

November 25<sup>th</sup>, 2016

City of Ottawa  
Planning Infrastructure & Economic Development Department  
Development Review Central  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

**Attention: Mr. Doug James**

Dear Mr. Sir:

**Reference: 141 George Street – 325 Dalhousie Street  
Parking Lot – Temporary Zoning Amendment  
Our File No. 112142**

---

### Introduction

Claridge Homes is applying to the City of Ottawa to obtain a temporary zoning amendment for 137 George Street and 141 George Street to permit parking on a temporary basis. Currently, the two sites above are zoned as MD2, which is a Mixed Use Downtown Zone. It is proposed to have the zoning amended to include parking as a potential land use on a temporary basis until the site is fully developed. The proposed parking will consist of approximately 70 parking spots for public use in a downtown area that is much in need of additional public parking spaces.

This letter is intended to provide an overview of the existing stormwater management system for the property and to identify any stormwater management works that may be required in support of the zoning amendment proposal.

### Existing Drainage Conditions

137 and 141 George Street are located within the By Ward Market in downtown Ottawa. Under existing conditions, the 0.253 ha site is a largely impervious area being used for on-site parking for the development. The existing surface area is paved and sheet drains to the existing catch basin located on the north eastern side of 137 George Street. This catch basin is the only existing component of the site's minor drainage system and it drains northerly to the existing 675mm storm sewer on York Street. The existing drainage conditions are shown in detail on **Figure 1 – Pre Development Drainage Area**.

### Proposed Stormwater Management Requirements

The post-development drainage conditions are shown on **Figure 2 – Post-development Drainage Area**. The proposed land use for the site is the same as it is under existing conditions. The site imperviousness will remain unchanged as will the grading of the site. Therefore, under post-development conditions, return period peak flows and volumes will match pre-development levels. The minor drainage system outlet is proposed to remain as the existing catch basin at the north end of the property which drains north to the storm sewer on York street. No flow control is proposed

within that catch basin. The major overland flow route is anticipated to be the same as under existing conditions with flows discharging overland to York Street. The major overland flow and volume will be equivalent to the existing conditions.

Conclusions

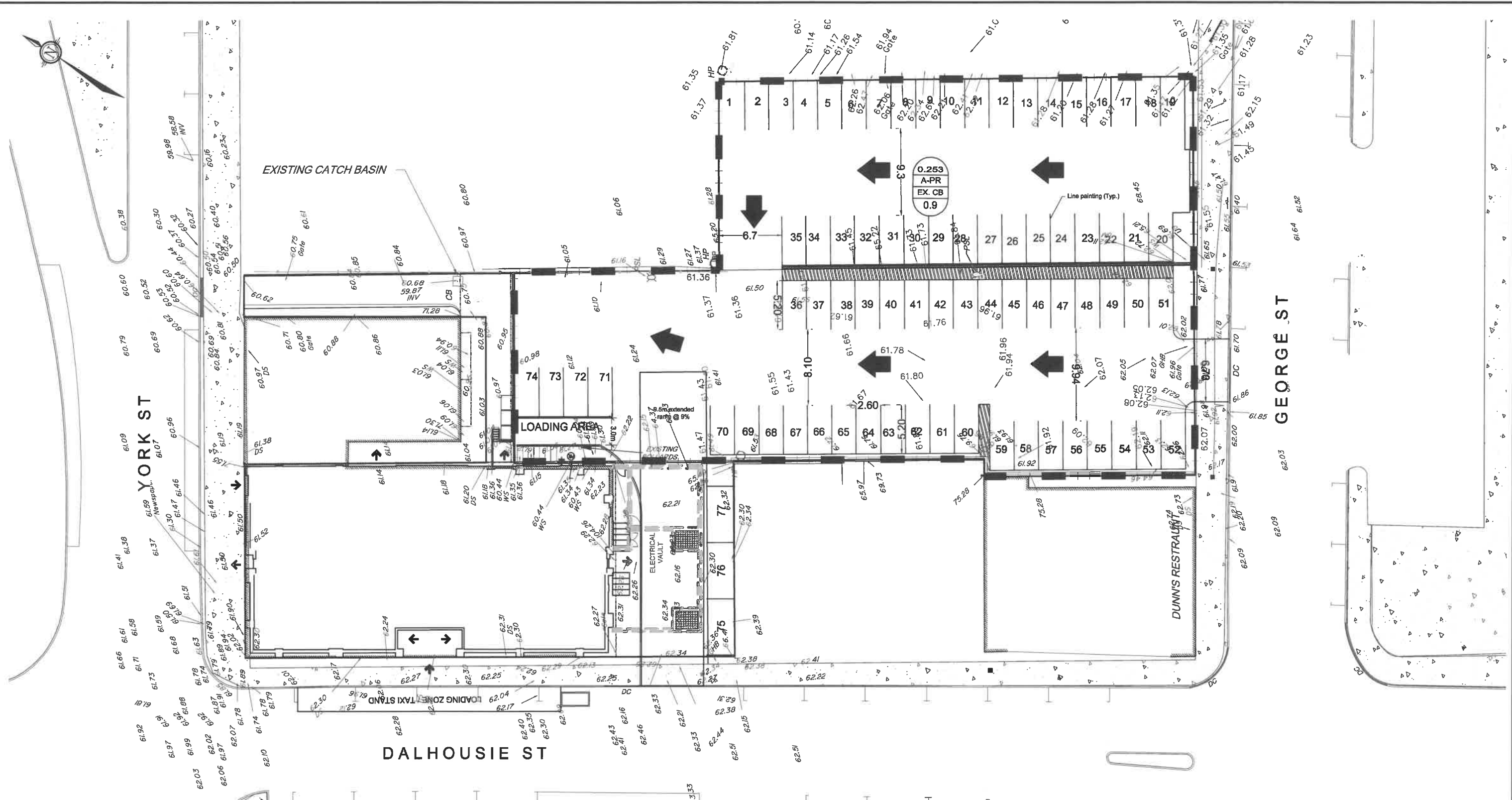
Based on the equivalence between the existing and proposed land uses for the site, stormwater runoff characteristics will be equivalent to the existing condition. Consequently, in order to maintain post-development flows to pre-development level, no additional stormwater management works have been proposed.

Yours truly,






**NOVATECH**



Greg MacDonald, P.Eng.  
Senior Project Manager



**LEGEND**

- 
DRAINAGE AREA  
AREA ID  
DRAINAGE PATH  
C VALUE
- 
PROPOSED STORM DRAINAGE AREA
- 
OVERLAND FLOW DIRECTION
- 
EXISTING CATCHBASIN
- 
EXISTING GRADES

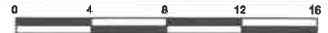
**NOVATECH**

Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6

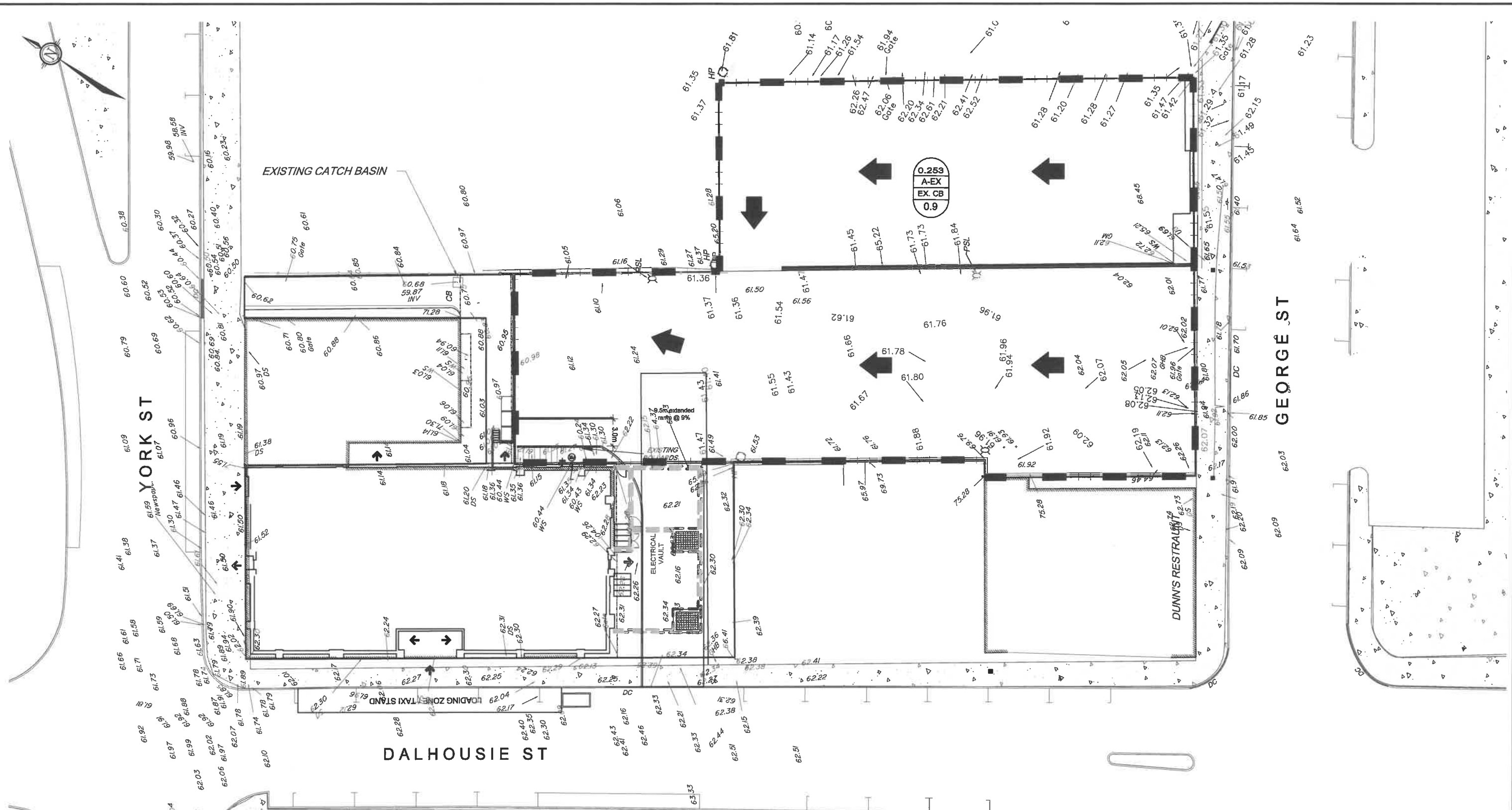
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website [www.novatech-eng.com](http://www.novatech-eng.com)

**141 GEORGE STREET /  
325 DALHOUSIE STREET**

**POST DEVELOPMENT  
DRAINAGE AREA**

SCALE 1 : 400 

DATE NOV 2016 JOB 112142 FIGURE FIGURE 2



**LEGEND**

- DRAINAGE AREA  
AREA ID  
DRAINAGE PATH  
C VALUE
- PROPOSED STORM DRAINAGE AREA
- OVERLAND FLOW DIRECTION
- EXISTING CATCHBASIN
- EXISTING GRADES

**NOVATECH**

Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

**141 GEORGE STREET /  
325 DALHOUSIE STREET**

**PRE DEVELOPMENT  
DRAINAGE FLOWS**

SCALE 1 : 400

DATE NOV 2016 JOB 112142 FIGURE FIGURE 1