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Institutional

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Restoration



## PROPOSED RESIDENTIAL DEVELOPMENT 6208 RENAUD ROAD

Assessment of Adequacy  
of Public Services Report

**PROPOSED RESIDENTIAL DEVELOPMENT  
6208 RENAUD ROAD**

**ASSESSMENT OF ADEQUACY OF  
PUBLIC SERVICES REPORT**

Prepared by:

**NOVATECH**

Suite 200, 240 Michael Cowpland Drive  
Kanata, Ontario  
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June 13, 2023

Ref: R-2023-096  
Novatech File No. 122075

June 13, 2023

TTM (262615) Holding Inc,  
Marissa and Mathieu Brisebois  
1079 Montée Benoit  
Casselman, ON K0A 1M0

**Attention: Mr. Eric Fournier**

**Re: Assessment of Adequacy of Public Services Report  
Proposed Residential Development  
6208 Renaud Road, Ottawa, ON  
Novatech File No.: 122075**

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Enclosed is a copy of the 'Assessment of Adequacy of Public Services Report' prepared in support of the proposed Zoning By-Law Amendment application and severance of the property located 6208 Renaud Road, in the City of Ottawa. The purpose of this report is to demonstrate that the proposed residential development can be serviced by the municipal infrastructure fronting the subject site.

Please contact the undersigned, should you have any questions or require additional information.

**NOVATECH**



François Thauvette, P. Eng.  
Senior Project Manager

cc: Alex Polyak (City of Ottawa)

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## 1.0 INTRODUCTION

TTM (262615) Holding Inc. has engaged Novatech to assess the adequacy of the existing public services related to the proposed Zoning By-Law Amendment application and severance of the 6208 Renaud Road property. The purpose of this report is to demonstrate that the proposed development can be serviced by the municipal infrastructure surrounding the subject site.

### 1.1 Site Location and Description

The subject site is located at 6208 Renaud Road, within the limits of the East Urban Community (UEC) Phase 1 Community Design Plan (CDP), in the City of Ottawa. As identified on Figure 14 of the UEC – CDP for the Phase 1 Area, the subject site is identified as “Existing Residential”. In general, no major changes are anticipated to the existing residential dwellings along Renaud Road. The property covers an area of approximately 0.143 hectares and is currently occupied by a 1-storey residential dwelling located on the eastern portion of the lot. The western portion of the lot (to be severed) contains a very wide driveway, detached garage and shed.

The legal description of the subject site as indicated on the Topographical Plan of Survey prepared by Annis, O’Sullivan, Vollbeek Ltd. is designated as Part of Lot 5, Concession 4 (Ottawa Front). Geographic Township of Gloucester, City of Ottawa. Refer to **Figure 1** showing the existing site location.

**Figure 1: Aerial View of the Subject Site**

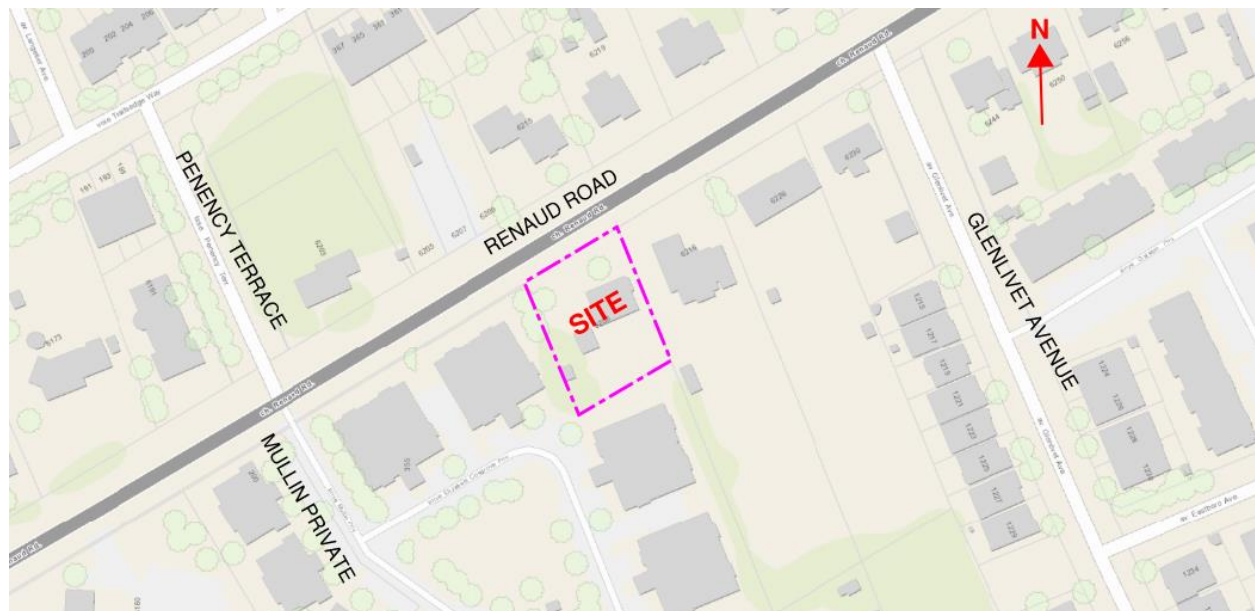


Image Source for all Figures: GeoOttawa (City of Ottawa)

### 1.2 Pre-Consultation Information

A pre-consultation meeting was held with the City of Ottawa on June 8, 2022, at which time the client was advised of the general submission requirements. Based on a review of **O. Reg. 525/98: Approval Exemptions**, a Ministry of the Environment, Conservation and Parks (MECP) Environmental Compliance Approval (ECA) will not be required for the proposed residential development. Refer to **Appendix A** for a summary of the correspondence related to the proposed development.

### 1.3 Proposed Development

The proposed development will include the re-zoning of the property to allow the construction of new semi-detached dwellings on the western (severed) portion of the property (~0.066 ha). The proposed semi-detached units will be serviced by extending new laterals to the municipal sanitary sewer, storm sewer and watermain in Renaud Road. The existing 1-storey dwelling will remain on the retained land (~0.077 hectares). The service laterals for the existing house will remain unchanged.

## 2.0 SITE SERVICING

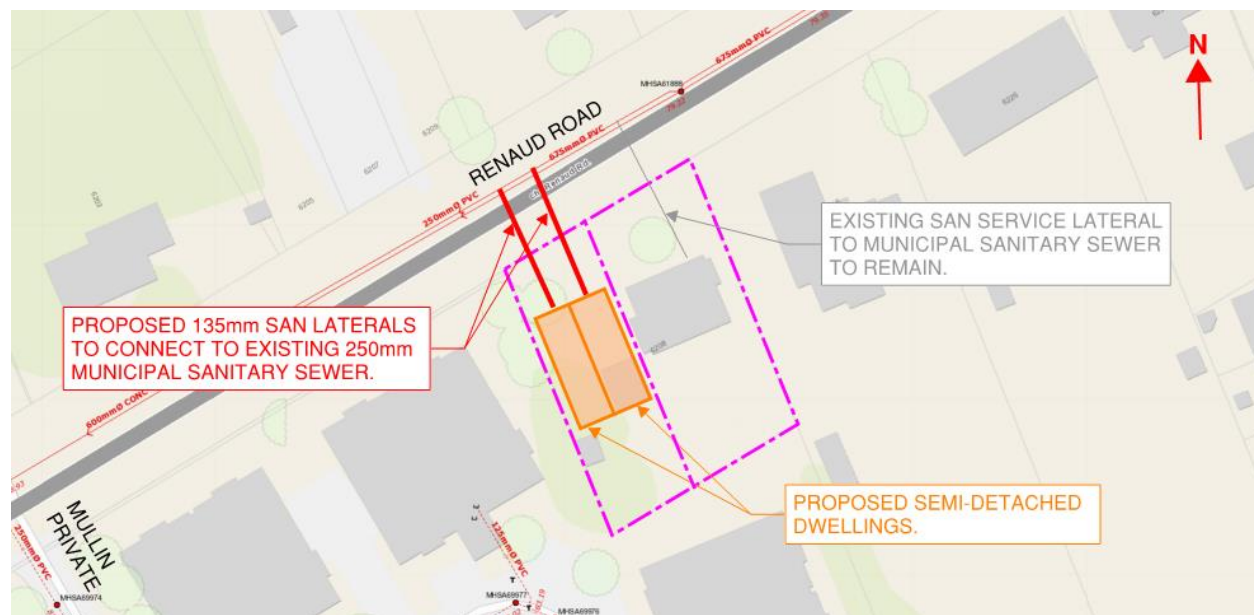
The objective of this report is to demonstrate that proper sewage outlets (sanitary and storm) and suitable domestic water supply with appropriate fire protection are available for the proposed semi-detached dwellings. The servicing criteria, the expected sewage flows and water demands are to conform to the requirements of the City of Ottawa municipal design guidelines for sewer and water distribution systems.

### 2.1 Sanitary Servicing

The existing property is currently serviced by the municipal sanitary sewer system in Renaud Road which consists of a local 250mm dia. PVC sanitary sewer sitting above a ~7.4m deep 600mm-675mm dia. sanitary trunk sewer.

Under post-development conditions, the proposed semi-detached dwellings located on the severed portion of the property will be serviced by the local 250mm dia. municipal sanitary sewer in Renaud Road, like the existing house on the retained portion of the property. Refer to **Figure 2** showing the municipal sanitary sewer infrastructure and conceptual servicing layout for the proposed semi-detached dwellings.

**Figure 2: Conceptual Sanitary Servicing Layout**



**Table 1** below summarizes the theoretical sanitary sewage flows from the subject site under pre-development and post-development conditions, based on criteria in the City of Ottawa Sewer Design Guidelines and subsequent Technical Bulletins.

**Table 1: Theoretical Sanitary Sewage Flows**

Residential Use	Unit Count/ Site Area	Design Population	Average Flow (L/s)	Peaking Factor	Peak Flow* (L/s)
Pre-Development Conditions					
Single dwelling	1	4	0.01	3.80	0.04
Infiltration Allowance (0.33 L/s/ha)	0.143	-	-	-	0.05
<b>Total Site Flows</b>	-	<b>4</b>	<b>0.01</b>	-	<b>~0.09</b>
Post-Development Conditions					
<b>Existing Single Dwelling</b>					
Single dwelling	1	4	0.01	3.80	0.04
Infiltration Allowance (0.33 L/s/ha)	0.077	-	-	-	0.03
<b>Total Single Dwelling Flows</b>	-	<b>4</b>	<b>0.01</b>	-	<b>~0.07</b>
<b>Proposed Semi-Detached Dwellings</b>					
Semi-detached A	1	3	0.01	3.80	0.03
Semi-detached B	1	3	0.01	3.80	0.03
Infiltration Allowance (0.33 L/s/ha)	0.066 ha	-	-	-	0.02
<b>Total Semi-Detached Dwelling Flows</b>	-	<b>6</b>	<b>0.04</b>	-	<b>~0.09</b>
<b>Total Site Flows</b>	-	<b>~10</b>	<b>~0.05</b>	-	<b>~0.16</b>

\*Represents rounded values

Based on the sanitary flows calculated above, the increase in total site flows (0.07 L/s) from pre-development conditions (0.09 L/s) to post-development conditions (0.16 L/s) is negligible and is therefore not considered as a major change to the “Existing Residential” area along Renaud Road, which is consistent with the UEC – CDP for the Phase 1 Area.

Each proposed semi-detached dwelling will be serviced by a separate 135mm dia. PVC sanitary service lateral at a minimum slope of 1.0%, with a full-flow capacity of approximately 11.5 L/s. The local 250mm dia. PVC sanitary sewer in Renaud Road has an approximate depth of ~3.8m in front of the subject site and should therefore accommodate gravity outlets from the proposed dwellings. The municipal sanitary sewer in Renaud Road should therefore have adequate capacity to accommodate the proposed development. Refer to **Appendix B** for detailed sanitary sewage calculations. The sanitary sewage calculations and servicing design will be refined as part of the Site Plan Control application to the City of Ottawa.

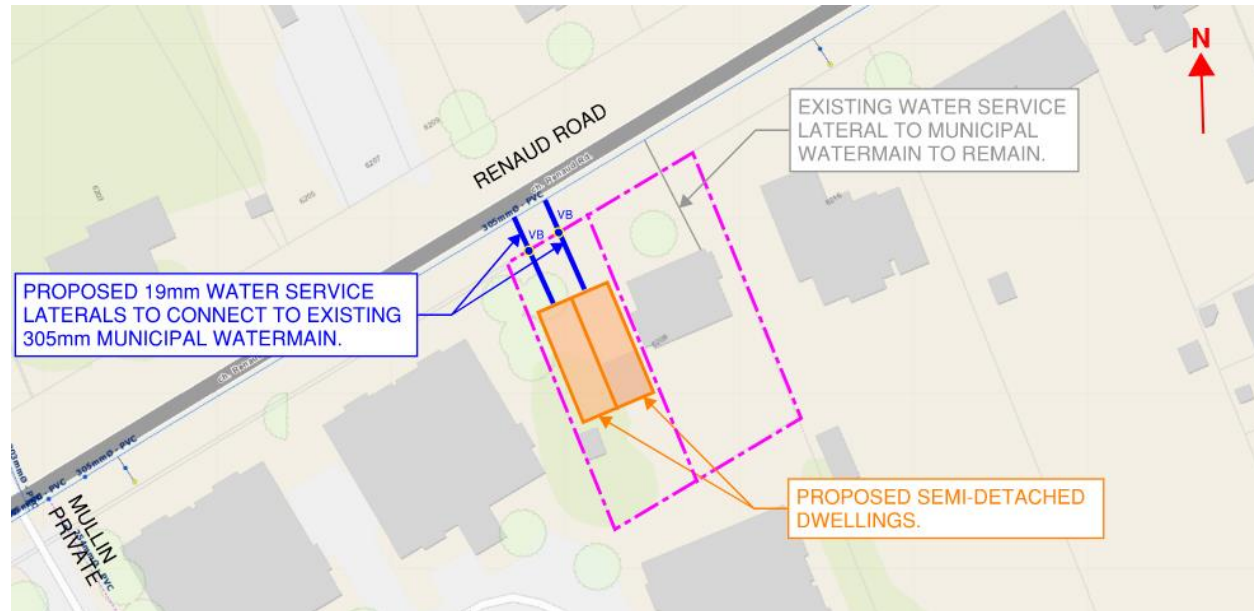
## 2.2 Water Supply for Domestic Use and Firefighting

The existing property is currently serviced by the 300mm dia. PVC municipal watermain in Renaud Road.

Under post-development conditions, the proposed semi-detached dwellings located on the severed portion of the property will be serviced by the local 300mm dia. municipal watermain in

Renaud Road, like the existing house on the retained portion of the property. Refer to **Figure 3** showing the municipal watermain infrastructure and conceptual servicing layout for the proposed semi-detached dwellings.

**Figure 3: Conceptual Water Servicing Layout**



**Table 2** below summarizes the theoretical domestic water and fire flow demands from the subject site under pre-development and post-development conditions, based on criteria in the City of Ottawa Design Guidelines for Water Distribution Systems and subsequent Technical Bulletins. Given the size of the buildings, the fire flows have been calculated using the Ontario Building Code (OBC) method, rather than the Fire Underwriters Survey (FUS) method. The subject site is located within the City of Ottawa 2E watermain pressure zone. Refer to **Appendix C** for detailed calculations.

**Table 2: Theoretical Water Demand for the Existing and Proposed Dwellings**

Residential Use	Unit Count / Floor Area	Design Population	Avg. Day Demand (L/s)	Max. Day Demand (L/s)	Peak Hour Demand (L/s)	Fire Flow (L/s)
Pre-Development Conditions						
<b>Total Demand (Single dwelling)</b>	<b>1</b>	<b>3.4</b>	<b>0.01</b>	<b>0.03</b>	<b>0.06</b>	<b>45</b>
Post-Development Conditions						
Existing Single Dwelling						
<b>Single dwelling Demand</b>	<b>1</b>	<b>3.4</b>	<b>0.01</b>	<b>0.03</b>	<b>0.06</b>	<b>45</b>
Proposed Semi-Detached Dwelling						
Semi-detached A	1	2.7	0.01	0.02	0.05	-



Semi-detached B	1	2.7	0.01	0.02	0.05	-
<b>Total Semi-Detached Dwelling Demands</b>	<b>2</b>	<b>6</b>	<b>0.02</b>	<b>0.04</b>	<b>0.10</b>	105
<b>Total Site Demand</b>	<b>3</b>	<b>~10</b>	<b>~0.03</b>	<b>~0.07</b>	<b>~0.16</b>	<b>105 (Max)</b>

The following design criteria were taken from Section 4.2.2 – ‘Watermain Pressure and Demand Objectives’ of the City of Ottawa Design Guidelines for Water Distribution:

- Normal operating pressures are to range between 345 kPa (50 psi) and 483 kPa (70 psi) under Max Day demands.
- Minimum system pressures are to be 276 kPa (40 psi) under Peak Hour demands.
- Minimum system pressures are to be 140 kPa (20 psi) under Max Day + Fire Flow demands.

The anticipated domestic water and fire flow demands were provided to the City of Ottawa to obtain municipal watermain boundary conditions used to complete a preliminary watermain network analysis. **Table 2.1** summarizes the watermain boundary conditions and anticipated system pressures within the existing 300mm dia. PVC watermain in Renaud Road.

**Table 2.1: Hydraulic Boundary Conditions Provided by the City (Existing 300mm dia. WM)**

Municipal Watermain Boundary Condition	Boundary Condition Head of Water (m)	Normal Operating Pressure Range (psi)	Anticipated WM Pressure (psi)*
<b>Connection at existing 300mm dia. WM in Renaud Road</b>			
Minimum HGL (Peak Hour Demand)	126.8	40 psi (min.)	~57.3 psi
Maximum HGL (Max. Day Demand)	130.7	50-70 psi	~62.7 psi
HGL (Max Day + Fire Flow Demand)	128.2	20 psi (min.)	~59.2 psi

\* Based on an approximate roadway elevation of 86.6m in Renaud Road at the new service connections. Design pressure = (HGL – watermain elevation) x 1.42197 PSI/m.

Based on preliminary calculations and correspondence received from the City of Ottawa, it is anticipated that the flows and pressures within the municipal watermain network will be adequate to service the proposed development.

A multi-hydrant approach to firefighting may be required for the proposed semi-detached dwellings. Based on a review of the geoOttawa website, there appear to be several Class AA (blue bonnet) municipal fire hydrants within 150m of the site. Based on the City of Ottawa Technical Bulletin ISTB-2018-02, Class AA (blue bonnet) hydrants within 75m of the building should provide a maximum capacity of 95 L/s each while hydrants between 75m and 150m should provide a maximum capacity of 63 L/s (at a pressure of 20 PSI). The combined theoretical maximum flow from these hydrants will exceed the Max Day + Fire Flow requirements of the proposed development. This multi-hydrant approach to firefighting is in accordance with the City of Ottawa Technical Bulletin ISTB-2018-02. **Table 2.2** summarizes the combined fire flow available from the nearby fire hydrants and compares it to the fire flow demands.

**Table 2.2: Hydraulic Boundary Conditions Provided by the City (Existing 300mm dia. WM)**

Dwelling Type	(OBC) Fire Flow Demand (L/s)	Fire Hydrant(s) within 75m (~ 95 L/s each)	Fire Hydrant(s) within 150m (~ 63 L/s each)	Combined Available Fire Flow (L/s)
Existing Single	45	1	3	>45
Semi-detached A + B	105	1	2	>105

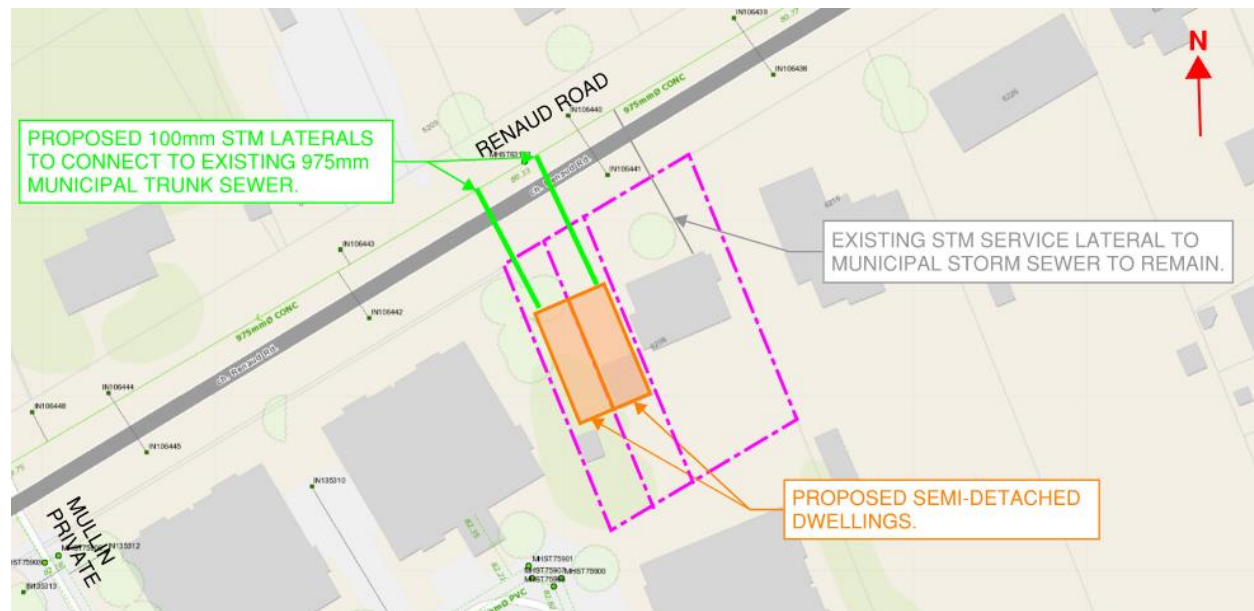
Refer to **Appendix C** for preliminary domestic water demand, OBC fire flow calculations, a sketch showing the nearby municipal fire hydrants and correspondence with the City of Ottawa. An updated watermain analysis will need to be provided as part of the Site Plan Control application to the City of Ottawa.

### 2.3 Storm Servicing, Drainage and Stormwater Management

The existing property is currently serviced by the 975mm dia. municipal storm (trunk) sewer in Renaud Road.

Under post-development conditions, the proposed semi-detached dwellings located on the severed portion of the property will be serviced by the ~6m deep 975mm dia. concrete municipal storm sewer in Renaud Road, like the existing house on the retained portion of the property. Although new connections to trunk sewers are typically not permitted due to the high flows in these pipes and their depths, there are no other municipal storm sewers available adjacent to the subject site. Refer to **Figure 4** showing the municipal storm sewer infrastructure and conceptual servicing layout for the proposed semi-detached dwellings.

**Figure 4: Conceptual Storm Servicing Layout**

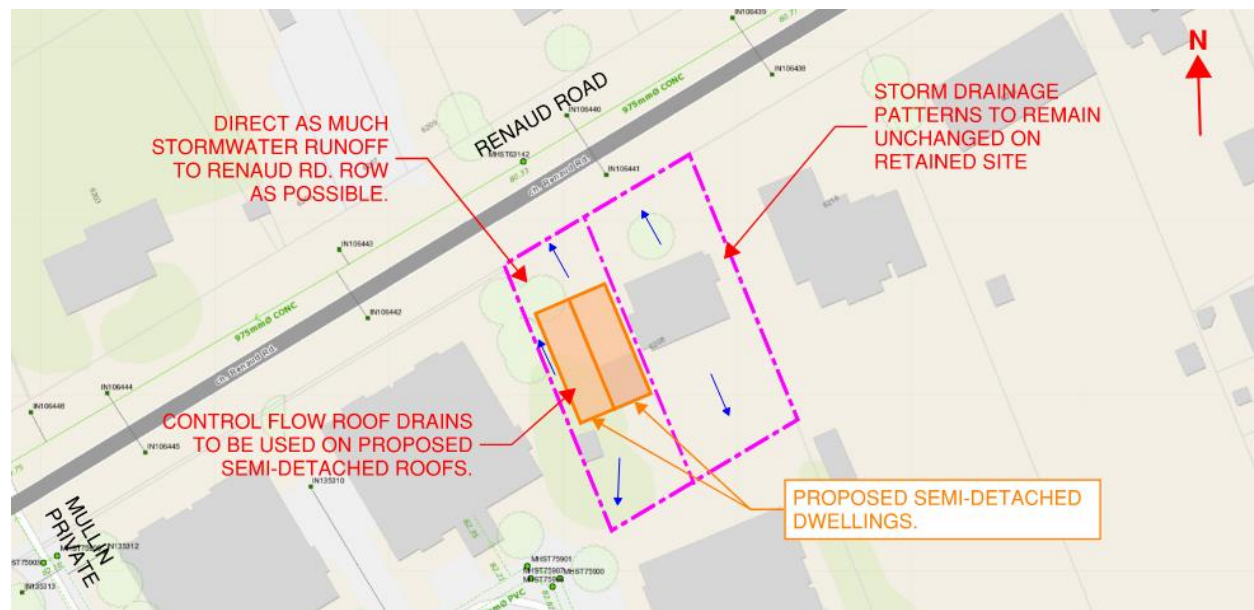


As a minimum, each proposed semi-detached dwelling will be serviced by a separate 100mm dia. PVC storm service lateral at a minimum slope of 1.0%. The 975mm dia. concrete municipal storm sewer in Renaud Road has an approximate depth of 6.0m in front of the subject site and should therefore accommodate gravity outlets from the proposed dwellings.

Based on a review of the Topographical Plan of Survey prepared by Annis, O’Sullivan, Vollbekk, Ltd., the subject site is generally flat with higher elevations adjacent to the existing house. As a result, stormwater runoff from the site is currently split with a portion draining to the front yard (towards the catchbasins in Renaud Road) and the rear yard draining towards the rear property line. It is anticipated that the stormwater runoff from the rear yard flows towards the storm sewer system in Elizabeth Cosgrove Private to the southwest. Stormwater runoff from the subject site will continue to be directed to Mud Creek (within the Green’s Creek sub-watershed), via the municipal storm sewer in Renaud Road.

As discussed with the City of Ottawa, the building design is only conceptual at this stage. Possible stormwater management solutions could include the use of control flow roof drains (if the semi-detached dwellings are constructed with a flat roof). Alternatively, if the semi-detached dwellings are constructed with pitched roofs, the site grading design will ensure that as much runoff will be directed to the front yard and thus towards Renaud Road. On-site stormwater management will be implemented, as required, to meet the requirements of the City of Ottawa. Refer to **Figure 5** showing the municipal storm sewer infrastructure and conceptual stormwater management design approach for the proposed semi-detached dwellings.

**Figure 5: Conceptual Stormwater Management Sketch**



A complete servicing, grading and SWM design will be included as part of the Site Plan Control submission to the City of Ottawa.

### 3.0 CONCLUSION

Based on our preliminary analysis of the information available, the existing municipal infrastructure in Renaud Road (sanitary sewers and watermain) should have adequate capacity to service the proposed development, including providing adequate water supply for domestic use and firefighting purposes. A complete servicing, grading and SWM design will be included as part of the Site Plan Control submission to the City of Ottawa.

#### NOVATECH

Prepared by:



Zarak Ali, E.I.T.  
Land Development

Reviewed by:



François Thauvette, P. Eng.  
Senior Project Manager – Land Development

**APPENDIX A**  
**Project Correspondence**

# 6208 Renaud Road (Ward 2)

Pre-application Consultation Notes | PC2022-0139

Meeting Date: Wednesday, June 8, 2022

Follow up Notes sent on June 16, 2022

**Attendees**

Lucy Ramirez, Planner (Development Review), City of Ottawa  
Alex Polyak, Project Manager (Infrastructure), City of Ottawa  
Nancy Young, Forester (Development Review), City of Ottawa  
Zyan Khan, Student Planner (Development Review), City of Ottawa

Jordan Jackson, Applicant  
Kamal Chaouni, Applicant  
Eric, Owner

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**Regrets**

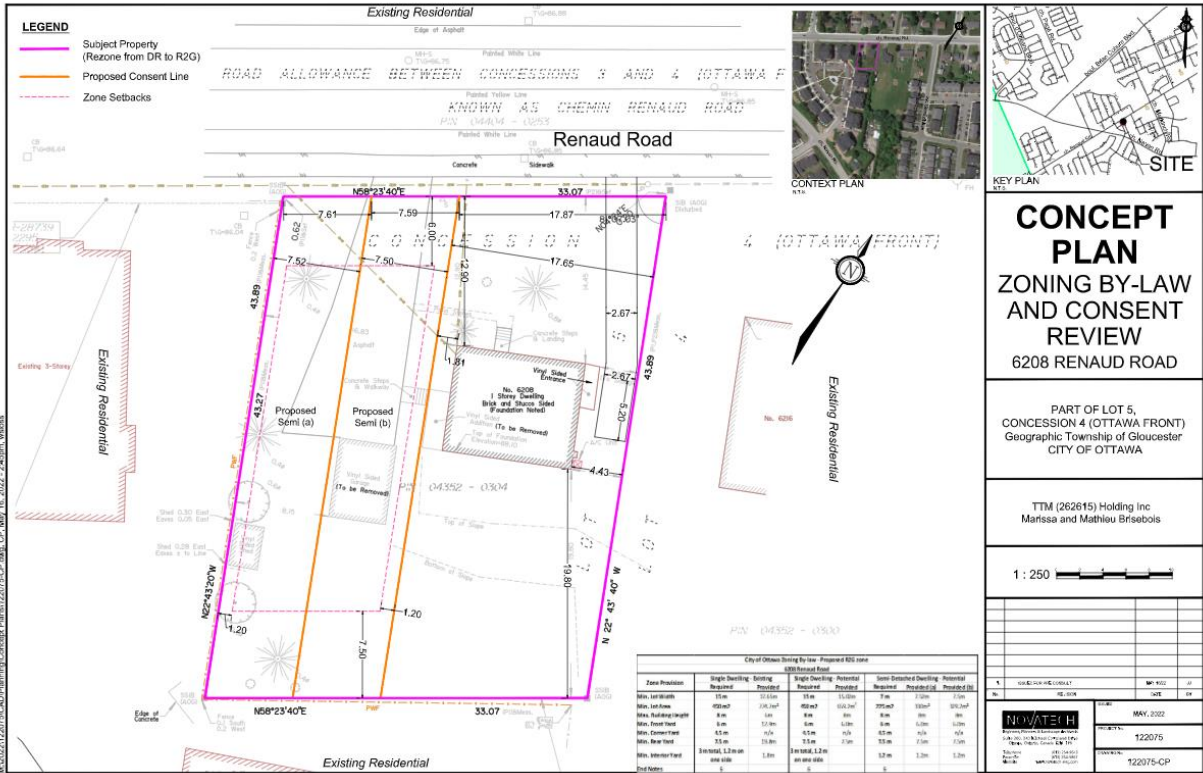
Mark Richardson, Forester (Planning), City of Ottawa  
Sami Rehman, Environmental Planner, City of Ottawa  
Selma Hassan Planner (Urban Design), City of Ottawa  
Mike Giampa, Project Manager (Transportation), City of Ottawa

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# Proposal Summary

The proposal is to rezone the property from a Development Reserve (DR) zone to Residential Secondary Density (R2D) zone. The intent of the rezoning is to permit a single and semi-detached dwelling on the property. Once the new Zoning is in effect the Owner will apply to the Committee of Adjustment to sever the lands west of the existing dwelling. As per the concept plan below, the existing dwelling will remain on the retained land and the driveway would be relocated east of the dwelling:



The Applicant noted that an alternative design and rezoning may be contemplated such as a Residential Third Density Zone (R3 zone), the concept plan submitted should show the highest density of development that would be permitted under the new zone.



## Planning Comments

Lucy Ramirez | [lucy.ramirez@ottawa.ca](mailto:lucy.ramirez@ottawa.ca)

### 1. Official Plan

In the City's existing Official Plan (2003 consolidation) designates the subject site "General Urban Area". The General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. Subject to the policies in Section 3.6 of the Official Plan, the City supports infill development and other intensification within the General Urban Area provided it enhances and complements the desirable characteristics and ensures the long-term vitality of the existing communities that make up the city. Building height in the General Urban Area will continue to be predominantly Low-Rise. Within this range, changes in building form, height and density will be evaluated based upon compatibility with the existing context and the planned function of the area.

The evaluation of development applications in the General Urban Area will be accordance with Section 2.5.1 and Section 4.11. Section 2.5.1 Designing Ottawa provides the overall direction for assessing neighbourhood compatibility. Section 4.11 - Urban Design and Compatibility identifies general criteria for the evaluation of a specific development relative to policies of Section 2.5.1

In the City's new Official Plan (2021), the subject property is within the Suburban Transect per Schedule A, the Neighbourhood Designation as per Schedule B8. Neighbourhoods are contiguous urban areas that constitute the heart of communities; they permit a mix of building forms and densities.

### 2. Community Design Plan (CDP)

The Property is within the limits of the [East Urban Community Phase 1 Community Design Plan](#), and the property is identified as "Existing Residential" ([Figure 14, Demonstration Plan](#)). No major changes are anticipated to the existing residential dwellings along Renaud Road. Redevelopment of existing lots provide intensification through infilling and would take advantage of urban services.

The Owners are proposing a density of 21 residential units per net hectare (3 units ÷ 0.1434 hectare), which per the Demonstration Plan, would be considered a low-density development. If the existing dwelling were also replaced with a semi-detached dwelling, then the density would be 28 units per net hectare (4 units ÷ 0.1434 hectare). The Demonstration Plan considers medium-low density development to be 29 units/ net hectare. **A medium-low density development would be compatible with the neighbouring development and the CDP Demonstration Plan.**

Staff note that the subject property is in Area 4 (shaded in green) of [Figure 12](#), which has limited capacity to support higher density development and it is expected that an overall density of only 25 units / net hectare can be achieved.

The CDP notes that Area 4 will be required to develop as a combination of singles, semis, and town homes.

3. [Official Plan Amendment 118](#)

Lot is within area covered by [Official Plan Amendment 118](#) [OPA 118 - East Urban Community (EUC) Phase 1 and 2] There is a **cost sharing agreement** affecting lands within portions of Phase 1 and Phase 2 of the East Urban Community (EUC). As per Section 5.3.5, the City shall require evidence of payment pursuant to the agreement as a condition of draft approval for plans of subdivision and plans of condominium, and as a condition of approval of **severance applications** and site plan. You will need to contact the Trustee for the East Urban Community Ownership Group (Kris Kilborn at Stantec; [Kris.Kilborn@stantec.com](mailto:Kris.Kilborn@stantec.com)) to discuss the proportional costs.

4. [Zoning](#)

The Owners want to rezone the property to a Residential Second density (R2) Zone to allow for a semi-detached.

**TABLE 158A – R2 SUBZONE PROVISIONS** (OMB Order File N<sup>o</sup>: PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288)

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Rear Yard Setback Minimum (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 158B)
G	None	Detached, Duplex, Linked-detached	15	450	8	6	4.5	7.5 <sup>6</sup>	3 m total; 1.2 m for one side yard	6
		Long Semi	10	300	8	6	4.5	7.5 <sup>6</sup>	3 m total; 1.2 m for one side yard	6
		Semi-detached	7.5	225	8	6	4.5	7.5 <sup>6</sup>	1.5 within Area A of Schedule 342, all other cases 1.2	6

**TABLE 158B – ADDITIONAL ZONING PROVISIONS** (By-law 2020-288)

I Endnote Number	II Additional Zoning Provisions
6	<p>For those lots outside of Schedule 342, the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it may not be less than 6 m and need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m.</p> <p>For those lots within S. 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-Rise Residential Uses (By-law 2020-288)</p>

**Context**

The lot fabric along this segment of Renaud Road - between the Greenbelt and Mer Bleue Road - is varied, with older lots and newer lots that are on plans of subdivisions. Along this segment of Renaud Road there is a mix of dwelling types and uses.

The eastern property line abuts a detached dwelling. The western and rear property lines abut a planned unit development made up of six low-rise apartments (12 units each) and six stacked townhouses (4 units each). The adjacent land was previously zoned DR and was [rezoned in 2014](#) to R4M [2158]. Along this segment of Renaud Road there are parcels zoned R3Z as well as R3YY.

5. [Affordable Housing Programs](#)

Canada Mortgage and Housing Corporation has a [Rental Construction Financing Program](#) and you are encouraged to participate if you are eligible.

6. [Major Zoning By-law Amendment Planning Applications Fees](#)

The following outlines the application fees for each type of application, fees effective January 1, 2022. Please note fees increase each year:

<a href="#">Zoning By-law Amendment</a>	
Major Zoning Amendment	<b>\$22,472.80</b>
Conservation Fee	<b>\$400 *</b>
Total	<b>\$22,872.80</b>

\* Conservation Authority will invoice for any additional fees and technical report review as required.

7. [Consents \(Severances\)](#)

An application to the Committee of Adjustment would be necessary to create the lot for the proposed semi-detached dwelling.

Please note that Consent (Severance) applications are handled by the Committee of Adjustment. The Planning Department provides comments on Committee of Adjustment applications; however, the Committee of Adjustment makes the decision. For more information on the Committee of Adjustment, including application forms and fees, please visit: <https://ottawa.ca/en/planning-development-and-construction/committee-adjustment>. For questions pertaining to forms and fees, please contact the Committee of Adjustment directly at [cofa@ottawa.ca](mailto:cofa@ottawa.ca) or at (613)-580-2436.

Conditions of a Provisional Consent

The *Planning Act* (Subsection 53 (12)) allows the Committee of Adjustment the ability to impose any condition to a provisional consent, if it believes the condition is reasonable and has regard to the nature of the development proposed. All

conditions of approval must be fulfilled within two years of the decision before the certificate is issued stating that the consent was given. Below are typical conditions which are imposed, note this is not an exhaustive list.

- Removal of accessory dwelling
- Separate services from street required (demonstrated through a servicing plan created by an engineer)
- Demonstration of appropriate grading and drainage (demonstrated through a grading plan created by an engineer)
- Noise condition
- Asphalt overlay condition, if applicable
- Relocation of the driveway
- Cost Sharing – the Owner provide a letter from the Trustee of the East Urban Community (EUC) Cost Sharing Agreement confirming that the said Owner is in good standing under the terms of the said EUC Cost Sharing Agreement and that all amounts owing and/or works and services to be performed under the said Agreement have been paid and/or satisfied by the Owner.
- Cash-in-lieu of parkland will be required as a condition of the severance approval, as per the [Parkland Dedication By-law](#).

#### 8. High Performance Development Standards

The High Performance Development Standards (HPDS) were passed by Council on April 13, 2022.

The High-Performance Development Standard (HPDS) is a collection of mandatory and voluntary standards or “metrics” that raise the performance of new building projects to achieve “sustainable and resilient design” objectives. The HPDS consists of three tiers of performance.

Once the new Official Plan is provincially approved and in effect, they apply to new site plan and plan of subdivision applications.

I’m attaching a handout for your information.

#### 9. Questions to address in your submission

1. Will there be secondary dwelling units in the principal dwellings?
2. What is the Owners plan for dealing with parking? Will you be setting the dwellings further back to accommodate more parking in the driveway?

This is the Formal Pre-Application Consultation meeting for [a Major Zoning Amendment Application](#). Application forms, timeline and fees can be found online, through the hyperlink provided.

## Engineering Comments

Alex Polyak | [alex.polyak@ottawa.ca](mailto:alex.polyak@ottawa.ca)

### Submission Documents

- Topographical Plan of Survey Plan with a published Bench Mark
- Geotechnical Report

### Background Studies and Information

The property is situated on the East Urban Community (EUC) Phase 1 lands, and is subject to the Phase 1 Community Design Plan (CDP) and associated background studies which accompany this document, such as the 2004 Gloucester EUC Infrastructure Study Update (Stantec) which sets out the infrastructure plan for the CDP area, and the 2004 Geotechnical Considerations: East Urban Community study (Golder), amongst others. Note that a CDP for the Phase 2 lands (bordering Mer Bleue Rd. to the east, Mer Bleue bog to the south, and Renaud Rd. to the North) was finalized in 2013 and the direction of this CDP supersedes the requirements set out in the Phase 1 CDP. These documents are to be consulted accordingly, and the proposed submission is to be consistent with these documents.

Servicing: As part of the servicing component, the Applicant is recommended to consult the City's geoOttawa website: (<http://maps.ottawa.ca/geoOttawa/>) for basic information regarding the municipal services on Renaud Rd. Typically, direct connections to trunk sewers are not permitted due to high flow rates conveyed in these pipes and their depths (usually 6m deep, or more), among other points. Direct connections may be considered in this case, and City staff will evaluate accordingly following review of the submission.

Geotechnical Considerations: The Applicant is to be aware of the Geotechnical Considerations: East Urban Community study that was completed in 2004 by Golder. The study covers the EUC lands and provided findings with respect to the type of development proposed and landform (topography, and the fact that the area predominantly consists of surficial sand and silty sand over sensitive silty clay soils). These can bring some constraints along with them, specifically:

- a. grade raise restrictions
- b. slope stability (around the drainage features and the escarpment)
- c. relatively high groundwater levels.

Tree Planting and Clay Soils: The EUC consists predominantly of sensitive silty clay soils, and the City's planting policies and CDP should be consulted with respect to planting restrictions and requirements. Also, it is recommended that the Applicant refer to the comments provided by the City's Forestry team for this pre-application consultation with respect to this note.

The subject site falls within the Mud Creek subwatershed (a subwatershed is the area of land that water flows over or through to drain into a larger body of water – i.e. a watershed). The Mud Creek subwatershed drains the majority of the study area to the southwest, where it empties into the Green's Creek watershed. The Mud Creek Cumulative Impact Study (CIS), which is currently in draft form (therefore not referred to in the CDP), speaks to downstream erosion and remedial measures in Mud Creek.

Note that there is also the 2013 Environmental Management Plan (EMP) prepared by CH2MHILL, which acts as a support document to the 2013 Phase 1 and 2 CDP and speaks to the natural environment and stormwater management plans. In this case, it is recommended to consult the EMP as there is information with respect to drainage across EUC Phase 1 lands into Mud Creek.

Low Impact Development (LID): Although not discussed in the Phase 1 CDP, tying in with the above, the Applicant is to look into the implementation of LID best management practices. With the clay soils present, however, there will be low permeability, and in turn, limited infiltration volumes. Nonetheless, the Applicant is to consider LIDs and provide rationale in the servicing and stormwater management report on its effectiveness in the development, in accordance with the Ministry of the Environment, Conservation, and Parks (MECP) and City of Ottawa guidelines for development.

Development Charges (DC): The site is subject to an Area Specific DC as it falls within Area E-3 of the Gloucester East Urban Centre Stormwater Facilities By-Law 2019-165. It is Development Review East's understanding that there will be an amendment to the Area E-3 By-Law in 2021.

Gloucester EUC Cost Sharing Agreement dated February 2008 between participating Owners: Rivard/Monarch, Richcraft, Minto, DCR Phoenix, Claridge, and Ashcroft: The site is subject to an existing EUC Ownership Cost Sharing Agreement which is administered by a Trustee on behalf of the ownership group. It is recommended that the Applicant contact the Trustee to discuss the terms of the agreement as a Non-Participating Owner (an owner of a land shown in Schedule D of the Agreement, and who is not party to this Agreement).

Utilities: Note the presence of the above-ground lines, among and other utilities in the right-of-way. Coordination will be required with the applicable agencies at the time of development.

#### Minimum Drawing and File Requirements – All Plans

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.**



## Infill Forestry Comments

Nancy Young | [nancy.young@ottawa.ca](mailto:nancy.young@ottawa.ca)

Section 4.8.2 of the New Official Plan provides strong direction to maintain the urban forest canopy and its ecosystem services during intensification noting when considering the impacts on individual trees, planning and development decisions, including Committee of Adjustment decisions, shall give priority to the retention and protection of large, healthy trees over replacement plantings and compensation. Applications must address the cumulative impacts on the urban forest, over time and space, with the goal of 40% urban forest canopy cover in mind. Further, that the City and the Committee of Adjustment may refuse a development application where it deems the loss of a tree(s) avoidable.

1. A Tree Information Report is required with the Zoning By-law Amendment application and must be prepared in accordance with the Tree Information Report guidelines: <https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/law-z/tree-protection-law-no-2020-340#schedule-c---tree-information-report-guidelines->.
  - a. The TIR must be prepared by an arborist or forester, which you can find here: <https://www.treesaregood.org/findanarborist/findanarborist> or <https://opfa.ca/contact-us/consultants-list/#!directory/map>.
  - b. In the suburban area all private trees >50cm and City trees of any size are protected under the Tree Protection By-law.
  - c. There are resources available on the City's website for how to design around trees: <https://ottawa.ca/en/living-ottawa/environment-conservation-and-climate/trees-and-urban-forests/tree-protection-law#planning-around-trees>
2. While a detailed landscaping plan is not required at the ZBLA stage, the TIR or site plan should show that there is sufficient space to plant a minimum of one new 50mm tree per lot (in the frontage) and/or the required number of compensation trees if there are any protected trees which must be removed.
3. Sensitive Marine Clay
  - Please follow the City's 2017 Tree Planting in Sensitive Marine Clay guidelines

Please let me know if you have any questions.

## Transportation Comments

Mike Giampa | [mike.giampa@ottawa.ca](mailto:mike.giampa@ottawa.ca)

There is no right of way protection

## Urban Design Comments

Selma Hassan | [Selma.hassan@ottawa.ca](mailto:Selma.hassan@ottawa.ca)

1. It is assumed that if you have a secondary unit in each townhouse semi-detached dwelling, then there will likely be additional cars on each lot. There is a possibility of up to four cars if each household (principal and secondary) has two cars. What is your plan to deal with parking? City staff do not want the driveways to be widened in the future beyond the zoning permission.
2. Please provide a footprint of the house on the lot (not just a building envelope). Based on the size of the footprint, it may be an option to increase the front yard setback to provide more driveway parking space.
3. There may be opportunities for tree preservation at the rear.
4. The zoning could be tied to site specific setbacks if they helped with the issues of the parking and trees.
5. This area typically has marine clay soils, which limit the types of trees that can be planted. The applicant's Geotech report should include a section dealing with planting restrictions and requirements. The TIR or site plan should include at least one tree in each front yard.

## Attachments

1. Pre-con Applicant's Study and Plan Identification List
2. HPDS for Applicants







## Zarak Ali

---

**From:** Polyak, Alex <alex.polyak@ottawa.ca>  
**Sent:** Tuesday, June 6, 2023 2:04 PM  
**To:** Francois Thauvette  
**Cc:** Zarak Ali  
**Subject:** RE: 6208 Renaud Road - City Pre-Con Notes Clarification (122075)

Good afternoon Francois,

Yes, please include the typical Civil information in the adequacy of Public Services report including sanitary, water, and storm in support of the ZBLA. A concept SWM sketch is required to confirm adequacy of the storm system.

Regards,

---

### **Oleksandr (Alex) Polyak, B.Eng., P.Eng**

Project Manager, Infrastructure Approvals, Development Review East Branch | Gestionnaire de projet, Direction de l'examen des projets d'aménagement – Est.  
Planning, Real Estate and Economic Development Department | Direction générale de la planification, des biens immobiliers et du développement économique

City of Ottawa | Ville d'Ottawa  
110 Laurier Ave., 4th Fl East, Ottawa ON K1P 1J1  
Email: alex.polyak@ottawa.ca  
www.Ottawa.ca



---

**From:** Francois Thauvette <f.thauvette@novatech-eng.com>  
**Sent:** June 06, 2023 12:29 PM  
**To:** Polyak, Alex <alex.polyak@ottawa.ca>  
**Cc:** Zarak Ali <z.ali@novatech-eng.com>  
**Subject:** RE: 6208 Renaud Road - City Pre-Con Notes Clarification (122075)

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Hi Alex,

Thanks for getting back to us. We just want to make certain that the Adequacy of Public Services report contains the correct (typical) civil information (i.e., SAN, Water, STM drainage) to support the ZBLA application. Does a conceptual SWM design need to be included for a demi-detached dwelling? A separate geotechnical report is being prepared by others, so geotechnical discussions, if required, would be minimal in our report. Also, detailed servicing, grading and SWM designs will be completed at the detailed design stage.

I will send a Teams meeting invitation for 3:00pm, unless that time doesn't work for you.

Regards,

**François Thauvette**, P. Eng., Sr. Project Manager | Land Development & Public-Sector Engineering

## **NOVATECH**

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | T: 613.254.9643 Ext: 219 | C: 613.276.0310

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---

**From:** Polyak, Alex <[alex.polyak@ottawa.ca](mailto:alex.polyak@ottawa.ca)>

**Sent:** Tuesday, June 6, 2023 11:25 AM

**To:** Francois Thauvette <[f.thauvette@novatech-eng.com](mailto:f.thauvette@novatech-eng.com)>

**Cc:** Zarak Ali <[z.ali@novatech-eng.com](mailto:z.ali@novatech-eng.com)>

**Subject:** RE: 6208 Renaud Road - City Pre-Con Notes Clarification (122075)

Hi Francois,

We can have a quick call this afternoon. What exactly would you like clarification about?

Regards,

---

### **Oleksandr (Alex) Polyak, B.Eng., P.Eng**

Project Manager, Infrastructure Approvals, Development Review East Branch | Gestionnaire de projet, Direction de l'examen des projets d'aménagement – Est.

Planning, Real Estate and Economic Development Department | Direction générale de la planification, des biens immobiliers et du développement économique

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[www.Ottawa.ca](http://www.Ottawa.ca)



---

**From:** Francois Thauvette <[f.thauvette@novatech-eng.com](mailto:f.thauvette@novatech-eng.com)>

**Sent:** June 06, 2023 11:05 AM

**To:** Polyak, Alex <[alex.polyak@ottawa.ca](mailto:alex.polyak@ottawa.ca)>

**Cc:** Zarak Ali <[z.ali@novatech-eng.com](mailto:z.ali@novatech-eng.com)>

**Subject:** 6208 Renaud Road - City Pre-Con Notes Clarification (122075)

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Hi Alex,

Would you have time for a brief Teams call later today (~15 mins.)? We would like some clarification regarding the City's expectations related to the civil engineering documents required for the ZBLA application.

Regards,

**François Thauvette**, P. Eng., Sr. Project Manager | Land Development & Public-Sector Engineering

**NOVATECH**

Engineers, Planners & Landscape Architects

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## **APPENDIX B**

### **Preliminary Sanitary Sewage Calculations**

## 6208 Renaud Road - Existing Single Residential Dwelling (Pre-Development) SANITARY SEWAGE ANALYSIS

<b>Residential</b>	<b>Single</b>	
Number of Single Dwellings	1	
Number of Persons per Single Dwelling	3.4	
Design Population	4	
Average Daily Flow per resident	280	L/c/day
Peak Factor (Harmon Formula)	3.80	
Peak Residential Flow	0.04	L/s
<b>Extraneous Flow</b>		
Site Area	0.143	ha
Infiltration Allowance	0.33	L/s/ha
<b>Peak Extraneous Flows</b>	0.05	L/s
<b>Total Peak Sanitary Flow</b>	<b>0.09</b>	<b>L/s</b>

## 6208 Renaud Road - Existing Single Residential Dwelling (Post-Development) SANITARY SEWAGE ANALYSIS

<b>Residential</b>	<b>Single</b>	
Number of Single Dwellings	1	
Number of Persons per Single Dwelling	3.4	
Design Population	4	
Average Daily Flow per resident	280	L/c/day
Peak Factor (Harmon Formula)	3.80	
Peak Residential Flow	0.04	L/s
<b>Extraneous Flow</b>		
Site Area	0.077	ha
Infiltration Allowance	0.33	L/s/ha
<b>Peak Extraneous Flows</b>	0.03	L/s
<b>Total Peak Sanitary Flow</b>	<b>0.07</b>	<b>L/s</b>

**6208 Renaud Road - Proposed Semi-Detached Residential Dwelling (Post-Development)  
 SANITARY SEWAGE ANALYSIS**

<b>Residential</b>	<b>Semi-A</b>	<b>Semi-B</b>	<b>Total</b>	
Number of Semi-Detached Units	1	1	2	
Number of Persons per Semi-Detached Unit	2.7	2.7	2.7	
Design Population	3	3	6	
Average Daily Flow per resident	280	280	280	L/c/day
Peak Factor (Harmon Formula)	3.80	3.80	3.80	
Peak Residential Flow	0.03	0.03	0.07	L/s
Site Area	0.033	0.033	0.066	ha
Infiltration Allowance	0.33	0.33	0.33	L/s/ha
<b>Peak Extraneous Flows</b>	0.01	0.01	0.02	L/s
<b>Total Peak Sanitary Flow</b>	<b>0.04</b>	<b>0.04</b>	<b>0.09</b>	<b>L/s</b>



## **APPENDIX C**

**Preliminary Water Demand and OBC Fire Flow Calculations, Watermain  
Boundary Conditions, Fire Hydrant Sketch and E-mail Correspondence from  
the City of Ottawa**

## 6208 Renaud Road - Existing Single Residential Dwelling WATER ANALYSIS

### DOMESTIC WATER DEMANDS

<b>Residential Use</b>	<b>Single</b>	
Number of Semi-Detached Units	1	
Number of Persons per Semi-Detached Dwelling	3.4	
Total Design Population	4	
<b>Average Day Demand (280 L/c/day)</b>	<b>0.01</b>	L/s/day
<b>Maximum Day Demand (2.5 x avg. day)</b>	<b>0.03</b>	L/s
<b>Peak Hour Demand (2.2 x max. day)</b>	<b>0.06</b>	L/s
<b>Total Average Day Demand</b>	<b>0.01</b>	L/s
<b>Total Maximum Day Demand</b>	<b>0.03</b>	L/s
<b>Total Peak Hour Demand</b>	<b>0.06</b>	L/s

## 6208 Renaud Road - Proposed Semi-Detached Residential Dwelling WATER ANALYSIS

### DOMESTIC WATER DEMANDS

<b>Residential Use</b>	<b>Semi-A</b>	<b>Semi-B</b>	<b>Total</b>	
Number of Semi-Detached Units	1	1	2	
Number of Persons per Semi-Detached Dwelling	2.7	2.7	2.7	
Total Design Population	3	3	6	
<b>Average Day Demand (280 L/c/day)</b>	<b>0.01</b>	<b>0.01</b>	<b>0.02</b>	L/s/day
<b>Maximum Day Demand (2.5 x avg. day)</b>	<b>0.02</b>	<b>0.02</b>	<b>0.04</b>	L/s
<b>Peak Hour Demand (2.2 x max. day)</b>	<b>0.05</b>	<b>0.05</b>	<b>0.10</b>	L/s
<b>Total Average Day Demand</b>	<b>0.01</b>	<b>0.01</b>	<b>0.02</b>	L/s
<b>Total Maximum Day Demand</b>	<b>0.02</b>	<b>0.02</b>	<b>0.04</b>	L/s
<b>Total Peak Hour Demand</b>	<b>0.05</b>	<b>0.05</b>	<b>0.10</b>	L/s

## Fire-Fighting Water Supply - OBC 2006 (A-3.2.5.7.)

Project: **6208 Renaud Road (Existing Single Dwelling)**

Proj. No.: **122075**

Date: **June 05/23**

Reference: [Ontario Fire Marshal - OBC Fire Fighting Water Supply](#)

Building Classification:	<b>C</b>	OBC 9.10.2.1.
Water Supply Coefficient K:	<b>23</b>	A-3.2.5.7. Table 1
Building Dimensions:	W (ft) <b>36.7</b> <b>11.2</b> m	A = <b>103</b> m <sup>2</sup>
	L (ft) <b>30.2</b> <b>9.2</b> m	V = <b>565</b> m <sup>3</sup>
use avg interior height	H (ft) <b>9</b> <b>2.7</b> m	Total Volume (above & below grade) of Building to underside of roof deck

Exterior Wall Exposure = Distance between exterior face and:  
(Limiting Distance)

OBC 3.2.3.1.(3)

Property Line  
or Centreline of Street  
or Line at mid-distance to another building on same lot

North:	<b>12.9</b> m	S <sub>side 1</sub> = <b>0.00</b>
East:	<b>4.4</b> m	S <sub>side 2</sub> = <b>0.50</b>
South:	<b>19.8</b> m	S <sub>side 3</sub> = <b>0.00</b>
West:	<b>1.5</b> m	S <sub>side 4</sub> = <b>0.50</b>

A-3.2.5.7.  
Figure 1

*If LD > 10 m (> 13 m for F-1), S = 0, thus an accurate measure of LD is not required.*

*Can enter LD = >10 or >13*

*If a building is separated by a firewall, S = 0 for that side (see A-3.2.5.7.3(d)). Enter LD = firewall*

Spatial Coefficient: S<sub>Tot</sub> =

$$1.0 + (S_{side 1} + S_{side 2} + S_{side 3} + S_{side 4}) = \mathbf{2.00}$$

Fire Water Supply Volume Required: Q =	K V S <sub>Tot</sub> =	<b>26000</b> L
	Q <sub>min</sub> from A-3.2.5.7. Table 2 =	<b>54000</b> L
	Q <sub>REQ</sub> =	<b>54000</b> L
	Q <sub>REQ</sub> =	<b>54</b> m <sup>3</sup>

## Fire-Fighting Water Supply - OBC 2006 (A-3.2.5.7.)

Project: 6208 Renaud Road (Semi-Detached Dwellings)

Proj. No.: 122075

Date: June 05/23

Reference: [Ontario Fire Marshal - OBC Fire Fighting Water Supply](#)

Building Classification:	C	OBC 9.10.2.1.
Water Supply Coefficient K:	23	A-3.2.5.7. Table 1
Building Dimensions:	W (ft) <span style="background-color: yellow;">41.2</span> <span style="background-color: lightgrey;">12.6</span> m	A = <span style="background-color: lightgrey;">379</span> m <sup>2</sup>
	L (ft) <span style="background-color: yellow;">99.1</span> <span style="background-color: lightgrey;">30.2</span> m	V = <span style="background-color: lightgrey;">4144</span> m <sup>3</sup>
use avg interior height	H (ft) <span style="background-color: yellow;">13</span> <span style="background-color: lightgrey;">4.0</span> m	Total Volume (above & below grade) of Building to underside of roof deck

Exterior Wall Exposure = Distance between exterior face and:  
(Limiting Distance)

OBC 3.2.3.1.(3)

Property Line  
or Centreline of Street  
or Line at mid-distance to another building on same lot

North:	6.0	m	S <sub>side 1</sub> = <span style="background-color: lightgrey;">0.40</span>	A-3.2.5.7. Figure 1
East:	1.5	m	S <sub>side 2</sub> = <span style="background-color: lightgrey;">0.50</span>	
South:	7.5	m	S <sub>side 3</sub> = <span style="background-color: lightgrey;">0.25</span>	
West:	1.2	m	S <sub>side 4</sub> = <span style="background-color: lightgrey;">0.50</span>	

*If LD > 10 m (> 13 m for F-1), S = 0, thus an accurate measure of LD is not required.*

*Can enter LD = >10 or >13*

*If a building is separated by a firewall, S = 0 for that side (see A-3.2.5.7.3(d)). Enter LD = firewall*

Spatial Coefficient: S<sub>Tot</sub> =  
1.0 + (S<sub>side 1</sub> + S<sub>side 2</sub> + S<sub>side 3</sub> + S<sub>side 4</sub>) = 2.00

Fire Water Supply Volume Required: Q =	K V S <sub>Tot</sub>	=	191000	L
	Q <sub>min</sub> from A-3.2.5.7. Table 2	=	54000	L
	Q <sub>REQ</sub>	=	191000	L
	Q <sub>REQ</sub>	=	191	m <sup>3</sup>

**TABLE 1**  
**WATER SUPPLY COEFFICIENT -- K**

TYPE OF CONSTRUCTION	Classification by Group or Division in Accordance with Table 3.1.2.1 of the Ontario Building Code				
	A-2 B-1 B-2 B-3 C D	A-4 F-3	A-1 A-3	E F-2	F-1
Building is of noncombustible construction with fire separations and fire-resistance ratings provided in accordance with Subsection 3.2.2. of the OBC, including loadbearing walls, columns and arches.	10	12	14	17	23
Building is of noncombustible construction or of heavy timber construction conforming to Article 3.1.4.6. of the OBC. Floor assemblies are fire separations but with no fire-resistance rating. Roof assemblies, mezzanines, loadbearing walls, columns and arches do not have a fire-resistance rating.	16	19	22	27	37
Building is of combustible construction with fire separations and fire-resistance ratings provided in accordance with Subsection 3.2.2. of the OBC, including loadbearing walls, columns and arches. Noncombustible construction may be used in lieu of fire-resistance rating where permitted in Subsection 3.2.2. of the OBC.	18	22	25	31	41
Building is of combustible construction. Floor assemblies are fire separations but with no fire-resistance rating. Roof assemblies, mezzanines, loadbearing walls, columns and arches do not have a fire-resistance rating.	23	28	32	39	53
<b>Column 1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>

**TABLE 2**  
**MINIMUM WATER SUPPLY FLOW RATES**

Building Code, Part 3 Buildings	Required Minimum Water Supply Flow Rate (L/min.)
One-storey building with building area not exceeding 600m <sup>2</sup> (excluding F-1 occupancies)	1800
All other buildings	2700 (If $Q \leq 108,000L^{(1)}$ ) 3600 (If $Q > 108,000L$ and $\leq 135,000L^{(1)}$ ) 4500 (If $Q > 135,000L$ and $\leq 162,000L^{(1)}$ ) 5400 (If $Q > 162,000L$ and $\leq 190,000L^{(1)}$ ) 6300 (If $Q > 190,000L$ and $\leq 270,000L^{(1)}$ ) 9000 (If $Q > 270,000L^{(1)}$ )

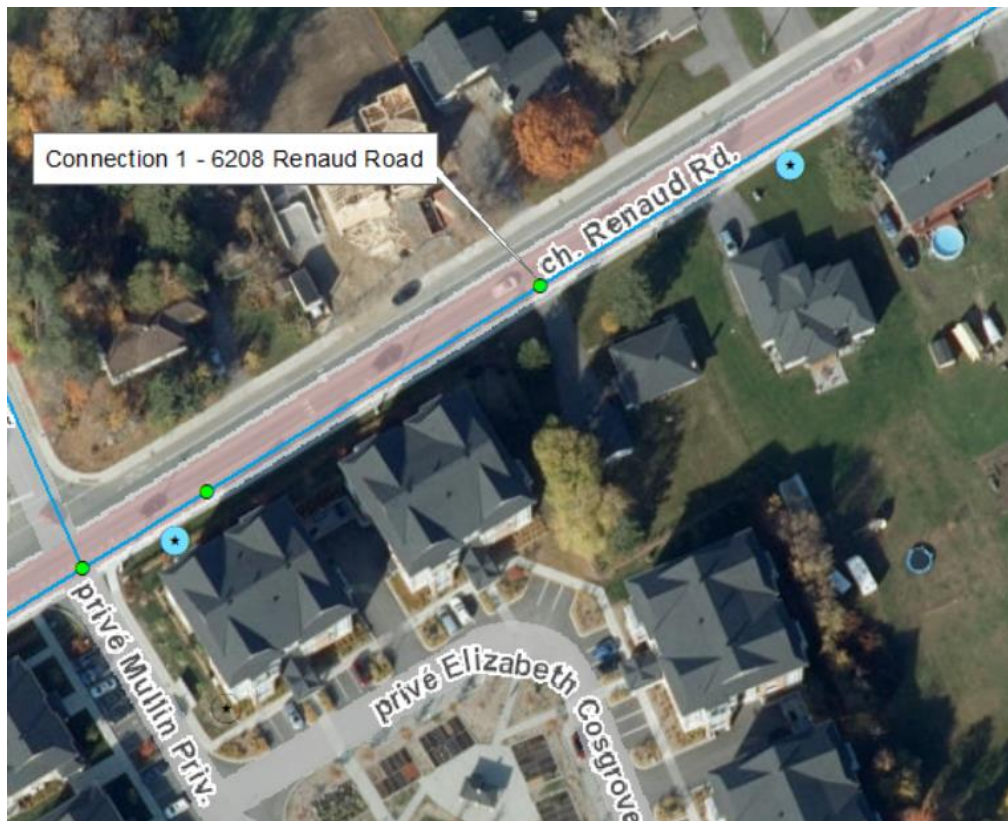
Note: <sup>(1)</sup>  $Q = KVS_{Tot}$  as referenced in Section 3 (a)

## Boundary Conditions 6208 Renaud Road

### Provided Information

Scenario	Demand	
	L/min	L/s
Average Daily Demand	2	0.03
Maximum Daily Demand	4	0.07
Peak Hour	10	0.17
Fire Flow Demand #1	6,300	105.00

### Location



### Results

#### Connection 1 – Renaud Road

Demand Scenario	Head (m)	Pressure <sup>1</sup> (psi)
Maximum HGL	130.7	62.7
Peak Hour	126.8	57.3
Max Day plus Fire Flow	128.2	59.2

<sup>1</sup> Ground Elevation = 86.6 m

**Disclaimer**

*The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation. Fire Flow analysis is a reflection of available flow in the watermain; there may be additional restrictions that occur between the watermain and the hydrant that the model cannot take into account.*



# WATER BOUNDARY CONDITIONS SKETCH 6208 RENAUD ROAD



HYDRANT ID: 382032H002  
APPROX. 150m FROM  
MIDDLE OF SEMI-DETACHED  
DWELLING

PROPOSED CONNECTIONS TO  
EXISTING 305mm WM ON RENAUD RD.

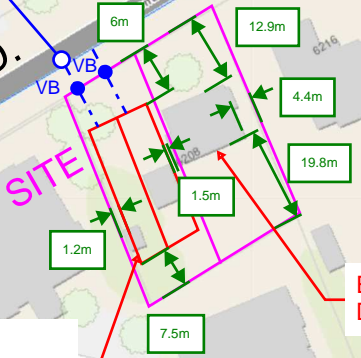
HYDRANT ID: 380032H153  
APPROX. 74m FROM  
MIDDLE OF SEMI-DETACHED  
DWELLING

HYDRANT ID: 380032HP184  
APPROX. 127m FROM  
MIDDLE OF SEMI-DETACHED  
DWELLING

PROPOSED  
SEMI-DETACHED  
DWELLING

HYDRANT ID: 382032H079  
APPROX. 50m FROM  
MIDDLE OF SEMI-DETACHED  
DWELLING

EXISTING SINGLE  
DWELLING



## Zarak Ali

---

**From:** Polyak, Alex <alex.polyak@ottawa.ca>  
**Sent:** Tuesday, June 13, 2023 3:05 PM  
**To:** Francois Thauvette  
**Cc:** Zarak Ali  
**Subject:** RE: 6208 Renaud Road - Municipal WM Boundary Conditions Request (122075)  
**Attachments:** 6208 Renaud Road Boundary Condition(06June2023).docx

Hello Francois,

Please see the boundary conditions attached.

In the future please allow approximately 2-3 weeks to receive boundary conditions for a project.

Regards,

---

### **Oleksandr (Alex) Polyak, B.Eng., P.Eng**

Project Manager, Infrastructure Approvals, Development Review East Branch | Gestionnaire de projet,  
Direction de l'examen des projets d'aménagement – Est.  
Planning, Real Estate and Economic Development Department | Direction générale de la planification, des  
biens immobiliers et du développement économique

City of Ottawa | Ville d'Ottawa  
110 Laurier Ave., 4th Fl East, Ottawa ON K1P 1J1  
Email: alex.polyak@ottawa.ca  
www.Ottawa.ca



---

**From:** Francois Thauvette <f.thauvette@novatech-eng.com>  
**Sent:** June 13, 2023 11:13 AM  
**To:** Polyak, Alex <alex.polyak@ottawa.ca>  
**Cc:** Zarak Ali <z.ali@novatech-eng.com>  
**Subject:** RE: 6208 Renaud Road - Municipal WM Boundary Conditions Request (122075)

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Thanks Alex!

François Thauvette, P. Eng., Sr. Project Manager | Land Development & Public-Sector Engineering

## NOVATECH

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | T: 613.254.9643 Ext: 219 | C: 613.276.0310

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---

**From:** Polyak, Alex <[alex.polyak@ottawa.ca](mailto:alex.polyak@ottawa.ca)>

**Sent:** Tuesday, June 13, 2023 10:08 AM

**To:** Francois Thauvette <[f.thauvette@novatech-eng.com](mailto:f.thauvette@novatech-eng.com)>

**Cc:** Zarak Ali <[z.ali@novatech-eng.com](mailto:z.ali@novatech-eng.com)>

**Subject:** RE: 6208 Renaud Road - Municipal WM Boundary Conditions Request (122075)

Hello Francois,

I had specified the urgency of the request to our water department, but have not yet received any feedback. I'll follow up with them today.

Regards,

---

### Oleksandr (Alex) Polyak, B.Eng., P.Eng

Project Manager, Infrastructure Approvals, Development Review East Branch | Gestionnaire de projet, Direction de l'examen des projets d'aménagement – Est.

Planning, Real Estate and Economic Development Department | Direction générale de la planification, des biens immobiliers et du développement économique

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Email: [alex.polyak@ottawa.ca](mailto:alex.polyak@ottawa.ca)

[www.Ottawa.ca](http://www.Ottawa.ca)



---

**From:** Francois Thauvette <[f.thauvette@novatech-eng.com](mailto:f.thauvette@novatech-eng.com)>

**Sent:** June 13, 2023 9:19 AM

**To:** Polyak, Alex <[alex.polyak@ottawa.ca](mailto:alex.polyak@ottawa.ca)>

**Cc:** Zarak Ali <[z.ali@novatech-eng.com](mailto:z.ali@novatech-eng.com)>

**Subject:** RE: 6208 Renaud Road - Municipal WM Boundary Conditions Request (122075)

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Hi Alex,

As previously discussed, could you please ask the Water Department to expedite the WM boundary conditions request for this project? Our client is eager to submit today and the only missing pieces are the WM boundary conditions and analysis.

Regards,

**François Thauvette**, P. Eng., Sr. Project Manager | Land Development & Public-Sector Engineering

**NOVATECH**

Engineers, Planners & Landscape Architects

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,

## Zarak Ali

---

**From:** Francois Thauvette  
**Sent:** Tuesday, June 6, 2023 11:24 AM  
**To:** Polyak, Alex  
**Cc:** Zarak Ali  
**Subject:** FW: 6208 Renaud Road - Municipal WM Boundary Conditions Request (122075)  
**Attachments:** WaterBoundaryConditionsSketch.pdf; 122075-WaterDemands-SEMI.pdf; 122075-WaterDemands-SINGLE.pdf; Fire Water Supply OBC\_SEMI.pdf; Fire Water Supply OBC\_SINGLE.pdf

Hi Alex,

We are sending this e-mail to request WM boundary conditions. Please see e-mail below and attachments for details.

Regards,

**François Thauvette**, P. Eng., Sr. Project Manager | Land Development & Public-Sector Engineering

### **NOVATECH**

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---

**From:** Zarak Ali <z.ali@novatech-eng.com>  
**Sent:** Tuesday, June 6, 2023 11:12 AM  
**To:** Francois Thauvette <f.thauvette@novatech-eng.com>  
**Subject:** 6208 Renaud Road - Municipal WM Boundary Conditions Request

Good morning,

We are looking for boundary conditions for the existing watermain infrastructure to complete a water servicing analysis to support a ZBLA application for the 6208 Renaud Road development. Please refer to the attached water boundary conditions sketch for the following:

- Existing water infrastructure and our proposed connection location on Renaud Road,
- Exposure separation distances to support the Fire Flow calculations (Fire flow calculations as per OBC guidelines attached separately for both the proposed semi-detached dwelling and existing single dwelling), and
- Hydrants that were identified as being considered to meet the required Fire Flow

Water Demands (detailed calculations attached separately) for both the proposed and existing dwellings are provided below:

#### Proposed Semi-Detached Dwelling @ 6208 Renaud Rd.

- Average Day Demand = 0.02 L/s (0.01 L/s per unit)
- Maximum Day Demand = 0.04 L/s (0.02 L/s per unit)
- Peak Hour Demand = 0.10 L/s (0.05 L/s per unit)
- Fire Flow Demand = 105 L/s (6300 L/min. as per OBC Table 2 A 3.2.5.7) for both halves of the semi-detached dwelling

Existing Single Dwelling @ 6208 Renaud Rd.

- Average Day Demand = 0.01 L/s
- Maximum Day Demand = 0.03 L/s
- Peak Hour Demand = 0.07 L/s
- Fire Flow Demand = 45 L/s (2700 L/min. as per OBC Table 2 A 3.2.5.7)

Please let us know if you require any additional information.

Regards,

**Zarak Ali**, E.I.T. | Land Development Engineering

**NOVATECH**

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | Tel: 613.254.9643 Ext: 330

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