

July 10, 2020

City of Ottawa
Planning, Infrastructure and Economic Development Department
Planning and Infrastructure Approvals
110 Laurier Street West, 4th Floor
Ottawa, ON, K1P 1J1

Attention: Mr. Simon Deiacco
Planner, Development Review Urban Services

Dear Sir:

Re: 175 Richmond/350 Kirkwood – Revised Building Statistics

This letter is in support of rezoning application for the development at 175 Richmond/350 Kirkwood. Notable revisions to the site plan since October 2011 include:

- Commercial area has increased slightly from 615 m² to 700 m²
- Residential units have decreased from 244 units to 227 units
- City of Ottawa Sewer Design Guidelines have been revised per below
- Revisions to building statistics are noted in the Table 1 below:

Table 1 Statistics	Current Plan July 2020	Previous Plan October 2011
Residential Units	227	244
Commercial Area	7,535 ft ² (700 m ²)	6,620 ft ² (615 m ²)

Sanitary flows were previously calculated to be 2.99 L/sec for 175 Richmond and 4.47 L/sec for 350 Kirkwood and now are calculated at 2.07 L/sec and 2.32 L/sec respectively (see below).

Design Criteria / Flow	Current Site Plan (175 Richmond)	Current Site Plan (350 Kirkwood)
Residential Condominium		
Design population	61 studio/1-bdrm units x 1.4 pers/ unit + 43 2-bdrm units x 2.1 unit = 176 people	78 studio/1-bdrm units x 1.4 pers/unit + 45 2-bdrm units x 2.1 pers/unit = 204 people

Average Res. Flow	176 people x 280 L/c/day = 0.57 L/s	204 people x 280 L/c/day = 0.66 L/s
Peaking Factor	$1 + \left(\frac{14}{4 + \left(\frac{176}{1000} \right)^2 / 2} \right) * 0.8 = 3.53$	$1 + \left(\frac{14}{4 + \left(\frac{204}{1000} \right)^2 / 2} \right) * 0.8 = 3.52$
Peak Res. Flow	0.57 L/s x 3.53 = 2.01 L/s	0.66 L/s x 3.52 = 2.32 L/s
Commercial Podium		
Average Com. Flow	700 m ² x 5 L/m ² /d = 0.041 L/s	None (no commercial area)
Peak Comm. Flow	= 0.041 L/s x 1.5 (PF) = 0.062 L/s	
Total		
Total Average Flow	0.61 L/s	0.66 L/s
Total Peak Flow	2.07 L/s	2.32 L/s

The theoretical total peak sanitary flow for the revised site plan (current site plan) is 3.07 L/s less than the theoretical total peak sanitary flow for the previous site plan. Therefore, there is no increase to sanitary design flows for the proposed development.

Fire demand and availability remains as per the 2011 plan.

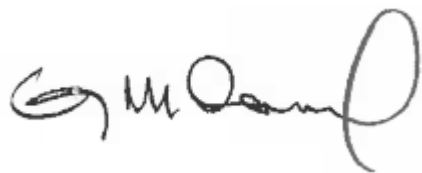
Because of no change to the imperviousness of the site, there is no effect on the proposed stormwater management solution (May 2011 Report) for the site.

Based on the above, adequate servicing is available to accommodate these building statistic revisions.

Trusting this is satisfactory. Should you have any questions or require additional information, please contact the undersigned.

Yours truly,

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Greg MacDonald, P.Eng.
Director | Land Development and Public Sector Infrastructure

c.c. Vincent Denomme, Claridge Homes