB-2014-02 and ISTB-2018-02.

Section 4.2.2 of the Water Design Guidelines requires that all new development additions to the public water distribution system be designed such that the minimum and maximum water pressure, as well as the fire flow rates, conform to the following:

- Under maximum hourly demand conditions (peak hour), the pressures shall not be less than 276 kPa;
- During periods of maximum day and fire flow demand, the residual pressure at any point in the distribution system shall not be less than 140 kPa (20 psi);
- In accordance with the Ontario Building Code (OBC) in areas that may be occupied, the static pressure at any fixture shall not exceed 552 kPa (80 psi);
- The maximum pressure at any point in the distribution system in unoccupied areas shall not exceed 689 kPa (100 psi); and
- Feeder mains, which have been provided primarily for the purpose of redundancy, shall meet, at a minimum, the basic day plus fire flow demand.

Table 2-1 summarizes the design criteria for water servicing, which will serve as the basis of the detailed design for the site.

Table 2-1: Water Design Criteria

Design Criteria	Design Value
Population > 500	
Residential average demand	280 L/cap/day
Residential maximum demand	2.5 x Avg
Residential peak hour	2.2 x Max Day
Density average apt.	1.8 persons/unit
Commercial/Office	
Average consumption rate	2500 L/1000m ² /day
Peaking Factors	ODG Table 4-2
Fire Flow Requirements	
Municipal ROW	FUS
Within Private Property	OBC
Pressure/Flow	
Peak hour	>276 kPa (40 psi)
Maximum day plus fire flow	>140 kPa (20 psi)
Minimum hour (maximum HGL)	<552 kPa (80 psi)

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2.2 Domestic Water Demands

The water demands presented in this section reflect the unit count proposed on the Site Plan. Domestic water demands were calculated for a 34-storey high-rise residential tower attached to a 9-storey podium with underground parking. Overall, the building contains 405 residential units consisting of 40 studios, 243 1-bedroom and 122 2-bedroom apartments. There is also commercial/office space that has been accounted in the demands.

The residential consumption rate for average day demand was set to 280 L/c/d as instructed by the City based on Technical Bulletin ISTB-2018-01. Since receiving the boundary conditions from the City (see Appendix D), the site plan has changed slightly and increased the domestic demands by 4%. As a result, the boundary conditions provided by the City are expected to remain applicable. Table 2-2 summarizes the water demands based on the proposed site details and the design criteria from Table 2-1 (refer to Appendix D for detailed calculations).

Table 2-2: Water Consumption Rates

Demand Scenario	Water Demand (L/s)
Average Day	2.29
Maximum Day	5.54
Peak Hour	12.09
Minimum Hour	0.92

2.3 Proposed Water Service

Water supply to the 34-storey high-rise residential building is proposed to be provided by a new 150 mm diameter water service lateral that is connected to the existing 305 mm diameter watermain on Gilmour Street. Section 4.3.1. of the Design Guidelines requires a redundant service lateral given that the average day demand will exceed 50 m³/day. To meet this criterion, it is proposed to maintain the existing 100 mm diameter water service lateral connected to the existing Kent Street 305 mm diameter watermain. Both service laterals are sized for domestic and sprinkler system supply and there is an existing isolation valve in between them for redundancy.

A watermain roughness coefficient of 100 was used for the 150 mm and 100 mm diameter water services as presented in Section 4.2.12. of the Design Guidelines. Furthermore, the internal pipe diameter for the 150 mm water service was analyzed as 155 mm and the internal pipe diameter for the 100 mm water service was analyzed as 108 mm based on Section 4.3.5. of the Design Guidelines.

2.4 Required Fire Flow

In terms of the required fire flow (RFF), water supply within the municipal right-of-way (ROW) must achieve the guidance of the Fire Underwriters Survey (FUS) for the type of development being proposed. The RFF was calculated for the 34-storey high-rise residential building while considering material, height of structure, exposure, etc. in accordance with ISTB-2018-02 (refer to Appendix D for detailed calculations). However, NFPA 24 is the standard for the Installation of Private Fire Service Watermains and their Appurtenances. The sizing of private service fire mains

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for fire protection is detailed in Chapter 13 of NFPA 13. The design should consider the type of construction for the given occupancy type, fire and pressure and the adequacy of the water supply.

Boundary conditions were requested from the City on the Gilmour Street 305 mm diameter watermain and on the Kent Street 305 mm diameter watermain. The boundary conditions received from the City are summarized in Table 2-3 and a copy of the email correspondence can be found in Appendix D.

Table 2-3: Hydraulic Boundary Conditions

Water Demand Scenario	HGL On Gilmour Street (m)	HGL On Kent Street (m)
Peak Hour	107.0	107.0
Maximum HGL	115.4	115.4
Max. Day + Fire Flow per FUS (500 L/s)	104.1	103.2
Max Day + Fire Flow per OBC (69.2 L/s)	109.5	109.5

2.5 Headloss Calculations

The proposed functional servicing as presented on the Functional Servicing, Grading, and Erosion and Sediment Control Plan (Drawing F-SGE) was evaluated under the demand scenarios listed in Section 2.2. The existing 100 mm diameter water service ($\pm 12.5\text{m}$) and the proposed 150 mm diameter water service ($\pm 9.8\text{m}$) were assessed individually, assuming one water service supplies the site.

Headlosses were calculated along the water service laterals using the Hazen-Williams headloss equation. The operating pressures at the building (ground finished floor elevation) were analyzed under the water demand scenarios listed in Table 2-2. The Headloss Calculation Spreadsheet (Appendix D) summarizes the operating pressures estimated at the building's ground finished floor under peak hour, maximum pressure, and maximum day plus fire flow scenarios. Detailed calculations for the water demand scenarios are shown in Appendix D.

2.5.1 Peak Hour

The peak hour demand shown in Table 2-2 was applied to each water service lateral and using the boundary condition shown in Table 2-3, the anticipated pressure at the building was found to be a minimum of 331 kPa (48.0 psi). Based on the calculated results, the minimum pressure criterion of 276 kPa (40 psi) is exceeded with each service.

2.5.2 Maximum Day Plus Fire Flow

Given that the proposed high-rise development is a private site and the fact that the building will incorporate a fire pump and sprinkler system that will be designed to meet the

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Ontario Building Code (OBC), fire protection within this private property must comply with Section 3.2.5.7 of the OBC which states that NFPA 13 should be used to determine both sprinkler and hose stream allowances.

The headloss calculation was, therefore, carried out for the RFF using NFPA 13 which is based on 4,150 L/min (69.2 L/s). As per NFPA 13, this RFF consists of the hose stream allowance (per Table 11.2.3.1.2 of NFPA) & sprinkler system allowance (per Table 11.2.2.1 of NFPA). Both Tables are included at the end of Appendix D. Using the boundary conditions shown in Table 2-3, the pressure at the building's ground finished floor is estimated to be a minimum of 251 kPa (36.5 psi) which exceeds the Design Guidelines' requirement of 140 kPa (20 psi).

2.5.3 Maximum HGL

The Water Design Guidelines require that a high-pressure check (maximum hydraulic grade elevation) be performed to ensure that the maximum pressure constraint of 552 kPa (80 psi) is not exceeded. Based on a zero (0 L/s) demand condition and the maximum HGL boundary condition (refer to Table 2-3), a maximum pressure of 417 kPa (60.5 psi) is expected. The result is below the maximum pressure constraint of 552 kPa (80 psi) and therefore no pressure reducing valve (PRV) is required.

Domestic and fire pumps as well as the sprinkler system will be designed at the detailed design stage by the Owner's mechanical engineer.

2.6 Summary and Conclusions

Based on the HNA presented above, it is expected that the proposed 150 mm diameter water service (with the redundant 100 mm diameter water service and isolation valve) can provide adequate water supply to the site. Furthermore, fire protection can be met recognizing that domestic and fire pumps will be sized at detailed design by the Owner's mechanical engineer.

3.0 WASTEWATER SERVICING

3.1 Existing Conditions

Currently, wastewater flows from the existing Building is collected by an internal piping system that converges into the basement of the Building. Based on CCTV undertaken on behalf of the client, the existing wastewater lateral discharges to the Kent Street 375 mm diameter combined sewer.

3.2 Design Criteria

The capacity of the existing sanitary service lateral for 359 Kent Street was verified based on the City of Ottawa Sewer Design Guidelines ((OSDG) - (October 2012)) and associated Technical Bulletins. Key design parameters have been summarized in Table 3-1.

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Table 3-1: Wastewater Servicing Design Criteria

Design Criteria	Design Value	Reference
Residential average flow	280 L per capita/day	ISTB-2018-01
Residential peaking factor	Harmon Formula x 0.8	City Section 4.4.1
Infiltration Allowance 0.05 L/s/ha (dry I/I) 0.28 L/s/ha (wet I/I)	0.33 L/s/ha	ISTB-2018-01
Minimum velocity	0.6 m/s	OSDG Section 6.1.2.2
Maximum velocity	3.0 m/s	OSDG Section 6.1.2.2
Manning Roughness Coefficient (for smooth wall pipes)	0.013	OSDG Section 6.1.8.2
Minimum allowable slopes	Varies	OSDG Table 6.2, Section 6.1.2.2

3.3 Theoretical Sanitary Peak Flow and Proposed Sanitary Servicing

Based on the proposed densities for apartment buildings (as recommended by the OSDG), the peak wastewater flow was calculated based on the design value of 280 L per capita per day and an overall population of 652 as per the design parameters listed in the above table and unit breakdown provided (refer to Section 2.2 for breakdown).

A peak wastewater flow of 7.26 L/s was calculated (refer to Appendix E for Detailed Wastewater Flow Calculations) based on a peaking factor of 3.3, a total infiltration allowance of 0.06 L/s calculated based on 0.05 L/s/ha (dry I/I) and (0.28 L/s/ha (wet I/I), a groundwater allowance of 0.10 L/s (to be confirmed at detailed design by the Geotechnical engineer) and commercial allocation of 28000 l/ha/d, in accordance with the OSDG and ISTB-2018-01.

All sanitary flows are proposed to be directed towards the existing sanitary lateral connected to the 375mm combined sewer on Kent street.

3.4 Summary and Conclusions

Based on the above wastewater servicing details, it is recommended that the wastewater servicing shown on the Site Servicing (Drawing F-SGE) be implemented to provide wastewater servicing for the proposed building.

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4.0 STORM SERVICING AND STORMWATER MANAGEMENT

4.1 Existing Conditions

It was determined through CCTV inspection that rooftop drainage is currently collected by a series of drains that connect to the Kent Street 375 mm diameter combined sewer. At the back of the property, there is a parking surface which is serviced by two interconnected catch basins (CB) within the property's parking lot. The captured flows by the CBs is conveyed to the Gilmour Street 225 mm diameter combined sewer. The existing condition Drainage Plan included in Appendix F shows the drainage divides and runoff coefficients for the above-noted areas.

4.2 Storm Criteria

The storm design criteria used in this functional design is outlined below:

- The allowable peak flow shall be estimated based on a 1:2-year intensity which is to be calculated based on a Runoff Coefficient (C-Factor) of the lesser of the existing conditions and shall not exceed 0.40. Based on the Existing Condition Drainage Plan, areas tributary to both the Kent Street 375 mm diameter and Gilmour Street 225 mm diameter combined sewers exceed a C-Factor of 0.90. Consequently, the allowable peak flow for both outlets should be based on a C-Factor of 0.40.
- The allowable peak flow is to be calculated using the 1:2-year IDF statistics (per the Ottawa Sewer Design Guidelines – (OSDG)) based on the calculated time of concentration (T_c) reflecting existing condition. The calculated T_c shall not be less than a T_c of 10 mins.
- The post development flows are to be limited to the allowable peak flow for the site. Wastewater peak flow contribution is subtracted from the 1:2-year calculated peak flows as the receiving sewers are combined.
- The post-development peak flows shall be controlled up to the 1:100-year storm to the allowable peak flow by means of on-site storage. On-site measures would consist of rooftop storage, at grade ponding, underground cistern or a combination of these measures.
- The subject property is tributary to combined sewers and consists of rooftops and at grade amenity areas. As a result, there is typically no water quality control requirements given the proposed surfaces.

4.3 Allowable Release Rate

Storm servicing and stormwater management for the subject property is to be developed to limit the 1:100-year post-development flow from the subject property to the aggregate sum of the allowable peak flows set by the storm criteria. As both sewers are combined, projected wastewater flows are included in the allowable release rates.

To evaluate the allowable peak flows, the various areas were delineated based on their type and outlet locations. Pre-development drainage areas, and peak flow calculations are presented in Appendix F and summarized in the table below.

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Table 4-1: Allowable Peak Flow Summary

Storm Sewer Outlet	Area (m ²)	Allowable Release Rate (L/s)
375mm dia. Kent Street Sewer	875	6.2
225mm dia. Gilmour Street Sewer	2281	15.5

4.4 Storm Servicing Strategy

On site storage requirements were calculated based on the Modified Rational Method (MRM). In order to limit the post development peak flows to those presented in Table 4-1, flow restrictors will be implemented with on-site storage solutions. The final storage solution and servicing layout will be determined at detailed design; however, storage calculations for functional design were undertaken and are provided in Appendix F. A summary of the results is presented in the table below.

Table 4-2: Post-Development Flow Summary

Outlet	Type of Area	Post Development Tributary area (m ²)	Allowable Release Rate (L/s)	Required Storage (m ³)	Storage Provided (m ³)
225mm dia. Gilmour Street Sewer	Combined Rooftops	1928	3.78	87.1	159
	At Grade Site Drainage	1133	7.4	31.2	31.2
	Uncontrolled Fronting Gilmour	4.27	4.27	N/A	N/A

The results summarized in Table 4-2 are supported by calculations presented in Appendix F. These calculations demonstrate that adequate storage can be provided to respect the stormwater management criteria described in Section 4.2 and meet the prescribed allowable peak flow.

It is proposed to utilize rooftop storage, where applicable and practical, and to supplement with an underground on-site cistern. It should be noted that this analysis excluded surface ponding along the at grade surface (1,133 m²), which will be assessed at detailed design with the architect. The analysis presented above is meant to confirm that the site can be serviced and that the stormwater criteria can be met; however, they should not be interpreted as detailed

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design calculations. Surface ponding, if applicable, detailed calculations for the proposed cistern and ponding volumes for the rooftop will be provided during detailed design once the site plan is finalized, more information is available and coordination with the mechanical engineer.

Any external runoff from adjacent properties will be accommodated via the stormwater management design to ensure that drainage from these surfaces is not adversely impacted.

Additionally, drainage areas from the front of the MacLaren properties are to remain unchanged and no increase in imperviousness is being proposed therefore calculations for this parcel have been excluded.

Climate Change

The SWM calculations shown in Appendix F also considered the climate change event (CCE). The project has been broken down into three (3) separate areas; i) Rooftop Areas, ii) At grade surface to cistern, and iii) uncontrolled area. Desktop calculations for these three (3) areas is as follows:

Rooftop: Based on the SWM Calculations, the rooftop will require ± 88 m³ of storage to contain the 1:100 year on the roof. Assuming that 55% of the roofs is used as storage with a maximum depth of 150 mm, storage of 159 m³ can be generated. Under the CCE, a storage volume requirement of ± 116 m³ was estimated which is below the 159 m³ provided by the above-noted rooftop assumptions. Hence, the CCE can be contained.

Cistern: Based on the SWM Calculations, the cistern will need to provide ± 32 m³ of storage to contain the 1:100-year flows. The CCE calculations show that an overflow sewer capable of conveying the difference in peak flow of 9.8 L/s between the CCE and 1:100-year flow would need to be incorporated by the mechanical engineer as part of the cistern design.

Uncontrolled: The 1:100-year uncontrolled flow of 4.27 L/s was subtracted from the allowable post-development peak flow. During the CCE, the increase in peak flows of ± 0.9 L/s can be accommodate over the wide frontage without creating inconvenience.

5.0 EROSION AND SEDIMENTATION CONTROL

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

- Supply and installation of a silt fence barrier, as per OPSD 219.110, if required;
- Supply and installation of filter fabric between the frame and cover of catch basins and maintenance holes adjacent to the project area during construction, to prevent sediment

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from entering the sewer system. The filter fabric is to be inspected regularly and corrected as required;

- Stockpiling of material during construction is to be located offsite;

The proposed removal and reinstatement measure as well as the erosion control measures (refer to Drawing RESC) shall conform to the following documents:

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

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This report has been prepared for the exclusive use of Taggart Realty Management (TRM) for the stated purpose, for the named facility. Its discussions and conclusions are summary in nature and cannot be properly used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report was prepared for the sole benefit and use of TRM and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited.

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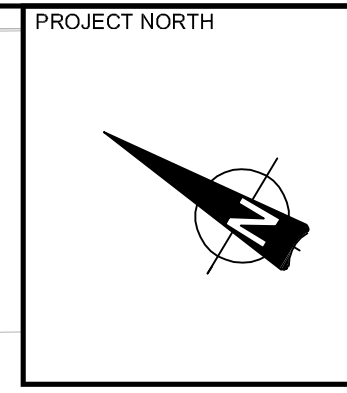
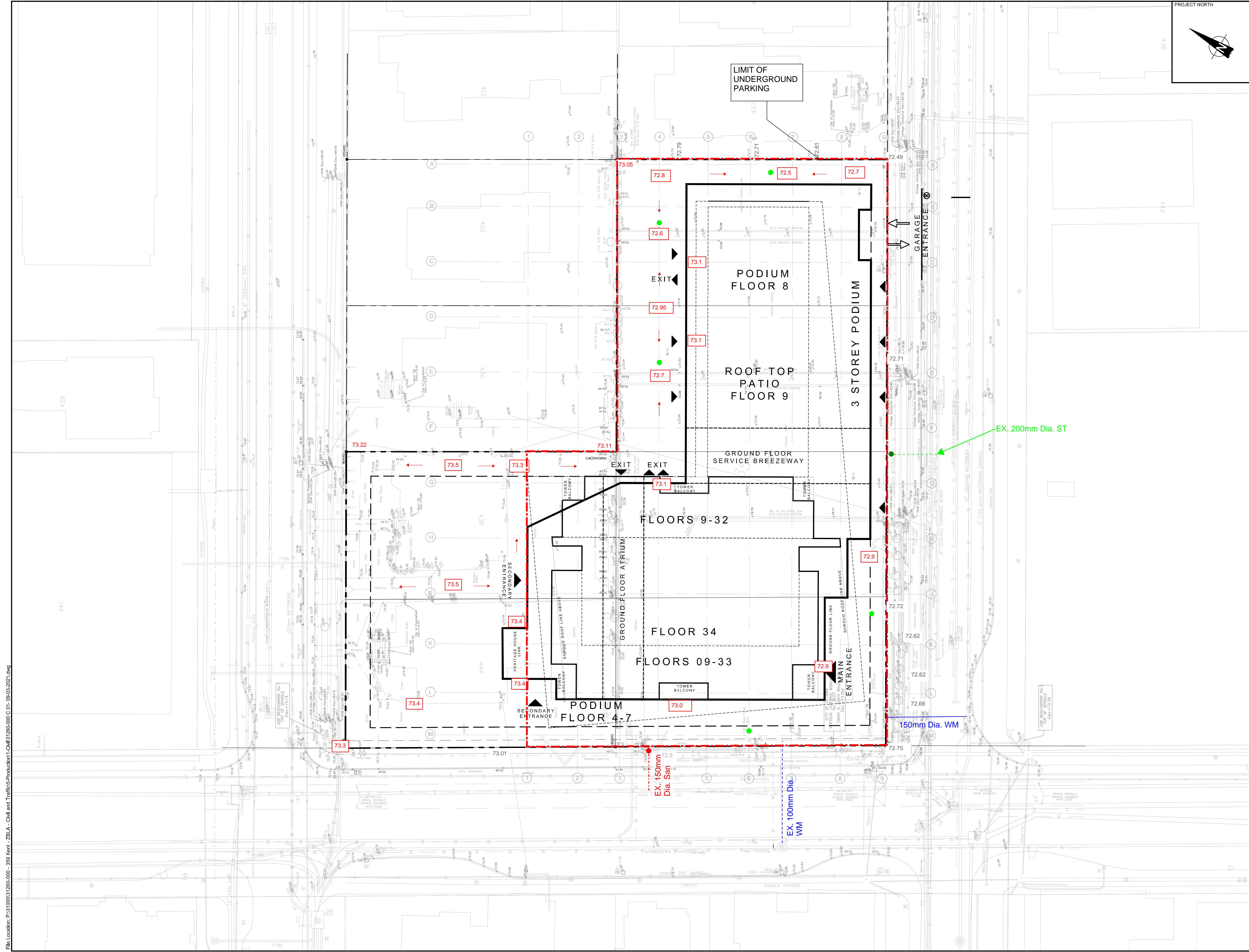


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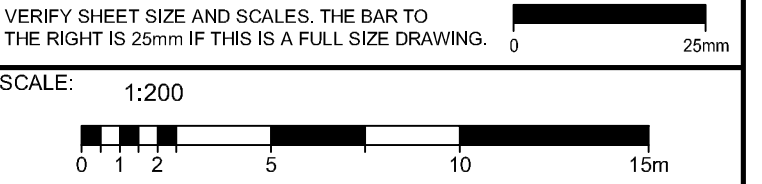
Legend

Proposed grade	72.9
Existing grade	72.49
Catch basin pot	●
Storm	●
Maintenance hole	●
Sanitary	●
Maintenance hole	●
Proposed WM	—
Ex. WM (to be reused)	- - -
Ex. Storm (to be reused)	- - -

1.	ISSUED FOR REZONING	02/09/21
0.	ISSUED FOR CLIENT REVIEW	26/08/21

No. ISSUE / REVISION DDMMYY

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CLIENT:

TAGGART

CONSULTANT:

J.L. Richards
ENGINEERS · ARCHITECTS · PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

PROJECT:

359 KENT STREET

DRAWING:

**FUNCTIONAL SERVICING,
GRADING and EROSION
CONTROL PLAN**

DESIGN:	AT	DRAWING #:	F-SGE
DRAWN:	AT		
CHECKED:	LD		
JLR #:	31260-000		

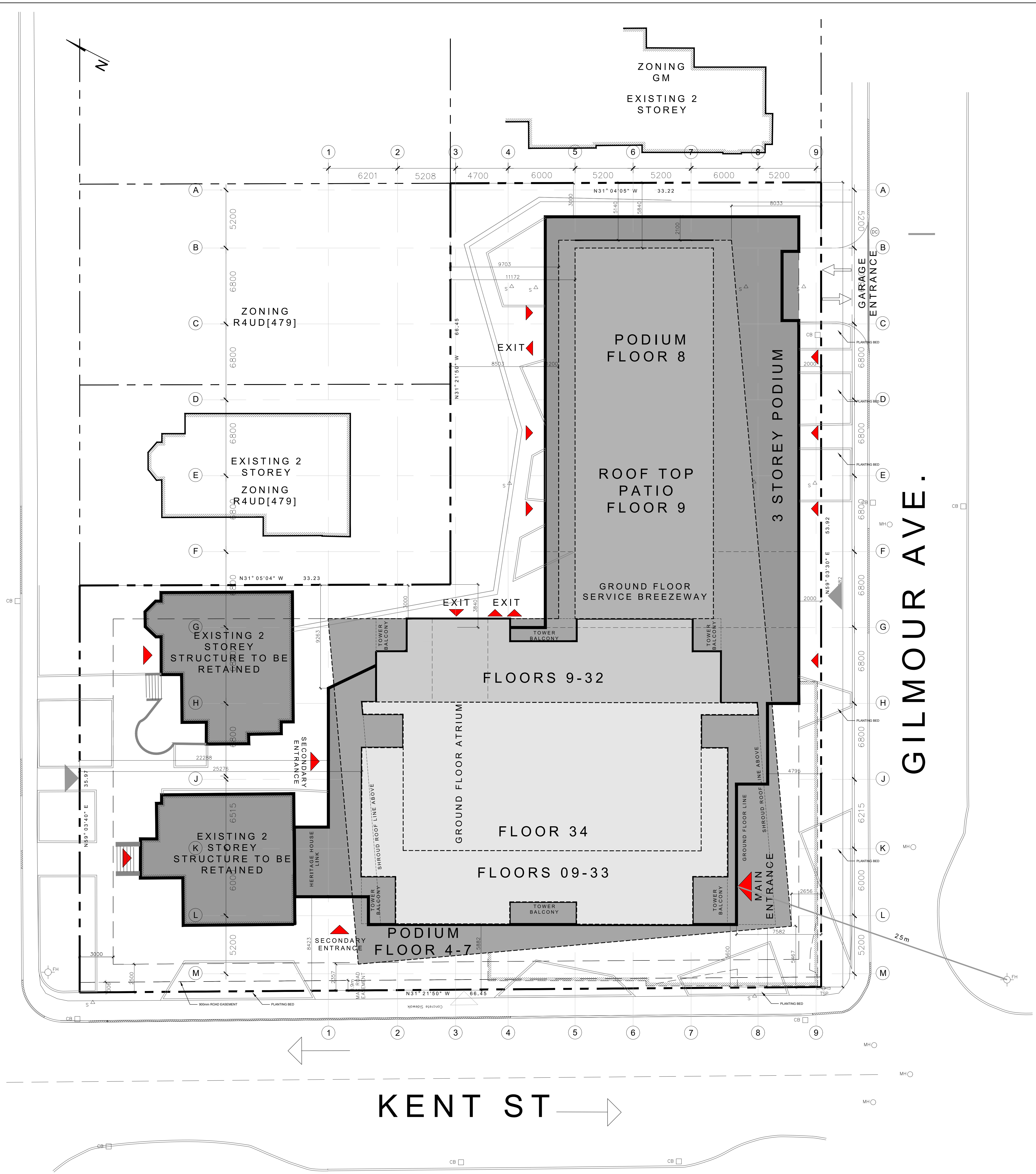
File Location: P:\31000\31260-000-359 Kent - ZBLA - Civil and Traffic\5-Production\1-09-03-2021.dwg

PLOT DATE: Friday, September 3, 2021 9:52:20 AM

Appendix A

Site Plan

MACLAREN AVE.



ZONING NOTES

CURRENT ZONING: NORTH PARCEL
 LOT AREA : 3,606 m²
 DEVELOPMENT STATS

	REQUIRED	PROPOSED
LOT WIDTH		MIN 33.2m MAX 66.5m
LOT DEPTH		MIN 36.4m MAX 72.0m
UNITS		
TOTAL UNITS		405
FRONT YARD SETBACK	KENT STREET	5.6M / VARIES
REAR YARD SETBACK		7.5 MIN. 8.5 MIN.
CORNER SIDE YARD SETBACK	GILMOUR AVE.	2 m
CORNER SIDE YARD SETBACK	MACLAREN AVE.	VARIES
BUILDING HEIGHTS		30 m
PODIUM		109 m
BUILDING AREA		
TOTAL GROSS		323,252 sq.ft.
TOTAL NET		257,048 sq.ft.
GROSS FLOOR AREA (city def.)		+/- 288,000 sq.ft.
REQUIRED AMENITY SPACE 6 m ² REQUIRED PER UNIT		
405 UNITS X 6 SQ.M. = 2,430 SQ.M. TOTAL AMENITY REQUIRED		
1215 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE		

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED APRIL 16, 2021 AND PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD

PARKING SUMMARY

REQUIRED	Total	Provided	Bicycle Parking	Lockers
Units	411			
*Unit count reduced by 12	399			
Res. Parking Req. (0.3/Unit)	199.5			
V Parking Req. (0.1/Unit)	39.9			
Total Parking Req.	239.4			
*All parking located below grade, required parking reduced by 10%	216			
		P1	Horiz (stacked)	
		P2	Vert.	
		P3		
		P4		
		P5		
		Subtotal		
		TOTAL		
				TOTAL 200



PROJECT TEAM

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 ANNIS O'SULLIVAN VOLLEBEK LTD.
 ED HERWEYER
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no.	date	revision
1	21-09-02	ISSUED FOR REZONING
1	21-06-16	CITY OF OTTAWA PRECONSULTATION

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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PROJECT LOCATION:
 359 KENT STREET
 OTTAWA ON.

DRAWING TITLE:
 SITE PLAN

DRAWN BY: DATE: SCALE:
 PB 21-06-15 1:150

PROJECT: 2021
DRAWING NO.: A1.00
REVISION NO.:

LEGEND:

- PROPOSED FIRE ROUTE
- PROPOSED BUILDING
- BUILDING TO BE DEMOLISHED
- EXISTING MAN HOLE
- EXISTING TRAFFIC LIGHT
- EXISTING FIRE HYDRANT
- CONC. CURB DETAIL TO CITY LP
- BIKE PARKING SPACE
- EDGE OF SIDEWALK
- PROPERTY LINE
- SETBACK
- PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7
- EXISTING CURB TO BE REBUILT
- ROLL CURB
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- SIGNAGE FOR ACCESSIBLE PARKING SPACE
- FRS SIGNAGE FOR FIRE ROUTE ACCESS
- EXISTING SIGN
- EXISTING LIGHT POLE
- NEW LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT
- EXISTING STREET LIGHTING BOX
- EXISTING TRAFFIC SIGNAL BOX

0 5 10 15 20
 SCALE 1 : 150

Appendix B

Email Correspondences

Pre-Application Consultation Follow-up Meeting Notes

Property Address: 359 Kent Street and 436, 444 MacLaren Street
PC2021-0231

Wednesday, August 4, 2021
10am-11:30am via Microsoft Teams

Attendees:

City of Ottawa

Kimberley Baldwin, File Lead
Holly Newitt, Student Planner
Randolph Wang, Urban Design
MacKenzie Kimm, Heritage
Reza Bakhit, Civil Engineering
Neeti Paudel, Transportation

Applicant Team

Alexandre Tourigny, JL Richards
Annie Williams, JL Richards
Daniela Correia, Lashley
Derek Howe, Taggart
Hugo Latreille, Hobin Architecture
Barry Hobin, Hobin Architecture
Kyle Kazda, Taggart
Matthew Mantel, Parsons
Miguel Tremblay, Fotenn
Paul Black, Fotenn
Tyler Yakichuk, Fotenn

Community Association

Shawn Barber, Centretown Community Association

Meeting Notes:

Opening & attendee introduction

- Introduction of meeting attendees

Applicant's overview of proposal

- Existing buildings on the lot: Mid-rise office building and two converted residential heritage buildings currently used as office space
- Site has frontages on three streets
- Proposal will seek to utilize the landmark building policies and will proceed with an engagement strategy

- Will apply for Zoning Bylaw Amendment (ZBLA) and Official Plan Amendments (OPA) for height
- Will apply for Site Plan Control after the ZBA and OPA processes are complete.
- Two heritage buildings on MacLaren to be retained
- Building offset by eastern property line and stepback from heritage buildings
- New building proposed at 35 storeys
 - 7-storey Podium
 - 3rd storey datum line responds to existing low-scale streetscape character along Gilmour
 - At corner of Kent and Gilmour - plaza with cantilevered amenity space above
 - Main residential entrance here as well.
 - Garage and office entrances along Gilmour
 - Possible small retail along Kent
 - Tower component
 - Notion of base, middle, top as per high rise design guidelines
 - Vertical fin element visually narrows tower
 - Materiality and design new building not confirmed at this time
 - Desire to resolve some of the massing and architecture at UDRP
 - Transition and impact to low-rise considered through setbacks and design
- Glass atrium connects new tower with heritage buildings – secondary entrance
 - Heritage building to include commercial use (retail or restaurant)
 - Second heritage building to have possible civic use

Technical Comments:

Kimberley Baldwin, Development Review Planner

- Development Applications required
 - Official Plan Amendment
 - Zoning Bylaw Amendment
 - Site Plan Control
 - Heritage Permit (see heritage comments below)
- Current zoning:
 - R4UD [479], with Heritage Overlay and Mature Neighbourhoods Overlay
 - Abutting zoning to east: GM - max height 18 m
 - South/West and North: R4 – max height 14.5m
 - Properties along Somerset St: TM14 - max height 14.5m
 - Parking: Area X
 - Approx. 800 m of major transit station
- OP: General Urban Area
 - See also references to Urban Design and Compatibility in Section 2.5.1 and 4.11
 - Policies regarding Views, Building Design, Massing and Scale
 - High-rise Building policies (14- 18)
- Centretown Secondary Plan
 - Within Central Character Area
 - Designated Mixed Use Residential Area in Schedule H1 - Land Use

- Greening Centretown - enhanced streetscaping recommended along Kent
- Current Height direction within Schedule H2
 - Max Height - generally up to 9 storeys may be permitted
 - Context:
 - West - across Kent Street and immediately east (along Gilmour) - max 14.5m (4 storeys)
 - South - max 9 storeys
 - North - max 9 storeys and 16 storeys on MacLaren block (between Kent and Bank)
- Notwithstanding the height limits provided in Schedule H2, the City may permit Landmark Buildings as per Policies provided in 3.9.5.5 of the Secondary Plan (see excerpt of policy below).
 - “Landmark Buildings” are those that make both significant and exceptional contributions to the public realm and overall identity of Centretown. They combine iconic architecture, extraordinary site design and a unique civic or national function to create a distinctive place that invites visitors to experience its qualities. Both the building and its landscape should be appreciated as much for their beauty as for their utility.
 - they will not set precedents for other development, they must be special.
 - Staff will require a thorough analysis of how this proposal will satisfy the unique “landmark buildings” policies. As currently presented, the proposal does not satisfy the criteria. See Planning staff’s initial comments **in bold** below.
- Excerpt of Policy 3.9.5.5 in Centretown Secondary Plan (criteria for landmark buildings)

Landmark Buildings shall:

1. *Only be permitted on large corner lots with frontage on three streets, except in the Southern Character Area, where frontage on two streets is required;*
2. *Not be permitted in Residential, Traditional or Secondary Mainstreet designations;*
3. *In the Residential Mixed Use designation, only be considered on properties fronting O’Connor, Metcalfe and Kent Streets and only if the proposed development, along with any park/public open space component, is massed to those streets;*
Proposal meets first three criteria.
4. *Provide and deliver a significant, publicly accessible and publicly owned open space and/or a significant public institutional use, such as a cultural or community facility, on the site. Where an institutional use is not proposed, the open space shall comprise a contiguous area that is a minimum of approximately 40% of the area of the subject site and have frontage on at least two streets;*
Proposal does not appear to deliver a significant publicly open space or significant institutional use.
5. *Not result in a new net shadow impact on an existing public open space greater than that which would be created by the base height condition;*
Further study required
6. *Conform to the built form policies of this Plan applicable to tall buildings (3.9.2.3 and 3.9.3.3) where the landmark includes a tall building element for residential uses incorporated into the design of a landmark building and only with respect to such uses;*

As per 3.9.2.3 and 3.9.3.3, please refer to the Built Form Guidelines in Centretown CDP and the *Urban Design Guidelines for High-rise Buildings* for direction.

For example, as per *Urban Design Guidelines*:

- **Review Guidelines 1.5, 1.7 and 1.8 for specific direction on designing Landmark Buildings**
 - **Tower should be setback 20m minimum from adjacent low-rise. Proposals over 30m in height may require greater separation distances.**
 - **Angular plane, typically 45 degrees from relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-rise to lower scale areas. Please include this analysis in your submission.**
7. *Not require the demolition of a designated heritage building and shall respect the cultural heritage value of the site and its setting through the retention of its significant heritage resources;*
Planning staff defer to heritage staff for comment on this aspect.
8. *Demonstrate leadership and advances in sustainable design and energy efficiency;*
Staff will review this element through the detailed site design and site plan control application
9. *Be subject to an architectural design competition that includes City representation on the selection jury and/or, at the City's discretion, be subject to the City's specialized design review process within the framework of the Urban Design Review Panel, process to exercise a detailed peer review of landmark buildings as per Policy 3.11.2.1;*
See also Urban Design comments below.
10. *Be subject to the provisions of Section 37 of the Planning Act and in accordance with the Council-approved Section 37 Guidelines for determining value uplift, and as per Policy 3.9.5.4 with the public open space or institution taken into account when determining the appropriate Section 37 community benefit ;*
To form part of the Zoning By-law Amendment process
11. *Fully respect the requirements of the Visual Integrity and Symbolic Primacy of the Parliament Buildings and Other National Symbols guidelines related to building height restrictions; and.*
12. *Not exceed a height of 27 storeys.*
Proposal exceeds maximum height contemplated for a landmark building. An Official Plan Amendment and further analysis of the impact of height at this location will be required.

Randolph Wang, Urban Design

- The subject property is located in the Central Character Area identified in the Centretown Community Design Plan and Secondary Plan. The property is designated Residential Mixed Use which supports a range of housing types and small-scale commercial and institutional uses. The subject property is subject to a maximum height limit of 9 storeys. The applicant is exploring buildings much taller than this maximum height limit.
- The applicant intends to evoke policies under 3.9.5.5 of the Centretown Secondary Plan, known as "landmark buildings" policies, to support the proposed high-rise buildings. It is unclear at this

moment if the proposed design have met all the land use and functional conditions set out in 3.9.5.5. For example,

- One of the conditions is to (3.9.5.5.4) “*provide and deliver a significant, publicly accessible and publicly owned open space and/or a significant public institutional use, such as a cultural or community facility, on the site*”. The applicant indicated that one of the heritage buildings on MacLaren would be used to accommodate a public institutional use. However, the applicant did not offer much information about this proposed use. The provision and delivery of such a use is a crucially important aspect of a landmark development in the context of the CDP and the Secondary. Therefore, details of this proposed use, including the programs, funding, partnership, the long-term operations, functional and spatial requirements such as floor spaces, etc, should be confirmed as part of the application.
- Confirmation of such details is also crucially important for design.
- With respect to the preliminary design presented, the Secondary Plan states that “*Landmark Buildings are those that make both significant and exceptional contributions to the public realm and overall identity of Centretown. They combine iconic architecture, extraordinary site design and a unique civic or national function to create a distinctive place that invites visitors to experience its qualities. Both the building and its landscape should be appreciated as much for their beauty as for their utility. While Landmark Buildings must respect the form and character of their surroundings, they may depart from the built form parameters established for Centretown, but in this regard they will not set precedents for other development, and to be different they must be special.*” At the same time, the Plan also states (3.9.5.5.6) that such a building shall “*conform to the built form policies of this Plan applicable to tall buildings (3.9.2.3 and 3.9.3.3)*”. 3.9.3.3 refers to the design guidelines for high-rise buildings included in the Centretown CDP as well as other applicable guidelines.
 - The preliminary design appears to have attempted to strike a balance between departing from and compatible with the general built form parameters and local context. Such attempts are appreciated. However, some of the “departing” elements, such as the angled the upper floor podium and the wedge shape panels on the tower, appear to be quite arbitrary. Aside from their visual effects, it is unclear if they are rooted in some deeper contextual, functional, cultural, or inspirational observations and considerations, which are typically associated with successful landmark buildings.
 - From the perspective of respecting the general parameters and responding to local context:
 - The podium of the proposed building appears to be too close to the property lines along both Gilmour and Kent. As a best practice, building setback along Gilmour should be consistent with the historic pattern on the street. On Kent Street, it is hard to see the value of the projecting upper floor podium.
 - Overall, the proposed 9-storey podium (in the context of a high-rise tower) is too tall at this location, particularly for Gilmour. Policy 3.9.5.5.5 states that a proposed landmark building shall “*not result in a new net shadow impact on an existing public open space greater than that which would be created by the base height condition*”. A potential benefit of a tower, comparing with a wide 9-storey building that is supported by the Secondary Plan, is the opportunity to provide relief between the new development and the existing low-rise historic buildings. Unfortunately, the preliminary design fails to capture this opportunity. It is therefore difficult to appreciate the urban design benefits of proposal which simply adds many floors above the 9-storey maximum height limit.

- It should be noted that the location of the proposed tower is not in conformity with policies of the CDP, which requires a tower to set a minimum 20m from the property lines when the proposed tower abuts a low-rise area.
 - The relationship between the proposed new building and the existing heritage building on site needs to be further resolved.
- With respect to the design process, the Secondary Plan states that the proposed development shall “*be subject to an architectural design competition that includes City representation on the selection jury and/or, at the City’s discretion, be subject to the City’s specialized design review process within the framework of the Urban Design Review Panel*”. The applicant is highly encouraged to follow the Secondary Plan direction to solicit the best ideas possible through a competitive design process.
- A Design Brief is required. The Terms of Reference is attached for convenience. It is extremely important to:
 - Conduct a thorough and deep analysis of the context, including the characteristics of the broader neighbourhood, the streets, and the adjacent buildings.
 - Explore a few massing options with each options subject to wind and shadow studies to understand their impacts. One of such options should be the 9-storey option permitted by the Secondary Plan.
 - Provide clarify on architectural aspirations..

MacKenzie Kimm, Heritage

General:

- The property is located in the Centretown Heritage Conservation District and a heritage permit application under Part V of the Ontario Heritage Act would be required to facilitate this proposal. Please follow up directly with heritage staff to confirm the appropriate fee, type, and submission requirements.
- A Cultural Heritage Impact Statement and a Conservation Plan will be required. A Cultural Heritage Evaluation Report should be provided to evaluate the existing building at 359 Kent Street. Please contact heritage staff to discuss the scope.
- As you may be aware, the City is currently working on an update to the Centretown HCD Plan which will provide new policies and guidelines for how the area will develop and change into the future. Consultation on the draft is tentatively planned for early fall before bringing the plan forward to committee and council.
- Heritage staff have very significant concerns about the impact this proposal would have on the cultural heritage value of the Centretown Heritage Conservation District, particularly in this location in the core of the residential area of the HCD.
- Staff remain unconvinced that the proposal meets the objectives of the Centretown HCD guidelines.

Initial Comments

- The challenge from a heritage perspective with respect to satisfying the landmark policies is that by definition, landmark buildings should stand out. Whereas in the HCD, they should typically be background buildings. It will be very difficult for a project to balance meeting the landmark policies, while also remaining compatible, contextually sensitive and respectful of the HCD, particularly in this location.

- At this point, staff are of the opinion that the balance is not being achieved. It is unclear how this proposal respects the cultural heritage value of the HCD or is compatible with the character defining elements of the Centretown HCD. The proposed 35 storey height would be entirely out of context with the character of the Centretown HCD, particularly in this location. High quality materials that reflect the character of the area should also be incorporated.
- Meaningful transition to the neighboring residential streetscape—particularly the highly intact streetscapes on MacLaren and Gilmour must be provided. The proposed 7 storey podium does not provide such a transition to the low-rise historic buildings in this area.
- The two properties on MacLaren have all been identified as “contributing” properties proposed for the updated Centretown HCD plan. Their retention is positive, however, in order to be successful, they will need to be holistically incorporated into the project so that they are meaningfully enhanced and celebrated.
- Additionally, the proposal must recognize, incorporate and celebrate the history of the site and its setting. This should be achieved in an integrated plan for design of the building, landscaping, public art, high quality interpretation programs etc.
- The existing building at 359 Kent Street, constructed in 1956 as a headquarters for the Royal Canadian Legion, features elements of the late modern style that express a different layer of the history and development of Centretown. Its flat roof and general built form may lend itself for use as a podium element and should also be explored for retention.
- The adaptive reuse of this building may be an opportunity to add a new layer of history to build on Centretown’s important development themes—perhaps exploring the connection to the Canadian Legion or other national headquarters in this area that would inform an iconic design for a building.

Neeti Paudel, Transportation

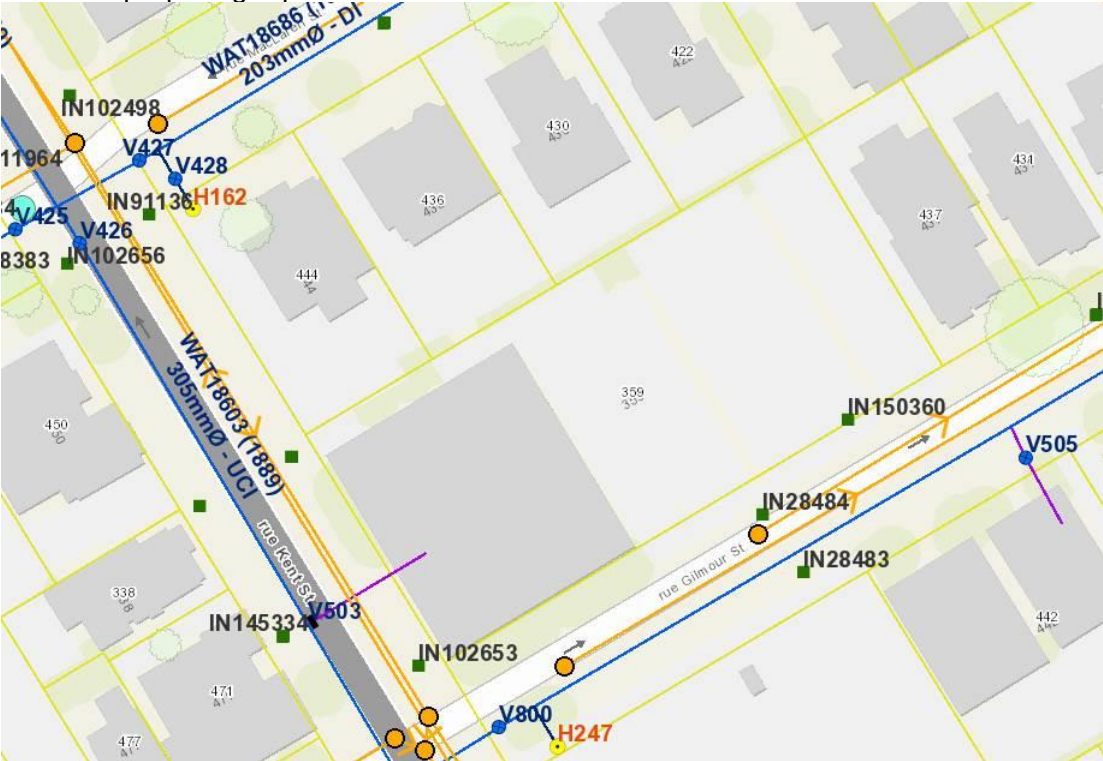
- Follow Traffic Impact Assessment Guidelines
 - Proceed to Step 3- forecasting.
 - Include the Gilmour and O’Connor intersection in the study area.
- ROW protection on Kent Street at this location is 20m. Please note
- maximum land requirement from property abutting existing ROW is 0.90 m.
- Corner triangles as per OP Annex 1 - Road Classification and Rights-of-Way at NE corner of Kent and Gilmour on the final plan will be required:
 - Local Road to arterial road: 3 metre x 3 metres
- The site is within 1 km of the LRT station and in close proximity to other frequent bus routes. It is highly recommended that the development provides as many TDM measures as possible and provide the minimum number of required parking.
- Sidewalks along the frontages must be upgraded to City standards.

Reza Bakhit, Engineer

General

- It is the sole responsibility of the consultant to investigate the location of existing underground utilities in the proposed servicing area and submit a request for locates to avoid conflict(s). The location of existing utilities and services shall be documented on an **Existing Conditions Plan**.
- Any easements on the subject site shall be identified and respected by any development proposal and shall adhere to the conditions identified in the easement agreement. A **legal survey plan** shall be provided, and all easements shall be shown on the engineering plans.

- An application to consolidate the parcels (359 Kent and 436 444 MacLaren St) of land will be required otherwise the proposed stormwater works will be servicing more than one parcel of land and thus does not meet the exemption set out in O.Reg. 525/98. This would mean an **ECA would be required** regardless of who owns the parcels.
- The subject site is located within a combined sewershed therefore the approval exemption under O.Reg. 525/98 **would not apply**, and an Environmental Compliance Approval (**ECA**) **application** will be required. (One ECA can cover both SWM and the connection to the combined sewer). Please note that the ECA for connection to the combined sewer system will be warranted regardless of consolidating the subject lots.
- Reference documents for information purposes:
 - Ottawa Sewer Design Guidelines (October 2012)
 - Technical Bulletin PIEDTB-2016-01
 - Technical Bulletins ISTB-2018-01, ISTB-2018-02 and ISTB-2018-03.
 - Ottawa Design Guidelines - Water Distribution (2010)
 - Geotechnical Investigation and Reporting Guidelines for Development Applications in the City of Ottawa (2007)
 - City of Ottawa Slope Stability Guidelines for Development Applications (revised 2012)
 - City of Ottawa Environmental Noise Control Guidelines (January 2016)
 - City of Ottawa Accessibility Design Standards (2012) (City recommends development be in accordance with these standards on private property)
 - Ottawa Standard Tender Documents (latest version)
 - Ontario Provincial Standards for Roads & Public Works (2013)
 - Record drawings and utility plans are also available for purchase from the City (Contact the City's Information Centre by email at InformationCentre@ottawa.ca or by phone at (613) 580-424 x.44455).
- Please note that this is the applicant responsibility to refer to the latest applicable guidelines while preparing reports and studies.



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Stormwater Management Criteria and Information:

- **Water Quantity Control:** Please control post-development runoff from the subject site, up to and including the **100-year storm event**, to a **2-year pre-development level**. The pre-development runoff coefficient will need to be determined **as per existing conditions** but in no case more than 0.4. [**If 0.4 applies it needs to be clearly demonstrated in the report that the pre-development runoff coefficient is greater than 0.4**]. The time of concentration (T_c) used to determine the pre-development condition should be calculated. *T_c should not be less than 10 min. since IDF curves become unrealistic at less than 10 min; T_c of 10 minutes shall be used for all post-development calculations*].
- Any storm events greater than the established **2-year allowable** release rate, up to and including the **100-year storm event**, shall be detained on-site. The SWM measures required to avoid impact on downstream sewer system will be subject to review.
- Please note that foundation drainage is to be independently connected to sewer main unless being pumped with appropriate back up power, sufficient sized pump and back flow prevention. **It is recommended that the foundation drainage system be drained by a sump pump connection to the storm sewer to minimize risk of basement flooding as it will provide the best protection from the uncontrolled sewer system compared to relying on the backwater valve.**
- **Water Quality Control:** Please consult with the local conservation authority (RVCA) regarding water quality criteria prior to submission of a Site Plan Control Proposal application to establish any water quality control restrictions, criteria and measures for the site. Correspondence and clearance shall be provided in the Appendix of the report.
- Please note that as per *Technical Bulletin PIEDTB-2016-01 section 8.3.11.1 (p.12 of 14)* **there shall be no surface ponding on private parking areas during the 5-year storm rainfall event.**
- **If Underground Storage proposed:** Please note that 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 equal to 50% of the peak allowable rate shall be applied 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.
- 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? (This to be discuss in SWM report)

- 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. (Please provide discussion in SWM report)
- 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.
- Please note that the minimum orifice dia. for a plug style **ICD is 83mm and the minimum flow rate from a vortex ICD is 6 L/s** in order to reduce the likelihood of plugging.
- Post-development site grading shall match existing property line grades in order to minimize disruption to the adjacent residential properties. A **topographical plan of survey** shall be provided as part of the submission and a note provided on the plans.
- Please provide a **Pre-Development Drainage Area Plan** to define the pre-development drainage areas/patterns. **Existing drainage patterns shall be maintained and discussed as part of the proposed SWM solution.**
- **If rooftop control and storage is proposed** as part of the SWM solutions sufficient details (Cl. 8.3.8.4) shall be discussed and document in the report and on the plans. Roof drains are to be connected downstream of any incorporated ICDs within the SWM system and not to the foundation drain system. Provide a **Roof Drain Plan** as part of the submission.
- 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.
- 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.

Combined Sewers:

- Two 225mm dia. CONC combined sewer (1987) is available within Gilmour Street. (Not covering the entire frontage of the lot on Gilmour)
- Two 375mm dia. CLAY combined sewer (1935) is available within Kent Street.
- A 3000mm dia. CONC combined sewer is located at front of the lot on Kent street **(It's a sewer tunnel and no connection permitted)**
- A 300mm dia. CONC combined sewer (1982) is available within MacLaren Street.

Water:

- A 305 mm dia. UCI watermain (1889) is available within Kent Street.
- A 203mm dia. DI watermain (1988) is available within MacLaren Street.
- A 305mm dia. DI watermain (1988) is available within Gilmour St.
- Existing residential service to be blanked at the main. (If applicable, this has to be discuss in serving section of the report and to be shown and noted on the servicing plans)

- **Water Supply Redundancy:** Residential buildings with a basic day demand greater than 50m³/day (0.57 L/s) are required to be connected to a minimum of two water services separated by an isolation valve to avoid a vulnerable service area as per the *Ottawa Design Guidelines - Water Distribution, WDG001, July 2010 Clause 4.3.1 Configuration*. The basic day demand for this site not expected to exceed 50m³/day.
- Please **review Technical Bulletin ISTB-2018-0**, maximum fire flow hydrant capacity is provided in Section 3 Table 1 of Appendix I. A **hydrant coverage figure** shall be provided and **demonstrate there is adequate fire protection for the proposal**. Two or more public hydrants are anticipated to be required to handle fire flow.
- Boundary conditions are required to confirm that the require fire flows can be achieved as well as availability of the domestic water pressure on the City street in front of the development. Use Table 3-3 of the MOE Design Guidelines for Drinking-Water System to determine Maximum Day and Maximum Hour peaking factors for 0 to 500 persons and use Table 4.2 of the Ottawa Design Guidelines, Water Distribution for 501 to 3,000 persons. Please provide the following information to the City of Ottawa via email to request water distribution network boundary conditions for the subject site. Please note that once this information has been provided to the City of Ottawa it takes approximately 5-10 business days to receive boundary conditions.
 - Type of Development and Units
 - Site Address
 - A plan showing the proposed water service connection location.
 - **Average Daily Demand** (L/s)
 - **Maximum Daily Demand** (L/s)
 - **Peak Hour Demand** (L/s)
 - **Fire Flow** (L/min)
 - *Exposure separation distances shall be defined on a figure to support the FUS calculation and required fore flow (RFF).*
 - **Hydrant capacity shall be assessed to demonstrate the RFF can be achieved.**

Road Reinstatement

- 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).

Permits and Approvals:

- Please note that this project will be subject to an Environmental Compliance Approval (ECA).

Required Engineering Plans and Studies:

- Plans:
 - Existing Conditions and Removals Plan
 - Site Servicing Plan
 - Grade Control and Drainage Plan
 - Erosion and Sediment Control Plan
 - Roof Drainage Plan
 - Topographical survey
- Reports:
 - Site Servicing and Stormwater Management Report
 - Geotechnical Study/Investigation
 - Slope Stability Assessment Reports (if required, please see requirements below)

- Noise Control Study
- Phase I ESA
- Phase II ESA (Depending on recommendations of the Phase I ESA)
- Site lighting certificate
- Wind study
- Please refer to the City of Ottawa Guide to Preparing Studies and Plans [Engineering]:
- Specific information has been incorporated into both the [Guide to Preparing Studies and Plans](#) for a site plan. The guide outlines the requirement for a statement to be provided on the plan about where the property boundaries have been derived from.
- Added to the general information for servicing and grading plans is a note that an O.L.S. should be engaged when reporting on or relating information to property boundaries or existing conditions. The importance of engaging an O.L.S. for development projects is emphasized.

Phase One Environmental Site Assessment:

- A Phase I ESA is required to be completed in accordance with Ontario Regulation 153/04 in support of this development proposal to determine the potential for site contamination. Depending on the Phase I recommendations a Phase II ESA may be required.
- The Phase I ESA shall provide all the required Environmental Source Information as required by O. Reg. 153/04. ERIS records are available to public at a reasonable cost and need to be included in the ESA report to comply with O.Reg. 153/04 and the Official Plan. The City will not be in a position to approve the Phase I ESA without the inclusion of the ERIS reports.
- Official Plan Section 4.8.4: <https://ottawa.ca/en/city-hall/planning-and-development/official-plan-and-master-plans/official-plan/volume-1-official-plan/section-4-review-development-applications#4-8-protection-health-and-safety>

Geotechnical Investigation:

- A Geotechnical Study/Investigation shall be prepared in support of this development proposal.
- Reducing the groundwater level in this area can lead to potential damages to surrounding structures due to excessive differential settlements of the ground. The impact of groundwater lowering on adjacent properties needs to be discussed and investigated to ensure there will be no short term and long term damages associated with lowering the groundwater in this area.
- Geotechnical Study shall be consistent with the **Geotechnical Investigation and Reporting Guidelines for Development Applications**.
<https://documents.ottawa.ca/sites/default/files/documents/cap137602.pdf>

Slope Stability Assessment Reports

- A report addressing the stability of slopes, prepared by a qualified geotechnical engineer licensed in the Province of Ontario, should be provided wherever a site has slopes (existing or proposed) steeper than 5 horizontal to 1 vertical (i.e., 11 degree inclination from horizontal) and/or more than 2 metres in height.
- A report is also required for sites having retaining walls greater than 1 metre high, that addresses the global stability of the proposed retaining walls.
<https://documents.ottawa.ca/en/document/slope-stability-guidelines-development-applications>

Noise Study:

- A Transportation Noise Assessment is required as the subject development is located within 100m proximity of an Arterial Road
- A Stationary Noise Assessment is required in order to assess the noise impact of the proposed sources of stationary noise (mechanical HVAC system/equipment) of the development onto the surrounding residential area to ensure the noise levels do not exceed allowable limits specified in the City Environmental Noise Control Guidelines.
https://documents.ottawa.ca/sites/default/files/documents/enviro_noise_guide_en.pdf

Wind analysis:

- A wind analysis must be prepared, signed and stamped by an engineer who specializes in pedestrian level wind evaluation. Where a wind analysis is prepared by a company which do not have extensive experience in pedestrian level wind evaluation, an independent peer review may be required at the expense of the proponent
- [Terms of Reference: Wind Analysis \(ottawa.ca\)](#)

Gas pressure regulating station

- A gas pressure regulating station may be required depending on HVAC needs (typically for 12+ units). Be sure to include this on the Grading, Site Servicing, SWM and Landscape plans. This is to ensure that there are no barriers for overland flow routes (SWM) or conflicts with any proposed grading or landscape features with installed structures and has nothing to do with supply and demand of any product

Regarding Quantity Estimates:

- Please note that external Garbage and/or bicycle storage structures are to be added to QE under Landscaping as it is subject to securities. In addition, sump pumps for Sanitary and Storm laterals and/or cisterns are to be added to QE under Hard items as it is subject to securities, even though it is internal and is spoken to under SWM and Site Servicing Report and Plan.

CCTV sewer inspection

- CCTV sewer inspection required for pre and post construction conditions to ensure no damage to City Assets surrounding site.

Pre-Construction Survey

- 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.

Exterior Site Lighting:

- Any proposed light fixtures (both pole-mounted and wall mounted) must be part of the approved Site Plan. All external light fixtures must meet the criteria for Full Cut-off Classification as recognized by the Illuminating Engineering Society of North America (IESNA or IES), and must result in minimal light spillage onto adjacent properties (as a guideline, 0.5 fc is normally the maximum allowable spillage). In order to satisfy these criteria, the please provide the City with a **Certification (Statement) Letter** from an acceptable professional engineer stating that the design is compliant.

Construction approach

- Please contact the Right-of-Ways Permit Office TMconstruction@ottawa.ca early in the Site Plan process to determine the ability to construct site and copy File Lead Kimberley.Baldwin@ottawa.ca this request.

City Surveyor, Bill Harper

- The determination of property boundaries, minimum setbacks and other regulatory constraints are a critical component of development. An Ontario Land Surveyor (O.L.S.) needs to be consulted at the outset of a project to ensure properties are properly defined and can be used as the geospatial framework for the development.
- Topographic details may also be required for a project and should be either carried out by the O.L.S. that has provided the Legal Survey or done in consultation with the O.L.S. to ensure that the project is integrated to the appropriate control network.

Questions regarding the above requirements can be directed to the City's Surveyor, Bill Harper, at Bill.Harper@ottawa.ca

Mark Richardson, Planning Forestry

Tree Conservation Report requirements:

- 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 approval.
- As of January 1 2021, any removal of privately-owned trees 10cm or larger in diameter, or publicly (City) owned trees of any diameter requires a tree permit issued under the Tree Protection Bylaw (Bylaw 2020 – 340); the permit will be based on an approved TCR and made available at or near plan approval.
- The Planning Forester from Planning and Growth Management as well as foresters from Forestry Services will review the submitted TCR
 - If tree removal is required, both municipal and privately-owned trees will be addressed in a single permit issued through the Planning Forester
 - Compensation may be required for city owned trees – if so, it will need to be paid prior to the release of the tree permit
- The TCR must list all trees on site by species, diameter and health condition
- Please identify trees by ownership – private onsite, private on adjoining site, city owned, co-owned (trees on a property line)
- 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
- All retained trees must be shown and all retained trees within the area impacted by the development process must be protected as per City guidelines available at Tree Protection Specification or by searching Ottawa.ca
 - the location of tree protection fencing must be shown on a plan
 - show the critical root zone of the retained trees
 - if excavation will occur within the critical root zone, please show the limits of excavation

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

LP tree planting requirements:

- For additional information on the following please contact tracy.smith@Ottawa.ca
- Minimum Setbacks
 - Maintain 1.5m from sidewalk or MUP/cycle track.
 - Maintain 2.5m from curb
 - Coniferous species require a minimum 4.5m setback from curb, sidewalk or MUP/cycle track/pathway.
 - Maintain 7.5m between large growing trees, and 4m between small growing trees. Park or open space planting should consider 10m spacing.
 - Adhere to Ottawa Hydro’s planting guidelines (species and setbacks) when planting around overhead primary conductors.
- Tree specifications
 - Minimum stock size: 50mm tree caliper for deciduous, 200cm height for coniferous.
 - Maximize the use of large deciduous species wherever possible to maximize future canopy coverage
 - Tree planting on city property shall be in accordance with the City of Ottawa’s Tree Planting Specification; and include watering and warranty as described in the specification (can be provided by Forestry Services).
 - Plant native trees whenever possible
 - No root barriers, dead-man anchor systems, or planters are permitted.
 - No tree stakes unless necessary (and only 1 on the prevailing winds side of the tree)
- Hard surface planting
 - Curb style planter is highly recommended
 - No grates are to be used and if guards are required, City of Ottawa standard (which can be provided) shall be used.
 - Trees are to be planted at grade
- Soil Volume
 - Please ensure adequate soil volumes are met:

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

- Sensitive Marine Clay
 - Please follow the City’s 2017 Tree Planting in Sensitive Marine Clay guidelines

Community Association Comments

Shawn Barber, Centretown Citizens Community Association

- **Building site** - We have strong reservations about the precedent that will be set in considering that this site satisfies the criteria for a landmark building. A landmark building is only permitted on lots that front three streets. Presumably this is to ensure a building lot that is large enough at the ground level for a building of up to 27 stories. That is not the case here. The developer is using its ownership of the existing heritage buildings along as justification that the lot fronts three sides. Because they are heritage buildings and cannot be demolished the lot is effectively very small. This sets a precedent for other similar lots on Kent, Metcalfe or O'Connor (eg. corner of Somerset and O'Connor). We don't this interpretation of the landmark building guidelines is consistent with the intent which is to provide large spaces for the construction of buildings that are architecturally unique and accompanied by "extraordinary site design" (Centretown Secondary Plan).
- **Architecture** - the landmark building policy is quite specific in its setting a bar for architectural excellence. A landmark building must "make both significant and exceptional contributions to the public realm and overall identity of Centretown. They combine iconic architecture, extraordinary site design and a unique civic or national function to create a distinctive place that invites visitors to experience its qualities." This design clearly does not meet that standard.
- **Private Owned Public Space** - the proposal fails to provide a POPS as part of the design. In its place is a suggestion for using one of the heritage buildings as a community space. I would note that there is currently an abundance of vacant space in Centretown. In fact at least one of those heritage buildings has been for rent for many months yet remains empty. Centretown does not need more community space. Centretown residents need more accessible greenspace as outlined in the draft Master Plan on Parks and Recreation. This Plan shows that of all residents in Ottawa, those who live in Centretown are the most disadvantaged with respect to access to green space. Consequently, we would like to see a large POPs as part of this proposal.

Next steps:

- We encourage the applicant to discuss the proposal with the local Councillor and the community association
- We will follow up with meeting minutes and a list of required documents for the submission

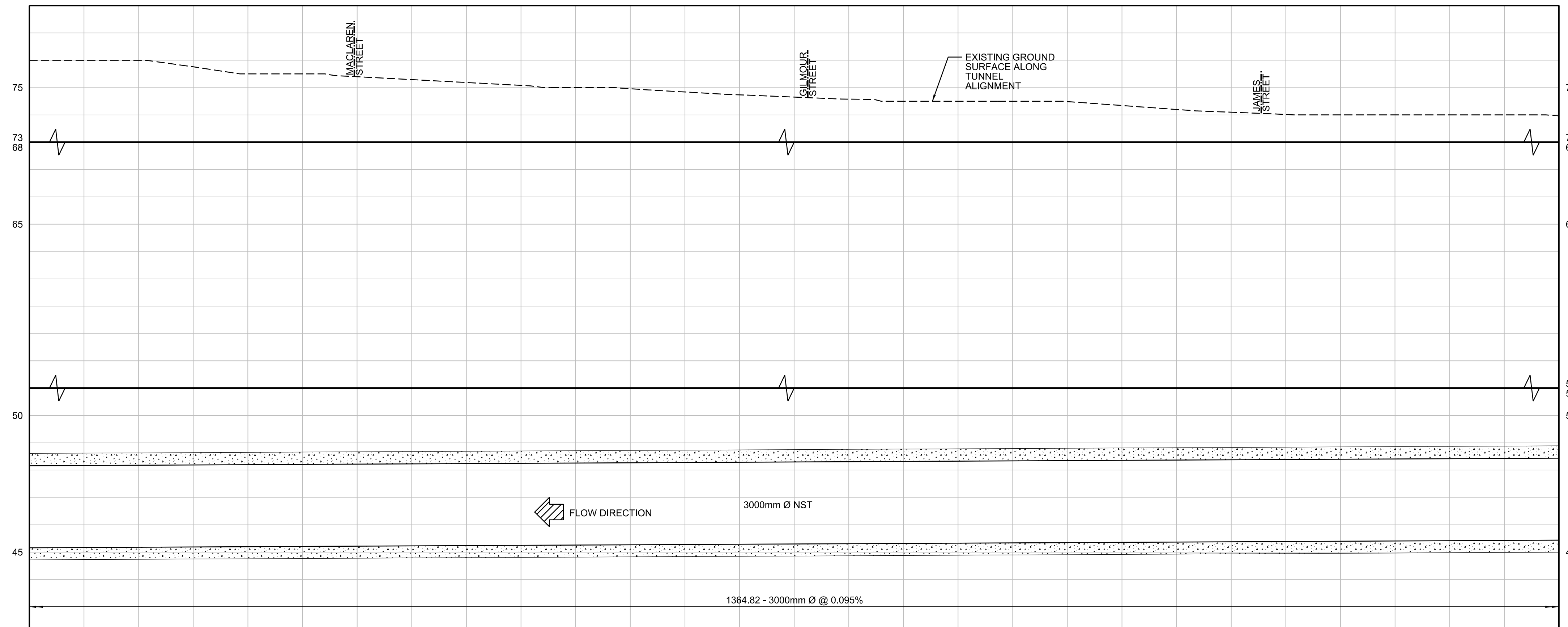
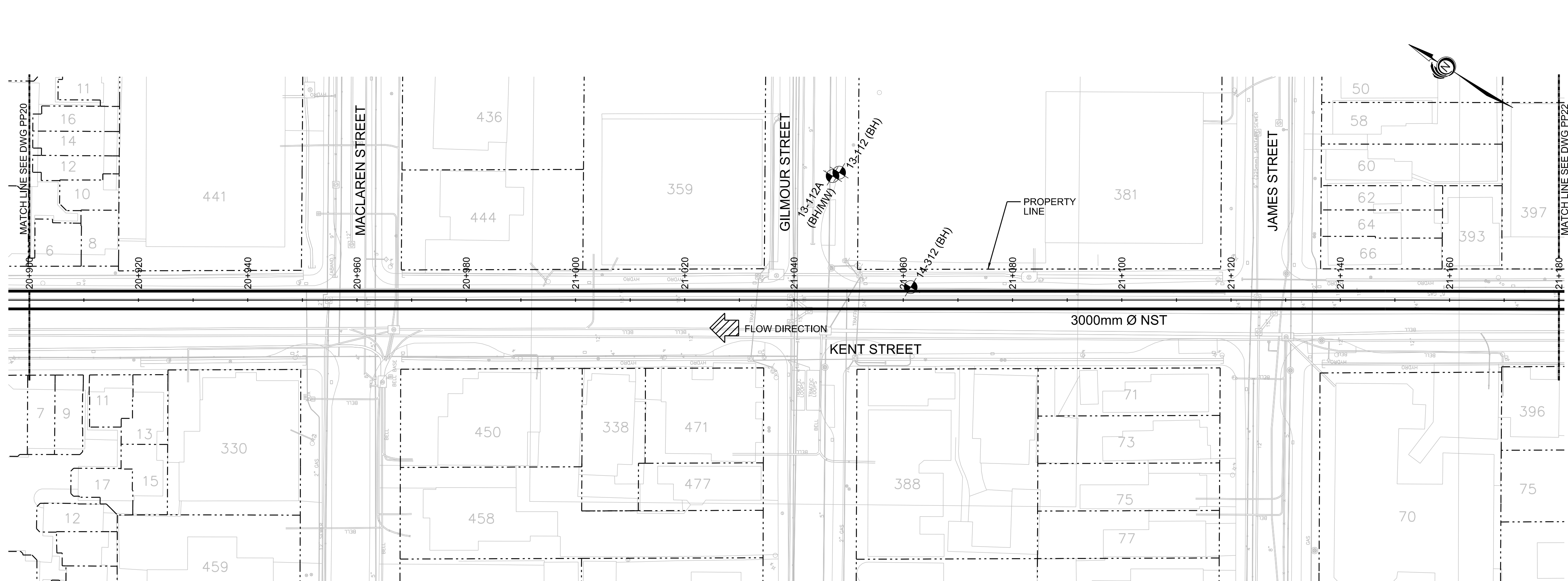
Appendix C

Background Drawings

Drawing Frame: 790mm x 54mm City of Ottawa, 2008 (Rev.0)

PLOT TIME: 11:36:45 AM

PLOT DATE: 2016/06/28



20+900.00	45.16	74.00	EXISTING GRADE
20+920.00	45.18	74.00	EXISTING GRADE
20+940.00	45.20	73.50	EXISTING GRADE
20+960.00	45.22	73.40	EXISTING GRADE
20+980.00	45.24	73.19	EXISTING GRADE
21+000.00	45.26	73.00	EXISTING GRADE
21+020.00	45.28	72.84	EXISTING GRADE
21+040.00	45.30	72.65	EXISTING GRADE
21+060.00	45.32	72.50	EXISTING GRADE
21+080.00	45.34	72.50	EXISTING GRADE
21+100.00	45.36	72.34	EXISTING GRADE
21+120.00	45.38	72.10	EXISTING GRADE
21+140.00	45.40	72.00	EXISTING GRADE
21+160.00	45.42	72.00	EXISTING GRADE
21+180.00	45.44	71.97	EXISTING GRADE
			INVERT ELEVATION
			STATION

OTTAWA COMBINED SEWAGE STORAGE TUNNEL

CIVIL
PLAN AND PROFILE
STA 20+740 TO STA 21+040
NORTH-SOUTH TUNNEL

W. Newell, P. Eng. General Manager, Infrastructure Services | R. Dempsey, P. Eng. Senior Engineer, Infrastructure Services

Contract No. **ISD14-2036** | Dwg. No. **PP21**

Asset No. _____

Asset Group _____

Des. C. Quintero | Chk'd. P. Pitre

Dwn. J. Arco | Chk'd. C. Quintero

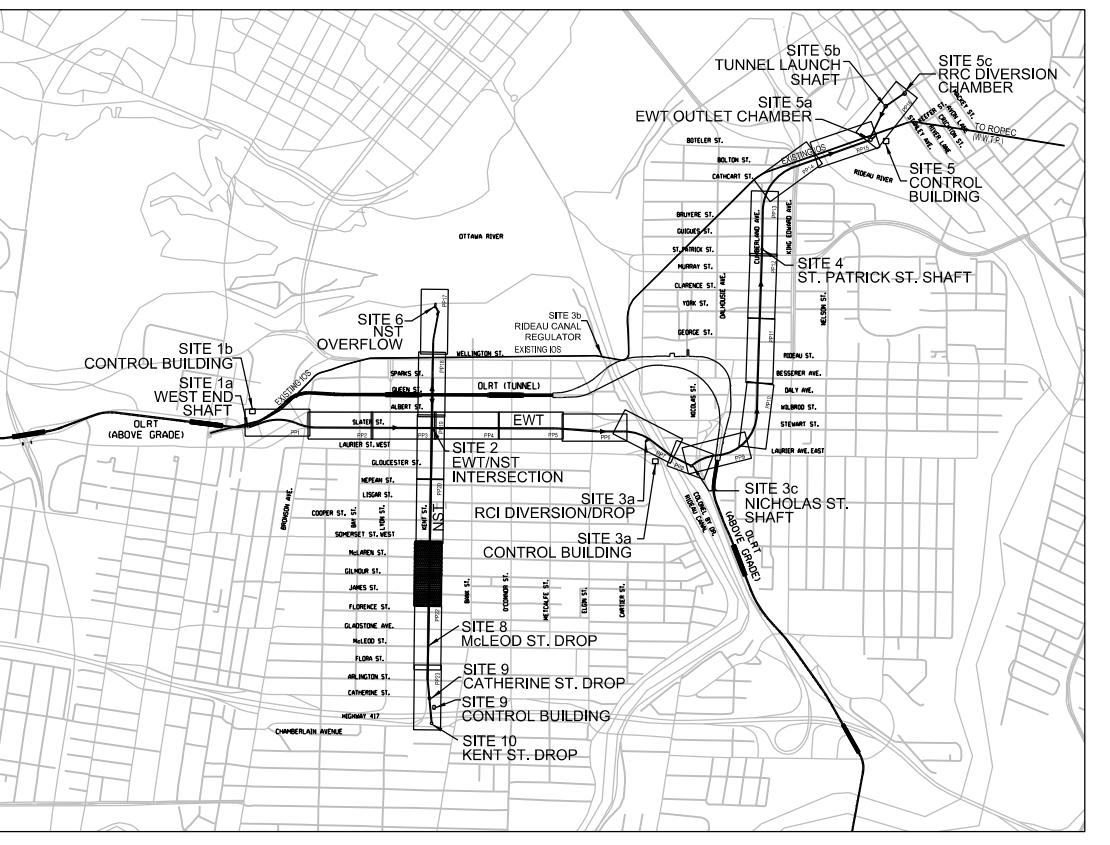
Utility Circ. No. _____ | Index No. _____

Const. Inspector _____

Scale: HORIZONTAL 500/20 | VERTICAL 100/4

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

No.	Description	By	Date (dd/mm/yy)
2	ISSUED FOR CONSTRUCTION	D.L.	2016/06/30
1	ISSUED FOR TENDER	J.A.	2015/10/01
C	ISSUED FOR 95% DESIGN	J.A.	2015/02/27
B	ISSUED FOR 70% DESIGN	M.D.	2014/08/29
A	ISSUED FOR PRELIMINARY DESIGN	M.D.	2014/04/18



NOTE:

- SEE NOTES ON DRAWING PP1.

Appendix D

Water Servicing Calculations

Water Demand Calculations

359 Kent Street

(JLR 31260-001)

Residential Unit Breakdown	No.	Person Per Unit (Table 4.1)
Studio	40	1.4
1 Bedroom	243	1.4
2 Bedroom	122	2.1
Total Population =	652.4	ppl
Average Day Consumption Rate	280	L/c/d
Average Day Demand	2.11	L/s
Maximum Day Peaking Factor	2.50	City of Ottawa
Maximum Day Demand	5.29	L/s
Peak Hour Peaking Factor	2.20	City of Ottawa
Peak Hour Demand	11.63	L/s
Minimum Hour Peaking Factor	0.40	x Avg Day (Table 3-1 MOE)
Minimum Hour Demand	0.85	L/s

Commercial/Office Space		
Area	64164	sqft
	5961	sqm
Average Day Consumption Rate	2500	L/(1000m ² /d)
Average Day Demand	0.17	L/s
Maximum Day Peaking Factor	1.50	City of Ottawa
Maximum Day Demand	0.26	L/s
Peak Hour Peaking Factor	1.80	City of Ottawa
Peak Hour Demand	0.47	L/s
Minimum Hour Peaking Factor	0.40	x Avg Day (Table 3-1 MOE)
Minimum Hour Demand	0.07	L/s

Total Demands for 359 Kent St.		
Average Day Demand	2.29	L/s
Maximum Day Demand	5.54	L/s
Peak Hour Demand	12.09	L/s
Minimum Hour Demand	0.92	L/s

Mahad Musse

From: Bakhit, Reza <reza.bakhit@ottawa.ca>
Sent: August 17, 2021 12:32 PM
To: Guy Forget
Cc: Derek Howe; Alexandre Tourigny; Baldwin, Kimberley; kyle.kazda@taggart.ca; Annie Williams; Mahad Musse
Subject: RE: 359 Kent and 436 444 MacLaren St - boundary conditions
Attachments: 359 Kent Street August 2021.pdf

Hi Guy,

Thanks for clarifications.

The following are boundary conditions, HGL, for hydraulic analysis at 359 Kent Street (zone 1W) assumed to be a dual connection to the 305 mm watermain on Gilmour Street OR the 305 on Kent Street (see attached PDF for location).

Minimum HGL: 107.0 m

Maximum HGL: 115.4 m

Max Day + FF (500 L/s): 104.1 m (Gilmour) and 103.2 m (Kent)

Max Day + FF (69.2 L/s): 109.5 m (Gilmour) and 109.5 m (Kent)

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.

Regards,

Reza Bakhit, P.Eng, C.E.T

Project Manager

Planning, Infrastructure and Economic Development Department - Services de la planification, de l'infrastructure et du développement économique

Development Review - Central Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON | 110, avenue. Laurier Ouest. Ottawa (Ontario) K1P 1J1

613.580.2400 ext./poste 19346, reza.bakhit@ottawa.ca

Please note: Given the current pandemic, I will be working from home until further notice; reaching me by email is the easiest. I will be checking my voicemail, just not as frequently as I normally would be.

From: Guy Forget <gforget@jlrichards.ca>

Sent: Tuesday, August 17, 2021 11:39 AM

To: Bakhit, Reza <reza.bakhit@ottawa.ca>

Cc: Derek Howe <derek.howe@taggart.ca>; Alexandre Tourigny <atourigny@jlrichards.ca>; Baldwin, Kimberley <Kimberley.Baldwin@ottawa.ca>; kyle.kazda@taggart.ca; Annie Williams <awilliams@jlrichards.ca>; Mahad Musse <mmusse@jlrichards.ca>

Subject: FW: 359 Kent and 436 444 MacLaren St - boundary conditions

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ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Hi Reza,

Thanks for taking my call and discuss the above-noted project and associated boundary conditions.

As discussed, Annie from our office requested boundary conditions in her email dated July 29, 2021 (see below). This email requested boundary conditions under domestic demands as well as for the maximum day plus fire flow condition. The email provided both the FUS requirement as well as the fire flow requirement under the Ontario Building Code (OBC), which is the provincial legislation on private property. I have highlighted in yellow this request for theta given fire flow.

As discussed with Annie and subsequently with me, Section 6.2 of the OBC (see attached excerpt) requires that buildings that are equipped with a sprinkler system be designed in accordance with NFPA 13. The required fire flow (RFF) based on NFPA 13 must account for two (2) components: i) the sprinkler system allowance, and ii) a hose stream allowance, both of which expressed in flow rates.

We understand that the City recommends the use of the FUS. However, within private property where a high-rise residential building equipped with a sprinkler system is proposed, the provincial regulation that applies is the Ontario Building Code.

I have attached excerpts extracted from NFPA 13; the chart associated with the sprinkler system allowance (Table [11.2.2.1](#)) and also the chart for the hose stream allowance (Table 11.2.3.1.2). As per NFPA 13 and for the propose building classification, the RFF should consist of the following:

Sprinkler system flow = 3,200 L/min (Table [11.2.2.1](#)) and a hose stream allowance 950 L/min (Table 11.2.3.1.2), which amounts to 4,150 L/min (69.2 L/s).

We, therefore, kindly request hydraulic boundary conditions for the above-noted project for a RFF of 69.2 L/s, the requirement under the OBC.

As I noted earlier to you, we have coordinated the use of the OBC (NFPA 13) approach for the Brigil high-rise condominium tower (28 storey) at 99 Parkdale in 2020. I have attached an excerpt of the boundary condition submitted to Shawn Wessel (page 72 of the Site Servicing Report) that shows that the Boundary Condition was calculated based on the OBC, which is provincial legislation. During the project, I had these discussions with the Water Resources Group (Walid Khawan).

As information to you and the water resource engineer on-file and as noted during my conversation, there are numerous high-rise condominium Towers in the downtown area that were approved using the OBC approach (NFPA 13), including:

151 Chapel Street (25 and 26 storey high rise Towers) – Trinity Development
505 Preston Street (45 storey high rise Tower) - Claridge Homes
201, 301 & 324 Lett Street (25 to 45 storey high rise Towers) Claridge (Lebreton Flats)
450 Lloyd Avenue (25 to 45 storey high-rise Towers) Claridge (Lebreton Flats)
133 Booth Street (25 to 45 storey high-rise Towers) Claridge (Lebreton Flats)
212 Slater (22 storey high-rise Tower) - 212 Slater
245 Rideau Street (19 storey high-rise Tower) - 245 Rideau
141 George Street, 325 Dalhousie and 110 York (15 storey, 22 storey 18 storey high rise Towers)
145 Loretta & 951 Gladstone (30, 35 and 40 high-rise towers) Trinity development

If you or the water resource engineer on file wishes to discuss, please do not hesitate to call me or Alex.

Regards,

Guy

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

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



*J.L. Richards & Associates Limited is proactively doing our part to protect the wellbeing of our staff and communities while improving our communication technology. **We are pleased to announce that we have implemented direct phone lines for all of our staff, allowing you to connect with us regardless of whether we are working remotely or in the office.** We are dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.*

From: Alexandre Tourigny <atourigny@jlrichards.ca>
Sent: Tuesday, August 17, 2021 11:14 AM
To: Guy Forget <gforget@jlrichards.ca>
Subject: FW: 359 Kent and 436 444 MacLaren St - boundary conditions

From: Derek Howe <derek.howe@taggart.ca>
Sent: Tuesday, August 17, 2021 11:04 AM
To: Bakhit, Reza <reza.bakhit@ottawa.ca>; Alexandre Tourigny <atourigny@jlrichards.ca>
Cc: Baldwin, Kimberley <Kimberley.Baldwin@ottawa.ca>; Kyle Kazda <kyle.kazda@taggart.ca>; Annie Williams <awilliams@jlrichards.ca>; Mahad Musse <mmusse@jlrichards.ca>
Subject: RE: 359 Kent and 436 444 MacLaren St - boundary conditions

Dear Reza:

We did get the email and the work is on-going in terms of the analysis. However, we are still awaiting the boundary conditions to assist the process of the analysis.

Do you have an expected ETA for this information to be delivered to Taggart? My sincere thanks for your attention to this information. We are now some 20 days after our initial request that was made to the City of Ottawa.

Sincerely,

Derek Howe

Derek A. Howe, MBA | VP, Development

Taggart Realty Management

T | 613-234-7000 ext: 582 M | 613-883-2059

A | 225 Metcalfe Street, Suite 708, Ottawa, Ontario K2P 1P9

E | derek.howe@taggart.ca

W | <https://www.taggart.ca/>



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From: Bakhit, Reza <reza.bakhit@ottawa.ca>

Sent: August 17, 2021 10:02 AM

To: Alexandre Tourigny <atourigny@jlrichards.ca>

Cc: Baldwin, Kimberley <Kimberley.Baldwin@ottawa.ca>; Kyle Kazda <kyle.kazda@taggart.ca>; Derek Howe <derek.howe@taggart.ca>; Annie Williams <awilliams@jlrichards.ca>; Mahad Musse <mmusse@jlrichards.ca>

Subject: RE: 359 Kent and 436 444 MacLaren St - boundary conditions

Hi Alexander,

I sent the attached email to Annie on July 29th. Also, I remember it was noted in the meeting that your team are working on it.

Regards,

Reza Bakhit, P.Eng, C.E.T

Project Manager

Planning, Infrastructure and Economic Development Department - Services de la planification, de l'infrastructure et du développement économique

Development Review - Central Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON | 110, avenue. Laurier Ouest. Ottawa (Ontario) K1P 1J1

613.580.2400 ext./poste 19346, reza.bakhit@ottawa.ca

Please note: Given the current pandemic, I will be working from home until further notice; reaching me by email is the easiest. I will be checking my voicemail, just not as frequently as I normally would be.

From: Alexandre Tourigny <atourigny@jlrichards.ca>

Sent: Tuesday, August 17, 2021 8:30 AM

To: Bakhit, Reza <reza.bakhit@ottawa.ca>

Cc: Baldwin, Kimberley <Kimberley.Baldwin@ottawa.ca>; Kyle Kazda <kyle.kazda@taggart.ca>; Derek Howe <derek.howe@taggart.ca>; Annie Williams <awilliams@jlrichards.ca>; Mahad Musse <mmusse@jlrichards.ca>

Subject: RE: 359 Kent and 436 444 MacLaren St - boundary conditions

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Kindly following up on the Boundary condition request from July 29th.

Thank you.

Alexandre Tourigny, P.Eng.
Civil Engineer

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



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From: Annie Williams <awilliams@jlrichards.ca>
Sent: Thursday, July 29, 2021 10:26 AM
To: Bakhit, Reza <reza.bakhit@ottawa.ca>
Cc: Baldwin, Kimberley <Kimberley.Baldwin@ottawa.ca>; Kyle Kazda <kyle.kazda@taggart.ca>; Derek Howe <derek.howe@taggart.ca>; Alexandre Tourigny <atourigny@jlrichards.ca>
Subject: RE: 359 Kent and 436 444 MacLaren St - boundary conditions

Good morning Reza,

Here is our boundary condition request.

We are preparing a Servicing Brief in support of a zoning application for a redevelopment located at 359 Kent Street in Ottawa (see attached Location Plan). The redevelopment of the subject property consists of a 35-storey high-rise residential building.

The proposed building will warrant a dual connection to the existing distribution system for redundancy given that the overall average day demand will exceed 50 m³. We intend to provide the dual water service connection to the existing Gilmour Street 305 mm diameter watermain with an isolation valve in between both laterals or alternatively to the existing Kent Street 305 mm diameter watermain.

We, therefore, request hydraulic boundary conditions for the subject site at two (2) locations on the Gilmour Street 305 mm diameter watermain and at one (1) location on the Kent Street 305 mm diameter watermain.

Based on the City Design Guidelines, the following theoretical demands were estimated:

Average Day = 2.20 L/s
Maximum Day = 5.49 L/s
Peak Hour = 12.06 L/s

Minimum hour = 0.89 L/s
Required Fire Flow (RFF per FUS) = 30,000 L/min (500 L/s)
Required Fire Flow (RFF per OBC) = 4,150 L/min (69.2 L/s)

The RFF was calculated in accordance with the Fire Underwriters Survey (FUS) and City Technical Bulletin ISTB-2018-02. We request a boundary condition under the typical scenarios for each of the 3 locations. The water demand and fire flow calculations are attached.

Note that the RFF was also calculated per OBC for the sprinkler system from NFPA 13, Table [11.2.2.1](#) (sprinkler) and Table 11.2.3.1.2 (hose allowances).

If we could receive the requested boundary conditions at your earliest convenience it would be much appreciated.

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

Regards,
Annie

From: Derek Howe <derek.howe@taggart.ca>
Sent: Wednesday, July 28, 2021 12:43 PM
To: Bakhit, Reza <reza.bakhit@ottawa.ca>; Baldwin, Kimberley <Kimberley.Baldwin@ottawa.ca>
Cc: Annie Williams <awilliams@jlrichards.ca>; Kyle Kazda <kyle.kazda@taggart.ca>
Subject: RE: 359 Kent and 436 444 MacLaren St - boundary conditions

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Dear Reza:

Your response is much appreciated! I have copied our consultant Ms. Annie Williams from JL Richard who will be able to answer your request in short order.

Let's see if we can get the information in our hands for the meeting – but at least we have started the process with your office and that of Ms. Baldwin.

Stay tuned!

Sincerely,

Derek Howe

Derek A. Howe, MBA
Taggart Realty Management
M | 613-883-2059

From: Bakhit, Reza <reza.bakhit@ottawa.ca>
Sent: July 28, 2021 12:40 PM
To: Baldwin, Kimberley <Kimberley.Baldwin@ottawa.ca>; Derek Howe <derek.howe@taggart.ca>
Subject: RE: 359 Kent and 436 444 MacLaren St - boundary conditions

Hi Derek,

To request the boundary condition for you. I need the following information as well as a simple sketch that shows the approximate location of the connection to the City system. Once have the info I will send the request to the water resources team to calculate the boundary condition. It could take up to ten day for them to get back to us.

Type of Development:	
Location of Service:	
Amount of Fire Flow Required (FUS):	
Amount of Fire Flow Required (OBC):	
Average Daily Demand (L/sec):	
Maximum Daily Demand (L/sec):	
Maximum Hourly Demand (L/sec):	

Kind regards,

Reza Bakhit, P.Eng, C.E.T

Project Manager

Planning, Infrastructure and Economic Development Department - Services de la planification, de l'infrastructure et du développement économique

Development Review - Central Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON | 110, avenue. Laurier Ouest. Ottawa (Ontario) K1P 1J1

613.580.2400 ext./poste 19346, reza.bakhit@ottawa.ca

Please note: Given the current pandemic, I will be working from home until further notice; reaching me by email is the easiest. I will be checking my voicemail, just not as frequently as I normally would be.

From: Baldwin, Kimberley <Kimberley.Baldwin@ottawa.ca>
Sent: Wednesday, July 28, 2021 10:48 AM
To: Bakhit, Reza <reza.bakhit@ottawa.ca>
Subject: FW: 359 Kent and 436 444 MacLaren St - boundary conditions

Hi Reza,

As per Derek's request below, are you able to share the boundary conditions prior to next week's meeting?

Thanks

Kim

From: Derek Howe <derek.howe@taggart.ca>
Sent: July 27, 2021 4:36 PM
To: Baldwin, Kimberley <Kimberley.Baldwin@ottawa.ca>; James, Douglas <Douglas.James@ottawa.ca>
Cc: Kyle Kazda <kyle.kazda@taggart.ca>; Paul Black <black@fotenn.com>
Subject: RE: 359 Kent and 436 444 MacLaren St - pre-consult

Boundary Conditions for 359 Kent Street



FUS Fire Flow Calculations

359 Kent Street - High Rise (35-Storey) Residential Development
(JLR 31260-000)

Step	Parameter	Value	Note
A	Type of Construction	Non-combustible	
	Coefficient (C)	0.8	
B	Sum of All Floors	34039 m ²	Sum of all Floors = 359,190 sqft (33,371 sq-m) per Architect (Hobin Architects)
C	Height in storeys	35 storeys	Basements are excluded.
	Total Floor Area	34039 m ²	
D	Fire Flow Formula	F=220C√A	
	Fire Flow	32471 L/min	
	Rounded Fire Flow	32000 L/min	Flow rounded to nearest 1000 L/min.
E	Occupancy Class	Limited Combustible	
	Occupancy Charge	-15%	
	Occupancy Increase or Decrease	-4800	
	Fire Flow	27200 L/min	No rounding applied.
F	Sprinkler Protection	Automatic Fully Supervised	
	Sprinkler Credit	-50%	
	Decrease for Sprinkler	-13600 L/min	
G	Gilmour St		Northeast Direction
	Exposing Wall:	Non-combustible	
	Exposed Wall:	Wood Frame	
	Length of Exposed Wall:	20.0 m	
	Height of Exposed Wall:	5 storeys	
	Length-Height Factor	100.0 m-storeys	
	Separation Distance	22 m	
	Gilmour Ave. Exposure Charge	10%	
	Kent St		Southeast Direction
	Exposing Wall:	Non-combustible	
	Exposed Wall:	Wood Frame	
	Length of Exposed Wall:	28.0 m	
	Height of Exposed Wall:	2 storeys	
	Length-Height Factor	56.0 m-storeys	
	Separation Distance	19 m	
Kent St. Exposure Charge	13%		
MaLaren St		Southwest Direction	
Exposing Wall:	Non-combustible		
Exposed Wall:	Wood Frame		
Length of Exposed Wall:	62.5 m		
Height of Exposed Wall:	2 storeys		
Length-Height Factor	125.0 m-storeys		
Separation Distance	8.26 m	8.3 m is the weighted average separation distance for the four (4) existing structures on MaLaren	
MaLaren Ave. Exposure Charge	20%		
Bank St Direction		Northwest Direction	
Exposing Wall:	Non-combustible		
Exposed Wall:	Wood Frame		
Length of Exposed Wall:	23.2 m		
Height of Exposed Wall:	2 storeys		
Length-Height Factor	46.4 m-storeys		
Separation Distance	5.66 m		
Bank direction Exposure Charge	18%		
Total Exposure Charge	61%	The total exposure charge is below the maximum value of 75%.	
Increase for Exposures	16592 L/min		
H	Fire Flow	30192 L/min	
	Rounded Fire Flow	30000 L/min	Flow rounded to nearest 1000 L/min.
City Cap	Required Fire Flow (RFF)	30000 L/min	The City of Ottawa's cap does not apply since the building is a mid-rise apartment.
		500 L/s	

Fire Underwriters Survey (FUS) Fire Flow Calculations
In accordance with City of Ottawa Technical Bulletin ISTB-2018-02 dated March 21, 2018

Mahad Musse

From: Annie Williams
Sent: July 27, 2021 3:46 PM
To: Mahad Musse
Subject: FW: 359 Kent - Questions in support of Water Analysis

Mahad,

359 Kent tower is now assumed 35 storeys high with areas per below email.

New unit count in bottom email, I think I've already updated the demands with this info but please confirm.

Thanks,
Annie

From: Patrick Bisson <pbisson@hobinarc.com>
Sent: Friday, July 16, 2021 3:21 PM
To: Annie Williams <aWilliams@jlrichards.ca>
Subject: Re: 359 Kent - Questions in support of Water Analysis

Annie,

Here are the overall stats. Please ignore the stats for the com/ret.

					5,000		COM/RET			
LEVEL 2	16,151	SQ.FT.	85%	13,728	SQ.FT.		-	SQ.FT.		
LEVEL 3	20,842	SQ.FT.	85%	17,716	SQ.FT.		-	SQ.FT.		
LEVEL 4	20,842	SQ.FT.	85%	17,716	SQ.FT.		-	SQ.FT.		
LEVEL 5	15,903	SQ.FT.	85%	13,518	SQ.FT.		-	SQ.FT.		
LEVEL 6	15,903	SQ.FT.	85%	13,518	SQ.FT.		-	SQ.FT.		
LEVEL 7	15,903	SQ.FT.	85%	13,518	SQ.FT.		-	SQ.FT.		
LEVEL 8	15,903	SQ.FT.	85%	13,518	SQ.FT.		-	SQ.FT.		
LEVEL 9	15,903	SQ.FT.	85%	13,518	SQ.FT.		-	SQ.FT.		
LEVEL 10	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 11	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 12	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 13	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 14	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 15	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 16	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 17	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 18	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 19	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 20	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 21	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 22	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 23	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 24	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 25	8,070	SQ.FT.	85%	6,860	SQ.FT.		-	SQ.FT.		
LEVEL 26	7,188	SQ.FT.	85%	6,110	SQ.FT.		-	SQ.FT.		
LEVEL 27	7,188	SQ.FT.	85%	6,110	SQ.FT.		-	SQ.FT.		
LEVEL 28	7,188	SQ.FT.	85%	6,110	SQ.FT.		-	SQ.FT.		
LEVEL 29	7,188	SQ.FT.	85%	6,110	SQ.FT.		-	SQ.FT.		
LEVEL 30	7,188	SQ.FT.	85%	6,110	SQ.FT.		-	SQ.FT.		
LEVEL 31	7,188	SQ.FT.	85%	6,110	SQ.FT.		-	SQ.FT.		
LEVEL 32	7,188	SQ.FT.	85%	6,110	SQ.FT.		-	SQ.FT.		
LEVEL 33	7,188	SQ.FT.	85%	6,110	SQ.FT.		-	SQ.FT.		
LEVEL 34	7,188	SQ.FT.	85%	6,110	SQ.FT.		-	SQ.FT.		
LEVEL 35	7,188	SQ.FT.	85%	6,110	SQ.FT.		-	SQ.FT.		
TOTAL	359,190	SQ.FT.					-	SQ.FT.		4
					287,596	SQ.FT.	TOTAL NET RESIDENTIAL			
					5,000	SQ.FT.	TOTAL NET COM/RETAIL			

On 2021-07-15 4:27 p.m., Annie Williams wrote:

Hi Patrick,

Do you have the area for the extra storeys at the top? And the total building area including all storeys above grade?

Thank you,
Annie

Annie Williams, P.Eng.
Civil Engineer

J.L. Richards & Associates Limited

700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4523



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From: Kyle Kazda <kyle.kazda@taggart.ca>
Sent: Wednesday, July 14, 2021 11:55 AM
To: pbisson@hobinarc.com; Annie Williams <awilliams@jlrichards.ca>; Derek Howe <derek.howe@taggart.ca>
Cc: Alexandre Tourigny <atourigny@jlrichards.ca>; Lucie Dalrymple <ldalrymple@jlrichards.ca>
Subject: RE: 359 Kent - Questions in support of Water Analysis

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Hi Annie,

Let's assume 2,000 sqft for commercial space on the ground floor. This would likely be along Kent Street FYI.

Thanks,

Kyle Kazda | Real Estate Development Coordinator
Taggart Realty Management
T | 613-234-7000 ext: 583 F | 613-282-3805
A | 225 Metcalfe Street Ottawa, Ontario K2P 1P9
W | <https://www.taggart.ca/>



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From: Patrick Bisson <pbisson@hobinarc.com>
Sent: July 14, 2021 8:38 AM
To: Annie Williams <awilliams@jlrichards.ca>; Kyle Kazda <kyle.kazda@taggart.ca>; Derek Howe <derek.howe@taggart.ca>
Cc: Alexandre Tourigny <atourigny@jlrichards.ca>; Lucie Dalrymple <ldalrymple@jlrichards.ca>
Subject: Re: 359 Kent - Questions in support of Water Analysis

Morning Annie,

See below in blue.

Cheers,

Patrick Bisson

Hobin Architecture Incorporated

63 Pamilla Street t 613-238-7200 x128
Ottawa, Ontario f 613-235-2005
Canada K1S 3K7 e pbisson@hobinarc.com

 **hobinarc.com**

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On 2021-07-13 5:28 p.m., Annie Williams wrote:

Good afternoon,

It was nice to meet you all today. Following our discussion, here are our questions for Patrick to support the water servicing and boundary condition request:

- Given the height and usage, we assumed that a sprinkler system (fully automatic) will be incorporated everywhere. Please confirm. **Yes, building will be fully sprinklered**
- Please confirm the building construction type will be non-combustible as mentioned in the meeting. **Yes, building will be non-combustible**
- Please confirm whether there will be windows on all 4 sides of both tower and podium. **Yes, there will likely be windows on all sides of the podium.**
- Please confirm whether firewalls will be part of the building construction. **Its one building from a use perspective so no fire walls. The building will have 2hr floor/floor fire separations along with a 1hr suite/suite fire separation.**
- Please confirm the unit statistics (1-bedroom, 2-bedroom, etc.) and the maximum number of units (and storeys) as we discussed. **Total of 35 storeys, 411 units (267 or 65% 1-bedroom) (144 or 35% 2 bedroom)**
- Will there be commercial space in these buildings, if so, do you have an approximate area? **TAGGART to confirm - Maybe assume 5000 sq.ft. of com/ret space at the ground floor floor now.**

We will complete our calculations based on the responses, and we will make assumptions for any information that cannot be confirmed at this time.

Thank you,
Annie

Annie Williams, P.Eng.
Civil Engineer

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4523



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--
Patrick Bisson

Hobin Architecture Incorporated

63 Pamilla Street t 613-238-7200 x128
Ottawa, Ontario f 613-235-2005
Canada K1S 3K7 e pbisson@hobinarc.com

■ hobinarc.com

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HEAD LOSS - HAZEN-WILLIAMS
359 Kent - High Rise Residential Development
(JLR 31260-000)

Information to City (July 28, 2021) and Updated Demands (August 18, 2021)

Demand Scenario	Demand (L/s)	Demand (L/s)
	July 28, 2021	August 25, 2021
Average Day	2.20	2.29
Maximum Day	5.49	5.54
Required Fire Flow (FUS)	500.00	500.00
Required Fire Flow (NFPA)	69.20	69.20
Peak Hour	12.06	12.09

Boundary Conditions (Email from City -- August 17, 2021):

Water Demand Scenario	Head (m) on Gilmour St. Connection	Head (m) on Kent St. Connection
Peak Hour	107.0	107.0
Maximum HGL	115.4	115.4
Max Day + Fire Flow (FUS)	104.1	103.2
Max Day + Fire Flow (NFPA)	109.5	109.5

Headloss Calculations (Hazen Williams Equation)

Hazen Williams equation (Mays, 1999; Streeter et al., 1998; Viessman and Hammer, 1993) where k=0.85 for meter and seconds units or 1.318 for feet and seconds units:

$$H = L \left[\frac{V}{kC} \left(\frac{4}{D} \right)^{0.63} \right]^{1/0.54} \quad V = \frac{Q}{A} \quad A = \frac{\pi}{4} D^2$$

Where,
 HL = Headloss (m)
 Q - Flow (m³/s)
 L - Pipe Length (m)
 C - Hazen Williams "C"
 D - Watermain Diameter (m)
 V - Velocity (m/s)
 A - Watermain Cross-Sectional Area (m²)

Gilmour St. Connection Headloss Calculations

Water Demand Condition	Flow (Q) (L/s)	Flow (Q) (m ³ /s)	Pipe Length (m)	C	D (m)	V (m/s)	A (m ²)	Head Loss (m)	HGL (m) on Gilmour St.	Calculated HGL (m) at 359 Kent Tower	Elevation (m) at 359 Kent Tower	Pressure @ Node			ODG 4.2.2 Requirement	Criteria Acheived?
												(m)	(kPa)	(psi)		
Peak Hour	12.09	0.01209	9.84	100	0.155	0.641	0.019	0.051	107.000	106.949	72.85	34.099	334	48.5	276 kPa	Yes
Maximum HGL	0.00	0.00000	9.84	100	0.155	0.000	0.019	0.000	115.400	115.400	72.85	42.550	417	60.5	552 kPa	Yes
Max Day + Fire Flow (NFPA)	74.74	0.07474	9.84	100	0.155	3.961	0.019	1.493	109.500	108.007	72.85	35.157	345	50.0	140 kPa	Yes

Kent St. Connection Headloss Calculations

Water Demand Condition	Flow (Q) (L/s)	Flow (Q) (m ³ /s)	Pipe Length (m)	C	D (m)	V (m/s)	A (m ²)	Head Loss (m)	HGL (m) on Kent St.	Calculated HGL (m) at 359 Kent Tower	Elevation (m) at 359 Kent Tower	Pressure @ Node			ODG 4.2.2 Requirement	Criteria Acheived?
												(m)	(kPa)	(psi)		
Peak Hour	12.09	0.01209	12.48	100	0.108	1.320	0.009	0.377	107.000	106.623	72.85	33.773	331	48.0	276 kPa	Yes
Maximum HGL	0.00	0.00000	12.48	100	0.108	0.000	0.009	0.000	115.400	115.400	72.85	42.550	417	60.5	552 kPa	Yes
Max Day + Fire Flow (NFPA)	74.74	0.07474	12.48	100	0.108	8.159	0.009	11.003	109.500	98.497	72.85	25.647	251	36.5	140 kPa	Yes

11.2.2 Water Demand Requirements — Pipe Schedule Method.

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

Table 11.2.2.1 Water Supply Requirements for Pipe Schedule Sprinkler Systems

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

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

11.2.2.3 The pipe schedule method shall be permitted as follows:

- (1) Additions or modifications to existing pipe schedule systems sized according to the pipe schedules of Section 23.7
- (2) Additions or modifications to existing extra hazard pipe schedule systems
- (3) New systems of 5000 ft² (465 m²) or less
- (4) New systems exceeding 5000 ft² (465 m²) where the flows required in Table 11.2.2.1 are available at a minimum residual pressure of 50 psi (3.4 bar) at the highest elevation of sprinkler

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

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

11.2.2.6* Residual Pressure.

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

11.2.2.6.2 Friction Loss Due to Backflow Prevention Valves.

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

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

11.2.2.7 The lower flow figure of Table 11.2.2.1 shall be permitted only where the building is of noncombustible construction or the potential areas of fire are limited by building size or compartmentation such that no open areas exceed 3000 ft² (280 m²) for light hazard or 4000 ft² (370 m²) for ordinary hazard.

11.2.3 Water Demand Requirements — Hydraulic Calculation Methods.

11.2.3.1 General.

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

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

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

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

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

- (1)*For areas of sprinkler operation less than 1500 ft² (139 m²) used for light and ordinary hazard occupancies, the density for 1500 ft² (139 m²) shall be used.
- (2) For areas of sprinkler operation less than 2500 ft² (232 m²) for extra hazard occupancies, the density for 2500 ft² (232 m²) shall be used.

11.2.3.1.5 Unsprinklered Combustible Concealed Spaces.

11.2.3.1.5.1* When using the density/area or room design method, unless the requirements of 11.2.3.1.5.2 are met for buildings having unsprinklered combustible concealed spaces, as described in 8.15.1.2 and 8.15.6, the minimum area of sprinkler operation for that portion of the building shall be 3000 ft² (280 m²).

(A) The design area of 3000 ft² (280 m²) shall be applied only to the sprinkler system or portions of the sprinkler system that are adjacent to the qualifying combustible concealed space.

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

11.2.3.1.5.2 The following unsprinklered concealed spaces shall not require a minimum area of sprinkler operation of 3000 ft² (280 m²):

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

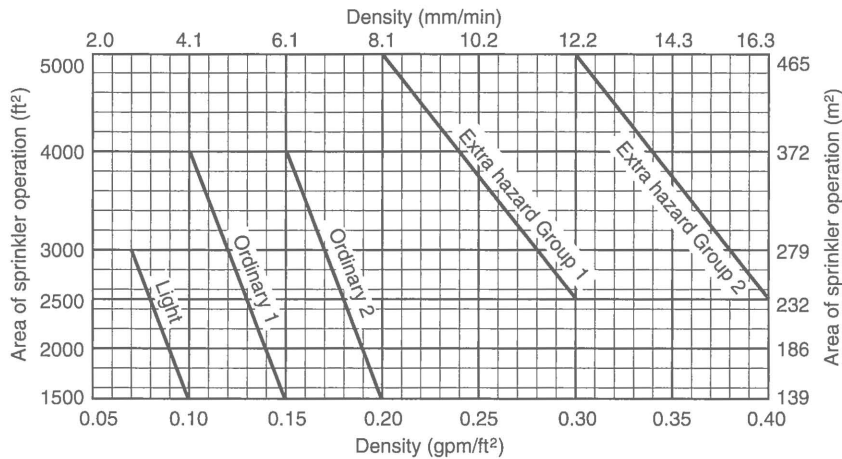


FIGURE 11.2.3.1.1 Density/Area Curves.

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

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

to the bottom of solid wood joists or solid limited-combustible construction or noncombustible construction so as to create enclosed joist spaces 160 ft³ (4.5 m³) or less in volume, including space below insulation that is laid directly on top or within the ceiling joists in an otherwise sprinklered concealed space.

- (5) Concealed spaces where rigid materials are used and the exposed surfaces have a flame spread index of 25 or less and the materials have been demonstrated to not propagate fire more than 10.5 ft (3.2 m) when tested in accordance with ASTM E84, *Standard Test Method for Surface Burning Characteristics of Building Materials*, or ANSI/UL 723, *Standard for Test for Surface Burning Characteristics of Building Materials*, extended for an additional 20 minutes in the form in which they are installed in the space.
- (6) Concealed spaces in which the exposed materials are constructed entirely of fire-retardant-treated wood as defined by NFPA 703.
- (7) Concealed spaces over isolated small rooms not exceeding 55 ft² (5.1 m²) in area.
- (8) Vertical pipe chases under 10 ft² (0.9 m²), provided that in multifloor buildings the chases are firestopped at each floor using materials equivalent to the floor construction, and where such pipe chases contain no sources of ignition, piping shall be noncombustible, and pipe penetrations at each floor shall be properly sealed.

- (9) Exterior columns under 10 ft² (0.9 m²) in area formed by studs or wood joists, supporting exterior canopies that are fully protected with a sprinkler system.
- (10)*Light or ordinary hazard occupancies where noncombustible or limited-combustible ceilings are attached to the bottom of composite wood joists either directly or on to metal channels not exceeding 1 in. (25 mm) in depth, provided the adjacent joist channels are firestopped into volumes not exceeding 160 ft³ (4.5 m³) using materials equivalent to ½ in. (13 mm) gypsum board, and at least 3½ in. (90 mm) of batt insulation is installed at the bottom of the joist channels when the ceiling is attached utilizing metal channels.

11.2.3.2 Density/Area Method.

11.2.3.2.1 Water Supply.

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

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

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

11.2.3.2.2 Sprinklers.

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

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

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

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

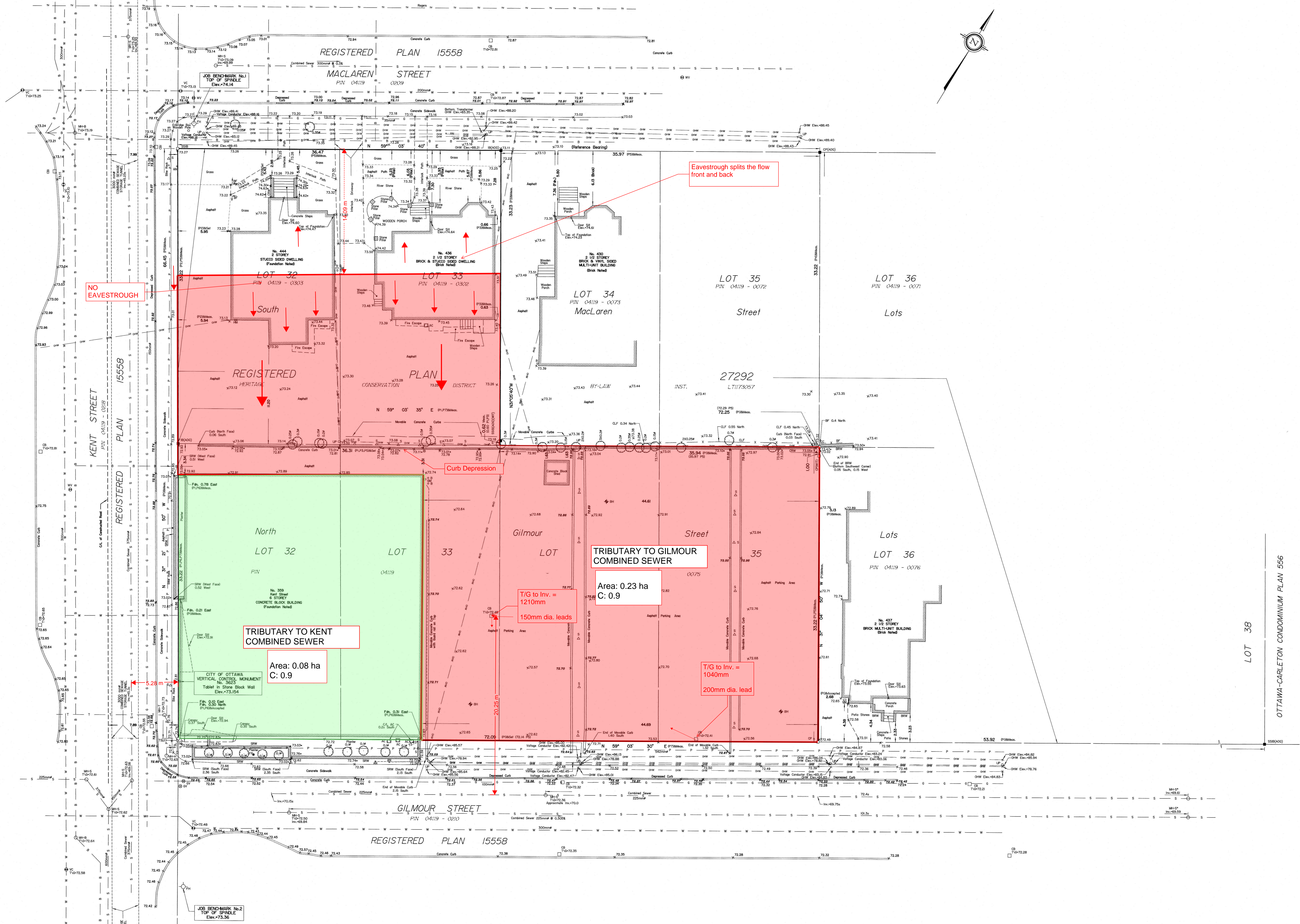
Appendix E

Sanitary Peak Flow

Appendix F

Stormwater Management
Calculations

PRE DEVELOPMENT DRAINAGE AREAS



SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOTS 32, 33
South Maclaren Street and
LOTS 32, 33, 34, 35
North Gilmour Street
REGISTERED PLAN 27292
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150
 Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
 I CERTIFY THAT
 1. This survey and plan are correct and in accordance with the Survey Act and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 14th day of April, 2021.

April 14, 2021
 Date
 E. H. Herweyer
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: APRIL 15, 2021

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to KENT/MACLAREN STREET LTD., "The Client", their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

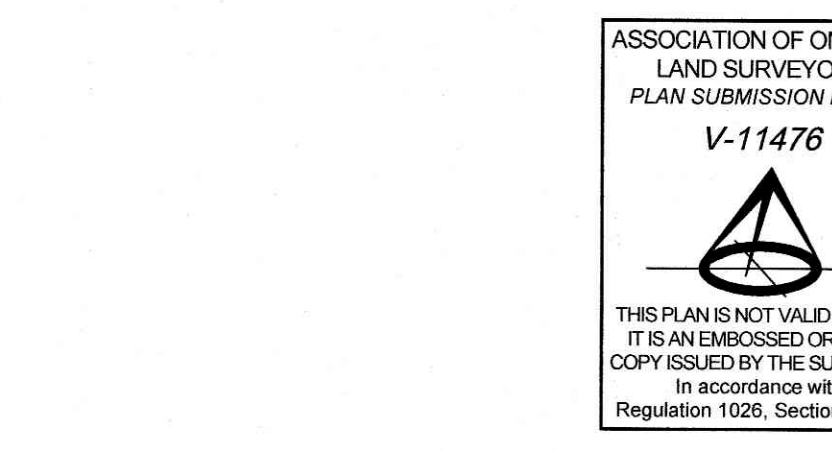
—○—	Denotes	Survey Monument Planted
—■—		Survey Monument Found
—□—		Standard Iron Bar
—SSB—		Short Standard Iron Bar
—B—		Iron Bar
—CC—		Cut Cross
—CP—		Concrete Pin
—(WIT)—		Witness
—MO—		Measured
—(MO2)—		Annis, O'Sullivan, Vollebek Ltd.
—(MO3)—		(AO3) Plan March 23, 2005 (Ref. 6109-05)
—(P2)—		(AO3) Plan November 12, 1991 Lot 32 (Ref. 0-408-91)
—(P3)—		(AO3) Plan November 12, 1991 Lot 33 (Ref. 0-408-91)
—(P4)—		(AO3) Plan October 18, 2010 (Ref. 11122-10)
—(P5)—		Registered Plan 27292
—(P6)—		(877) Plan October 23, 1973
—(P7)—		Plan 4R-8223
—○—		Fire Hydrant
—○H—		Maintenance Hole (Hydro)
—○M—		Maintenance Hole (Sanitary)
—○M+T—		Maintenance Hole (Bell Telephone)
—○M+T—		Maintenance Hole (Traffic)
—OW—		Overhead Wires
—CB—		Catch Basin
—CB+		Catch Basin Inlet
—CM—		Catch Meter
—SM—		Sign
—R—		Rollard
—CLF—		Chain Link Fence
—BF—		Board Fence
—SRW—		Stone Retaining Wall
—COW—		Concrete Retaining Wall
—BRW—		Brick Retaining Wall
—Fdn—		Foundation
—AC—		Air Conditioner
—LE—		Location of Elevations
—E—		Top of Wall Elevations
—CAL—		Curbline
—T/G—		Top of Gate
—Inv—		Invert
—○—		Deciduous Tree
—*—		Coniferous Tree
—○P—		Wood Pole
—○TL—		Traffic Light
—○UP—		Utility Pole
—AN—		Anchor
—○LS—		Light Standard
—○FP—		Flag Pole
—S—		Underground Sanitary Sewer
—W—		Underground Water
—P—		Underground Power
—G—		Underground Gas
—T—		Underground Traffic
—B—		Underground Bell
—R—		Underground Ropes
—○BH—		Proposed Borehole
—○V—		Gas Valve
—○VC—		Valve Chamber (Watermain)
—○W—		Water Valve

Bearings are grid, derived from Can-Net 2018 Real Time Network GPS observations, MTM Zone 8 (78°30' West Longitude) NAD-83 (original).

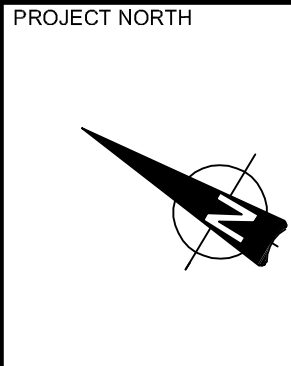
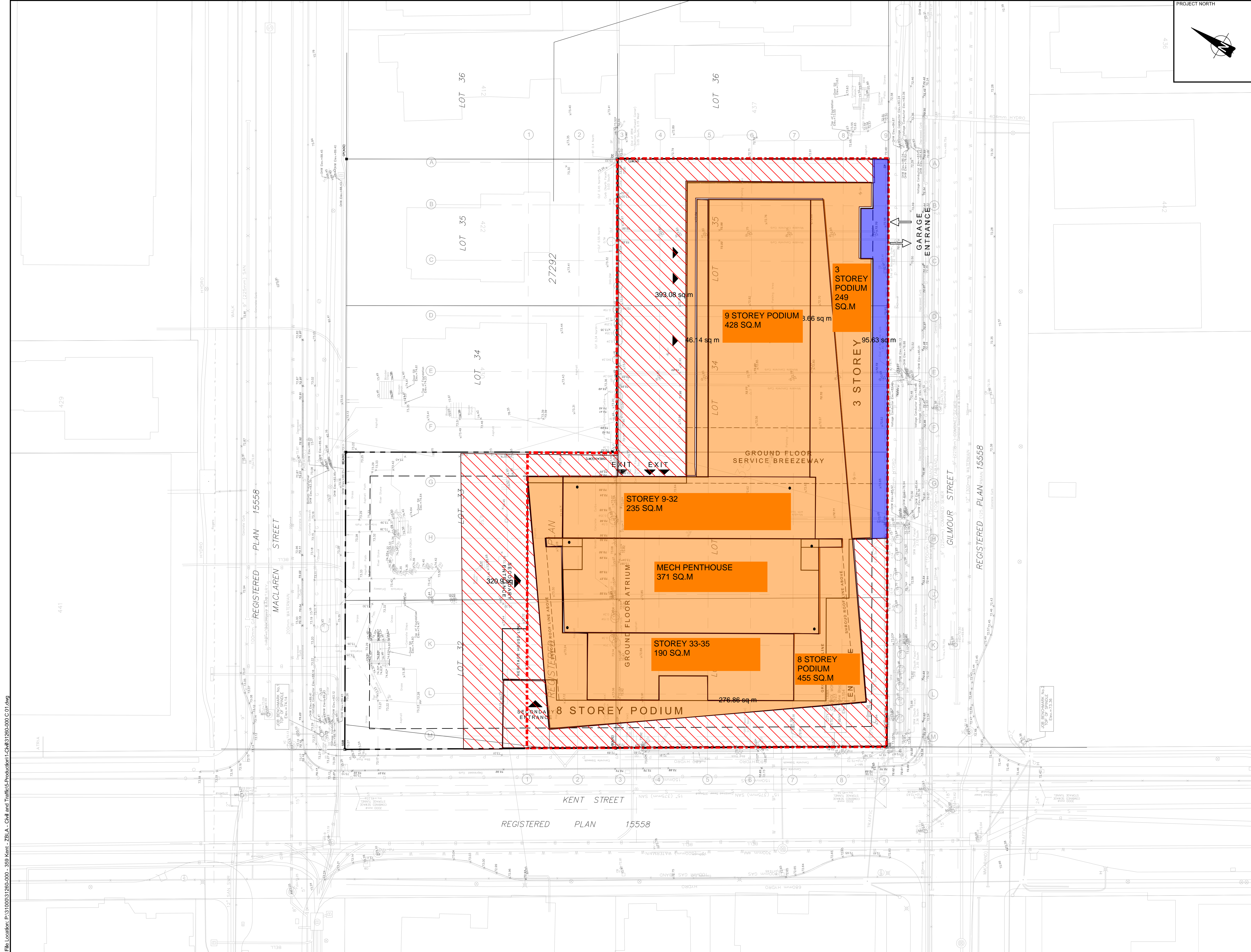
For bearing comparisons, a rotation of 1°18'00" counter-clockwise was applied to bearings on plans P1, P2, P3, P4.

ELEVATION NOTES
 1. Elevations shown are geoidic and are referred to the CGVD28 geoidic datum derived from vertical control monument No. 3623 having an elevation of 73.154 metres.
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES
 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 2. Only visible surface utilities were located.
 3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating, etc.
 4. Maintenance Holes are marked by "U". Underground services and inverts are taken from the City of Ottawa Engineering Plans E-12-17, E-12-22, Owp. No. 9921 (Contract 18214-2008), Plan No. 1955 (Sheet 2 of 2), Plan No. 2061 (Sheets 1 of 6), Plan No. 2062 (Sheets 2 of 6), Plan H118-2.



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 LAND SURVEYORS' ASSOCIATION OF ONTARIO
 V-11478
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 Email: annis@annisvollebek.com
 (S. No. 2007-2, Taper Ln. St. W. 22nd T. 7)



LEGEND

LIMIT OF UNDERGROUND PARKING - - - - -

Uncontrolled Tributary to Gilmour Combined Sewer

Roofstop Storage Tributary to Gilmour Street Combined Sewer Total storage requirement 87 cu.m

Cistern Storage Tributary to Gilmour Street Combined Sewer Total storage requirement 31 cu.m

0. ISSUED FOR CLIENT REVIEW 26/08/21

No.	ISSUE / REVISION	DDMMYY

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



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CONSULTANT:
J.L. Richards
ENGINEERS · ARCHITECTS · PLANNERS

PROFESSIONAL STAMP
PROFESSIONAL STAMP

PROJECT:
359 KENT STREET

DRAWING:
POST DEVELOPMENT DRAINAGE PLAN & SWMM

DESIGN: AT	DRAWING #: F-DST
DRAWN: AT	
CHECKED: GF	JLR #:
JLR #: 31260-000	

359 Kent Street
Allowable Peak Flow & SWM Calculations for Gilmour Street

Allowable Peak Flow Calculation:

To Gilmour 225mm diameter combined sewer:

$Q_{2yr} = 15.5$ L/s

Wastewater Contribution:

$Q_p = 0.00$ L/s

Uncontrolled:

$Q_p = 4.27$ L/s

Allowable Peak Flow:

$Q_{pAllow} = Q_{p2yr} - Q_{gww} - Q_{gw} - Q_{unc}$

$Q_{pAllow} = 11.18$ L/s

Summary of Flows

Combined Rooftops	3.78 L/s
Cistern	3.70 L/s
Uncontrolled	4.27 L/s
Total Flow	11.75 L/s

Release Rate

Summary of Storage Requirements

Combined Rooftops	87.13 m ³
Cistern	31.20 m ³
Total	118.33 m³

Summary of Storage Provided

Combined Rooftops	159.06 m ³
Cistern	31.20 m ³
Total	190.26 m³

POST DEVELOPMENT DRAINAGE AREAS

Controlled Flow to Gilmour 225mm diameter combined sewer:

Type of Area	Area (m ²)	C-Factor
Combined rooftops (orange)	1928	0.9
At Grade Site Drainage	1133	0.7
Total =	3061	

Un-controlled Flow to Gilmour 225mm diameter combined sewer:

Type of Area	Area (m ²)	C-Factor
Area fronting Gilmour	95	0.9

Total area tributary to Gilmour 225mm diameter combined sewer = 3156 m²

1:100 Year Peak Uncontrolled Flow Gilmour:

T_c	10 min.
Intensity _{100yr}	179 mm/hr.
$Q=2.8CAI$	4.27 L/s

SWM Calcs:

Combined Roofs	
Roof (m ²)	1928
C =	0.90
Sum of Roof Drains =	3.78
Required Storage Volume (m ³)	87.13

Assuming Watts Adjustable Accutrol Weir (weir fully closed at 6" depth)

No. of Drains	12
Max Flow per drain closed:	0.315

Rooftop: 12 drains @ 0.315 L/s	3.78 L/s
Total Flow =	3.78 L/s

Time (min)	Intensity 1:100 Yr (mm/hr)	Op 1:100 Yr (L/s)	Op Rooftop ICD (L/s)	Op stored (L/s)	Max Volume Requirement (m ³)	Op CCE (L/s)	Op stored (L/s)	Volume CCE Requirement (m ³)	Op CCE - Op100yr (L/s)
10	178.56	86.13	3.78	82.35	49.41	107.67	103.89	62.33	21.53
15	142.89	68.93	3.78	65.15	58.64	86.16	82.38	74.14	17.23
20	119.95	57.86	3.78	54.08	64.90	72.33	68.55	82.26	14.47
25	103.85	50.09	3.78	46.31	69.47	62.62	58.84	88.26	12.52
30	91.87	44.32	3.78	40.54	72.96	55.39	51.61	92.91	11.08
35	82.58	39.83	3.78	36.05	75.71	49.79	46.01	96.63	9.96
40	75.15	36.25	3.78	32.47	77.93	45.31	41.53	99.68	9.06
45	69.05	33.31	3.78	29.53	79.73	41.64	37.86	102.21	8.33
50	63.95	30.85	3.78	27.07	81.21	38.56	34.78	104.35	7.71
55	59.62	28.76	3.78	24.98	82.44	35.95	32.17	106.17	7.19
60	55.89	26.96	3.78	23.18	83.46	33.70	29.92	107.72	6.74
65	52.65	25.40	3.78	21.62	84.30	31.74	27.96	109.06	6.35
70	49.79	24.02	3.78	20.24	85.00	30.02	26.24	110.22	6.00
75	47.26	22.80	3.78	19.02	85.57	28.49	24.71	111.21	5.70
80	44.99	21.70	3.78	17.92	86.03	27.13	23.35	112.07	5.43
85	42.95	20.72	3.78	16.94	86.40	25.90	22.12	112.81	5.18
90	41.11	19.83	3.78	16.05	86.68	24.79	21.01	113.45	4.96
95	39.43	19.02	3.78	15.24	86.88	23.78	20.00	113.99	4.76
100	37.90	18.28	3.78	14.50	87.02	22.85	19.07	114.45	4.57
105	36.50	17.61	3.78	13.83	87.10	22.01	18.23	114.83	4.40
110	35.20	16.98	3.78	13.20	87.13	21.23	17.45	115.15	4.25
115	34.01	16.40	3.78	12.62	87.10	20.50	16.72	115.40	4.10
120	32.89	15.87	3.78	12.09	87.03	19.84	16.06	115.60	3.97
125	31.86	15.37	3.78	11.59	86.92	19.21	15.43	115.74	3.84
130	30.90	14.90	3.78	11.12	86.77	18.63	14.85	115.84	3.73
135	30.00	14.47	3.78	10.69	86.59	18.09	14.31	115.89	3.62
140	29.15	14.06	3.78	10.28	86.37	17.58	13.80	115.90	3.52
145	28.36	13.68	3.78	9.90	86.13	17.10	13.32	115.88	3.42
150	27.61	13.32	3.78	9.54	85.85	16.65	12.87	115.82	3.33

The following assumptions were made in regard to rooftop storage:

Towers	
Rooftop flow =	3.78 L/s
Roof	1928 m ²
55% storage =	1060 m ²
Vol. @ 6" ponding =	159.1 m ³

Based on the above assumption (60% of rooftop used as storage), sufficient rooftop storage (159.1 m³) will be provided to detain the 1:100 yr and CCE on the rooftop Hence, the SWM target will, therefore, be met. There will not be any overtopping during the 1:100 year nor during the CCE

Cistern Storage	
Area (m2)	1133
C (average) =	0.70
Cistern ICD (50% of 7.4 L/s) =	3.70
Required volume (m3)	31.20

Time (min)	Intensity 1:100 Yr (mm/hr)	Op 1:100 Yr (L/s)	Op ICD (L/s)	Op stored (L/s)	Max Volume Requirement (m ³)	Op CCE (L/s)	Op stored (L/s)	Volume CCE Requirement (m ³)	Op CCE - Qp100yr (L/s)
10	178.56	39.37	3.70	35.67	21.40	49.21	45.51	27.31	9.84
15	142.89	31.51	3.70	27.81	25.02	39.38	35.68	32.11	7.88
20	119.95	26.45	3.70	22.75	27.30	33.06	29.36	35.23	6.61
25	103.85	22.90	3.70	19.20	28.79	28.62	24.92	37.38	5.72
30	91.87	20.26	3.70	16.56	29.80	25.32	21.62	38.91	5.06
35	82.58	18.21	3.70	14.51	30.46	22.76	19.06	40.02	4.55
40	75.15	16.57	3.70	12.87	30.88	20.71	17.01	40.82	4.14
45	69.05	15.22	3.70	11.52	31.12	19.03	15.33	41.39	3.81
50	63.95	14.10	3.70	10.40	31.20	17.63	13.93	41.78	3.53
55	59.62	13.15	3.70	9.45	31.17	16.43	12.73	42.02	3.29
60	55.89	12.32	3.70	8.62	31.04	15.40	11.70	42.14	3.08
65	52.65	11.61	3.70	7.91	30.84	14.51	10.81	42.16	2.90
70	49.79	10.98	3.70	7.28	30.57	13.72	10.02	42.09	2.74
75	47.26	10.42	3.70	6.72	30.23	13.02	9.32	41.96	2.60
80	44.99	9.92	3.70	6.22	29.85	12.40	8.70	41.76	2.48
85	42.95	9.47	3.70	5.77	29.43	11.84	8.14	41.50	2.37
90	41.11	9.06	3.70	5.36	28.97	11.33	7.63	41.20	2.27
95	39.43	8.69	3.70	4.99	28.47	10.87	7.17	40.86	2.17
100	37.90	8.36	3.70	4.66	27.94	10.45	6.75	40.48	2.09
105	36.50	8.05	3.70	4.35	27.38	10.06	6.36	40.06	2.01

Based on the above calculation, a cistern of 32 m3 is required to detain the 1:100 yr flows from the 1133 m2 surface without any surface ponding.
If a cistern of 32 m3 is provided, a sewer capable of conveying 9.84 L/s should be incorporated in the cistern design to convey the the difference in peak flows between the CCE & 100 yr

Assessment of Adequacy of Public Services 359 Kent Street, 436 and 444 MacLaren Street



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