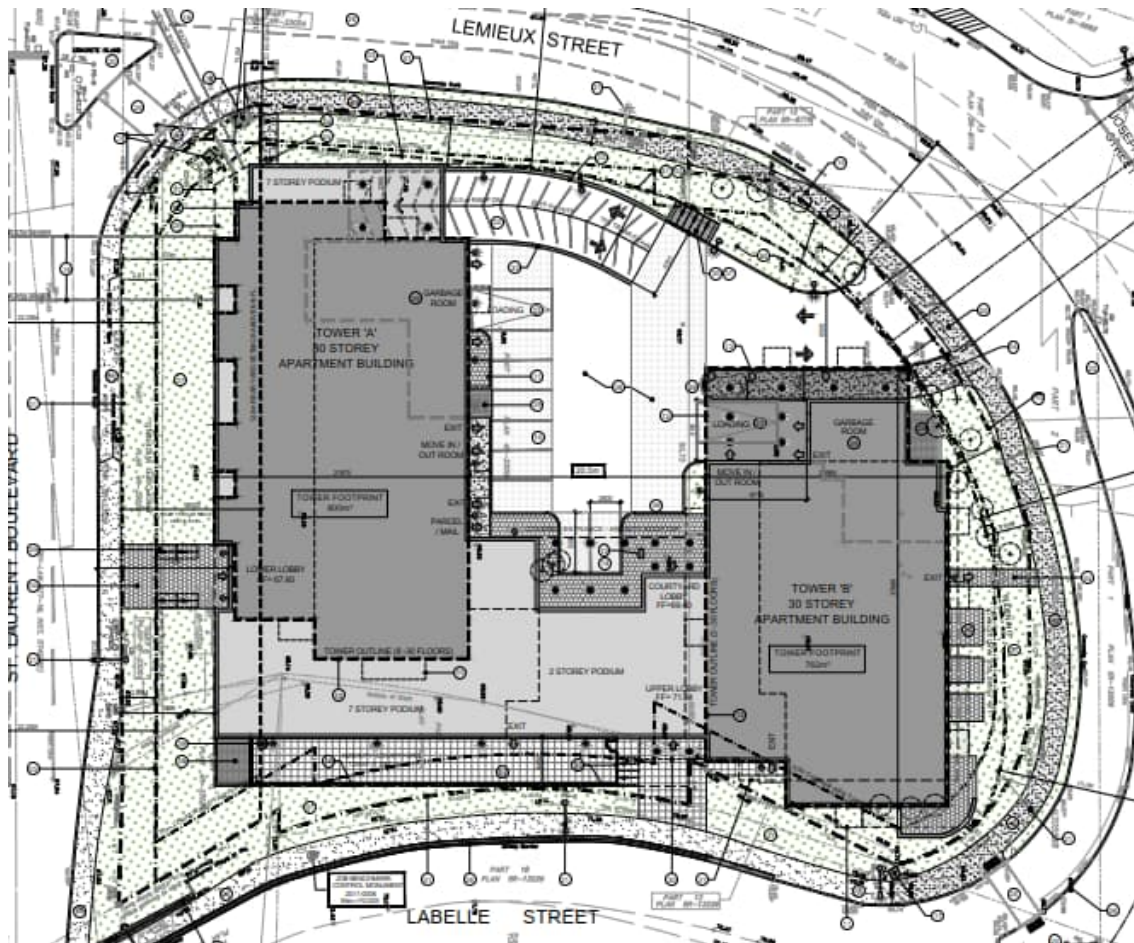


# SERVICING & STORMWATER MANAGEMENT REPORT 1209 ST. LAURENT BOULEVARD, OTTAWA



Project No.: CCO-22-1215

City File No.: D07-12-22-0089

Prepared for:

1209 St. Laurent Limited Partnership,  
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Prepared by:

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Rev 1: December 14, 2022

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## 1.0 PROJECT DESCRIPTION

### 1.1 Purpose

McIntosh Perry (MP) has been retained by 1209 St. Laurent Limited Partnership. to prepare this Servicing and Stormwater Management Report in support of the Site Plan Control application for the proposed 30-storey residential buildings, located at 1209 St. Laurent Boulevard within the City of Ottawa.

The main purpose of this report is to present a servicing design for the development in accordance with the recommendations and guidelines provided by the City of Ottawa (City), the Rideau Valley Conservation Authority (RVCA), and the Ministry of the Environment, Conservation and Parks (MECP). This report will address the water, sanitary and storm sewer servicing for the development, ensuring that existing and available services will adequately service the proposed development.

This report should be read in conjunction with the following drawings:

- OOO-22-1215, C101 – Site Grading and Drainage Plan, and
- OOO-22-1215, C102 – Site Servicing Plan.
- OOO-22-1215, PRE – Pre-Development Drainage Area Plan (Appendix E)
- OOO-22-1215, POST – Post-Development Drainage Area Plan (Appendix F)

### 1.2 Site Description

The property is located at 1209 St. Laurent Boulevard. It is described as Plan 4R-33004 and Plan 5R-9619, Part of Lots 4 and 14, Concession 2 (Ottawa Front), Ward 11 Beacon Hill-Cyrville, City of Ottawa. The land in question covers approximately 0.43 ha and is bounded by St. Laurent Boulevard, Lemieux Street and an existing ramp accessing St. Laurent Boulevard. The development area for the proposed works is approximately 0.43 ha. The site is zoned for Transit Oriented Development (TD3). See Site Location Plan in Appendix 'A' for more details.

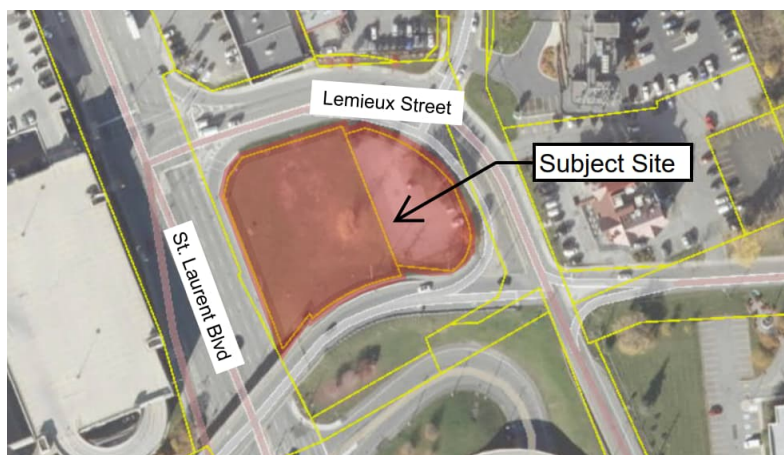


Figure 1: Site Map

### 1.3 Proposed Development and Statistics

The proposed development consists of two 30-storey residential towers, tower A, complete with a 7-storey podium along St. Laurent Boulevard and a 2-storey podium link to tower B. Visitor parking and drive aisles will be provided through an internal courtyard. Underground parking will be provided for residents and visitors with site access extending from Lemieux Street. Further details are provided in the Site Plan provided by Roderick Lahey Architects. Refer to Appendix B.

### 1.4 Existing Conditions and Infrastructure

The existing site is currently undeveloped with a small parking lot fronting Lemieux Street. The existing site has no sanitary or water services, however, stormwater from the parking lot is captured by an existing catchbasin on site. Stormwater from the remainder of the site travels overland to the City right of ways where it is captured by existing municipal catchbasins.

Sewer and watermain mapping collected from the City of Ottawa indicate that the following services exist across the property frontages within the adjacent municipal rights-of-way(s):

- St. Laurent Boulevard
  - 406mm diameter unlined cast iron watermain
  - 762mm diameter transmission watermain
  - 525mm diameter concrete sanitary sewer, tributary to the Cyrville Road Collector
  - 600mm diameter concrete storm sewer, tributary to the Rideau River with approximately 2.4 Km to the outlet, and
  - 400-450mm diameter concrete storm sewer, tributary to the Rideau River
- Lemieux Street
  - 203mm diameter unlined cast iron watermain
  - 250mm diameter asbestos concrete sanitary sewer, tributary to the Cyrville Road Collector, and a
  - 300mm diameter concrete storm sewer, tributary to the Rideau River with approximately 2.4 Km to the outlet

### 1.5 Approvals

The proposed development is subject to the City of Ottawa site plan control process. Site plan control requires the City to review, provided concurrence and approve the engineering design package. Permits to construct can be requested once the City has issued a site plan agreement.

An Environmental Compliance Approval (ECA) through the Ministry of Environment, Conservation and Parks (MECP) is not anticipated to be required for the development since the development is contained within a single parcel of land, is not within a combined sewershed, and does not propose

industrial sewage. As a result, the stormwater management system meets the exemption requirements under O.Reg 525/90..

## 2.0 BACKGROUND STUDIES, STANDARDS, AND REFERENCES

### 2.1 Background Reports / Reference Information

Background studies that have been completed for the proposed site include City of Ottawa as-built drawings, a topographical survey, a geotechnical report and a Phase I & II Environmental Site Assessment (ESA).

As-built drawings of existing services within the vicinity of the proposed site were reviewed in order to determine accurate servicing and stormwater management schemes for the site.

A topographic survey of the site (Job No. 21851-21) was completed by Annis, O'Sullivan, Vollebakk LTD., dated March 10, 2022.

The following reports have previously been completed and are available under separate cover:

- Geotechnical Investigation completed by Paterson Group, dated December 12, 2022.
- Phase One Environmental Site Assessment completed by GHD Group, dated January 10, 2022.
- Phase Two Environmental Site Assessment completed by GHD Group, dated January 11, 2022.

### 2.2 Applicable Guidelines and Standards

City of Ottawa:

- ◆ Ottawa Sewer Design Guidelines, City of Ottawa, SDG002, October 2012. (Ottawa Sewer Guidelines)
  - Technical Bulletin ISTB-2014-01 City of Ottawa, February 2014. (ISTB-2014-01)
  - Technical Bulletin PIEDTB-2016-01 City of Ottawa, September 2016. (PIEDTB-2016-01)
  - Technical Bulletin ISTB-2018-01 City of Ottawa, January 2018. (ISTB-2018-01)
  - Technical Bulletin ISTB-2018-03 City of Ottawa, March 2018. (ISTB-2018-03)
  - Technical Bulletin ISTB-2019-01 City of Ottawa, January 2019. (ISTB-2019-01)
  - Technical Bulletin ISTB-2019-02 City of Ottawa, February 2019. (ISTB-2019-02)
- ◆ Ottawa Design Guidelines – Water Distribution City of Ottawa, July 2010. (Ottawa Water Guidelines)
  - Technical Bulletin ISD-2010-2 City of Ottawa, December 15, 2010. (ISD-2010-2)
  - Technical Bulletin ISDTB-2014-02 City of Ottawa, May 2014. (ISDTB-2014-02)
  - Technical Bulletin ISTB-2018-02 City of Ottawa, March 2018. (ISTB-2018-02)

Ministry of Environment, Conservation and Parks:

- ◆ Stormwater Planning and Design Manual, Ministry of the Environment, March 2003. (MECP Stormwater Design Manual)
- ◆ Design Guidelines for Sewage Works, Ministry of the Environment, 2008. (MECP Sewer Design Guidelines)

Other:

- ◆ Water Supply for Public Fire Protection, Fire Underwriters Survey, 2020. (FUS Guidelines)

### 3.0 PRE-CONSULTATION SUMMARY

A pre-consultation meeting was conducted on August 11, 2021 regarding the proposed site. Specific design parameters to be incorporated within this design include the following:

- Pre-development and post-development flows shall be calculated using a time of concentration ( $T_c$ ) of 10 minutes.
- Control post-development flows to the pre-development flows with a combined C value of 0.50.
- Coordination with the RVCA is required to confirm quality control requirements.

The notes from the City of Ottawa can be found in Appendix 'B'.

## 4.0 WATERMAIN

### 4.1 Existing Watermain

The site is located within the 1E pressure zone, as per the Water Distribution System mapping included in Appendix C. There is an existing 203mm diameter UCI watermain within Lemieux Street. The watermain provides servicing to the municipal fire hydrant along the North side of Lemieux Street.

### 4.2 Proposed Watermain

Two new 150mm diameter PVC water services are proposed to service the development complete with water valves located at the property line. The water services are proposed to be serviced by the existing 203 mm diameter watermain within Lemieux Street. The services are designed to have a minimum of 2.4m cover. Refer to drawing C102 for a detailed servicing layout.

The Fire Underwriters Survey 2020 (FUS) method was utilized to determine the required fire flow for the site. The 'C' factor (type of construction) for the FUS calculation was determined to be 0.8 (non-combustible type). The total floor area ('A' value) for the FUS calculation was determined to be 5,214.0 m<sup>2</sup>. The results of the calculations yielded a required fire flow of 7,000 L/min. The detailed calculations for the FUS can be found in Appendix 'C'.

The water demands for the proposed building have been calculated to adhere to the Ottawa Design Guidelines – Water Distribution manual and can be found in Appendix 'C'. The results have been summarized in Table 1, below. In accordance with Section 4.3.1 of the guidelines, service areas with a basic day demand greater than 50 m<sup>3</sup>/day require a dual connection to the municipal system. The basic day demand for the development is estimated to be 304 m<sup>3</sup>/day, therefore a dual connection is required.

Table 1: Water Supply Design Criteria and Water Demands

Ste Area	0.143 ha
Residential	280 L/person/ day
1 Bedroom Apartment	1.4 persons/ unit
2 Bedroom Apartment	2.1 persons/ unit
Bachelor Apartment	1.4 persons/ unit
Maximum Daily Peaking Factor	2.5 x avg day
Maximum Hour Peaking Factor	5.5 x max day
Average Day Demand (L/s)	3.52
Maximum Daily Demand (L/s)	8.80
Peak Hourly Demand (L/s)	19.36
FUS Fire Flow Requirement (L/s)	116.66 (7,000 L/min)

The City provided the estimated water pressures at both for the average day scenario, peak hour scenario and the max day plus fire flow scenario for the demands indicated by the correspondence



in Appendix C. The resulting pressures for the boundary conditions results are shown in Table 2, below.

Table 2: Boundary Conditions Results

Scenario	Proposed Demands (L/s)	Connection HGL (m H <sub>2</sub> O)* / kPa
Average Day Demand	3.52	51.2 / 501.9
Maximum Daily + Fire Flow Demand	125.47	43.1 / 422.4
Peak Hourly Demand	19.36	42.9 / 420.5
* Adjusted for an estimated ground elevation of 67.34m above the connection point.		

The normal operating pressure range is anticipated to be 421 kPa to 502 kPa and will not be less than 275 kPa (40 psi) or exceed 689 kPa (100 psi).

To confirm the adequacy of fire flow to protect the proposed development, public fire hydrants within 150 m of the proposed building were analysed per City of Ottawa ISTB 2018-02 Appendix I Table 1. Based on City guidelines (ISTB-2018-02), the existing hydrants can provide adequate fire protection to the proposed development. The results are summarized in Table 3, below.

Table 3: Fire Protection Confirmation

Building	Fire Flow Demand (L/min.)	Fire Hydrant(s) within 75m	Fire Hydrant(s) within 150m	Combined Fire Flow (L/min.)
1209 St. Laurent Boulevard	7,000 (FUS)	3	3	28,500

## 5.0 SANITARY DESIGN

### 5.1 Existing Sanitary Sewer

There is an existing 525mm diameter concrete sanitary sewer within St. Laurent Boulevard.

### 5.2 Proposed Sanitary Sewer

A new 200 mm diameter gravity sanitary is proposed be connected to the existing 525 mm diameter sanitary sewer at the existing sanitary manhole (MHSA00412) within St. Laurent Boulevard. As no permanent structures are permitted in the 8 m setback along St. Laurent Boulevard it is anticipated monitoring would occur at MHSA00412. Refer to drawing C102 for a detailed servicing layout.

The peak design flows for the proposed building were calculated using criteria from the Ottawa Sewer Guidelines and are summarized in Table 4, below. Based on the unit occupancy statistics provided by the architect, the proposed site development will generate a flow of 11.54 L/s. See Appendix 'D' of this report for more details.

Table 4: Sanitary Design Criteria

Design Parameter	Value
Ste Area	0.43 ha
Residential	280 L/person/day
1 Bedroom Apartment	1.4 persons/unit
2 Bedroom Apartment	2.1 persons/unit
Bachelor Apartment	1.4 persons/unit
Residential Peaking Factor	3.22
Extraneous Flow Allowance	0.33 L/s/ha

Table 5, below, summarizes the estimated wastewater flow from the proposed development. Refer to Appendix D for detailed calculations.

Table 5: Summary of Estimated Sanitary Flow

Design Parameter	Total Flow (L/s)
Total Estimated Average Dry Weather Flow	3.61
Total Estimated Peak Dry Weather Flow	11.42
Total Estimated Peak Wet Weather Flow	11.54

The proposed 200 mm diameter gravity sanitary service will be installed with a minimum full flow target velocity (cleansing velocity) of 0.6 m/s and a full flow velocity of not more than 3.0 m/s. The capacity of the service lateral is 33.74 L/s at a proposed slope of 1.00%. Due to the complexity of the downstream network, the City will need to advise of any downstream constraints. See Appendix 'D' of this report for more details.

## 6.0 STORM SEWER DESIGN

### 6.1 Existing Storm Sewers

Water runoff from the site is currently tributary to the Rideau River within the Lower Rideau sub-watershed. The subject property is currently serviced by a catch basin on the east side of the site and municipal catch basins within St. Laurent Boulevard. There is an existing 600mm diameter storm sewer within St. Laurent Boulevard that is available to service the site.

### 6.2 Proposed Storm Sewers

A new 250 mm storm service will be extended from the existing 600 mm diameter storm sewer within St Laurent Boulevard. The sewer system will provide attenuation for the roof area and drive aisle/entrance area by an internal cistern complete with a Tempest MHF-A ICD or an approved equivalent. A cistern detail prepared by the Mechanical Engineer is available in Appendix G.

Foundation drainage is proposed to be conveyed without flow attenuation via the 250 mm diameter storm service downstream of any cistern controls.

See COO-22-1215 - POST include in Appendix F of this report for more details. The Stormwater Management design for the subject property will be outlined in Section 7.0 of this report.

## 7.0 PROPOSED STORMWATER MANAGEMENT

### 7.1 Design Criteria and Methodology

Stormwater management for the proposed site will be maintained through the use of an internal cistern and will collect runoff from the at-grade areas within the site. The flow will be directed to the existing 600 mm diameter storm sewer within St. Laurent Boulevard.

In summary, the following design criteria have been employed in developing the stormwater management design for the site as directed by the RVCA and City:

#### Quality Control

- Based on the distance to the downstream storm outlet being over 2 Km, the RVCA does not require on-site water quality treatment. Refer to Appendix B for correspondence with the RVCA.

#### Quantity Control

- Pre-development and post-development flows shall be calculated using a time of concentration ( $T_c$ ) of 10 minutes.
- Control post-development flows to the pre-development flows with a combined C value of 0.50.

Based on further coordination with City staff, the stormwater management criteria for the site are to control post-development flows to the pre-development 5-year storm event with a maximum runoff coefficient of 0.50. Refer to Appendix B.

### 7.2 Runoff Calculations

Runoff calculations presented in this report are derived using the Rational Method, given as:

$$Q = 2.78 CIA \text{ (L/s)}$$

Where	C	= Runoff coefficient
	I	= Rainfall intensity in mm/hr (City of Ottawa IDF curves)
	A	= Drainage area in hectares

It is recognized that the Rational Method tends to overestimate runoff rates. As a result, the conservative calculation of runoff ensures that any SWM facility sized using this method is expected to function as intended.

The following coefficients were used to develop an average C for each area:

Roofs/ Concrete/ Asphalt	0.90
Gravel	0.60
Undeveloped and Grass	0.20

As per the City of Ottawa - Sewer Design Guidelines, the 5-year balanced 'C' value must be increased by 25% for a 100-year storm event to a maximum of 1.0.

As per the pre-consultation meeting with the City of Ottawa the time of concentration (Tc) used for pre-development shall be calculated using a Tc of 10 minutes and post-development flows shall be calculated using a Tc of 10 minutes.

### 7.3 Pre-Development Drainage

It has been assumed that the site contains no stormwater management controls for flow attenuation. The estimated pre-development peak flows for the 5, and 100-year events are summarized below in Table 6. See COO-22-1215 - PRE in Appendix E and Appendix G for calculations.

Table 6: Pre-Development Runoff Summary

Drainage Area	Area (ha)	Q (L/s)	
		5-Year	100-Year
A1	0.428	45.52	91.17

### 7.4 Post-Development Drainage

The proposed site drainage limits are demonstrated on the Post-Development Drainage Area Plan. See COO-22-1215 - POST in Appendix 'F' of this report for more details. Based on the quantity control criteria discussed in section 7.1, post development drainage is to be limited to a maximum release rate of 45.52 L/S. A summary of the Post-Development Runoff Calculations can be found below.

Table 7: Post-Development Runoff Summary

Drainage Area	Area (ha)	5-year Peak Flow (L/s)	100-year Peak Flow (L/s)	100-year Storage Required (m <sup>3</sup> )	100-year Storage Available (m <sup>3</sup> )
B1	0.295	9.41	18.19	103.86	103.86
B2	0.133	13.60	27.33	-	-
Total	0.428	23.01	45.52	103.86	103.86

Runoff for area B1 will be collected by roof drains (uncontrolled) and surface drains and conveyed to the internal cistern. The 103.86 m<sup>3</sup> internal cistern is anticipated to convey stormwater to the outlet at a maximum flow rate of 13.60 L/s and 27.33 L/s for the 5 and 100-year storms, respectively. Flows in excess of the 100-year storm event will need to be directed towards St. Laurent Boulevard via a cistern overflow. A cistern detail provided by the Mechanical Engineer and complete storm calculations are included in Appendix G.

Foundation drainage is proposed to be conveyed without flow attenuation via the 250 mm storm service, downstream of cistern controls.

## 8.0 EROSION AND SEDIMENT CONTROL

### 8.1 Temporary Measures

Before construction begins, temporary silt fence, straw bale or rock flow check dams will be installed at all natural runoff outlets from the property. It is crucial that these controls be maintained throughout construction and inspection of sediment and erosion control will be facilitated by the Contractor or Contract Administration staff throughout the construction period.

Silt fences will be installed where shown on the final engineering plans, specifically along the downstream property limits. The Contractor, at their discretion or at the instruction of the City, Conservation Authority or the Contract Administrator shall increase the quantity of sediment and erosion controls on-site to ensure that the site is operating as intended and no additional sediment finds its way off site. The rock flow, straw bale & silt fence check dams and barriers shall be inspected weekly and after rainfall events. Care shall be taken to properly remove sediment from the fences and check dams as required. Fibre roll barriers are to be installed at all existing curb inlet catchbasins and filter fabric is to be placed under the grates of all existing catchbasins and manholes along the frontage of the site and any new structures immediately upon installation. The measures for the existing/proposed structures is to be removed only after all areas have been paved. Care shall be taken at the removal stage to ensure that any silt that has accumulated is properly handled and disposed of. Removal of silt fences without prior removal of the sediments shall not be permitted.

Although not anticipated, work through winter months shall be closely monitored for erosion along sloped areas. Should erosion be noted, the Contractor shall be alerted and shall take all necessary steps to rectify the situation. Should the Contractor's efforts fail at remediating the eroded areas, the Contractor shall contact the City and/or Conservation Authority to review the site conditions and determine the appropriate course of action. As the ground begins to thaw, the Contractor shall place silt fencing at all required locations as soon as ground conditions warrant. Please see the Site Grading, Drainage and Sediment & Erosion Control Plan for additional details regarding the temporary measures to be installed and their appropriate OPSD references.

### 8.2 Permanent Measures

Rip-rap will be placed at all locations that have the potential for concentrated flow. It is crucial that the Contractor ensure that the geotextile is keyed in properly to ensure runoff does not undermine the rip rapped area. Additional rip rap is to be placed at erosion prone locations as identified by the Contractor / Contract Administrator / City or Conservation Authority.

It is expected that the Contractor will promptly ensure that all disturbed areas receive topsoil and seed/sod and that grass be established as soon as possible. Any areas of excess fill shall be removed or levelled as soon as possible and must be located a sufficient distance from any watercourse to ensure that no sediment is washed out into the watercourse. As the vegetation growth within the



site provides a key component to the control of sediment for the site, it must be properly maintained once established. Once the construction is complete, it will be up to the landowner to maintain the vegetation and ensure that the vegetation is not overgrown or impeded by foreign objects.

## 9.0 SUMMARY

- 30-storey residential towers are proposed be constructed at 1209 St. Laurent Boulevard.
- Two 150 mm diameter water services are proposed to be connected to the existing 200 mm diameter within Lemieux Street.
- A new 200 mm diameter sanitary service is proposed to service the development via the 525 mm diameter sanitary sewer within St. Laurent Boulevard tributary to the Cyrville Road collector.
- A new 250 mm storm service for rooftop, surface, and foundation drainage is proposed to service the development. The storm service will connect to the 600mm diameter storm sewer within St. Laurent Boulevard, tributary to the Ottawa River approximately 2.4 Km downstream.
- Storage for the 5- through 100-year storm events will be provided through internal cistern attenuation.
- The RVCA does not have any specific quality control requirements for the site.

## 10.0 RECOMMENDATION

Based on the information presented in this report, we recommend that City of Ottawa approve this Servicing and Stormwater Management Report in support of the proposed development at 1209 St. Laurent Boulevard

This report is respectfully being submitted for approval.

Regards,

McIntosh Perry Consulting Engineers Ltd.



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## 11.0 STATEMENT OF LIMITATIONS

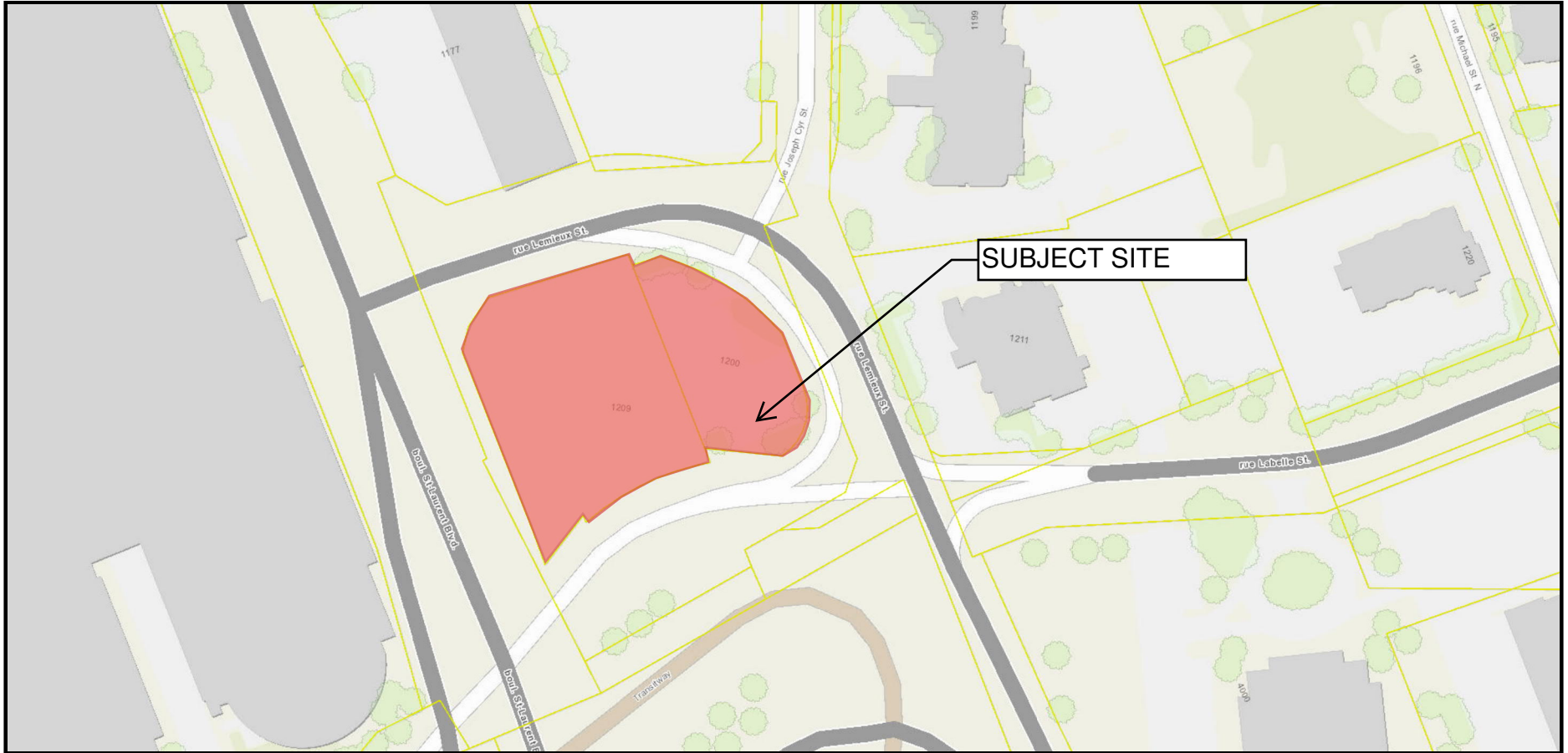
This report was produced for the exclusive use of 1209 St. Laurent Limited Partnership. The purpose of the report is to assess the existing stormwater management system and provide recommendations and designs for the post-construction scenario that are in compliance with the guidelines and standards from the Ministry of the Environment, Conservation and Parks, City of Ottawa and local approval agencies. McIntosh Perry reviewed the site information and background documents listed in Section 2.0 of this report. While the previous data was reviewed by McIntosh Perry and site visits were performed, no field verification/measures of any information were conducted.

Any use of this review by a third party, or any reliance on decisions made based on it, without a reliance report is the responsibility of such third parties. McIntosh Perry accepts no responsibility for damages, if any, suffered by any third party as a result of decisions or actions made based on this review.

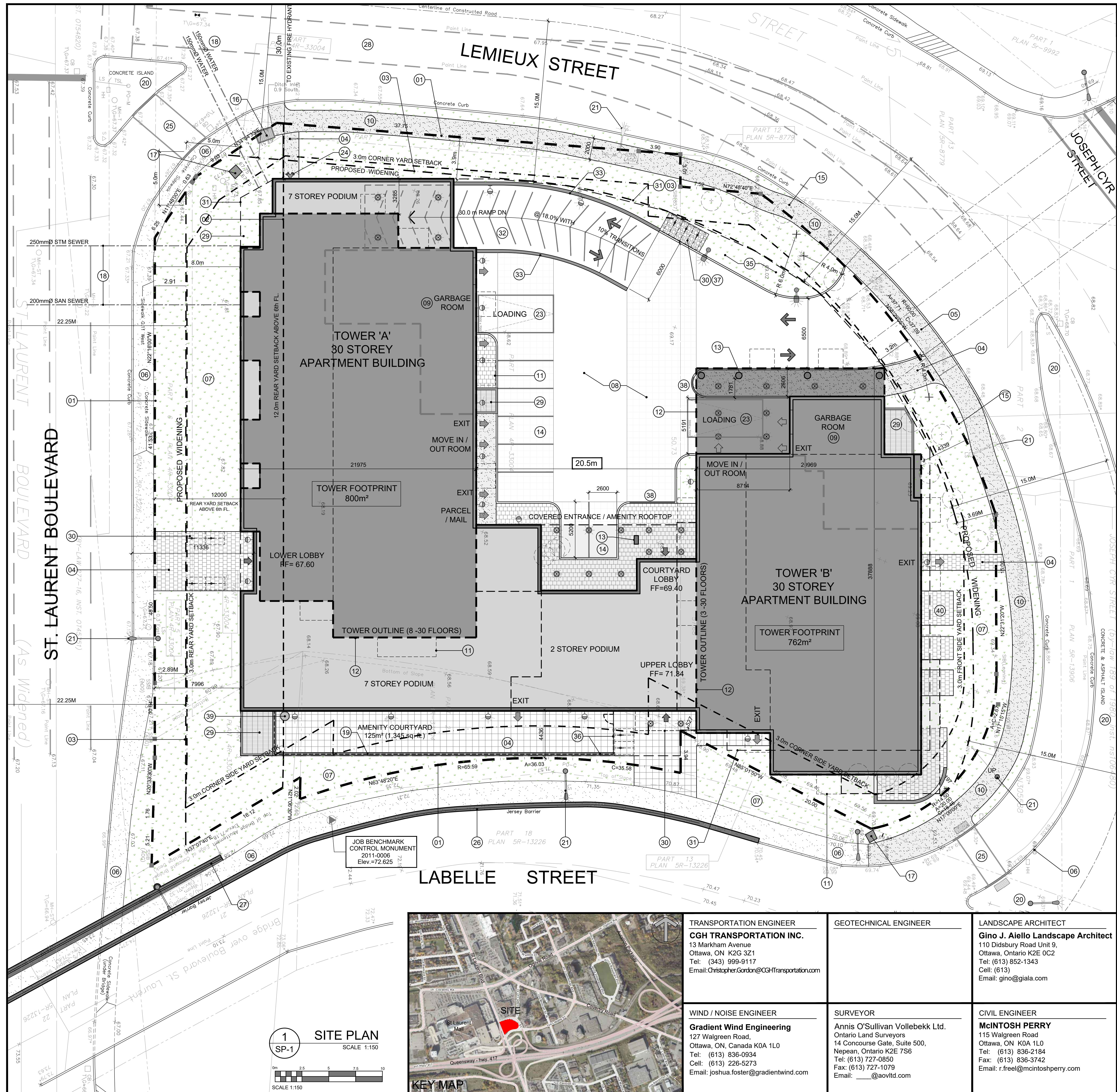
The findings, conclusions and/or recommendations of this report are only valid as of the date of this report. No assurance is made regarding any changes in conditions subsequent to this date. If additional information is discovered or becomes available at a future date, McIntosh Perry should be requested to re-evaluate the conclusions presented in this report, and provide amendments, if required.

**APPENDIX A  
SITE LOCATION PLAN**

# LOCATION PLAN: 1209 ST. LAURENT BOULEVARD



**APPENDIX B**  
**CITY OF OTTAWA PRE-CONSULTATION NOTES**



**PROJECT INFORMATION**

Zoning By-law 2006-250 Consolidation	TD3	SITE AREA	0.428 ha	4,279.77 sq. m	31,399 sq. ft.
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>			
BUILDING HEIGHT	30 STOREYS / 90.0m	30 STOREYS / 95.0m			
GRADE (GEODETIC ELEVATION - ASL)	69.20m ASL	69.20m ASL			
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m	4.6m			
DENSITY - MINIMUM 350 units/hectare	122 UNITS	276 UNITS			
TOWER SEPARATION	24.0m	20.5m			
FRONT YARD SETBACK	3.0m	0.0m			
CORNER YARD SETBACK (North - Lemieux / South - Labelle)	3.0m / 3.0m	3.0m / 3.0m			
REAR YARD SETBACK (GROUND TO 5th FLOOR)	0.0m	8.0m			
REAR YARD SETBACK (ABOVE 6th STOREY)	12.0m	8.0m			
PUBLIC STREET SETBACK FOR BUILDINGS WITHIN 10m OF A LOT LINE AT EITHER 2nd THROUGH 7th FLOOR	2.5m	0.0m			
AMENITY AREA - TOTAL PER UNIT	6.0m <sup>2</sup>	7.0m <sup>2</sup>			
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0m <sup>2</sup>	3.2m <sup>2</sup>			
AMENITY AREA - 2.0% OF LOT EXTERIOR AT GRADE COMMUNAL	85.6m <sup>2</sup>	125.0m <sup>2</sup>			
VEHICLE PARKING - RESIDENTIAL (AREA "Z" - MIN. 0 / MAX. 1.75 PER UNIT)	NOT REQUIRED	299			
VEHICLE PARKING - VISITOR ONLY (MAX. 30 PER BUILDING AFTER 12 UNITS)	60	60			
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	322	658			
BICYCLE PARKING - VISITOR ONLY (MAX. 30 PER BUILDING AFTER 12 UNITS)	60	60			
AMENITY AREA - 2.0% OF LOT EXTERIOR AT GRADE COMMUNAL	6.0m / 6.7m	6.0m			
ACTIVE STREET FRONTAGE FOR ST. LAURENT (50% OF LOT WIDTH)	29.26m L	49.0m L			

**DRAWING NOTES**

- PROPERTY LINE
- BUILDING SETBACKS
- PROPOSED ROAD WIDENING
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS, SEE CIVIL
- EXISTING STREET CURB AND SIDEWALK
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- ASPHALT DRIVING SURFACE / PARKING LOT WITH BARRIER CURB
- INTERNAL GARBAGE ROOM
- 2.0m WIDE CONCRETE SIDEWALK
- OUTLINE OF PRIVATE BALCONY ABOVE
- OUTLINE OF TOWER ABOVE
- STRUCTURAL SUPPORT FOR BUILDING ABOVE
- SURFACE PARKING SPACE 2.6 X 5.2 M
- EXISTING TREE TO BE REMOVED
- EXISTING STORM GRATE
- EXISTING UTILITY KIOSK
- PROPOSED SERVICES
- RETAINING WALL, SEE CIVIL FOR HEIGHT
- EXISTING CONCRETE / ASPHALT ISLAND
- EXISTING UTILITY / LIGHT POLE
- 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
- 3.5 X 7.0m LOADING SPACE
- SIAMSE CONNECTION
- EXISTING CROSSWALK WITH DEPRESSED CURBS
- EXISTING CONCRETE JERSEY BARRIER
- EXISTING CONCRETE OVERPASS GUARDRAIL WITH METAL PIPE RAILING
- EXISTING FIRE HYDRANT
- INTAKE / EXHAUST GRILL
- BICYCLE PARKING SPACE WITH RACK
- OUTLINE OF BELOW GRADE PARKING DECK
- HEATED GARAGE RAMP WITH TRENCH DRAIN
- CONCRETE RETAINING WALL WITH GUARD RAILING
- RELOCATE UTILITY / LIGHT POLE AS NEEDED
- TEMPORARY SNOW STORAGE
- PRIVACY FENCE
- WASHED PEA-STONE SURFACE
- DEPRESSED CURB
- ACCESS TO INTERNAL CISTERN
- AT GRADE PRIVATE PATIOS

**GROSS BUILDING FLOOR AREA**  
(OTTAWA ZONING DEFINITION)

BELOW GRADE PARKING LEVEL	0.0 sq. m	0.0 sq. m	0.0 sq. m
GROUND FLOOR	199.6 sq. m	2,149.8 sq. m	2,349.4 sq. m
2nd FLOOR - TOWER 'A'	694.6 sq. m	7,477.7 sq. m	8,172.3 sq. m
2nd FLOOR - TOWER 'B'	485.5 sq. m	5,226.5 sq. m	5,712.0 sq. m
3rd - 7th FLOOR - TOWER 'A'	5 x 864.9 sq. m	4,324.6 sq. m	4,809.5 sq. m
3rd - 7th FLOOR - TOWER 'B'	5 x 931.0 sq. m	4,655.0 sq. m	5,146.0 sq. m
8th FLOOR - TOWER 'A'	5 x 644.8 sq. m	3,224.2 sq. m	3,769.0 sq. m
8th FLOOR - TOWER 'B'	5 x 638.1 sq. m	3,190.5 sq. m	3,628.6 sq. m
9th - 20th FLOOR - TOWER 'A'	12 x 622.8 sq. m	7,473.8 sq. m	8,096.6 sq. m
9th - 20th FLOOR - TOWER 'B'	12 x 670.4 sq. m	8,044.8 sq. m	8,715.2 sq. m
21st - 30th FLOOR - TOWER 'A'	10 x 628.8 sq. m	6,288.8 sq. m	6,917.6 sq. m
21st - 30th FLOOR - TOWER 'B'	10 x 638.1 sq. m	6,381.1 sq. m	6,919.2 sq. m
9th - 30th FLOOR - TOWER 'B'	22 x 587.3 sq. m	12,921.3 sq. m	13,908.4 sq. m
9th - 30th FLOOR - TOWER 'A'	22 x 632.2 sq. m	13,908.4 sq. m	14,916.8 sq. m
<b>TOTAL AREA ABOVE GRADE</b>	<b>36,797.9 sq. m</b>	<b>396,089 sq. m</b>	<b>432,887 sq. m</b>

**UNIT STATISTICS**

	TOWER A	TOWER B	TOTAL
STUDIO	15	18	33
1 BEDROOM UNIT	184	164	348
2 BEDROOM UNIT	136	127	263
<b>TOTAL</b>	<b>335</b>	<b>309</b>	<b>644</b>

**CAR PARKING**

**REQUIRED**

VISITOR - TOWER A	- 0.1 PER UNIT AFTER 12 UNITS	30
VISITOR - TOWER B	- 0.1 PER UNIT AFTER 12 UNITS	30
<b>TOTAL</b>		<b>60</b>

MAXIMUM PARKING AS PER TABLE 103 = 1.75 PER UNIT 1,175

**PROVIDED**

RESIDENCE	- 0.46 PER UNIT (644 UNITS)	299
VISITOR	- 0.093 PER UNIT (644 UNITS)	60
<b>TOTAL</b>		<b>359</b>

STANDARD PARKING SPACE 2.6m X 5.2m  
SMALL CAR PARKING SPACE 2.4m X 4.6m  
LOADING SPACE 3.5m X 7.0m

**BICYCLE PARKING**

**REQUIRED**

	- 0.5 PER UNIT (644 UNITS)	322
--	----------------------------	-----

**PROVIDED**

INTERIOR	322
EXTERIOR	14
<b>TOTAL</b>	<b>336</b>

**AMENITY AREA**

GRADE EXTERIOR - COMMUNAL	125.0 sq. m
1st FLOOR INTERIOR - COMMUNAL	546.0 sq. m
2nd FLOOR INTERIOR - COMMUNAL	467.0 sq. m
2nd FLOOR TERRACE - COMMUNAL	114.0 sq. m
31st FLOOR INTERIOR - COMMUNAL	245.0 sq. m
31st FLOOR TERRACE - COMMUNAL	548.0 sq. m
BALCONIES / TERRACE - PRIVATE	2,500.0 sq. m
<b>TOTAL</b>	<b>4,545.0 sq. m</b>
TOTAL COMMUNAL	2,045.0 sq. m
REQUIRED (644 UNITS X 6 m <sup>2</sup> ) = 3,864 sq. m	
REQUIRED COMMUNAL @ 50% = 1,022 sq. m	

**SITE COVERAGE**

BUILDING FOOTPRINT	46.3%	1,879.5 sq. m
DRIVING SURFACE	17.9%	766.4 sq. m
LANDSCAPE AREA	35.8%	1,533.9 sq. m
<b>TOTAL</b>	<b>100.0%</b>	<b>4,279.77 sq. m</b>

**REFUGES REQUIREMENT (644 UNITS)**

GARBAGE	- 0.11 PER UNIT	71 YARDS
RECYCLING GMP	- 0.018 PER UNIT	12 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	25 YARDS
COMPOST	- 240L PER 50 UNITS	7

**LEGAL DESCRIPTION**  
PLAN OF SURVEY OF PART OF LOTS 4 and 14 REGISTERED PLAN 23 CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

**PROJECT DEVELOPER**  
**Canderel**  
900 - 2000 Peel Street, Montreal Qu. H3A 2W5  
Tel.: (514) 944-1420  
E-Mail: mbelanger@canderel.com

**PROJECT DEVELOPER**  
**FENGATE Asset. Management**  
TD North Tower  
77 King Street West, Suite 3410  
Toronto, Ontario, M5K 1H1  
Tel.: (647) 966-5021  
Cell: (647)  
E-Mail: andrew.konev@fengate.com

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

**NOTATION SYMBOLS:**

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

**REVISIONS:**

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC ROUND 1 CITY COMMENT	Dec. 22
2	REVISED AS PER OWNER REQUEST	Nov. 11, 22
3	ISSUED FOR GENERAL UPDATES	July 12, 22
4	ISSUED FOR SPC APPLICATION	May 20, 22
5	ISSUED FOR OWNER / CONSULTANT REVIEW	May 18, 22
6	ISSUED FOR OWNER / CONSULTANT REVIEW	May 13, 22
7	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr. 27, 22
8	ISSUED FOR DESIGN CONCEPT	Apr. 12, 22

ARCHITECT SEAL: **RODERICK LAHEY ARCHITECT INC.** LICENSE #4375  
SEAL DATE: STAMP DATE

CLIENT: **FENGATE** Asset Management  
**Canderel**

ARCHITECT: **RODERICK LAHEY ARCHITECT INC.**  
56 Beech Street, Ottawa, Ontario K1S 3J6  
1.613.724.9932 1.613.724.1209 www.roderricklahey.ca

1209 ST LAURENT BLVD.  
OTTAWA ONTARIO  
SHEET TITLE: **SITE PLAN**

**TRANSPORTATION ENGINEER**  
**CGH TRANSPORTATION INC.**  
13 Markham Avenue  
Ottawa, ON K2G 3Z1  
Tel: (613) 999-9117  
Email: Christopher.Gordon@CGHTransportation.com

**GEOTECHNICAL ENGINEER**

**LANDSCAPE ARCHITECT**  
**Gino J. Aiello Landscape Architect**  
110 Didsbury Road Unit 9,  
Ottawa, Ontario K2E 0C2  
Tel: (613) 836-2184  
Cell: (613)  
Email: gino@giatala.com

**LEGAL DESCRIPTION**  
PLAN OF SURVEY OF PART OF LOTS 4 and 14 REGISTERED PLAN 23 CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

**PROJECT DEVELOPER**  
**Canderel**  
900 - 2000 Peel Street, Montreal Qu. H3A 2W5  
Tel.: (514) 944-1420  
E-Mail: mbelanger@canderel.com

**PROJECT DEVELOPER**  
**FENGATE Asset. Management**  
TD North Tower  
77 King Street West, Suite 3410  
Toronto, Ontario, M5K 1H1  
Tel.: (647) 966-5021  
Cell: (647)  
E-Mail: andrew.konev@fengate.com

**WIND / NOISE ENGINEER**  
**Gradient Wind Engineering**  
127 Walgreen Road,  
Ottawa, ON, Canada K0A 1L0  
Tel: (613) 836-0934  
Cell: (613) 226-5273  
Email: joshua.foster@gradientwind.com

**SURVEYOR**  
**Annis O'Sullivan Vollebakk Ltd.**  
Ontario Land Surveyors  
14 Concourse Gate, Suite 500,  
Nepean, Ontario K2E 7S6  
Tel: (613) 727-0850  
Fax: (613) 727-1079  
Email: @aovttd.com

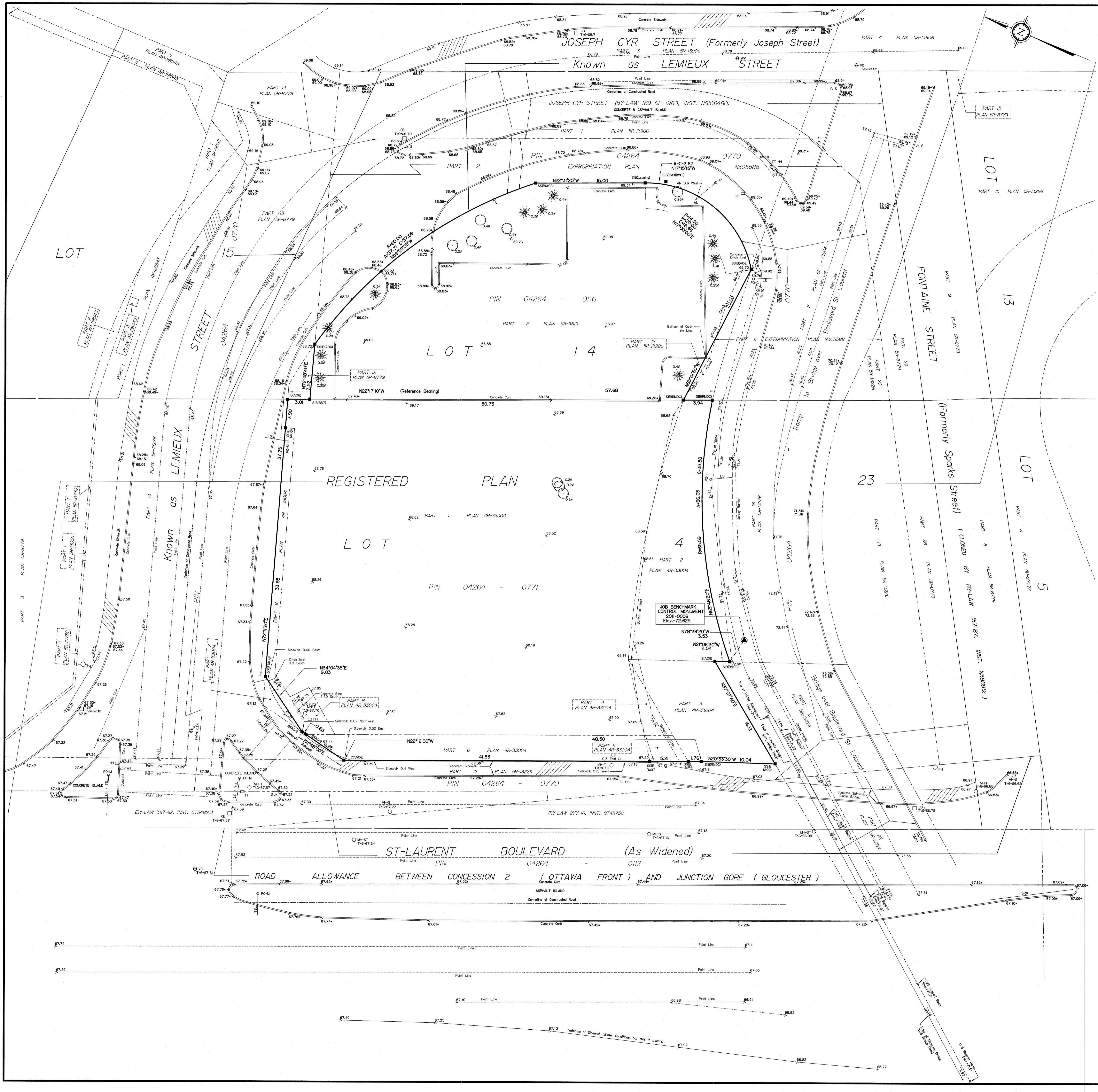
**CIVIL ENGINEER**  
**McINTOSH PERRY**  
115 Walgreen Road  
Ottawa, ON K0A 1L0  
Tel: (613) 836-3742  
Cell: (613)  
Email: r.freel@mcintoshperry.com

**URBAN PLANNER**  
**Fotenn Consultants Inc.**  
396 Cooper Street, Suite 300  
Ottawa, ON Canada, K2P 2H7  
Tel.: (613) 730-5709  
Fax: (613) 730-1136  
E-Mail: black@fotenn.com

**PROJECT DEVELOPER**  
**FENGATE Asset. Management**  
TD North Tower  
77 King Street West, Suite 3410  
Toronto, Ontario, M5K 1H1  
Tel.: (647) 966-5021  
Cell: (647)  
E-Mail: andrew.konev@fengate.com

**DRAWN:** RV  
**CHECKED:** R.I.  
**SCALE:** 1:150  
**SHEET No.:** SP-1  
**PROJECT No.:** 2203





**PLAN OF SURVEY OF  
PART OF LOTS 4 and 14  
REGISTERED PLAN 23  
CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 250  
  
 Metric  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**Surveyor's Certificate**  
 I, THE SURVEYOR, CERTIFY THAT:  
 1. This survey and plan are correct and in accordance with the Survey Act and the Regulations made under the Survey Act and the regulations made under the Survey Act.  
 2. The survey was completed on the 7th day of March, 2022.  
 Date: March 19, 2022  
 Andrew J. Brotham  
 Ontario Land Surveyor

**Notes & Legend**

Denotes	Survey Monument Found
—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CC	Cut Cross
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd. (AOG) Plan dated August 18, 2021
(PI)	(AOG) Plan dated August 18, 2021
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MH-S	Maintenance Hole (Sanitary)
○ MH-T	Maintenance Hole (Traffic)
○ MH-H	Maintenance Hole (Hydro)
○ VC	Valve Chamber (Watermain)
○ UP	Utility Pole
○ AN	Anchor
○ LS	Light Standard
□ CB	Catch Basin
□ DI	Ditch Inlet
○ FH	Fire Hydrant
Inv.	Invert
T/G	Top of Grate
△ S	Sign
○ PO-M	Metal Pole
○ PO-C	Concrete Pole
TSL	Traffic Light
□ HL	Handhole
C/L	Centreline
U/S	Underside
○	Location of Elevations
○	Top of Concrete Curb / Jersey Barrier Elevation
○	Deciduous Tree
○	Coniferous Tree

All bearing and distances between found survey monuments are (P) & Meas. unless otherwise noted.  
 Bearings are grid, derived from the easterly limit of Part 1 Plan 4R-33004 shown to be N22°17'10"W thereon and are referenced to MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

SITE AREA = 4280.7 m<sup>2</sup>

**ELEVATION NOTES**  
 1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.  
 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.

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

ASSOCIATION OF ONTARIO LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 V-22635

THIS PLAN IS NOT VALID UNLESS IT IS AN UNREPRODUCED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1029, Section 29 (2).

ANIS, O'SULLIVAN, VOLLEBEK LTD.  
 14 Concourse Gate, Suite 500  
 Nepean, Ont. K2E 7S6  
 Phone: (613) 727-0850 / Fax: (613) 727-1079  
 Email: [Info@AnnisO.com](mailto:Info@AnnisO.com)

Ontario Land Surveyors (Reg. No. 21851-21 Condon, P.L. 4, R. 23 T.F.)

**Site Plan Pre- Application Consultation Notes**

**Date:** August 11, 2021

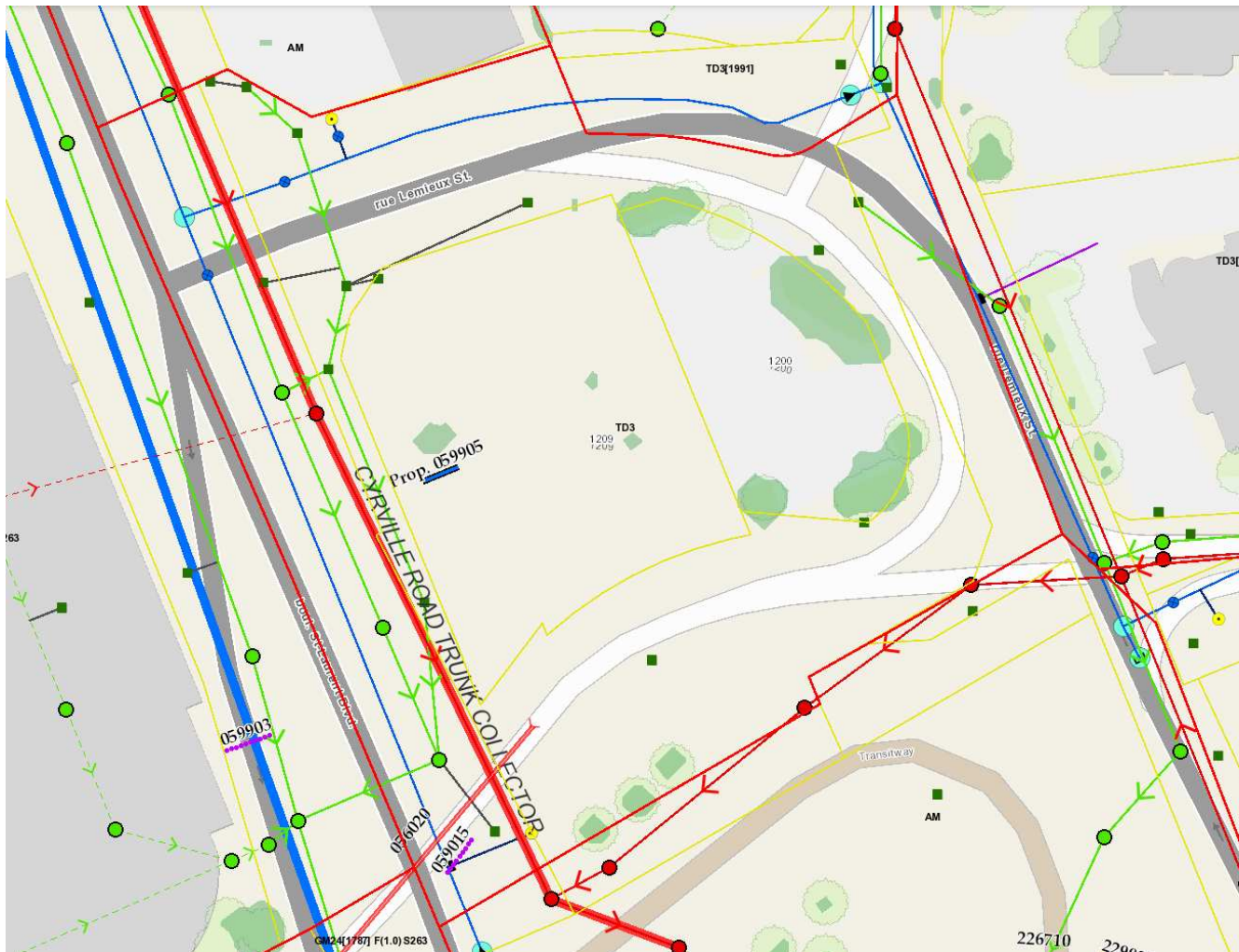
**Site Location:** 1209 St. Laurent Blvd. & 1200 Lemieux St.

**Type of Development:**  Residential ( townhomes,  stacked,  singles,  apartments),  Office Space,  Commercial,  Retail,  Institutional,  Industrial, Other: N/A

**Project Manager:** Will Curry / Natasha Baird

**Planner:** Michael Boughton

**Infrastructure**



**Water**

Water District Plan No: 372-031

Existing public services:

- St-Laurent Blvd – 406mm UCI
- Lemieux St (North side of site) – 203mm UCI
- Lemieux St (East side of site) – 152mm CI

**Boundary conditions:**

Civil consultant must request boundary conditions from the City's assigned Project Manager prior to first submission.

- Water boundary condition requests must include the location of the service(s) and the expected loads required by the proposed developments. Please provide all the following information:
  - Location of service(s)
  - Type of development and the amount of fire flow required (as per FUS, 1999).
  - Average daily demand: \_\_\_ l/s.
  - Maximum daily demand: \_\_\_ l/s.
  - Maximum hourly daily demand: \_\_\_ l/s.
- Fire protection (Fire demand, Hydrant Locations)

### General comments

- At time of Site Plan Control, a water meter sizing questionnaire [water card] will have to be completed prior to receiving a water permit (water card will be provided post approval).
- Service areas with a basic demand greater than 50 m<sup>3</sup>/day shall be connected with a minimum of two water services, separated by an isolation valve, to avoid creation of vulnerable service area.

### Sanitary Sewer

---

Existing public services:

- St-Laurent Blvd – 525mm concrete trunk sewer, connection not permitted due to the surcharging.
- Lemieux St – 250mm asbestos concrete

Is a monitoring manhole required on private property?  **Yes**  **No**

### General comments

- It was noted that the provision of sanitary services could provide a challenge for the site development. The sanitary connection should be taken from Lemieux Street. Any further questions concerning the servicing of the site should be directed to Will Curry.
- No direct sanitary service connection to the collector on St. Laurent Blvd. is permitted; an off-line MH and private sewer is permitted to connect.
- Any premise in which there is commercial or institutional food preparation shall install a grease and oil inceptor on all fixtures.
- The Environmental Site Assessment (ESA) may provide recommendations where site contamination may be present. The recommendations from the ESA need to be coordinated with the servicing report to ensure compliance with the Sewer Use By-Law.

### Storm Sewer and Stormwater Management

---

Existing public services:

- St-Laurent Blvd – 400mm and 600mm trunk sewers both concrete
- Lemieux St – 300mm Concrete

### General comments

- Design Criteria – The following site design criteria are provide for your consideration and action.
  - Coordination with the RVCA and Hydro Ottawa will be required.
  - Pre to post – Post C of .5
  - Pre tc 20; post tc 10
  - Onsite – design for 2-year or 5-year pipe and store up to 100-year on site.
  - No 2 year-ponding.
  - Permissible ponding of 350mm for 100-year event.
  - At 100-year ponding elevation, you must spill to City ROW.
  - Spill elevation must be 300mm lower than any building opening (includes ramps).
  - Require MHs just inside the property line. The site is required to accommodate the road drainage and the existing flow out-letting from the culverts towards the river.

Quality Control:

- Rideau Valley Conservation Authority to confirm quality control requirements.

### Ministry of Environment, Conservation and Parks (MECP)

This site will require an ECA if sewers are servicing more than one parcel through transfer of review.

**NOTE: Site Plan Approval, or Draft Approval, is required before any ECA application is sent.**

### General Service Design Comments

---

- The City of Ottawa requests that all new services be located within the existing service trench to minimize necessary road cuts.
- Monitoring manholes should be located within the property near the property line in an accessible location to City forces and free from obstruction (i.e. not a parking).

- Where service length is greater than 30 m between the building and the first maintenance hole / connection, a cleanout is required.
- Manholes are required for connections to sanitary or combined trunk sewers as per City of Ottawa Standards S13.
- The City of Ottawa Standard Detail Drawings should be referenced where possible for all work within the Public Right-of-Way.
- The upstream and downstream manhole top of grate and invert elevations are required for all new sewer connections.
- Services crossing the existing watermain or sewers need to clearly provide the obvert/invert elevations to demonstrate minimum separation distances. A watermain crossing table may be provided.

### **Geotechnical and Slope Stability Analysis**

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- This development requires a geotechnical analysis and a slope stability analysis prior to the OPA to determine the developable lands. The site is adjacent to a waterway and is on sensitive clays with a slope. The City will require geotechnical information to ensure that the height and type of building supported by the OPA and ZA is satisfied.
- Provide an updated geotechnical report and slope stability analysis certified by a qualified engineer.
- Development shall comply to the current City of Ottawa Geotechnical Guideline: <https://documents.ottawa.ca/sites/documents/files/documents/cap137602.pdf>
- Development shall comply to the current City of Ottawa Slope Stability Guidelines for Development Applications: <https://documents.ottawa.ca/sites/documents/files/documents/cap137604.pdf>

### **Environmental Site Assessment**

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- As per the Official Plan, the environmental site assessment shall be completed as per Environmental Protection Act - O. Reg. 153/04, Part VII & VIII.
- Any reports older than 2 years shall be updated.

### **Other**

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At time of site plan control application, it will be required to verify if:

- Capital Works Projects will be within proximity to application.
- Watermain Frontage Fees are applicable.
- Minimum Drawing and File Requirements for all Plans - The following plans and drawing requirements apply.
- Plans are to be submitted on standard A1 size (594mm x 841mm) sheets, utilizing an appropriate metric scale (1:200, 1:250, 1:300, 1:400, or 1:500).
- With all submitted hard copies, provide individual PDF of the DWGs and for reports please provide one PDF file of the reports. All PDF documents are to be unlocked and flattened.
- No reports submitted are to be older than 5 years.
- Existing drawings are available from [informationcentre@ottawa.ca](mailto:informationcentre@ottawa.ca).

### **References and Resources**

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- As per section 53 of the Professional Engineers Act, O. Reg 941/40, R.S.O. 1990, all documents prepared by engineers must be signed and dated on the seal.
- All required plans are to be submitted on standard A1 size sheets (594mm x 841mm) sheets, utilizing a reasonable and appropriate metric scale as per City of Ottawa Servicing and Grading Plan Requirements: title blocks are to be placed on the right of the sheets and not along the bottom. Engineering plans may be combined, but the Site Plans must be provided separately. Plans shall include the survey monument used to confirm datum. Information shall be provided to enable a non-surveyor to locate the survey monument presented by the consultant.

- All required plans & reports are to be provided in \*.pdf format (at application submission and for any, and all, re-submissions)
- Please find relevant City of Ottawa Links to Preparing Studies and Plans below:  
<https://ottawa.ca/en/city-hall/planning-and-development/information-developers/development-application-review-process/development-application-submission/guide-preparing-studies-and-plans#standards-policies-and-guidelines>
- To request City of Ottawa plan(s) or report information please contact the City of Ottawa Information Centre:  
[InformationCentre@ottawa.ca](mailto:InformationCentre@ottawa.ca)<mailto:InformationCentre@ottawa.ca>  
(613) 580-2424 ext. 44455
- geoOttawa  
<http://maps.ottawa.ca/geoOttawa/>

Ryan Robineau

---

From: Jamie Batchelor <jamie.batchelor@rvca.ca>  
Sent: May 20, 2022 9:07 AM  
To: Ryan Robineau  
Subject: RE: 1200 & 1209 St Laurent Boulevard Quality Control Requirement

Good Morning Ryan,

Based on the distance to the downstream outlet being over 2km, the RVCA will not require additional on-site water quality treatment. We do recommend that you explore opportunities to incorporate LID measures into the stormwater management strategy for the site.

Jamie Batchelor, MCIP, RPP  
Planner, ext. 1191  
[Jamie.batchelor@rvca.ca](mailto:jamie.batchelor@rvca.ca)



3889 Rideau Valley Drive  
PO Box 599, Manotick ON K4M 1A5  
T 613-692-3571 | 1-800-267-3504 F 613-692-0831 | [www.rvca.ca](http://www.rvca.ca)

This message may contain information that is privileged or confidential and is intended to be for the use of the individual(s) or entity n may contain confidential or personal information which may be subject to the provisions of the *Municipal Freedom of Information & I* you are not the intended recipient of this e-mail, any use, review, revision, retransmission, distribution, dissemination, copying, printing, taking of any action in reliance upon this e-mail, is strictly prohibited. If you have received this e-mail in error, please contact the send and any copy of the e-mail and any printout thereof, immediately. Your cooperation is appreciated.

---

From: Ryan Robineau <r.robineau@mcintoshperry.com>  
Sent: Tuesday, May 10, 2022 3:29 PM  
To: Jamie Batchelor <jamie.batchelor@rvca.ca>  
Subject: 1200 & 1209 St Laurent Boulevard Quality Control Requirement

Good afternoon Jamie,

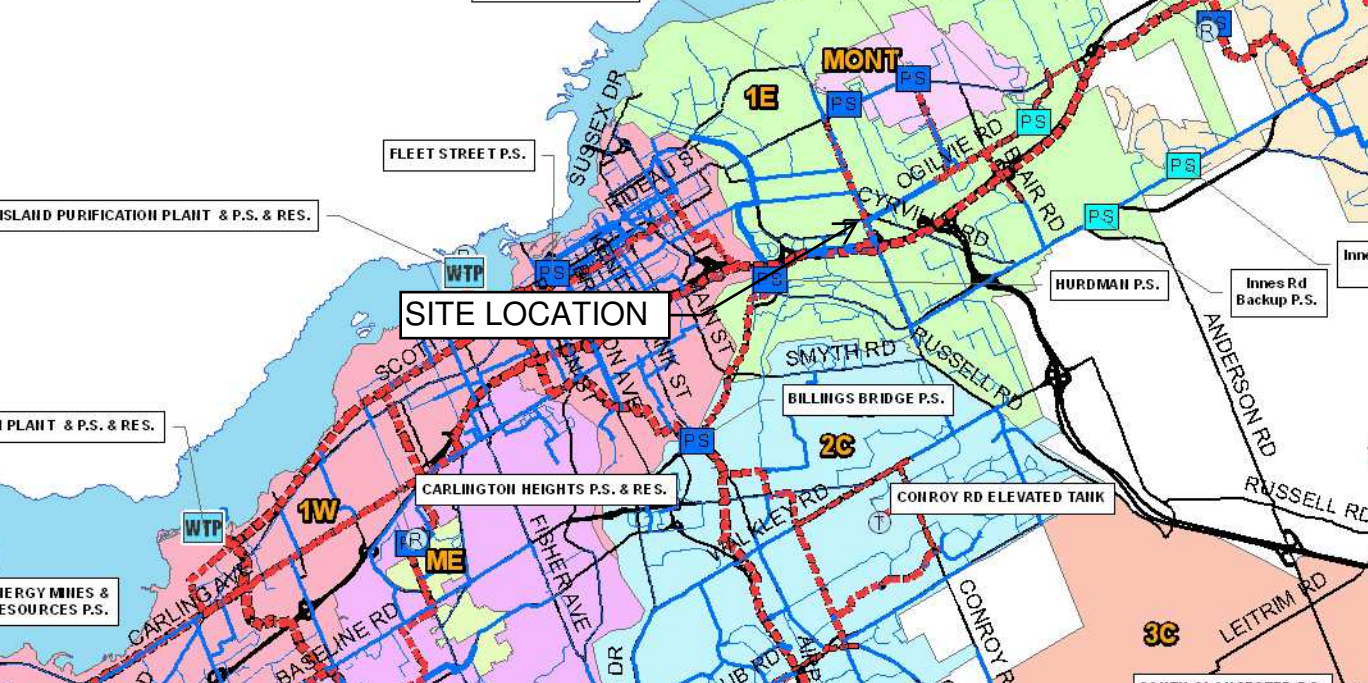
We wanted to touch base with you regarding a proposed development at 1200 & 1209 St Laurent Boulevard.

The development involves the construction of a 30-storey apartment building with above and underground parking. Drainage will be collected and conveyed to the 600mm dia storm sewer within St Laurent Boulevard. As shown by the attached figure, water travels approximately 2.14km to the Rideau River (Outlet ID #04334). It is anticipated that drainage will be collected by roof drains, catch basins and surface drains which will be connected to the internal mechanical system.

We would like to know what SWM requirements the RVCA would have for the site.

Please let me know if you have any questions.

**APPENDIX C**  
**WATERMAIN CALCULATIONS**



FLEET STREET P.S.

ISLAND PURIFICATION PLANT & P.S. & RES.

SITE LOCATION

HURDMAN P.S.

Innes Rd Backup P.S.

PLANT & P.S. & RES.

BILLINGS BRIDGE P.S.

CARLINGTON HEIGHTS P.S. & RES.

CONROY RD ELEVATED TANK

ENERGY MINES & RESOURCES P.S.

3C



# McINTOSH PERRY

## 000-22-1215 - 1209 St. Laurent Blvd - Total - Water Demands

Project:	1209 St. Laurent Blvd - Total
Project No.:	000-22-1215
Designed By:	AJG
Checked By:	RDF
Date:	December 12, 2022
Site Area:	0.43 gross ha

<u>Residential</u>	NUMBER OF UNITS	UNIT RATE	
Single Family	homes	3.4	persons/unit
Semi-detached	homes	2.7	persons/unit
Townhouse	homes	2.7	persons/unit
Bachelor Apartment	33 units	1.4	persons/unit
1 Bedroom Apartment	348 units	1.4	persons/unit
2 Bedroom Apartment	263 units	2.1	persons/unit
3 Bedroom Apartment	0 units	3.1	persons/unit
Average Apartment	units	1.8	persons/unit

Total Population **1086 persons**

<u>Commercial</u>	m2
<u>Industrial - Light</u>	m2
<u>Industrial - Heavy</u>	m2

### AVERAGE DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS	
Residential	280	L/c/d	
Industrial - Light	35,000	L/gross ha/d	
Industrial - Heavy	55,000	L/gross ha/d	
Shopping Centres	2,500	L/(1000m <sup>2</sup> /d)	
Hospital	900	L/(bed/day)	
Schools	70	L/(Student/d)	
Trailer Park with no Hook-Ups	340	L/(space/d)	
Trailer Park with Hook-Ups	800	L/(space/d)	
Campgrounds	225	L/(campsite/d)	
Mobile Home Parks	1,000	L/(Space/d)	
Motels	150	L/(bed-space/d)	
Hotels	225	L/(bed-space/d)	
Tourist Commercial	28,000	L/gross ha/d	
Other Commercial	28,000	L/gross ha/d	
<b>AVERAGE DAILY DEMAND</b>	Residential	3.52	L/s
	Commerical/Industrial/Institutional	0.00	L/s

# McINTOSH PERRY

## MAXIMUM DAILY DEMAND

DEMAND TYPE	AMOUNT		UNITS
Residential	2.5	x avg. day	L/c/d
Industrial	1.5	x avg. day	L/gross ha/d
Commercial	1.5	x avg. day	L/gross ha/d
Institutional	1.5	x avg. day	L/gross ha/d
MAXIMUM DAILY DEMAND	Residential	8.80	L/s
	Commerical/ Industrial/ Institutional	0.00	L/s

## MAXIMUM HOUR DEMAND

DEMAND TYPE	AMOUNT		UNITS
Residential	5.5	x avg. day	L/c/d
Industrial	1.8	x max. day	L/gross ha/d
Commercial	1.8	x max. day	L/gross ha/d
Institutional	1.8	x max. day	L/gross ha/d
MAXIMUM HOUR DEMAND	Residential	19.36	L/s
	Commerical/ Industrial/ Institutional	0.00	L/s

## WATER DEMAND DESIGN FLOWS PER UNIT COUNT

CITY OF OTTAWA - WATER DISTRIBUTION GUIDELINES, JULY 2010

AVERAGE DAILY DEMAND	3.52	L/s
MAXIMUM DAILY DEMAND	8.80	L/s
MAXIMUM HOUR DEMAND	19.36	L/s

# McINTOSH PERRY

## 000-22-1215 - 1209 St. Laurent Blvd - Fire Underwriters Survey

Project: 1209 St. Laurent Blvd  
 Project No.: 000-22-1215  
 Designed By: AJG  
 Checked By: RDF  
 Date: December 12, 2022

### From the Fire Underwriters Survey (2020)

From Part II – Guide for Determination of Required Fire Flow Copyright I.S.O.:  
 Updated per City of Ottawa Technical Bulletin ISTB-2018-02

#### A. BASE REQUIREMENT (Rounded to the nearest 1000 L/min)

F = 220 x C x √A Where: F = Required fire flow in liters per minute  
 C = Coefficient related to the type of construction.  
 A = The total floor area in square meters (including all storey's, but excluding basements at least 50 percent below grade) in the building being considered.

Construction Type **Non-Combustible Construction**

C 0.8 A 35,712.8 m<sup>2</sup>

Total Floor Area (per the 2020 FUS Page 20 - Total Effective Area) 5,214.0 m<sup>2</sup> \* Unprotected Vertical Openings

Calculated Fire Flow	12,708.6 L/min
	13,000.0 L/min

#### B. REDUCTION FOR OCCUPANCY TYPE (No Rounding)

From note 2, Page 18 of the Fire Underwriter Survey:  
 Limited Combustible -15%

Fire Flow	11,050.0 L/min
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#### C. REDUCTION FOR SPRINKLER TYPE (No Rounding)

Fully Supervised Sprinklered -50%

Reduction	-5,525.0 L/min
-----------	----------------

#### D. INCREASE FOR EXPOSURE (No Rounding)

	Separation Distance (m)	Cons. of Exposed Wall	Length Exposed Adjacent Wall (m)	Height (Stories)	Length-Height Factor	
Exposure 1	30.1 to 45	Ordinary (Unprotected)	20	1	20.0	5%
Exposure 2	>45	Wood frame	33.5	2	67.0	0%
Exposure 3	>45	Wood frame	27.1	14	379.4	0%
Exposure 4	30.1 to 45	Non-Combustible	232	2	464.0	5%
					% Increase*	10%

Increase*	1,105.0 L/min
-----------	---------------

#### E. Total Fire Flow (Rounded to the Nearest 1000 L/min)

Fire Flow	6,630.0 L/min
Fire Flow Required**	7,000.0 L/min

# McINTOSH PERRY

\* In accordance with Part II, Section 4, the Increase for separation distance is not to exceed 75%

\*\* In accordance with Section 4 the Fire flow is not to exceed 45,000 L/min or be less than 2,000 L/min

# McINTOSH PERRY

## 000-22-1215 - 1209 St. Laurent Blvd - Boundary Condition Unit Conversion

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Project: 1209 St. Laurent Blvd

Project No.: 000-22-1215

Designed By: AJG

Checked By: RDF

Date: December 12, 2022

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### Boundary Conditions Unit Conversion

---

#### LEMIEUX STREET

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Scenario	Height (m)	Elevation (m)	m H <sub>2</sub> O	PSI	kPa
Avg. DD	118.5	67.3	51.2	72.8	501.9
Fire Flow Of 116.67 L/s (7,000 L/min)	110.4	67.3	43.1	61.3	422.4
Peak Hour	110.2	67.3	42.9	61.0	420.5

From: Rasool, Rubina <Rubina.Rasool@ottawa.ca>  
Sent: May 11, 2022 10:36 AM  
To: Alison Gosling <a.gosling@mcintoshperry.com>  
Subject: RE: 22-1215 - 1209 St. Laurent Blvd - Boundary Condition Request

Hi Alison,

Great timing, I just received the WBC.

I believe Natasha Baird was the PM for the pre-consult. I have forwarded your inquiry to her for response.

The following are boundary conditions, HGL, for hydraulic analysis at 1209 St-Laurent Boulevard (zone 1E) assumed to be a dual connection to the 203 mm on Lemieux Street (see attached PDF for location).

Minimum HGL: 110.2 m

Maximum HGL: 118.5 m

Max Day + Fire Flow (116.67 L/s): 110.4 m

These are for current conditions and are based on computer model simulation.

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

**Rubina**

---

**Rubina Rasool, E.I.T.**

Project Manager

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

Development Review – East Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON | 110, avenue Laurier Ouest. Ottawa (Ontario) K1P 1J1 [rubina.rasool@ottawa.ca](mailto:rubina.rasool@ottawa.ca)

---

From: Rasool, Rubina <[Rubina.Rasool@ottawa.ca](mailto:Rubina.Rasool@ottawa.ca)>

Sent: May 9, 2022 12:13 PM

To: Alison Gosling <[a.gosling@mcintoshperry.com](mailto:a.gosling@mcintoshperry.com)>

Subject: RE: 22-1215 - 1209 St. Laurent Blvd - Boundary Condition Request

Hi Alison,

I have received your request for water boundary conditions. Please allow for approximately 3 weeks due to staff shortages. Note that development applications can still be submitted pending water boundary condition requests to avoid delays.

Best,

**Rubina**

---

**Rubina Rasool, E.I.T.**

Project Manager

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

Development Review – East Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON | 110, avenue Laurier Ouest. Ottawa (Ontario) K1P 1J1 [rubina.rasool@ottawa.ca](mailto:rubina.rasool@ottawa.ca)

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**APPENDIX D**  
**SANITARY CALCULATIONS**

# McINTOSH PERRY

## 000-22-1215 - 1209 St. Laurent Blvd - Total - Sanitary Demands

Project:	1209 St. Laurent Blvd - Total		
Project No.:	000-22-1215		
Designed By:	A.J.G		
Checked By:	R.D.F		
Date:	Dec-22		

Site Area	0.43	Gross ha		
Bachelor	33		1.40	Persons per unit
1 Bedroom	348		1.40	Persons per unit
2 Bedroom	263		2.10	Persons per unit
Total Population	1086	Persons		
Commercial Area		m <sup>2</sup>		
Amenity Space	2045.00	m <sup>2</sup>		

### DESIGN PARAMETERS

Institutional/ Commercial Peaking Factor	1	
Residential Peaking Factor	3.22	* Using Harmon Formula = $1+(14/(4+P^{0.5})) * 0.8$ where P = population in thousands, Harmon's Correction Factor = 0.8
Mannings coefficient (n)	0.013	
Demand (per capita)	280	L/day
Infiltration allowance	0.33	L/s/Ha

### EXTRANEIOUS FLOW ALLOWANCES

Infiltration / Inflow	Flow (L/s)
Dry	0.02
Wet	0.12
Total	0.14

### AVERAGE DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS	POPULATION / AREA	Flow (L/s)
Residential	280	L/c/d	1086	3.52
Industrial - Light**	35,000	L/gross ha/d		0
Industrial - Heavy**	55,000	L/gross ha/d		0
Commercial	2,800	L/(1000m <sup>2</sup> /d)	2045.00	0.07
Hospital	900	L/(bed/day)		0
Schools	70	L/(Student/d)		0
Trailer Parks no Hook-Ups	340	L/(space/d)		0
Trailer Park with Hook-Ups	800	L/(space/d)		0
Campgrounds	225	L/(campsite/d)		0
Mobile Home Parks	1,000	L/(Space/d)		0
Motels	150	L/(bed-space/d)		0
Hotels	225	L/(bed-space/d)		0
Office	75	L/7.0m <sup>2</sup> /d		0
Tourist Commercial	28,000	L/gross ha/d		0
Other Commercial	28,000	L/gross ha/d		0

# McINTOSH PERRY

AVERAGE RESIDENTIAL FLOW	3.52	L/s
PEAK RESIDENTIAL FLOW	11.34	L/s
AVERAGE ICI FLOW	0.07	L/s
PEAK INSTITUTIONAL/ COMMERCIAL FLOW	0.07	L/s
PEAK INDUSTRIAL FLOW	0.00	L/s
TOTAL PEAK ICI FLOW	0.07	L/s

## TOTAL SANITARY DEMAND

TOTAL ESTIMATED AVERAGE DRY WEATHER FLOW	3.61	L/s
TOTAL ESTIMATED PEAK DRY WEATHER FLOW	11.42	L/s
TOTAL ESTIMATED PEAK WET WEATHER FLOW	11.54	L/s

**SANITARY SEWER DESIGN SHEET**

PROJECT: 30 Storey Residential Building  
 LOCATION: 1209 St Laurent Blvd  
 CLIENT: Candrel Management Inc.

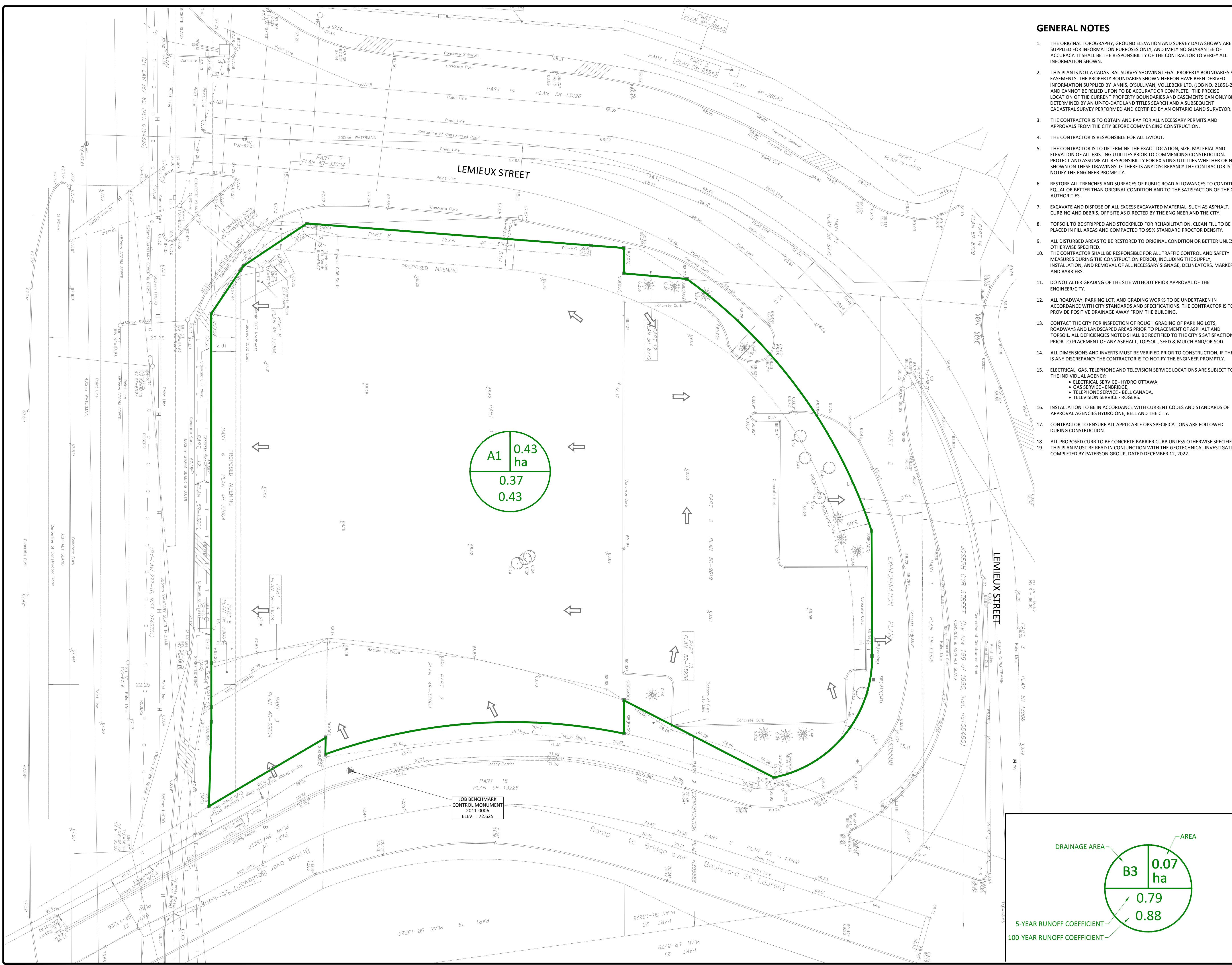


LOCATION				RESIDENTIAL									ICI AREAS						INFILTRATION ALLOWANCE			FLOW		SEWER DATA							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
STREET	AREA ID	FROM MH	TO MH	UNIT TYPES				AREA (ha)	POPULATION		PEAK FACTOR	PEAK FLOW (L/s)	AREA (ha)						PEAK FLOW (L/s)	AREA (ha)		FLOW (L/s)	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	DIA (mm)	SLOPE (%)	VELOCITY (full) (m/s)	AVAILABLE CAPACITY		
				BAC	1-BED	2-BED	APT		IND	CUM			INSTITUTIONAL		AMENITY		INDUSTRIAL			IND	CUM								IND	CUM	IND
St Laurent Blvd		BLDG	EX MH	33	348	263		0.43	1086	1086	3.22	11.33		0.00	0.20	0.20			0.00	0.07	0.43	0.43	0.14	11.54	34.22	14.24	200	1.00	1.055	22.68	66.28

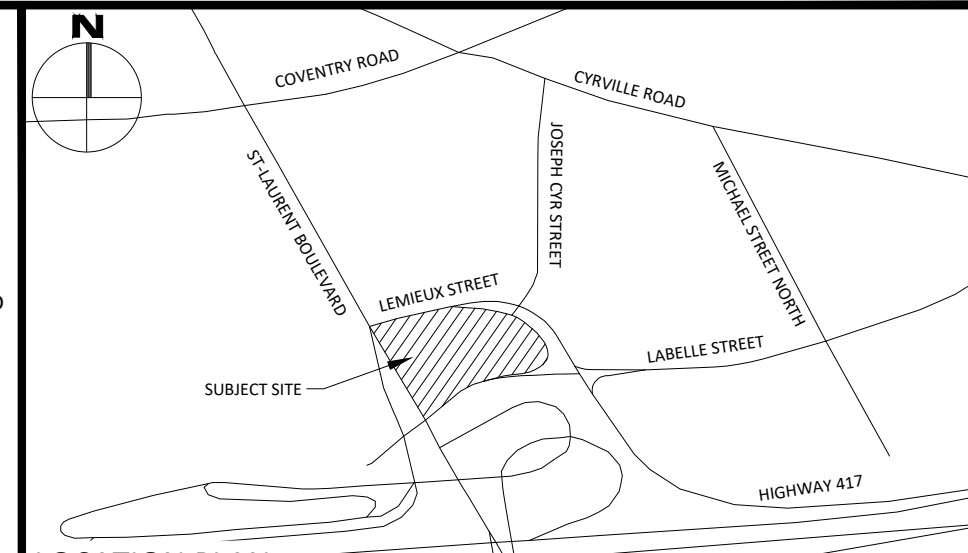
Design Parameters:				Notes:									Designed: FRR						No.			Revision						Date					
Residential				ICI Areas									Checked: RDF																				
BAC	1.4	p/p/u	Peak Factor	INST	28,000	L/Ha/day	1.0	3. Infiltration allowance:	0.33	L/s/Ha	Project No.: COO-22-1215																						
1-BED	1.4	p/p/u		AME	28,000	L/Ha/day	1.0	4. Residential Peaking Factor:	Harmon Formula = 1+(14/(4+P^0.5)*0.8)																								
APT	2.1	p/p/u		IND	35,000	L/Ha/day	MOE Chart	where P = population in thousands																									
Other	60	p/p/Ha																															
Sheet No: 1 of 1																																	

**APPENDIX E  
PRE-DEVELOPMENT DRAINAGE PLAN**



**GENERAL NOTES**

- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. (JOB NO. 21851-21) AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
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- CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
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  - GAS SERVICE - ENBRIDGE,
  - TELEPHONE SERVICE - BELL CANADA,
  - TELEVISION SERVICE - ROGERS.
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- CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
- ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY PATERSON GROUP, DATED DECEMBER 12, 2022.

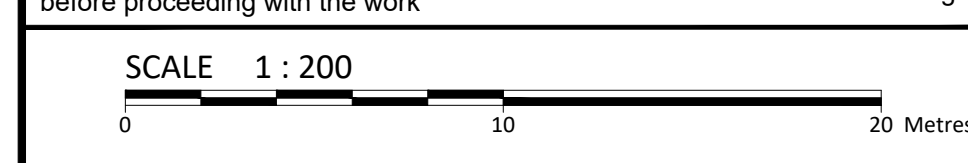


**LEGEND**

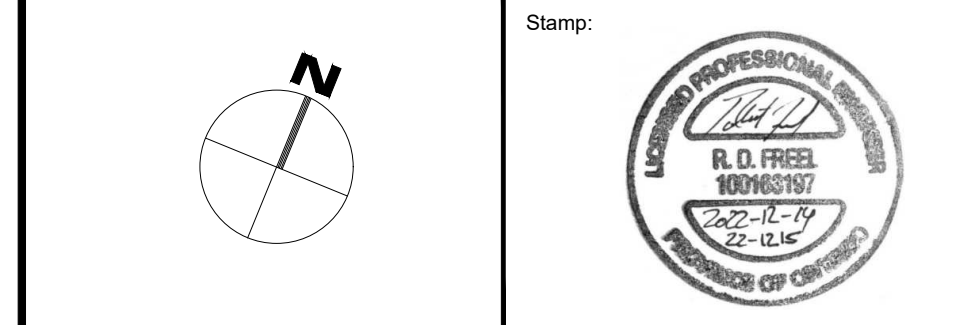
DC	BARRIER CURB & CURB DEPRESSION	95.94	SLOPING AT 3:1
PC	PROPOSED CONCRETE WALKWAY	93.20	EXISTING ELEVATION
MHR	STORM MANHOLE	95.94	SWALE ELEVATION
CB	CATCHBASIN, CURB INLET OR DITCH INLET	100.50	TOP/BOTTOM WALL FACE ELEVATIONS
DI	PROPOSED WALL	100.50	PROPOSED EMERGENCY OVERLAND FLOW ROUTE
MHRA	SANITARY MANHOLE		EXISTING DRAINAGE PATTERN
---	PROPERTY LINE		HEAVY DUTY SILT FENCE BARRIER
+	WATER VALVE/CHAMBER		BUILDING ENTRANCE
+	FIRE HYDRANT		
---	PROPOSED SIAMESE CONNECTION		PROPOSED GRASS
			PROPOSED PAVERS
			CENTRELINE OF SWALE

**FOR REVIEW ONLY**  
NOT FOR CONSTRUCTION

2	ISSUED FOR REVIEW	DEC 14, 2022
1	ISSUED FOR REVIEW	MAY 20, 2022
No.	Revisions	Date
Check and verify all dimensions before proceeding with the work		
Do not scale drawings		



**McINTOSH PERRY**  
115 Walgreen Road, RR3, Carp, ON K0A 1L0  
Tel: 613-836-2184 Fax: 613-836-3742  
www.mcintoshperry.com

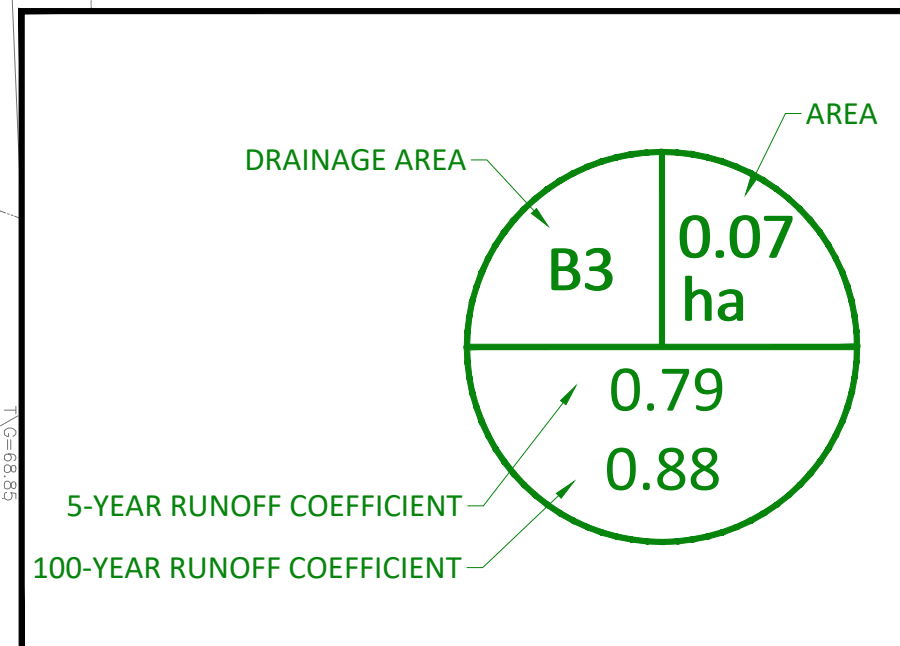


Client: **1209 ST. LAURENT LTD PARTNERSHIP**  
900-2000 PEEL STREET  
MONTREAL QC H3A 2W5

Project: **30 STOREY RESIDENTIAL BUILDING**  
1209 ST LAURENT BOULEVARD

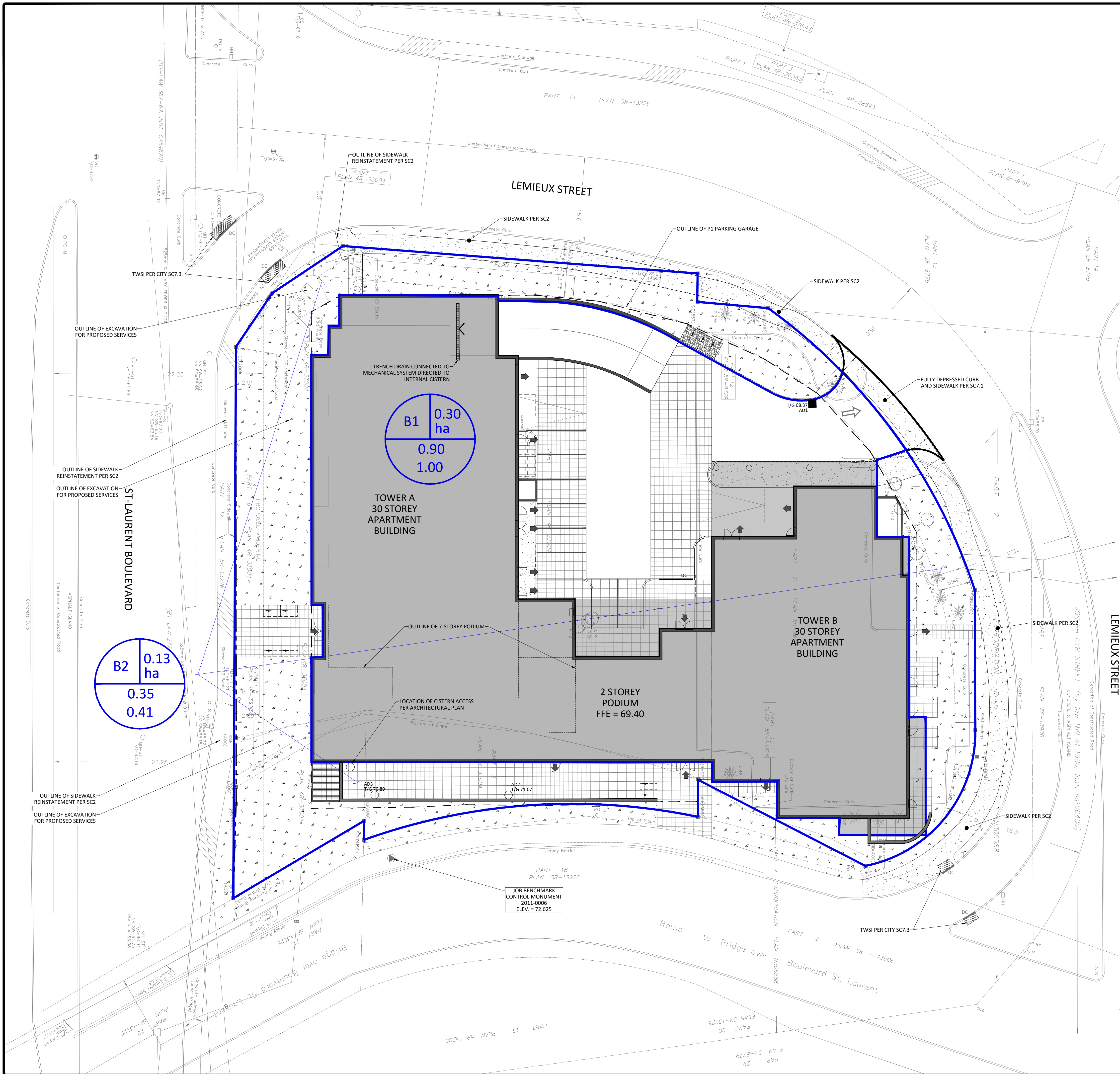
Drawing Title: **PRE-DEVELOPMENT DRAINAGE PLAN**

Scale:	1:200	Project Number:	CCO-22-1215
Drawn By:	RRR	Checked By:	RDF
Designed By:	RDF	Drawing Number:	PRE



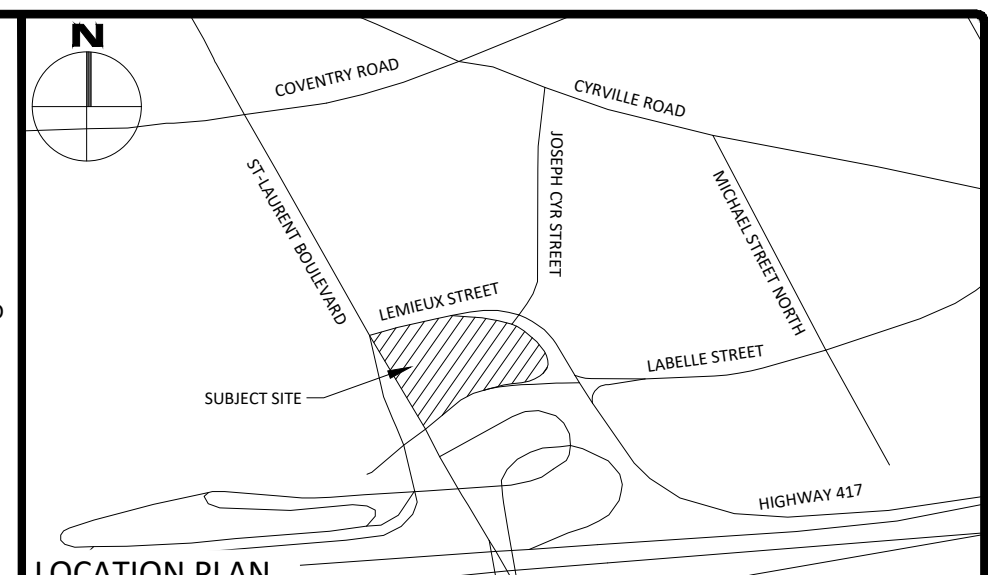
DRAWING: 1209 ST. LAURENT LTD PARTNERSHIP - PRE-DEVELOPMENT DRAINAGE PLAN  
 DATE: 12/12/2022  
 DRAWN BY: RRR  
 CHECKED BY: RDF  
 DESIGNED BY: RDF

**APPENDIX F**  
**POST-DEVELOPMENT DRAINAGE PLAN**



### GENERAL NOTES

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
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18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY PATERSON GROUP, DATED DECEMBER 12, 2022.
- 19.



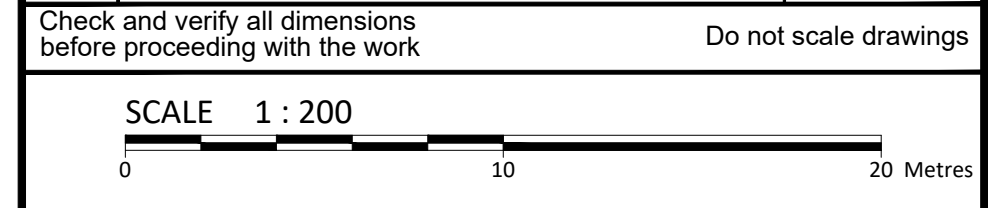
### LEGEND

DC	BARRIER CURB & CURB DEPRESSION		SLOPING AT 3:1 UNLESS SPECIFIED
	PROPOSED CONCRETE WALKWAY		PROPOSED ELEVATION EXISTING ELEVATION
	STORM MANHOLE		SWALE ELEVATION
	CATCHBASIN, CURB INLET OR DITCH INLET		TOP/BOTTOM WALL FACE ELEVATIONS
	MH/A SANITARY MANHOLE		PROPOSED EMERGENCY OVERLAND FLOW ROUTE
	PROPERTY LINE		EXISTING DRAINAGE PATTERN
	WATER VALVE/CHAMBER		HEAVY DUTY SILT FENCE BARRIER PER OPS 219.130
	FIRE HYDRANT		BUILDING ENTRANCE
	PROPOSED WALL		PROPOSED GRASS
	PROPOSED SIAMESE CONNECTION		PROPOSED PAVERS
	CENTRELINE OF SWALE		

**FOR REVIEW ONLY**  
*NOT FOR CONSTRUCTION*

No.	Revisions	Date
2	ISSUED FOR REVIEW	DEC 14, 2022
1	ISSUED FOR REVIEW	MAY 20, 2022

Check and verify all dimensions before proceeding with the work. Do not scale drawings.



**McINTOSH PERRY**  
 115 Walgreen Road, RR3, Carp, ON K0A 1L0  
 Tel: 613-836-2184 Fax: 613-836-3742  
 www.mcintoshperry.com

Client:

**1209 ST. LAURENT LTD PARTNERSHIP**  
 900-2000 PEEL STREET  
 MONTREAL QC H3A 2W5

Project:

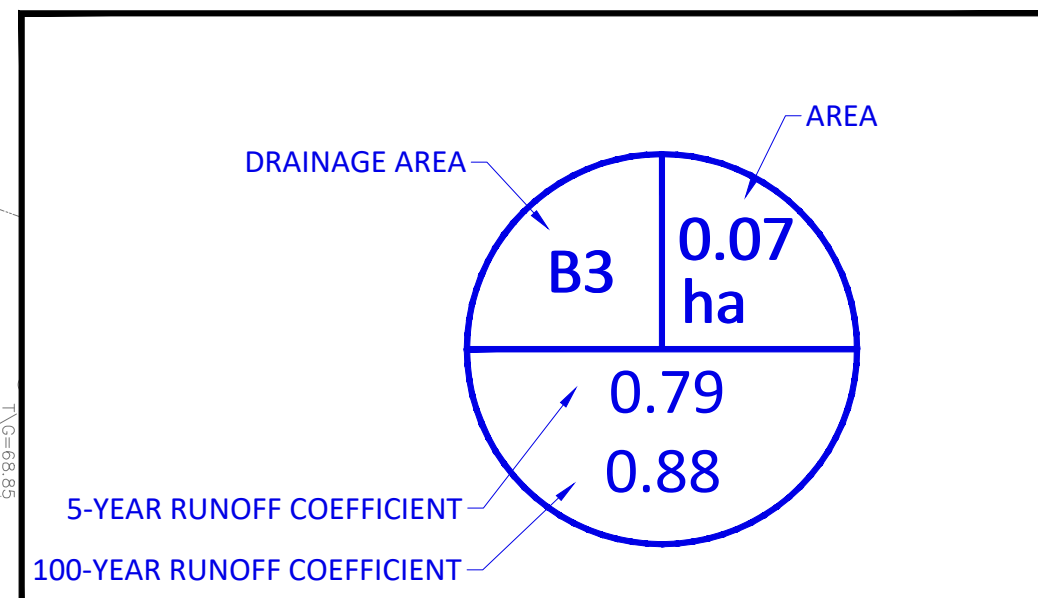
**30 STOREY RESIDENTIAL BUILDING**  
 1209 ST LAURENT BOULEVARD

Drawing Title:

**POST-DEVELOPMENT DRAINAGE PLAN**

Scale:	1:200	Project Number:	CCO-22-1215
Drawn By:	FV	Checked By:	RDF
Designed By:	RDF	Drawing Number:	POST

FILENAME: O:\Other\0101 Project - 1209 St. Laurent\1209 St. Laurent\0101 - 1215 - General\1209 St. Laurent\1209 St. Laurent\1209 St. Laurent.dwg  
 LAST SAVED: Friday, December 16, 2022 1:48:45 PM  
 USER: R. F. VAILLANT  
 PLOT/PRINTED: Tuesday, December 20, 2022 8:12:05 AM





**APPENDIX G**  
**STORMWATER MANAGEMENT CALCULATIONS**

# McINTOSH PERRY

## CCO-22-1215 - 1209 St Laurent Boulevard - Runoff Calculations

### Pre-Development Runoff Coefficient

Drainage Area	Area (ha)	Impervious Area (m <sup>2</sup> )	C	Gravel Area (m <sup>2</sup> )	C	Pervious Area (m <sup>2</sup> )	C	C <sub>AVG</sub> 2/ 5-Year	C <sub>AVG</sub> 100-Year
A1	0.428	1,022.61	0.90	0.00	0.60	3,256.29	0.20	0.37	0.43

### Pre-Development Runoff Calculations

Drainage Area	Area (ha)	C 2/ 5-Year	C 100-Year	Tc (min)	I (mm/hr)			Q (L/s)		
					2-Year	5-Year	100-Year	2-Year	5-Year	100-Year
A1	0.428	0.37	0.43	10	76.8	104.2	178.6	33.56	45.52	91.17
Total	0.428							33.56	45.52	91.17

### Post-Development Runoff Coefficient

Drainage Area	Area (ha)	Impervious Area (m <sup>2</sup> )	C	Gravel Area (m <sup>2</sup> )	C	Pervious Area (m <sup>2</sup> )	C	C <sub>AVG</sub> 2/ 5-Year	C <sub>AVG</sub> 100-Year
B1	0.295	2,939.07	0.90	0.00	0.60	11.10	0.20	0.90	1.00
B2	0.133	291.21	0.90	0.00	0.60	1,037.52	0.20	0.35	0.41

Controlled  
Uncontrolled

### Post-Development Runoff Calculations

Drainage Area	Area (ha)	C 2/ 5-Year	C 100-Year	Tc (min)	I (mm/hr)			Q (L/s)		
					2-Year	5-Year	100-Year	2-Year	5-Year	100-Year
B1	0.295	0.90	1.00	10	76.8	104.2	178.6	56.5	76.68	146.03
B2	0.133	0.35	0.41	10	76.8	104.2	178.6	10.0	13.60	27.33
Total	0.428							66.55	90.29	173.36

### Required Restricted Flow

Drainage Area	Area (ha)	C	Tc (min)	I (mm/hr)	Q (L/s)
				5-Year	5-Year
A1	0.428	0.37	10	104.2	45.52
Total	0.428				45.52

### Post-Development Restricted Runoff Calculations

Drainage Area	Unrestricted Flow (L/s)			Restricted Flow (L/s)			Storage Required (m <sup>3</sup> )			Storage Provided (m <sup>3</sup> )		
	2-Year	5-Year	100-Year	2-Year	5-Year	100-Year	2-Year	5-Year	100-Year	2-Year	5-Year	100-Year
B1	56.53	76.68	146.03	6.93	9.41	18.19	41.43	55.46	103.86	41.43	55.46	103.86
B2	10.03	13.60	27.33	10.03	13.60	27.33						
Total	66.55	90.29	173.36	16.96	23.01	45.52	41.43	55.46	103.86	41.43	55.46	103.86

# McINTOSH PERRY

Storage Requirements for Area B1

2-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B1	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
40	32.9	24.19	6.93	17.26	41.42
41	32.3	23.77	6.93	16.84	41.43
42	31.8	23.37	6.93	16.44	41.43
43	31.2	22.99	6.93	16.06	41.42
44	30.7	22.61	6.93	15.68	41.41

Maximum Storage Required 2-year = 41.4 m<sup>3</sup>

5-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B1	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
38	45.8	33.72	9.41	24.31	55.42
39	45.0	33.10	9.41	23.69	55.45
40	44.2	32.52	9.41	23.11	55.46
41	43.4	31.95	9.41	22.54	55.46
42	42.7	31.41	9.41	22.00	55.45

Maximum Storage Required 5-year = 55.5 m<sup>3</sup>

100Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B1	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
35	82.6	67.54	18.19	49.35	103.63
36	81.0	66.21	18.19	48.02	103.73
37	79.4	64.95	18.19	46.76	103.81
38	77.9	63.74	18.19	45.55	103.85
39	76.5	62.57	18.19	44.38	103.86
40	75.1	61.46	18.19	43.27	103.84
41	73.8	60.38	18.19	42.19	103.79
42	72.6	59.35	18.19	41.16	103.72

Maximum Storage Required 100-year = 103.9 m<sup>3</sup>

2-Year Storm Event Storage Summary

Storage Available (m<sup>3</sup>) = 41.4 \*  
Storage Required (m<sup>3</sup>) = 41.4

5-Year Storm Event Storage Summary

Storage Available (m<sup>3</sup>) = 55.5 \*  
Storage Required (m<sup>3</sup>) = 55.5

100-Year Storm Event Storage Summary

Storage Available (m<sup>3</sup>) = 103.9 \*  
Storage Required (m<sup>3</sup>) = 103.9

# McINTOSH PERRY

CCO-22-1215 - 1209 St Laurent Boulevard - Runoff Calculations

4 of 3

## Time of Concentration Pre-Development

Drainage Area ID	Sheet Flow Distance (m)	Slope of Land (%)	Tc (min) (5-Year)	Tc (min) (100-Year)
A1	33	2.80	10	9

\* Therefore, a Tc of 10 can be used

$$T_c = (3.26(1.1-c)L^{0.5}/S^{0.33})$$

c= Balanced Runoff Coefficient

L= Length of Drainage Area

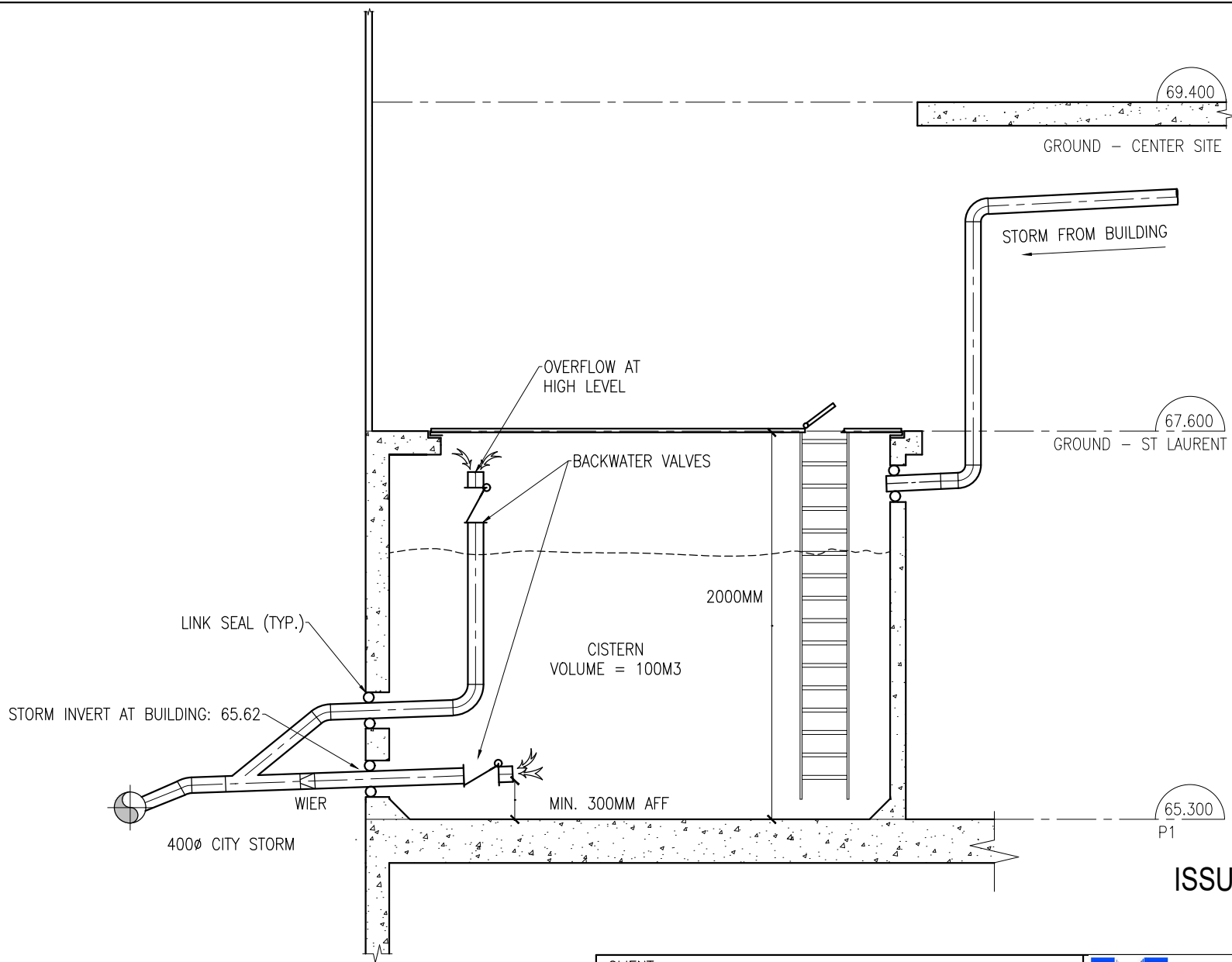
S= Average Slope of Watershed

**STORM SEWER DESIGN SHEET**


PROJECT: 30-Storey Apartment  
 LOCATION: 1209 St.Laurent  
 CLIENT: Canderel Management Inc.



LOCATION				CONTRIBUTING AREA (ha)				RATIONAL DESIGN FLOW											SEWER DATA									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	
STREET	AREA ID	FROM MH	TO MH	C-VALUE	AREA	INDIV AC	CUMUL AC	INLET (min)	TIME IN PIPE	TOTAL (min)	i (5) (mm/hr)	i (10) (mm/hr)	i (100) (mm/hr)	5yr PEAK FLOW (L/s)	10yr PEAK FLOW (L/s)	100yr PEAK FLOW (L/s)	FIXED FLOW (L/s)	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	PIPE SIZE (mm)			SLOPE (%)	VELOCITY (m/s)	AVAIL CAP (5yr)		
																					DIA	W	H			(L/s)	(%)	
St. Laurent Boulevard	B1	BLDG	EX MH	0.90	0.30	0.26	0.26	10.00	0.13	10.13	104.19	122.14	178.56	76.68					47.81	62.04	9.81	250			1.00	1.224	14.23	22.94%
Definitions: Q = 2.78QA, where: Q = Peak Flow in Litres per Second (L/s) A = Area in Hectares (ha) i = Rainfall intensity in millimeters per hour (mm/hr) [i = 998.071 / (TC+6.053)^0.814]      5 YEAR [i = 1174.184 / (TC+6.014)^0.816]      10 YEAR [i = 1735.688 / (TC+6.014)^0.820]      100 YEAR				Notes: 1. Mannings coefficient (n) = 0.013			Designed: FFR			No.      Revision      Date																		
								1.      Issued For Review      2022-05-20																				
								Checked: PDF																				
								Project No.: 000-22-1215			Date: 2022-05-20										Sheet No: 1 of 1							



ISSUED FOR SITE PLAN  
2022-05-20

CLIENT	CANDEREL		 <b>Goodkey Weedmark</b> <i>Consulting Engineers</i>
TITLE	CISTERN SCHEMATIC		
DATE	2022-05-20	REVISION	-
		DRAWING	M1
1688 Woodward Dr. Ottawa Ontario Canada K2C 3R8		613 727-5111 613 727-5115 www.gwal.com	Voice Fax Web

**APPENDIX H  
CITY OF OTTAWA DESIGN CHECKLIST**

# City of Ottawa

## 4. Development Servicing Study Checklist

The following section describes the checklist of the required content of servicing studies. It is expected that the proponent will address each one of the following items for the study to be deemed complete and ready for review by City of Ottawa Infrastructure Approvals staff.

The level of required detail in the Servicing Study will increase depending on the type of application. For example, for Official Plan amendments and re-zoning applications, the main issues will be to determine the capacity requirements for the proposed change in land use and confirm this against the existing capacity constraint, and to define the solutions, phasing of works and the financing of works to address the capacity constraint. For subdivisions and site plans, the above will be required with additional detailed information supporting the servicing within the development boundary.

### 4.1 General Content

Criteria	Location (if applicable)
<input type="checkbox"/> Executive Summary (for larger reports only).	N/A
<input type="checkbox"/> Date and revision number of the report.	On Cover
<input type="checkbox"/> Location map and plan showing municipal address, boundary, and layout of proposed development.	Appendix E
<input type="checkbox"/> Plan showing the site and location of all existing services.	Site Servicing Plan (C102)
<input type="checkbox"/> Development statistics, land use, density, adherence to zoning and official plan, and reference to applicable subwatershed and watershed plans that provide context to which individual developments must adhere.	1.1 Purpose 1.2 Site Description 6.0 Stormwater Management
<input type="checkbox"/> Summary of pre-consultation meetings with City and other approval agencies.	Appendix A
<input type="checkbox"/> Reference and confirm conformance to higher level studies and reports (Master Servicing Studies, Environmental Assessments, Community Design Plans), or in the case where it is not in conformance, the proponent must provide justification and develop a defensible design criteria.	1.1 Purpose 1.2 Site Description 6.0 Stormwater Management
<input type="checkbox"/> Statement of objectives and servicing criteria.	3.0 Pre-Consultation Summary



<input type="checkbox"/> Identification of existing and proposed infrastructure available in the immediate area.	N/A
<input type="checkbox"/> Identification of Environmentally Significant Areas, watercourses and Municipal Drains potentially impacted by the proposed development (Reference can be made to the Natural Heritage Studies, if available).	Site Grading, Drainage, Sediment & Erosion Control Plan (C101)
<input type="checkbox"/> Concept level master grading plan to confirm existing and proposed grades in the development. This is required to confirm the feasibility of proposed stormwater management and drainage, soil removal and fill constraints, and potential impacts to neighbouring properties. This is also required to confirm that the proposed grading will not impede existing major system flow paths.	Site Grading, Drainage, Sediment & Erosion Control Plan (C101)
<input type="checkbox"/> Identification of potential impacts of proposed piped services on private services (such as wells and septic fields on adjacent lands) and mitigation required to address potential impacts.	N/A
<input type="checkbox"/> Proposed phasing of the development, if applicable.	N/A
<input type="checkbox"/> Reference to geotechnical studies and recommendations concerning servicing.	Section 2.0 Background Studies
<input type="checkbox"/> All preliminary and formal site plan submissions should have the following information: <ul style="list-style-type: none"> <li>○ Metric scale</li> <li>○ North arrow (including construction North)</li> <li>○ Key plan</li> <li>○ Name and contact information of applicant and property owner</li> <li>○ Property limits including bearings and dimensions</li> <li>○ Existing and proposed structures and parking areas</li> <li>○ Easements, road widening and rights-of-way</li> <li>○ Adjacent street names</li> </ul>	Site Grading, Drainage, Sediment & Erosion Control Plan (C101)

## 4.2 Development Servicing Report: Water

Criteria	Location (if applicable)
<input type="checkbox"/> Confirm consistency with Master Servicing Study, if available	N/A
<input type="checkbox"/> Availability of public infrastructure to service proposed development	N/A
<input type="checkbox"/> Identification of system constraints	N/A
<input type="checkbox"/> Identify boundary conditions	N/A
<input type="checkbox"/> Confirmation of adequate domestic supply and pressure	N/A
<input type="checkbox"/> Confirmation of adequate fire flow protection and confirmation that fire flow is calculated as per the Fire Underwriter’s Survey. Output should show available fire flow at locations throughout the development.	Appendix B
<input type="checkbox"/> Provide a check of high pressures. If pressure is found to be high, an assessment is required to confirm the application of pressure reducing valves.	N/A
<input type="checkbox"/> Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design	N/A
<input type="checkbox"/> Address reliability requirements such as appropriate location of shut-off valves	N/A
<input type="checkbox"/> Check on the necessity of a pressure zone boundary modification.	N/A
<input type="checkbox"/> Reference to water supply analysis to show that major infrastructure is capable of delivering sufficient water for the proposed land use. This includes data that shows that the expected demands under average day, peak hour and fire flow conditions provide water within the required pressure range	N/A

<input type="checkbox"/> Description of the proposed water distribution network, including locations of proposed connections to the existing system, provisions for necessary looping, and appurtenances (valves, pressure reducing valves, valve chambers, and fire hydrants) including special metering provisions.	N/A
<input type="checkbox"/> Description of off-site required feeder mains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.	N/A
<input type="checkbox"/> Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	Appendix B
<input type="checkbox"/> Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	N/A

### 4.3 Development Servicing Report: Wastewater

Criteria	Location (if applicable)
<input type="checkbox"/> Summary of proposed design criteria (Note: Wet-weather flow criteria should not deviate from the City of Ottawa Sewer Design Guidelines. Monitored flow data from relatively new infrastructure cannot be used to justify capacity requirements for proposed infrastructure).	N/A
<input type="checkbox"/> Confirm consistency with Master Servicing Study and/or justifications for deviations.	N/A
<input type="checkbox"/> Consideration of local conditions that may contribute to extraneous flows that are higher than the recommended flows in the guidelines. This includes groundwater and soil conditions, and age and condition of sewers.	N/A
<input type="checkbox"/> Description of existing sanitary sewer available for discharge of wastewater from proposed development.	Section 5.2 Sanitary Sewer

<input type="checkbox"/> Verify available capacity in downstream sanitary sewer and/or identification of upgrades necessary to service the proposed development. (Reference can be made to previously completed Master Servicing Study if applicable)	N/A
<input type="checkbox"/> Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.	N/A
<input type="checkbox"/> Description of proposed sewer network including sewers, pumping stations, and forcemains.	Section 5.2 Sanitary Sewer
<input type="checkbox"/> Discussion of previously identified environmental constraints and impact on servicing (environmental constraints are related to limitations imposed on the development in order to preserve the physical condition of watercourses, vegetation, soil cover, as well as protecting against water quantity and quality).	N/A
<input type="checkbox"/> Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.	N/A
<input type="checkbox"/> Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.	N/A
<input type="checkbox"/> Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.	N/A
<input type="checkbox"/> Special considerations such as contamination, corrosive environment etc.	N/A

#### 4.4 Development Servicing Report: Stormwater Checklist

Criteria	Location (if applicable)
<input type="checkbox"/> Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)	Section 6.0 Stormwater Management
<input type="checkbox"/> Analysis of available capacity in existing public infrastructure.	N/A
<input type="checkbox"/> A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	Pre & Post-Development Plans
<input type="checkbox"/> Water quantity control objective (e.g. controlling post-development peak flows to pre-development level for storm events ranging from the 2 or 5-year event (dependent on the receiving sewer design) to 100-year return period); if other objectives are being applied, a rationale must be included with reference to hydrologic analyses of the potentially affected subwatersheds, taking into account long-term cumulative effects.	Section 6.0 Stormwater Management
<input type="checkbox"/> Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	Section 6.0 Stormwater Management
<input type="checkbox"/> Description of the stormwater management concept with facility locations and descriptions with references and supporting information.	Section 6.0 Stormwater Management
<input type="checkbox"/> Set-back from private sewage disposal systems.	N/A
<input type="checkbox"/> Watercourse and hazard lands setbacks.	N/A
<input type="checkbox"/> Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	N/A
<input type="checkbox"/> Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.	N/A
<input type="checkbox"/> Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5-year return period) and major events (1:100-year return period).	Appendix F

<input type="checkbox"/> Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.	Site Grading, Drainage, Sediment & Erosion Control Plan
<input type="checkbox"/> Calculate pre-and post development peak flow rates including a description of existing site conditions and proposed impervious areas and drainage catchments in comparison to existing conditions.	Section 6.0 Stormwater Management  Appendix F
<input type="checkbox"/> Any proposed diversion of drainage catchment areas from one outlet to another.	Section 6.0 Stormwater Management
<input type="checkbox"/> Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	Section 6.0 Stormwater Management
<input type="checkbox"/> If quantity control is not proposed, demonstration that downstream system has adequate capacity for the post-development flows up to and including the 100-year return period storm event.	Appendix A
<input type="checkbox"/> Identification of potential impacts to receiving watercourses	N/A
<input type="checkbox"/> Identification of municipal drains and related approval requirements.	N/A
<input type="checkbox"/> Descriptions of how the conveyance and storage capacity will be achieved for the development.	Section 6.0 Stormwater Management
<input type="checkbox"/> 100-year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.	Site Grading, Drainage, Sediment & Erosion Control Plan (C101)
<input type="checkbox"/> Inclusion of hydraulic analysis including hydraulic grade line elevations.	N/A

<input type="checkbox"/> Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	Section 7.0 Sediment & Erosion Control
<input type="checkbox"/> Identification of floodplains – proponent to obtain relevant floodplain information from the appropriate Conservation Authority. The proponent may be required to delineate floodplain elevations to the satisfaction of the Conservation Authority if such information is not available or if information does not match current conditions.	N/A
<input type="checkbox"/> Identification of fill constraints related to floodplain and geotechnical investigation.	N/A

#### 4.5 Approval and Permit Requirements: Checklist

The Servicing Study shall provide a list of applicable permits and regulatory approvals necessary for the proposed development as well as the relevant issues affecting each approval. The approval and permitting shall include but not be limited to the following:

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

#### 4.6 Conclusion Checklist

Criteria	Location (if applicable)
<input type="checkbox"/> Clearly stated conclusions and recommendations	Section 8.0 Summary  Section 9.0 Recommendations
<input type="checkbox"/> Comments received from review agencies including the City of Ottawa and information on how the comments were addressed. Final sign-off from the responsible reviewing agency.	All are stamped
<input type="checkbox"/> All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario	All are stamped