

# Site Servicing Report

## Walkley Road Apartments

2145 Walkley Road  
Ottawa, ON



# Site Servicing Report

## Walkley Road Apartments

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### Table of Contents

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<b>1.0</b>	<b>Introduction .....</b>	<b>3</b>
1.1	Site Description and Background .....	3
1.2	Proposed Site Plan, Building Configuration and Zoning .....	4
1.3	Existing Infrastructure.....	4
1.3.1	Watermain.....	4
1.3.2	Sanitary.....	5
1.3.3	Storm .....	5
1.3.4	Onsite Removals .....	5
1.4	Pre-Consultation, Permits and Approvals .....	6
1.5	Engineering Drawings .....	6
<b>2.0</b>	<b>Water Servicing .....</b>	<b>7</b>
2.1	Design Criteria .....	7
2.2	System Pressure Requirements .....	7
2.3	Water Demands .....	7
2.4	Fire Flow Demand .....	8
2.5	Water Service Layout .....	8
2.6	Hydraulic Boundary Conditions .....	9
2.7	Simulation Results.....	9
2.7.1	Peak Hour Demand.....	9
2.7.2	Maximum Day Demand plus Fire Flow .....	9
2.7.3	High Pressure Check .....	10
2.8	Summary and Conclusions.....	10
<b>3.0</b>	<b>Wastewater Servicing .....</b>	<b>11</b>
3.1	Background .....	11
3.2	Design Criteria .....	11
3.3	Proposed Sanitary Servicing and Calculations .....	11
3.4	Summary and Conclusions.....	12
<b>4.0</b>	<b>Storm Servicing and Stormwater Management.....</b>	<b>13</b>
4.1	Background .....	13
4.2	Storm Criteria .....	13
4.3	Allowable Release Rate .....	13
4.4	Storm Servicing .....	14
4.5	Green Roof .....	15
4.6	Proposed Stormwater Management Solution and Calculations .....	15
4.6.1	Water Quantity .....	15
4.6.2	Underground Storage.....	17
4.6.3	Water Quality .....	17
4.7	Summary and Conclusions.....	17
<b>5.0</b>	<b>Erosion and Sediment Control .....</b>	<b>18</b>
<b>6.0</b>	<b>Closing.....</b>	<b>19</b>

# Site Servicing Report

## Walkley Road Apartments

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### List of Appendices

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Appendix A	Application Checklist, Site Plan and Topographic Survey
Appendix B	Plan and Profiles
Appendix C	Pre-Consultation Meeting Notes
Appendix D	Water Design
Appendix E	Sanitary Calculations
Appendix F	Stormwater Management and Supporting Documentation
Appendix G	Letter from Mechanical Consultant

# Site Servicing Report

## Walkley Road Apartments

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### 1.0 Introduction

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LS GP Inc. has retained the services of J.L. Richards & Associates Limited (JLR) to prepare a Site Servicing Report and detailed design of municipal infrastructure in support of the construction of an apartment building sited at 2145 Walkley Road, in the City of Ottawa (herein referred to as “2145 Walkley Road Apartments”). A copy of the proposed Site Plan is included in Appendix A.

This Site Servicing Report has been prepared in support of the Site Plan Application to outline the design objectives and criteria, servicing constraints and strategies for developing the subject lands with water, wastewater, storm, and stormwater management services in accordance with the following municipal standards:

- City of Ottawa Site Servicing Study Terms of Reference;
- the Ottawa Sewer Design Guidelines (2012) and associated Technical Bulletins; and
- Ottawa Design Guidelines – Water Distribution (2010) and associated Technical Bulletins.

### 1.1 Site Description and Background

The subject property is located within the urban limits of the City of Ottawa in the northwest quadrant of the Walkley Road and Halifax Drive intersection (refer to FIG. 1, for Location Plan). The subject site currently consists of a multi-unit residential property that includes; two (2) high-rise towers, five (5) townhouse blocks, an elevated parking garage as well as landscaped areas and other at-grade parking areas. The ownership of the existing residential units is comprised of one (1) single owner, LS GP Inc. As depicted on FIG. 1, the subject site is bounded by Walkley Road to the south, by Halifax Drive to the east, by the Canterbury High School lands to the west and by townhouse units to the north.

**FIG. 1: Site Location**





# Site Servicing Report

## Walkley Road Apartments

---

The overall property includes a significant portion of impermeable surfaces consisting of roofs, driveways, walkways, and parking areas with minor areas of permeable landscape intertwined within the site and bounding Walkley Road.

Topography of the subject property slopes easterly towards Halifax Drive. Currently, surface runoff generated by the 2145 Walkley Road property sheet flows towards two (2) separate outlet sewers:

- the Halifax Drive storm sewer system which provides the outlet for most of the property; and
- the Walkley Road storm sewer system which provides an outlet for a small portion of land bounding the Walkley Road right of way (ROW).

Site surface runoff tributary to the Halifax Drive trunk storm sewer system is captured by a series of on-site catch basins. These catch basins collect and convey the captured flows to one of the on-site storm servicing systems, that outlet to the Halifax Drive 1500 mm diameter municipal storm trunk sewer system. Once captured, storm flows conveyed by the Halifax Drive system discharge  $\pm 100$  m downstream to the nearby Walkley Road 1650 mm diameter storm sewer travelling east. Runoff from the small area bounding the Walkley Road ROW sheet flows towards Walkley Road where it is captured by the roadway catch basins and conveyed to the Walkley Road storm system. Ultimately, site and surrounding area storm flows contributing to the Walkley Road storm sewer system discharge into a local tributary creek at the southeast corner of Walkley Road and St. Laurent Boulevard. From there, flow from the local creek continues to outlet to Ramsay Creek and then into Green's Creek before discharging into the Ottawa River, a drainage canal situated in the southeast area of Ottawa.

### 1.2 Proposed Site Plan, Building Configuration and Zoning

LS GP Inc. is proposing to redevelop a portion of the property consisting of an apartment building complete with new entrance drive aisles off of Walkley Road, an underground parking structure, and a landscaped podium. The disturbed area for the construction of the site accounts for  $\pm 0.549$  ha. Additional details for the proposed disturbed surface are included in Section 4.3 in the allowable peak flow calculation.

### 1.3 Existing Infrastructure

This report was prepared to demonstrate that the site redevelopment can be supported by the existing municipal infrastructure. The 2145 Walkley Road property is bounded by existing municipal infrastructure as illustrated on FIG. 2, which consists of the following (refer to Appendix B for copy of the Background Drawings).

#### 1.3.1 Watermain

- Existing 305 mm diameter CI watermain located along Halifax Drive;
- Existing on-site 152 mm diameter watermain; and
- Existing 406 mm diameter CI watermain along Walkley Road.

# Site Servicing Report

## Walkley Road Apartments

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### 1.3.2 Sanitary

- Existing 450 mm diameter CONC sanitary sewer along Halifax Drive; and
- Existing 525 mm diameter CONC sanitary sewer along Walkley Road.

### 1.3.3 Storm

- Existing 1500 mm diameter CONC trunk storm sewer along Halifax Drive;
- Existing 1500 mm diameter CONC trunk storm sewer along Walkley Road.

A topographical survey was completed by Fairhall Moffatt & Woodland Limited compiled on May 24, 2018 (refer to Appendix A).

**FIG 2: Existing Infrastructure**



### 1.3.4 Onsite Removals

The extent of existing infrastructure to be removed or rerouted involves storm sewers onsite that are responsible for surface drainage. Refer to the Site Servicing Plan (Drawing S1) which identifies the storm network for removal. Surface drainage for the area will be controlled and routed to continue discharging to the Halifax Drive storm sewer, according to the servicing layout proposed (refer to Section 4 below for further information). The existing elevated parking podium drainage will be rerouted (to MH100) as part of the proposed servicing layout and will continue to discharge to the existing storm network that outlets to the Halifax Drive trunk sewer. The parking garage outlet location and lead will remain.

A CCTV inspection was completed by Clean Water Works Inc. to confirm strong working conditions for the existing onsite storm sewers downstream of the proposed storm sewer network, for continued discharge to Halifax Drive following the construction of the site. A copy of the report is enclosed in Appendix F.

# Site Servicing Report

## Walkley Road Apartments

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Existing sanitary and water services will remain for the existing apartment building and townhouses to the east of the proposed development. The existing 150 mm water service to the building to the north of the development will remain and be deflected as needed to permit construction of the proposed storm network. A gas service for the existing tower to the north will require rerouting (by others) to accommodate the development.

### 1.4 Pre-Consultation, Permits and Approvals

A pre-consultation meeting was held between the Owner's representatives and staff from the City on January 17th, 2018. A copy of the pre-consultation meeting notes has been provided in Appendix C. As per the consultation notes, the Rideau Valley Conservation Authority (RVCA) was consulted to determine the stormwater quality criterion. Criteria for stormwater management are as follows:

- The storm intensities (1:2 year, 1:5 year and 1:100 year) shall be set in accordance with the Ottawa Sewer Design Guidelines;
- Off-site sewers along Halifax Drive and Walkley Road were designed based on a 1:2 year storm;
- Pre-development runoff coefficient (C-Factor) to be set based on the current C-Factor but shall not exceed 0.5;
- The calculated time of concentration shall not be less than 10 minutes;
- Storm flows in excess of the 1:5 year to the 1:100 year storm event must be detained on-site; and
- The RVCA has informed that Best Management Practices be explored for water quality for the proposed site.

This Site Servicing Report has been prepared in support of a Site Plan Control application and as such, the City of Ottawa Development Servicing Study Checklist has been prepared. Refer to Appendix A.

### 1.5 Engineering Drawings

Engineering Drawings have been prepared in support of site plan control for the development of the 2145 Walkley Road property. The following five (5) drawings are included with this submission:

- Site Servicing Plan (Drawing S1),
- Grading Plan (Drawing G1),
- Drainage Plan (Drawing SWM1),
- Existing Drainage Plan (SWM2), and
- Erosion and Sediment Control Plan (Drawing ESC1)

# Site Servicing Report

## Walkley Road Apartments

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## 2.0 Water Servicing

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### 2.1 Design Criteria

A Hydraulic Network Analysis (HNA) was carried out for the proposed 2145 Walkley Road Apartment Site to confirm that the existing watermain and proposed water service can provide adequate supply while complying with both the Ottawa Design Guidelines (ODG) for Water Distribution (July 2010), and Technical Bulletins ISDTB-2014-02 and ISTB-2018-02. These documents have been referred to in this section as the ODG.

The ODG requires that a water supply system be designed to satisfy the following demand criteria:

- maximum day demand plus fire flow; and
- maximum hourly demand (peak hour demand).

### 2.2 System Pressure Requirements

Section 4.2.2 of the ODG requires that new development additions to the public water distribution system be designed such that the minimum and maximum water pressures, as well as flow rates, conform to the following:

- Under maximum hourly demand conditions (peak hour), the pressures shall not fall below 276 kPa (40 psi).
- During periods of simultaneous maximum day and fire flow demand, the residual pressure at any point in the distribution system shall not be less than 140 kPa (20 psi).
- In accordance with the Ontario Code & Guide for Plumbing, the static pressure at any fixture shall not exceed 552 kPa (80 psi) in areas that may be occupied.
- The maximum pressure at any point in the distribution system shall not exceed 689 kPa (100 psi) in unoccupied areas.
- Feeder mains, which have been provided primarily for the purpose of redundancy, shall meet, at a minimum, the basic day plus fire flow demand. This criterion is irrelevant to this HNA as there are no feeder mains proposed.

The HNA was carried out to fulfill the above watermain pressure and demand objectives.

### 2.3 Water Demands

The theoretical domestic demand for the 2145 Walkley Road Apartment was calculated based on the information provided by the Owner. A total of 177 apartments (including the guest suite) is proposed consisting of 146 x 1-bedroom, 22 x 2-bedroom and 9 x 3-bedroom apartments. Based on densities of 1.4 (1-bedroom), 2.1 (2-bedroom) and 3.1 (3-bedroom) persons per unit (Table 4.1 of the ODG – Water Distribution), a total population of 278 people was calculated (refer to Appendix D1). Table 1 summarizes the overall water demands used in the HNA based

# Site Servicing Report

## Walkley Road Apartments

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on a population of 278, using peaking factors identified in MECP Design Guidelines for populations less than 500 (Table 3-3) and the daily water demand set to 280 L/cap/day, based on the City's Technical Bulletin ISTB-2018-01.

**Table 1: Calculated Water Demands**

<b>Water Demand</b>	<b>MOE Design Guidelines (Table 3-3)</b>
Average Day (L/s)	0.90
Maximum Day (L/s)	3.42 (avg x 3.20)
Peak Hour (L/s)	5.13 (avg x 4.80)

### 2.4 Fire Flow Demand

In terms of required fire flow (RFF), the Fire Underwriters Survey (FUS) 2020 method shall be used for any public or private site where watermain and fire hydrants are being designed. The required fire flow (RFF) per the FUS was calculated based on the building size, properties, exposure to adjacent structures, a fully supervised sprinkler protection system and Appendix I of TB-2018-02. The RFF was calculated to be 7,000 L/min (or 117 L/s) (refer to Appendix D2). The mechanical engineer has confirmed the building will be designed to have a fully supervised sprinkler system – refer to the mechanical letter enclosed in Appendix G.

### 2.5 Water Service Layout

The existing and proposed watermain layout for 2145 Walkley Road is shown on the Site Servicing Plan (Drawing S1). The site water servicing consists of the following components:

- Domestic supply to the proposed mechanical room will be provided by two (2) 200 mm diameter water service laterals that are connected to the Walkley Road 406 mm diameter watermain. The proposed 200 mm diameter water service laterals will connect directly into the building's mechanical room at the P2 parking level near the northwest corner, where a domestic and fire suppression feed/pump will be sized by the mechanical engineer. Based on NFPA 13 and as calculated by the mechanical engineer, the fire suppression system will require 1,134 L/min (18.9 L/s).
- There is a proposed hydrant at the southwest corner of the site and two (2) existing hydrants located on the far side of Walkley Road less than 75 m away from the proposed building.
- The siamese (fire department) connection is located on the western face of the building where both of the 200 mm diameter service laterals are proposed to connect and is 30 m from the proposed hydrant, satisfying Ontario Building Code requirement for a fire department connection being located within 45 m of a fire hydrant.

# Site Servicing Report

## Walkley Road Apartments

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### 2.6 Hydraulic Boundary Conditions

The HNA was carried out based on hydraulic boundary conditions provided by the City under various water demand conditions as described in Section 2.3 and 2.4 (refer to Appendix D3 for copy of the E-mail correspondence). Boundary conditions were requested based on a single feed connection which will be connected to the mechanical room of 2145 Walkley Road to supply the domestic demand and sprinkler system for the building. Boundary conditions received from the City are summarized in Table 2 below. As shown, the City provided a boundary condition for 183 L/s of fire flow, however the FUS fire flow requirement for the building has been updated to 117 L/s. Therefore, the boundary condition is considered conservative for the design and still remains valid.

**Table 2: Hydraulic Boundary Conditions**

Water Demands	Walkley Road HGL (m)
Peak Hour	123.9
Maximum Day + Fire Flow (183 L/s)	124.5
Maximum HGL	130.0

### 2.7 Simulation Results

To assess the performance of the existing water distribution system (refer to Drawing S1), the water demand scenarios were evaluated with respect to the pressure criteria listed in Section 2.2 using the Hazen-Williams Headloss calculation (refer to Appendix D4). The watermain roughness coefficients used in the Hazen-Williams Headloss calculation was 110 for the proposed 200 mm diameter watermains. The following Sections 2.7.1 to 2.7.3 summarize the results.

#### 2.7.1 Peak Hour Demand

Based on the Hazen-Williams Headloss Calculation, the pressure on site under peak hour demand is 398 kPa (57.7 psi) as shown in Appendix D4. Based on the results, the minimum pressure criterion of 276 kPa (40 psi) is anticipated to be achieved for the proposed development.

#### 2.7.2 Maximum Day Demand plus Fire Flow

Based on the Hazen-Williams Headloss Calculation, the calculated pressure at the building water service entry is 386 kPa (56.0 psi). Based on the results, the minimum pressure criterion of 140 kPa (20 psi) is achieved.

The fire flow requirement of 117 L/s can be achieved by one (1) proposed hydrant and one (1) existing hydrant located less than 75 m away from the proposed building. Based on ISTB-2018-02, these two (2) hydrants can provide a maximum fire flow of 95 L/s each, which combined with the fire suppression system, can adequately supply the required fire flow of 117 L/s for the building.

# Site Servicing Report

## Walkley Road Apartments

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### **2.7.3 High Pressure Check**

Based on the Hazen-Williams Headloss Calculation, the maximum pressure on site is 458 kPa (66.4 psi) as shown in Appendix D4. Based on the results, the pressure is below the maximum pressure constraint of 552 kPa (80 psi). Consequently, there is no need to incorporate a pressure reducing valve (PRV) as part of the building plumbing system.

### **2.8 Summary and Conclusions**

Based on the above water servicing provisions, it is recommended that the water servicing shown on the Site Servicing Plan (Drawing S1) be implemented to service the proposed development.

# Site Servicing Report

## Walkley Road Apartments

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### 3.0 Wastewater Servicing

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#### 3.1 Background

Wastewater flows generated by 2145 Walkley Road are to be conveyed to the existing Walkley Road 525 mm diameter trunk sanitary sewer via a proposed 250 mm diameter sanitary service lateral as depicted on the Site Servicing Plan (Drawing S1).

#### 3.2 Design Criteria

The proposed sanitary service for 2145 Walkley Road was designed based on the City of Ottawa Sewer Design Guidelines (OSDG), latest revision October 2012 and associated Technical Bulletins. Key design parameters have been summarized in Table 3:

**Table 3: Wastewater Servicing Design Criteria**

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

#### 3.3 Proposed Sanitary Servicing and Calculations

As previously noted, the wastewater flows from the site will discharge into the municipal system (Walkley Road 525 mm diameter sanitary trunk) via a proposed 250 mm diameter sanitary service lateral. Based on a proposed equivalent population density of 278 people for residential buildings (as recommended by the OSDG), the peak wastewater flows were calculated with a design value of 280 L per capita per day (refer to Section 2.3 for details and calculation sheet provided in Appendix E).

As such, a peak flow of 3.31 L/s was calculated based on a peaking factor of 3.47 and a total infiltration allowance of 0.18 L/s (0.549 ha x 0.33 L/s/ha). To convey the peak design flow of 3.31 L/s, the proposed 250 mm diameter sanitary service connection at a slope of 1.0% can outlet the site flows to the 525 mm municipal sanitary sewer at a full flow velocity of 1.21 m/s. The proposed peak wastewater flow of 3.31 L/s is representative of 1.4% of the total capacity of



## Site Servicing Report

### Walkley Road Apartments

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the 525 mm diameter sanitary trunk on Walkley Road, sloped at 0.29 % with a total capacity of 241 L/s.

It should be noted, that the 525 mm diameter sanitary trunk on Walkley Road was designed and constructed prior to the 1990s when the City design parameters at the time consisted of a residential average flow of 450 L per capita per day. Using the total capacity of the 525 mm diameter trunk of 241 L/s and assuming the pipe was designed to full capacity, and that 30% of the total flow would be attributed to infiltration, this would have given approximate flows of 72.3 L/s for infiltration and 168.7 L/s residential peak flow. In turn, applying the former 450 L per capita per day design parameter would have generated a population of approximately 31,715 people. Using the current City design parameters of 280 L per capita per day with a correction factor of 0.8 (applied to the Harmon equation), this population of 31,715 people would generate a total residential peak flow of only 105 L/s which is 38% less than the original design flows of 168.7 L/s for the 525 mm diameter trunk. Given the above, it is assumed that there is residual capacity in the 525 mm diameter trunk at a minimum of 63.7 L/s. The proposed peak wastewater flow of 3.31 L/s is thus representative of only 5.2% of that residual capacity and it is anticipated that the 525 mm diameter trunk on Walkley Road will accommodate the proposed development peak flows.

### **3.4 Summary and Conclusions**

Based on the above wastewater servicing provisions, it is recommended that the wastewater servicing shown on the Site Servicing Plan (Drawing S1) be implemented to service the proposed development.

# Site Servicing Report

## Walkley Road Apartments

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### 4.0 Storm Servicing and Stormwater Management

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#### 4.1 Background

Storm runoff generated by the proposed 2145 Walkley Road apartment will be collected by on-site storm sewers that will be discharged into two (2) separate outlets; the Halifax Drive trunk storm sewer system and Walkley Road trunk storm sewer system.

#### 4.2 Storm Criteria

Storm servicing developed for 2145 Walkley Road shall be designed to comply with the storm criteria provided by the City and described in the pre-consultation meeting notes (included in Appendix C), which consists of the following:

- The 5-yr storm event should be based on the intensity duration frequency (IDF) statistics derived from the Meteorological Services of Canada rainfall data, taken from the MacDonald Cartier Airport, collected 1966 to 1997. All stormwater management calculations presented herein were completed using rainfall regressions included in the OSDG.
- The existing servicing along Walkley Road and Halifax Drive was built around 1962. For separated sewer system built pre-1970, the design of the storm sewers is equivalent to a 1:2-year design storm capture.
- The pre-development runoff coefficient (C-Factor) or a maximum equivalent C-Factor of 0.5, whichever is less (OSDG Section 8.3.7.3), shall be used to establish the allowable release rate.
- The time of concentration (Tc) should be calculated to establish the allowable peak flow; however, the Tc cannot be less than 10 minutes.
- Flows to the storm sewer in excess of the 5-year storm release rate, up to and including the 100-year storm event, must be detained on site.
- Stormwater quality control in accordance with the RVCA advice.

Storm servicing identified on Drawings S1, SWM1 and SWM2 have been developed to adhere to the above criteria.

#### 4.3 Allowable Release Rate

Storm servicing and stormwater management for the subject site (disturbed areas) is to be controlled to the 1:2 year peak flow under existing conditions. Aerial imagery and the existing site topography indicate that the subject site is tributary to the Halifax Drive storm sewer system, while a small area of the existing site that is fronting Walkley Road is tributary to the Walkley Road storm sewer system. It is noted there is a future 4.3 m wide land conveyance to the City for the site frontage along Walkley Road as part of the development. As such, this land conveyance has been omitted from stormwater management calculations and under

# Site Servicing Report

## Walkley Road Apartments

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predevelopment conditions, the existing drainage area considered was limited to the Halifax Drive drainage area. Refer to SWM2 for the existing drainage plan.

As per the pre-consultation criterion in Section 1.4, the allowable peak flow shall be based on the lesser of the existing C-Factor or 0.5. As illustrated in the existing drainage plan, drainage areas 1 to 5 are tributary to the Halifax Drive trunk sewer system. Table 4-1 below summarizes the areas for the various surface types and their associated runoff coefficient under existing conditions.

**Table 4-1: Existing Condition Surfaces**

Area No.	Area (ha)	Surface Type	Runoff Coefficient (C)
<b>Halifax Drive</b>			
1	0.012	Landscape	0.20
2	0.036	Landscape	0.20
3	0.156	Landscape	0.20
4	0.053	Landscape	0.20
5	0.292	Asphalt	0.90
<b>Total</b>	<b>0.549</b>	<b>--</b>	<b>0.57</b>

The allowable peak flow shall be estimated based on calculated C-Factors reflecting the existing conditions and shall not exceed 0.50. Based on the weighted C-Factor of 0.57 shown above, the allowable release rates shall be calculated based on a C-Factor of 0.50 for Halifax Drive (refer to Appendix F1 for Pre-Development Calculations).

Using the Uplands method, the calculations included in Appendix F1 show a time of concentration of 10.36 minutes. As a result, the allowable release rate under a 1:2 year design event was estimated at 57.58 L/s for the site.

As mentioned in Section 1.1, the flows from the Halifax Drive storm sewer discharge 100 m downstream into the Walkley Road storm sewer. Thus, the 1:100 year post-development peak flows must be detained on-site and be limited to the total combined flow of 57.58 L/s for the site.

#### **4.4 Storm Servicing**

The general storm and stormwater servicing constraints used to develop the detailed design for the 2145 Walkley Road development are listed in Table 4-2 below.

# Site Servicing Report

## Walkley Road Apartments

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**Table 4-2: Storm Servicing Design Criteria**

<b>General Design Criteria</b>
Storm sewers sized to accommodate the 1:2 year peak flows calculated with the Rational Method and the City of Ottawa Intensity-Duration-Frequency (IDF) curves. Sewer sized to convey the restricted tower rooftop flow.
Storm sewers designed based on an inlet time of ten (10) minutes, as per the Technical Bulletin ISDTB-2012-4.
Minor system storm flows to be controlled to the 1:2 year recurrence for a maximum C-Factor of 0.50.
The 1:100 year peak flows to be detained on-site by means of on-site storage designed to limit the total outflows to the calculated 1:2 year peak flow.
Minimum swale grades at 1.5% (with lower grades, a sub-drain must be provided).
Minimum roadway profile grades at 0.5%.
Minimum of 0.30 m clearance between the underside of footing and the 1:100 year HGL elevation.
Sanitary maintenance holes located away from ponding areas to minimize extraneous flows. In locations where sanitary maintenance holes need to be located in ponding areas, watertight maintenance hole covers are provided.
Provide measures to ensure that site preparation and construction is in accordance with the current Best Management Practices for Erosion and Sediment Control.

A Storm Sewer Design Sheet was prepared (refer to Appendix F2), which demonstrates that the proposed sewers were sized to convey the 1:2 year peak flows. The Design Sheet was developed to take into consideration the rooftop restrictors, the landscaped podium, and the underground storage (oversized pipes) and restrictors (inlet control devices by way of orifice plates).

### **4.5 Green Roof**

A green roof is proposed at the roof portion just north of the proposed landscape podium as identified on the landscape plan. The system will be comprised of a LiveRoof Standard System with 150 mm of soil depth. The supplier specifications have been included in Appendix F for reference.

### **4.6 Proposed Stormwater Management Solution and Calculations**

#### **4.6.1 Water Quantity**

Storm servicing and stormwater management was developed to limit the 1:100 year post-development flows below the allowable peak flow of 57.58 L/s. To achieve this criterion, on-site restrictions (i.e., inlet control devices (ICDs) and tower rooftop restrictor) were necessary to allow for rooftop storage and underground storage.

# Site Servicing Report

## Walkley Road Apartments

The disturbed surfaces under post-development conditions are shown on the Drainage Plan (Drawing SWM1). This drawing illustrates the various drainage areas along with their C-Factor and outlet (i.e., Halifax Drive or Walkley Road). Drawing SWM1 also shows the tower area and locations for roof drains with restrictors (confirmed by the mechanical engineer), the underground storage and associated restrictors along the west parking area and north-south access road as described in the detailed stormwater management calculations (Appendix F3) using the Modified Rational Method (MRM). It should be noted that the MRM calculation for the areas that are tributary to the underground storage pipe, ICD discharge flows were further reduced by 50% to reflect the outflow reduction while the sewer fills. This methodology has been used and accepted within the City of Ottawa. In accordance with the OSDG, the runoff coefficients under the 1:100-year MRM calculation were increased by 25% up to the maximum of 0.90. The grass areas were therefore accounted for with a C-Factor of 0.25 (125% x 0.20). Additionally, the storage volume provided accounts for an additional 25% based on the Climate Change Event (CCE) requirements for the 100-year level of service, as expressed in the OSDG. Table 4-3 and Table 4-4 summarize the proposed storm controls and runoff volume requirements for the 1:100 year storm as estimated by the MRM and detailed in Appendix F3.

**Table 4-3: Post-Development Flow to Halifax Drive (CCE Event)**

Area Type	Area (ha)	C-Factor	Note	Peak Flow (L/s)	Storage Required (m <sup>3</sup> )	Storage Provided (m <sup>3</sup> )
Main Building Tower	0.109	0.90	Roof Drains	5.0	50.60	81.75
Drainage Area to MH103A-ICD (Including 0.081 ha Landscaped Podium)	0.333	0.73	MH103A ICD	30.1	117.88	121.87
Rear Hardscape	0.031	0.90	Uncontrolled	13.8	-	-
<b>Total Flow to Halifax Drive (L/s) =</b>				<b>49.0</b>	-	-

**Table 4-4 Post-Development Flow to Walkley Road (CCE Event)**

Area Type	Area (ha)	C-Factor	Note	Peak Flow (L/s)	Storage Required (m <sup>3</sup> )	Storage Provided (m <sup>3</sup> )
Drainage Area to CBMH2-ICD	0.076	0.71	CBMH2 ICD	8.0	24.38	40.36
<b>Total ICD Controlled Flow to Walkley Road (L/s) =</b>				<b>8.0</b>	--	--

Based on the SWM calculations, sufficient storage will be provided to detain the 1:100 year storm event that is tributary to the Halifax Drive and Walkley Road storm sewers. The mechanical engineer has confirmed roof drains will be Watts RD-100-A-ADJ, with restricted flows not to exceed 5.0 L/s and an available storage volume in excess of 81.75 m<sup>3</sup> which exceeds the requirement of 50.60 m<sup>3</sup>. Refer to the mechanical letter provided in Appendix G for reference. The total site flow to the receiving municipal storm sewer system is 57.0 L/s, which is less than the allowable site flow of 57.58 L/s.

# Site Servicing Report

## Walkley Road Apartments

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It is noted the total site area under proposed conditions is 0.549 ha which is consistent with the predevelopment value. The predevelopment and proposed areas consider a land expropriation fronting Walkley Road to allow for future right-of-way widening/improvements. The land frontage conveyance has been confirmed by the City.

### 4.6.2 Underground Storage

As shown on Drawings S1 and SWM1, underground storage will be used to detain stormwater flows to the drainage areas MH103A-ICD and CBMH2-ICD. Flows to the drainage area MH103A-ICD will be stored by a 1500 mm diameter Concrete (Class IV 100-D) underground storage pipe equipped with a custom 97 mm diameter orifice plate. Similarly, flows to the drainage area CBMH2-ICD will be detained by a 1050 mm diameter HDPE underground storage pipe equipped with a custom 50 mm diameter orifice plate. A copy of the SWM calculations used to determine the sizing of the underground storage pipes and the sizing of the custom ICDs can be found in Appendix F4. Table 5b details that both underground storage systems will provide sufficient storage in the 1:100 year storm event.

### 4.6.3 Water Quality

Storm runoff generated by the proposed 2145 Walkley Road apartment will be collected and conveyed by on-site storm sewers that will eventually outlet into the Ottawa River via a series of trunk storm sewers, man-made ditches, and Green's and Ramsay Creek. As shown on SWM2, the site includes substantial pavement surfaces under existing conditions totalling 2,920 m<sup>2</sup> (refer to Table 4-1). The total impermeable surface is 4,100 m<sup>2</sup> under post-development conditions, of which 1,900 m<sup>2</sup> is rooftop (clean). The resulted 2,200 m<sup>2</sup> of proposed hard surface is less than the existing 2,920 m<sup>2</sup>.

The RVCA was consulted to get advice on water quality control given the above-noted information (refer to Appendix F). Given the distance of the Site to Green's Creek and the reduction of the unclean asphalt surfaces in the post-development condition, the RVCA accepted that water quality improvements can be achieved through Best Management Practices (BMP). As such, an oil-grit separator (OGS) cleaning device is not required for the site.

## 4.7 Summary and Conclusions

The storm and stormwater management solutions presented in this Site Servicing Report fulfill the water quantity and quality criterion presented in Section 4.2. The calculated 1:100 year restricted peak flow of 57.0 L/s is found to be below the allowable peak flow of 57.6 L/s. In light of the above, it is recommended that the storm and stormwater management solution shown on the Site Servicing Plan and Drainage Plan (Drawings S1 and SWM1) be implemented to provide storm servicing for the proposed development.

### 5.0 Erosion and Sediment Control

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During construction of the proposed site, appropriate erosion and sediment control measures, as outlined in the Ontario Ministry of Natural Resources (MNR) Guidelines on Erosion and Sediment Control for Urban Construction Sites, will be implemented to trap sediment on site. As a minimum, the following erosion and sediment control measures will be implemented and have been identified as part of Site Plan Control on the Erosion and Sediment Control Plan (Drawing ESC1). Measures will include:

- Supply and installation of a silt fence barrier, as per OPSD 219.110;
- Supply and Installation of a Mud Mat at site entrance (refer to ESC1 drawing for details);
- Supply and installation of filter fabric (Siltsack®) between the frame and cover of onsite and nearby catch basins and maintenance holes adjacent to the project area during construction, to prevent sediment from entering the sewer system. The filter fabric is to be inspected regularly and corrected as required;
- Stockpiling of material during construction is to be located along flat areas away from drainage paths. For material placed on sloped areas, stockpiles are to be enclosed with a silt fence to protect downstream sewer systems and watercourses;
- All catch basins are to be equipped with sumps, inspected frequently, and cleaned as required;
- Sandbags are to be placed blocking part of the sewer pipe in the connecting storm maintenance holes to eliminate construction debris from entering the existing storm sewer system. The sandbags are to be removed after the proposed storm sewers have been fully cleaned.

The proposed erosion control measures shall conform to the following documents:

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

# Site Servicing Report

## Walkley Road Apartments

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### 6.0 Closing

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This report has been prepared by J.L. Richards & Associates Limited for LS GP Inc.'s exclusive use. Its discussions and conclusions are summary in nature and cannot properly be used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report is based on information, drawings, data, or reports provided by the named client, its agents, and certain other suppliers or third parties, as applicable, and relies upon the accuracy and completeness of such information. Any inaccuracy or omissions in information provided, or changes to applications, designs, or materials may have a significant impact on the accuracy, reliability, findings, or conclusions of this report.

This report was prepared for the sole benefit and use of the named client and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited, and anyone intending to rely upon this report is advised to contact J.L. Richards & Associates Limited in order to obtain permission and to ensure that the report is suitable for their purpose.

In closing, J.L. Richards & Associates Limited presents this report in support of a Site Plan Application for the development of 2145 Walkley Road and confirms the site can be graded and serviced and in conformance with municipal design regulations. Should any questions or further clarification be necessary, please do not hesitate to contact the undersigned.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Evan Way, P.Eng.  
Civil Engineer

Reviewed by:



Annie Williams, P.Eng.  
Senior Civil Engineer



# **Site Servicing Report**

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Walkley Road Apartments

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## **Appendix A**

Application Checklist, Site Plan  
and Topographic Survey

**Walkley Road Apartments – 2145 Walkley Road**  
**DEVELOPMENT SERVICING STUDY CHECKLIST**

REFERENCED STUDIES AND REPORTS	REFERENCE
Site Servicing Report for Walkley Road Apartments, 2145 Walkley Road (J.L. Richards & Associates Limited, latest revision March 26, 2025)	SSR

4.1	GENERAL CONTENT	REFERENCE
<input type="checkbox"/>	Executive Summary (for larger reports only).	N/A
<input checked="" type="checkbox"/>	Date and revision number of the report.	SSR (Title Page)
<input checked="" type="checkbox"/>	Location map and plan showing municipal address, boundary, and layout of proposed development.	SSR (Figure 1) Site Servicing, Grading, ESC Plan (ESC1)
<input checked="" type="checkbox"/>	Plan showing the site and location of all existing services.	Site Servicing, Grading, ESC Plan (ESC1)
<input checked="" 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.	SSR (Section 1.0)
<input checked="" type="checkbox"/>	Summary of Pre-consultation Meetings with City and other approval agencies.	SSR (Appendix 'C')
<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.	N/A
<input checked="" type="checkbox"/>	Statement of objectives and servicing criteria.	SSR (Section 1.5, 2.1, 3.2, 4.2, 4.4)
<input checked="" type="checkbox"/>	Identification of existing and proposed infrastructure available in the immediate area.	SSR (Section 1.4, 2.3, 3.1, 4.6) Site Servicing Plan S1,
<input checked="" 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).	SSR (Section 1.5, 4.2)
<input checked="" 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.	Grading Plan (G1)

<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.	See Pavement structure on G1 and Notes on S1
<input checked="" type="checkbox"/>	<p>All preliminary and formal site plan submissions should have the following information:</p> <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>	All Drawings

4.2	DEVELOPMENT SERVICING REPORT: WATER	REFERENCE
<input type="checkbox"/>	Confirm consistency with Master Servicing Study, if available.	N/A
<input checked="" type="checkbox"/>	Availability of public infrastructure to service proposed development.	SSR (Section 1.3, 1.4) Site Servicing Plan S1,
<input checked="" type="checkbox"/>	Identification of system constraints.	SSR (Section 2.4)
<input checked="" type="checkbox"/>	Identify boundary conditions.	SSR (Section 2.6, Appendix 'D3')
<input checked="" type="checkbox"/>	Confirmation of adequate domestic supply and pressure.	SSR (Section 2.7)
<input checked="" 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.	SSR (Section 2.4, 2.7, Appendix 'D')
<input checked="" 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.	SSR (Section 2.7)
<input type="checkbox"/>	Definition of phasing constraints. Hydraulic modelling is required to confirm servicing for all defined phases of the project, including the ultimate design.	N/A
<input checked="" type="checkbox"/>	Address reliability requirements, such as appropriate location of shutoff valves.	SSR (Section 2.5)
<input type="checkbox"/>	Check on the necessity of a pressure zone boundary modification.	N/A

<input checked="" 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.	SSR (Section 2, Appendix 'D')
<input checked="" 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.	SSR (Section 2.5) Site Servicing, Grading, ESC Plan (ESC1)
<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 checked="" type="checkbox"/>	Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	SSR (Section 2.1, 2.3)
<input checked="" type="checkbox"/>	Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	SSR (Appendix 'D')

4.3	DEVELOPMENT SERVICING REPORT: WASTEWATER	REFERENCE
<input checked="" 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).	SSR (Section 3.2)
<input type="checkbox"/>	Confirm consistency with Master Servicing Study and/or justifications for deviations.	N/A
<input checked="" 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.	SSR (Section 3.3)
<input checked="" type="checkbox"/>	Description of existing sanitary sewer available for discharge of wastewater from proposed development.	SSR (Section 3.1, 3.3)
<input checked="" 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.)	SSR (Section 3.3)
<input checked="" 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.	SSR (Appendix 'E')

<input checked="" type="checkbox"/>	Description of proposed sewer network, including sewers, pumping stations and forcemains.	SSR (Section 3.3) Site Servicing Plan S1
<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	REFERENCE
<input checked="" type="checkbox"/>	Description of drainage outlets and downstream constraints, including legality of outlets (i.e., municipal drain, right-of-way, watercourse, or private property).	SSR (Section 1.4, 4.1)
<input checked="" type="checkbox"/>	Analysis of available capacity in existing public infrastructure.	SSR (Section 4.3, 4.4)
<input checked="" type="checkbox"/>	A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	Storm Drainage Plan (SWM1)
<input checked="" 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.	SSR (Section 4.3, 4.6.1)
<input checked="" type="checkbox"/>	Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	SSR (Section 4.6.3)
<input checked="" type="checkbox"/>	Description of the stormwater management concept with facility locations and descriptions with references and supporting information.	SSR (Section 4) Storm Drainage Plan (SWM1)
<input type="checkbox"/>	Setback from private sewage disposal systems.	N/A

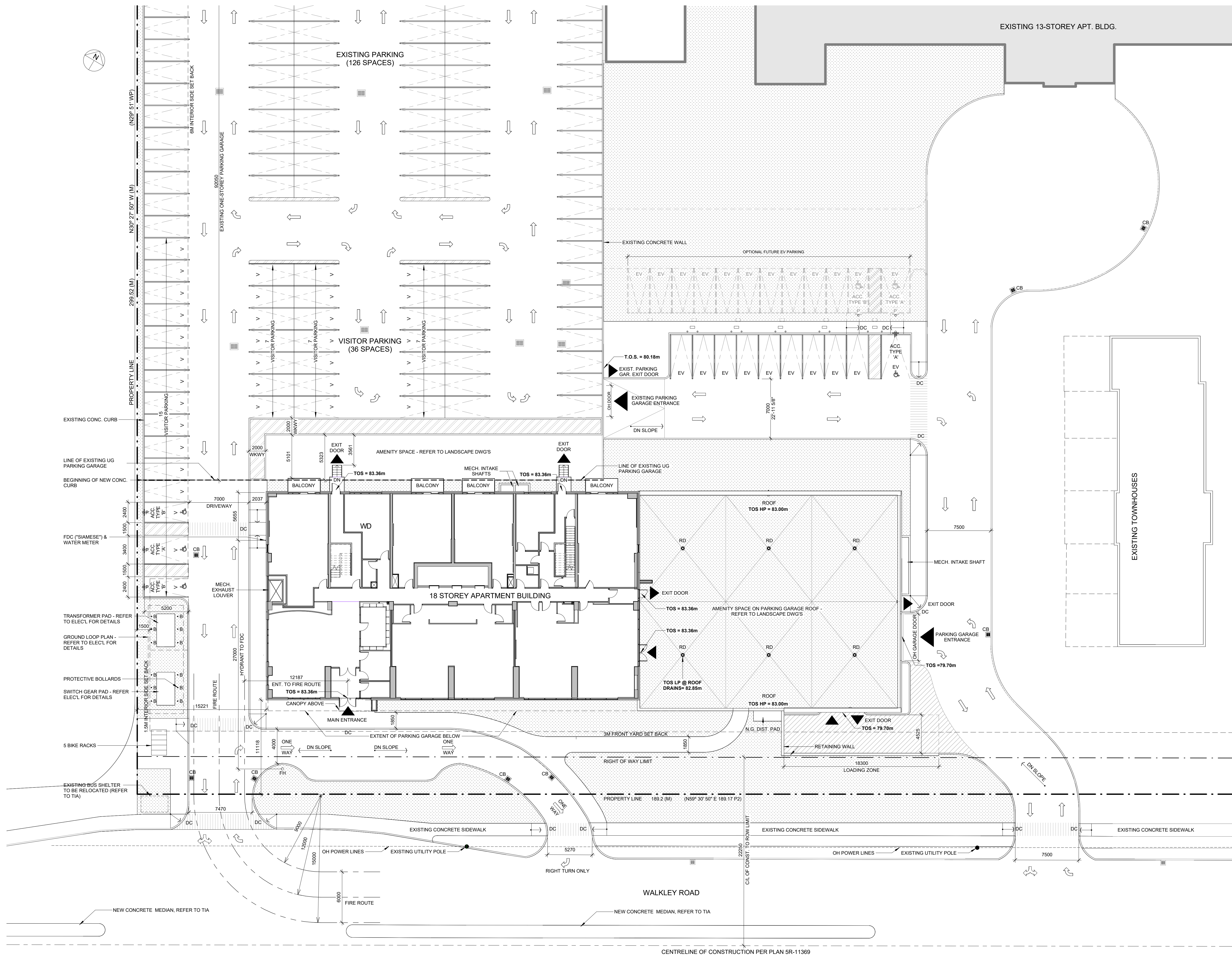
<input type="checkbox"/>	Watercourse and hazard lands setbacks.	N/A
<input checked="" type="checkbox"/>	Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	SSR (Appendix 'C')
<input type="checkbox"/>	Confirm consistency with subwatershed and Master Servicing Study, if applicable study exists.	N/A
<input checked="" type="checkbox"/>	Storage requirements (complete with calculations) and conveyance capacity for minor events (1:2 year return period) and major events (1:100 year return period).	SSR (Section 4, 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.	N/A
<input checked="" 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.	SSR (Section 4, Appendix 'F')
<input checked="" type="checkbox"/>	Any proposed diversion of drainage catchment areas from one outlet to another.	SSR (Section 4, Appendix 'F')
<input checked="" type="checkbox"/>	Proposed minor and major systems, including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	Site Servicing, Grading, ESC Plan (ESC1) Storm Drainage Plan (SWM1)
<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.	Quantity control proposed per SSR (Section 4)
<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 checked="" type="checkbox"/>	Description of how the conveyance and storage capacity will be achieved for the development.	SSR (Section 4)
<input checked="" 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.	SSR (Section 4) Site Servicing, Grading, ESC Plan (ESC1) Storm Drainage Plan (SWM1)
<input checked="" type="checkbox"/>	Inclusion of hydraulic analysis, including hydraulic grade line elevations.	SSR (Section 4, Appendix 'F')
<input checked="" type="checkbox"/>	Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	SSR (Section 5) Site Servicing, Grading, ESC Plan (ESC1)

<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	REFERENCE
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 such approval. The approval and permitting shall include but not be limited to the following:		
<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 Environmental Compliance Approval (ECA) 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	REFERENCE
<input checked="" type="checkbox"/>	Clearly stated conclusions and recommendations.	SSR (Section 2.8, 3.4, 4.7)
<input checked="" 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.	Comment Response Letter to City of Ottawa
<input checked="" type="checkbox"/>	All draft and final reports shall be signed and stamped by a Professional Engineer registered in Ontario.	SSR Site Servicing, Grading, ESC Plan (ESC1) Storm Drainage Plan (SWM1/SWM2)





SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- ACCESSIBLE PARKING SPACE
- STANDARD PARKING SPACE (2.6m X 5.2m)
- ACCESSIBLE PARKING TYPE A (3.4m X 5.2m)
- ACCESSIBLE PARKING TYPE B (2.4m X 5.2m)
- BUILDING ENTRANCE/EXIT
- PROTECTIVE BOLLARDS
- LAMP STD. REFER TO ELEC. DWGS
- ACCESSIBLE PARKING SIGN
- ROOF DRAIN
- NEW CATCH BASIN
- EXISTING CATCH BASIN
- PAINTED LINES
- PROPOSED LANDSCAPED AREA, REFER TO LANDSCAPE DWGS
- CURB
- DEPRESSED CURB
- CROSSWALK
- FIRE HYDRANT, REFER TO CIVIL DWGS

PARKING

PARKING - GARAGE

P1	
STANDARD	15
ACC. TYPE 'B'	1
ACC. TYPE 'A'	1

P2	
STANDARD	27
ACC. TYPE 'B'	1
ACC. TYPE 'A'	1

P3	
STANDARD	27
ACC. TYPE 'B'	1
ACC. TYPE 'A'	1

P4	
STANDARD	27
ACC. TYPE 'B'	1
ACC. TYPE 'A'	1

P5	
STANDARD	31
	135

PARKING - SURFACE AVERAGE GRADE

V	32
ACC. TYPE 'B'	2
ACC. TYPE 'A'	1
	17
	52

Workset1

P1	
STANDARD	9
SMALL CAR	7

P1 - PARKING

EV	9
ACC. TYPE 'A'	1

P2	
SMALL CAR	8

P3	
SMALL CAR	8

P4	
SMALL CAR	8

P5	
STANDARD	1
SMALL CAR	8
	59

TOTAL	246
-------	-----

Client:

LS GP Inc.  
2193 Arch Street  
Ottawa, Ontario  
K1G 2H5

Key Plan:  
Plan C06:

T.N. = TRUE NORTH  
P.N. = PROJECT NORTH

CANTERBURY AVE.  
HURON ST.  
WALKLEY RD  
SITE AREA

2	Issued for Coordination & 99% Permit DWGs	2024-12-23
1	Issued for 'Class C' Budget	2024-11-01
	Issue:	Date:

Prime Consultant:  
Expert-Consult:

**DREDGE LEAHY**  
ARCHITECTS INC. dl-arch.ca

411-11 Holland Ave  
Ottawa, ON K1Y 4S1  
613.724.9865

Sub Consultant:  
Expert-Consult:

Project:  
Project:

WALKLEY APARTMENTS

2145 WALKLEY ROAD, OTTAWA, ON

Drawing:  
Dessin:

SITE PLAN

Drawn by: Dessiné par:	Scale: Echelle:
LCZ	1 : 200
Designed by: Conçu par:	Date:
MD	2025-02-14
Approved by: Approuvé par:	Client Project No. No. du Projet ou Client:
MD	
Seal: Sceau:	Project No. No. du Projet:
	1454
	Sheet No.: No. de la feuille:
	A001



METRIC  
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 ORIGINAL.		
COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OREG 210/10.		
POINT ID	NORTHING	EASTING
1	5027696.17	373284.10
2	5027460.86	372878.28
COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

TOPOGRAPHIC SURVEY OF  
PART OF BLOCK 'L', PART OF BLOCK L3,  
AND ONE FOOT RESERVE  
REGISTERED PLAN 728  
AND PART OF LOT 19, JG, (GLOUCESTER)  
CITY OF OTTAWA

SCALE 1 : 500  
0 10 20 30 40 50 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS

#### ELEVATION NOTES

- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD20).
- ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THEIR RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

#### UTILITY NOTES

- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
- BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.
- ON SITE UNDERGROUND UTILITIES INFORMATION SHOWN ARE AS LOCATED BY MULTIVIEW LOCATES INC. UTILITIES HAVE BEEN LOCATED FOR A PORTION OF SITE ONLY.

#### NOTES

- BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (1) AND (2) BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN, 76°30'W LONGITUDE MTM ZONE 9, (NAD83 ORIGINAL).
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999950.
- ELEVATIONS ARE REFERRED TO GEODETIC DATUM (CGVD28).

#### LEGEND

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SHB STANDARD IRON BAR
- RIB ROUND IRON BAR
- (P) REGISTERED PLAN 728
- (P1) PLAN SR-6261
- (P2) PLAN SR-11369
- (M) MEASURED
- (S) SET
- (D) HGT. HOGGESS
- PIN PROPERTY IDENTIFIER NUMBER
- (SU) SOURCE UNKNOWN
- (857) FAIRHALL, MOFFATT & WOODLAND LTD., O.L.S.
- CB CATCH BASIN
- MH MANHOLE
- LS LAMP STANDARD
- CONIFEROUS TREE
- DECIDUOUS TREE
- CV GAS VALVE
- WV WATER VALVE
- ★ SIGN
- UP UTILITY POLE
- W WATERMAIN
- OVERHEAD UTILITY WIRES
- UUI UNDERGROUND HYDRO
- UB UNDERGROUND BELL
- G GAS MAIN
- ST STORM SEWER
- S SANITARY SEWER
- C CURB
- E UNDERGROUND ELECTRICAL

#### SURVEYOR'S CERTIFICATE

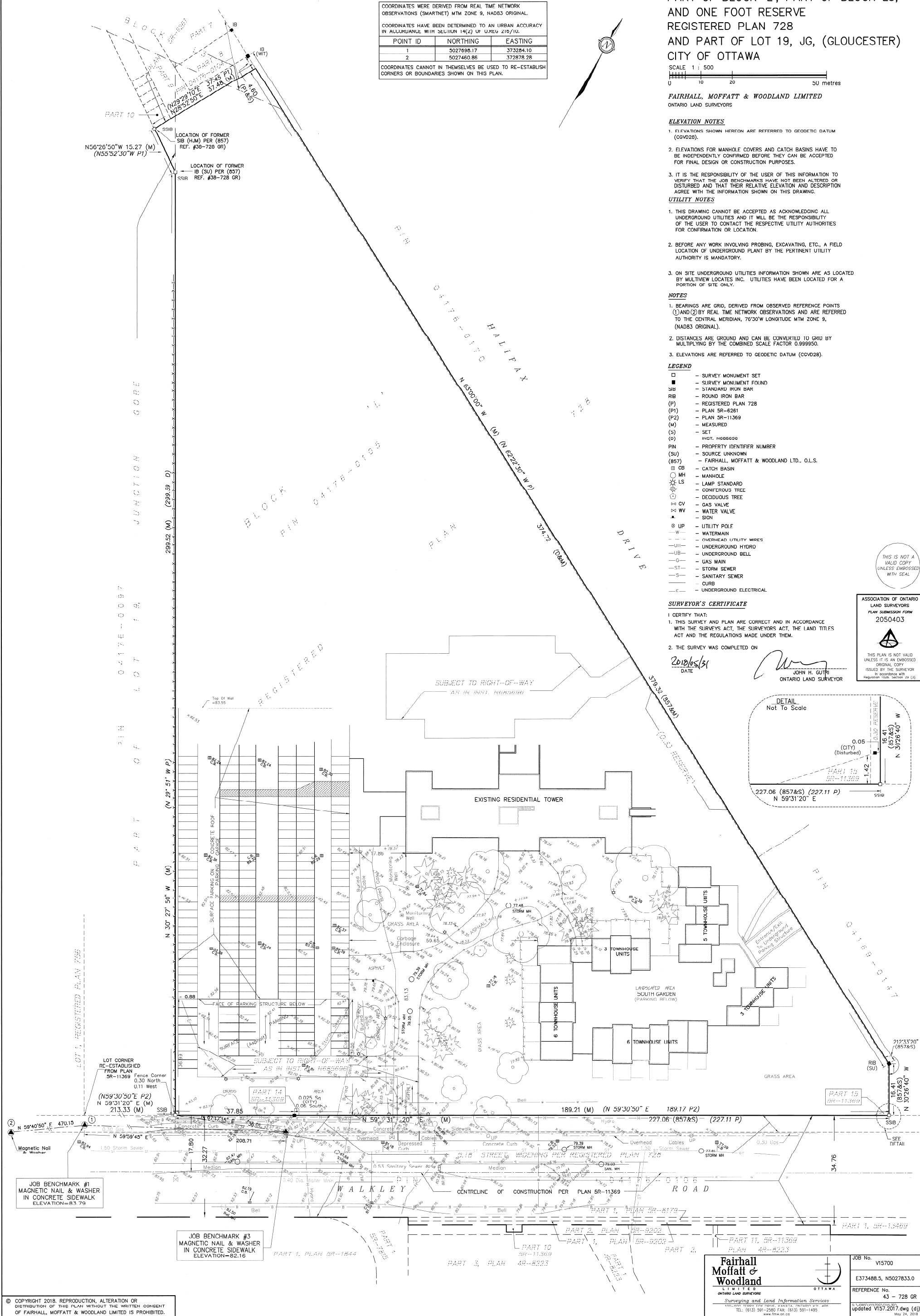
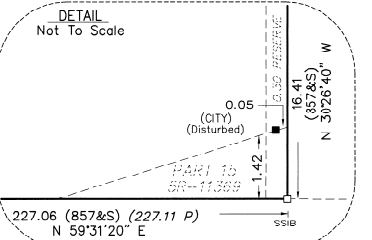
- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON

2018/05/31  
DATE

JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2050403

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1006, Section 24 (3)



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Woodland  
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ONTARIO LAND SURVEYORS  
Surveying and Land Information Services  
1111-1111 1111 1111 1111 1111 1111 1111 1111 1111 1111  
TEL: (613) 591-2580 FAX: (613) 591-1495  
www.fmw.on.ca

JOB No. V15700  
E373488.5, N5027833.0  
REFERENCE No. 43 - 728 GR  
updated V157.2017.dwg (dj)  
May 24, 2018

# Site Servicing Report

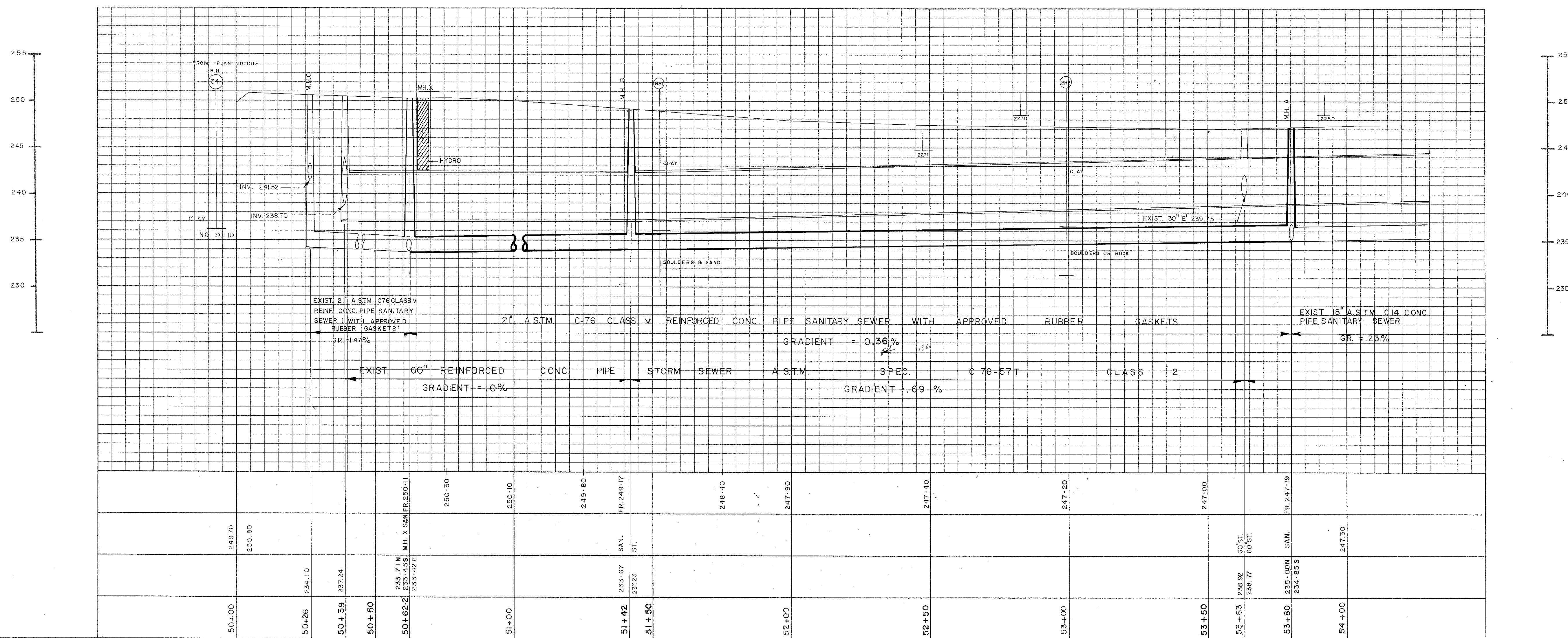
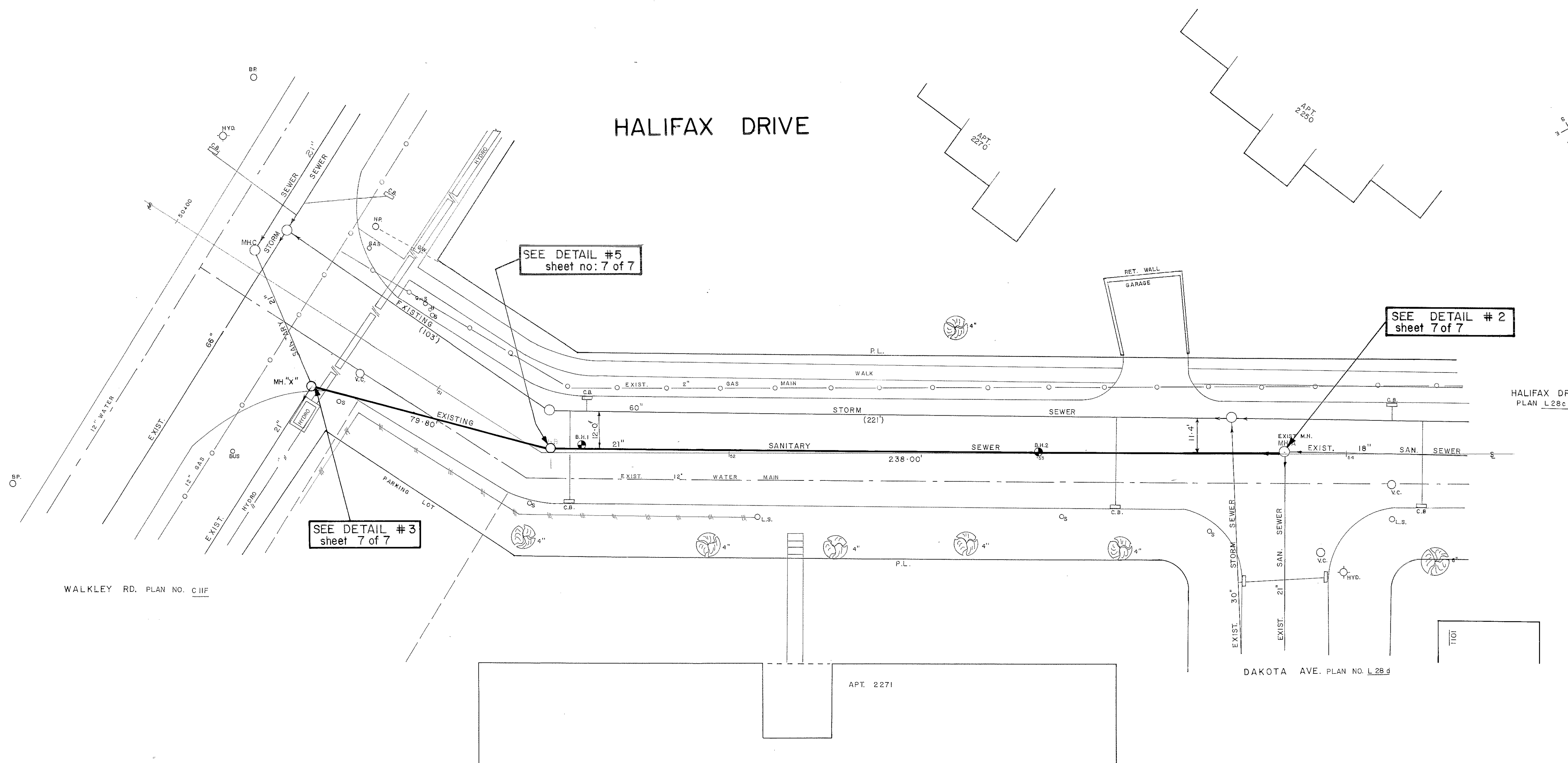
Walkley Road Apartments

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## Appendix B

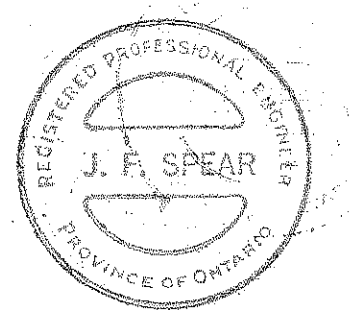
Plan and Profiles



JUNE 92	AS BUILT APPLIED 27" SAN.	LR(T.E.S.)66
SEPT 0/76	REALIGNED PROP. 21" SAN. INTER.	G.Q.
	WALKLEY RD.	
DATE	DESCRIPTION	DRAWN BY
R	E	V
I	S	I
O	N	S

NOTES:

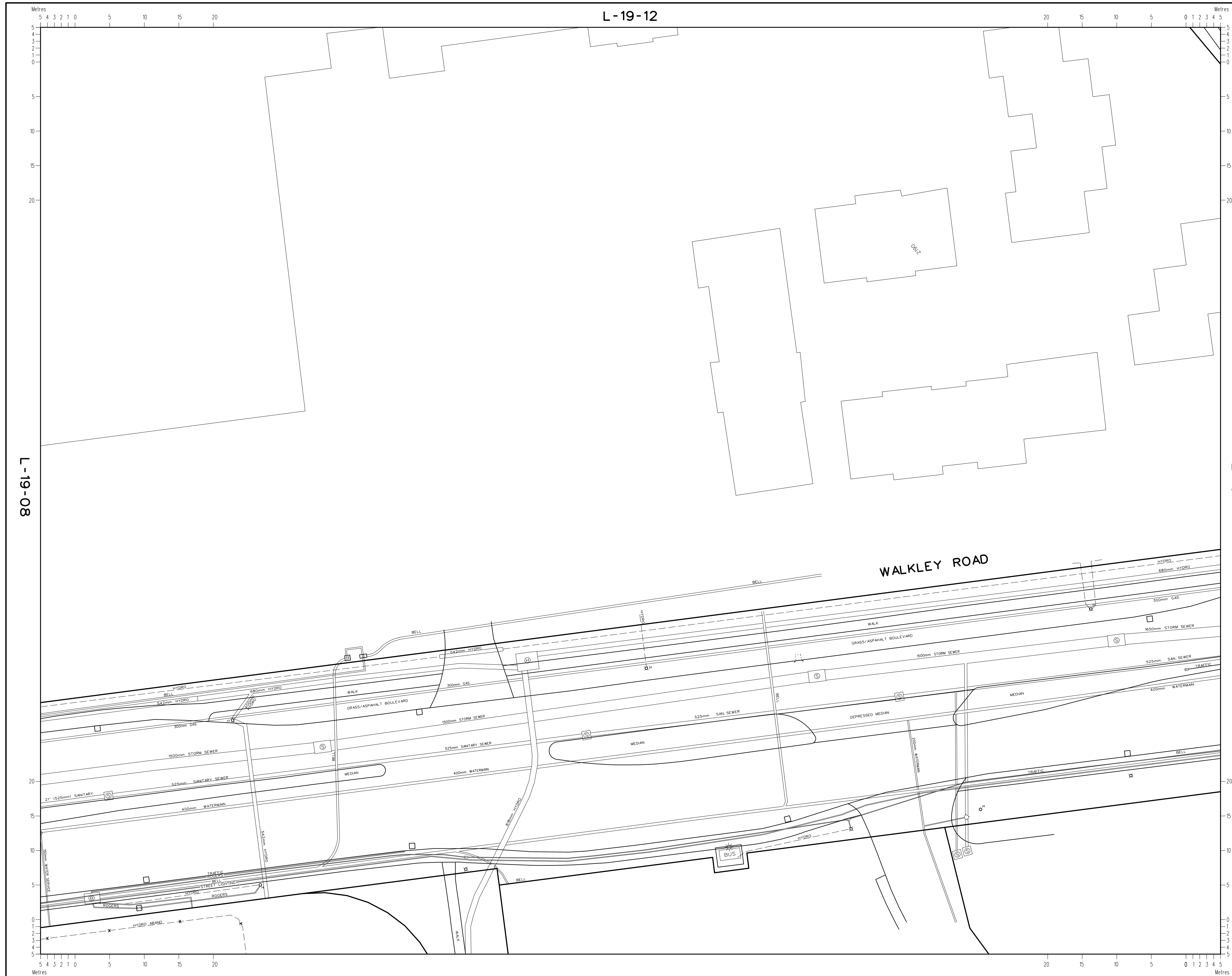
- A MINIMUM 1' CLEARANCE TO BE MAINTAINED BETWEEN SEWERS AND WATERMAINS.
- UTILITIES SHOWN ARE TAKEN FROM BEST AVAILABLE RECORDS. CONTRACTOR IS REQUESTED TO CHECK WITH ALL UTILITY COMPANIES BEFORE DIGGING.
- SOILS INFORMATION SHOWN IS NOT GUARANTEED AND CONTRACTORS ARE ADVISED TO COLLECT ADDITIONAL SOILS INFORMATION AS DEEMED NECESSARY.



ELEVATIONS	ROAD GRADE
	SURFACE
	INVERT
STATIONS	













































DESIGNED BY	DATE
ROAD GRADE:	
SANITARY SEWER	
<i>J. E. M. Manner</i>	<i>Oct/74</i>
<i>J. E. Manner</i>	<i>Aug/74</i>
STORM SEWER	

CITY OF OTTAWA		DEPARTMENT OF PHYSICAL ENVIRONMENT ENGINEERING AND SURVEYS BRANCH	
<h1 style="text-align: center;">HALIFAX DRIVE</h1> <p style="text-align: center;">FROM DAKOTA AVE. TO WALKLEY RD.</p>			
CHIEF DESIGN AND CONSTRUCTOR ENGINEER J.E. MacKenzie P.Eng. COMM. NO. 76-23		DESIGNED BY D. MCNAMUS DRAWN BY L.J.L. CHECKED BY L. SMITH BRANCH DIRECTOR DATE AUG. / 76 SURVEY STAKES 3578	
CONTRACT NO. 76-23		SCALES: HOR. 1"=20' VERT. 1"=6' PLAN NO.: <span style="font-size: 2em;">1327</span> SHEET 1 of 7	



REVIEWS / RÉVISIONS	DATE	BY
HYDRO DATA DUMP - 2007 ADDED MISSING HYDRO DUCT	MARCH 08	DC
HELL - BEL020108 (FB 2003) NEW CUSTOMER CONDUIT ON S/S OF WALKLEY	MARCH 08	DC
CITY - 05104023 (NOV 2004) CONCRETE PAD ADDED TO S/S OF WALKLEY	MARCH 08	DC
BEL020108 - WALKLEY (NOV 2002) NEW CONDUIT ADDED	JUL 2013	ZB
BEL00931 - WALKLEY (2009) NEW BELL HARDWARE INSTALLED	JUL 2013	ZB
BEL0020189 - WALKLEY (JAN 2002) PROPOSED 15th NEW CONDUIT ADDED	JUL 2013	ZB
BEL050539-WALKLEY ROSEPT, 2016 BELL CONDUIT AND HARDWARE ON WALKLEY RD	MAY 2018	KJ
ALL CITY, EXTERNAL AGENCIES		
DIGITIZED FROM CITY/UTILITY DATA RECEIVED	MAY 2017	KJ

LEGEND

Water Valve, Valve Chamber, Fire Hydrant	  
Sewer Manhole, Catch Basin Manhole	 
Catch Basin / Drainage, Wing Wall, Head Wall	   
Pole, Pole w/ light, Decorative, Lawn Light	   
Power Supply, Panel, Pedestal, Transformer, Tower, Regulator	     
Amp, Hand Hole, Vault, Gas Valve	   
OC Transpo: Bus Shelter-No Power, Energized, Isolated	  
Streetscape: Planter Box, Grate Square, Eng. Soil	  
Traffic Connect Box / Disconnect Box, SL Disconnect	  
R/L Hand Hole, R/L Camera	 
Scada: Handhold, Monitoring Panel	 
Reducer	
Pipe, Duct, Conduit, Lateral	
Culvert	
Abandoned	
Capped	
Buried Cable	
Property Line	
Install Year	

(2015)

## TELECOM GLOSSARY

A	.....Allstream	P	.....Primus
AT	.....Atia	P2P	.....Canadian P2P Fibre
B	.....Bell	R	.....Rogers
BH	.....Birch Hill	S	.....Sprint
F	.....Fibre Noir	SL	.....Street Lighting
G	.....Globility	T	.....Traffic
GT	.....Group Telecom	TO	.....Telecom Ottawa
H	.....Hydro Ottawa	TU	.....Telus
H1	.....Hydro One	V	.....Videotron
L/L3	.....Level 3	Z	.....Zayo

## GLOSSARY - OTHER

DD.....Dept. of Defence	PED.....Pedestal (owner unknown)
MH.....Manhole (owner unknown)	PW.....Public Works
O/OC.....OCTranspo	UP.....Utility Pole (owner unknown)
SCD.....Scada	

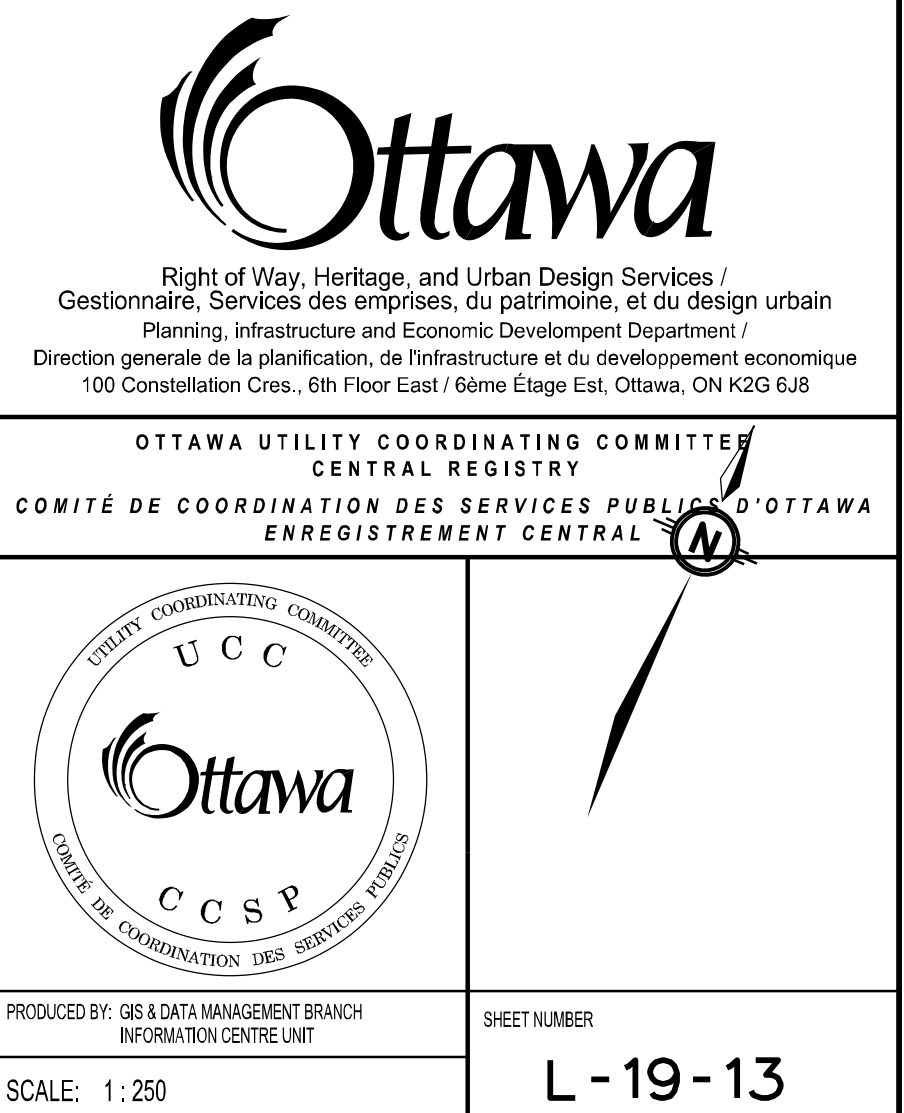
### CAUTION/ATTENTION

Although utility locations are established using the best available information, they cannot be guaranteed.

Property lines were compiled from plans and documents recorded in the Land Registry System and are for indexing purposes only.

*Bien que l'emplacement des services publics soient établis en utilisant la meilleure information disponible, ils ne peuvent pas être garantis.*

*Des lignes de propriété ont été compilées en utilisant des plans et des documents enregistrés dans le système de cadastre et sont pour l'indexation seulement.*







## **Site Servicing Report**

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Walkley Road Apartments

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## **Appendix C**

Pre-Consultation Meeting Notes

## Karla Ferrey

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**From:** Marcel Denomme <mdenomme@urbandale.com>  
**Sent:** January 24, 2019 11:15 AM  
**To:** Lucie Dalrymple  
**Cc:** Roger Tuttle  
**Subject:** FW: 2190 Halifax Dr - Preconsult Follow-up  
**Attachments:** Pland and Study List\_2190 Halifax.docx

Hi Lucy

Below and attached are the minutes of the pre-consult meeting with the City. Can you also include a schedule with your proposal as to when you would be providing the appropriate plans and studies supporting our re-zoning and site plan application.

Thanks

Marcel Denomme  
Vice President of Land Development  
Urbandale Corporation  
[mdenomme@urbandale.com](mailto:mdenomme@urbandale.com)  
T: 613-731-6712 ext: 1230  
C: 613-889-6204



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**From:** Bernier, John [mailto:John.Bernier@ottawa.ca]  
**Sent:** January-31-18 8:29 AM  
**To:** Marcel Denomme <mdenomme@urbandale.com>  
**Subject:** 2190 Halifax Dr - Preconsult Follow-up

Good morning Marcel,

It was nice meeting you on January 17<sup>th</sup>, 2018 for our pre-consultation meeting (PC2017-0350). We had discussed the development of a 15-storey rental apartment building at 2190 Halifax Drive. The proposal includes two additional entrances on Walkley Road, a reconfiguration of the internal drive aisles, and an expansion of the underground parking garage.

### Planning Comments:

1. Zoned Residential Fifth Density, Subzone B, with a maximum height of 39 metres [**R5B H (39)**].
2. The Official Plan designates this property **General Urban Area**.
3. The current zoning does not support 15 storeys, as 39 metres translates to approximately 12 storeys. 12 is a height that is already above what we would normally see and allow in the General Urban Areas.

4. An OPA would be required for the additional three storeys. However, it is difficult to support at this time, as there is clear direction in OPA 150 to discourage intensification outside of Mainstreets or Transportation Corridors.
5. 12 storeys is allowed, but perhaps 9 storeys is a better fit in terms of the massing and design being proposed.
6. Think about loading areas and connections to the building from these.
7. Include more tree plantings and landscaping.
8. Explore opportunities for at-grade commercial space, which are allowed as of right in high-rise buildings. Permitted commercial uses include: Personal Service Business, Retail Store (limited to florist, pharmacy, newsstand), Restaurant.
9. Provide walkway connections to the street and to the internal areas of the site. For instance, a protected crossing (pavement markings and landscaped buffers on either side to facilitate this) to the pool link path.
10. Recommend consulting with Councillor Jean Cloutier.

#### **Forestry Comments:**

11. A Tree Conservation Report (TCR) must be supplied for review along with the suite of other plans/reports required by the City; an approved TCR is a requirement of Site Plan Approval
12. Any removal of privately-owned trees 10cm or larger in diameter require a tree permit issued under the Urban Tree Conservation Bylaw; the permit is based on the approved TCR
13. In this case, the TCR may be combined with the Landscape Plan,
14. the TCR must list all trees on site by species, diameter and health condition; if only a small portion of a property is being impacted, the TCR only needs to cover the area that may be impacted by the development. Note that the TCR must address all trees with a critical root zone that extends into the developable area.
15. If trees are to be removed, the TCR must clearly show where they are and document the reason they can not be retained
16. All retained trees must also be shown and all retained trees within the area impacted by the development process must be protected as per the City guidelines listed on Ottawa.ca
17. Trees with a trunk that crosses/touches a property line are considered co-owned by both property owners; permission from the adjoining property owner must be obtained prior to the removal of co-owned trees
18. The City does encourage the retention of healthy trees wherever possible; please ask your design/planning team to find opportunities for retention wherever possible if the trees are healthy and will contribute to the design/function of the site. For more information on the process or help with tree retention options, contact Mark Richardson  
mark.richardson@ottawa.ca
19. The removal of City-owned trees will require the permission of Forestry Services who will also review the submitted TCR; note that Forestry Services may ask for compensation for any City-owned tree that has to be removed.

#### **Transportation Comments:**

20. Walkley Road is designated as an Arterial road within the City's Official Plan with a ROW protection of 44.5 metres. The ROW limits are to be shown on all the drawings and the offset distance (22.25 metres) to be dimensioned from the existing centerline of pavement.
21. **ROW interpretation** – Land for a road widening will be taken equally from both sides of a road, measured from the centreline in existence at the time of the widening if required by the City. The centreline is a line running down the middle of a road surface, equidistant from both



edges of the pavement. In determining the centreline, paved shoulders, bus lay-bys, auxiliary lanes, turning lanes and other special circumstances are not included in the road surface.

22. The TIA (Transportation Impact Assessment) Guidelines (2017) were approved by Transportation Committee and City Council on June 14, 2017. The new version of the TIA Guidelines (2017) that are posted on the web are now to be used for the TIA Submission for development applications.

The following list highlights the significant changes to the 2006 TIA Guidelines

- a) A Screening Test (Step 1) quickly determines if a transportation study is required. Consultants should fill in the form in Appendix B.
- b) Study Scope (Step 2) is site specifically tailored; there are no longer three defined types of TIA reports. Scoping report is required and needs to be signed off by TPM before the consultant moves on to Forecasting volumes.
- c) Sign off from City Transportation Project Manager is required at key points in the review process prior to TIA Submission (Step 5). See Figure 1 on page 9 for a good flow chart of the process.
- d) Multi Modal Level of Service (MMLOS) and Complete Street analysis is required to assess the impact of all modes of travel rather than just vehicle traffic.
- e) There is no longer a requirement for consultant pre-approval. Consultants must now sign and submit the Credentials Form included in the Appendix A with each TIA report.
- f) The TIA Submission (report, drawings and/or monitoring plan) is required **with** the development application.

Click on the website;

[http://documents.ottawa.ca/sites/documents.ottawa.ca/files/tia\\_guidelines\\_en.pdf](http://documents.ottawa.ca/sites/documents.ottawa.ca/files/tia_guidelines_en.pdf)

23. Permanent structures such as curbing, stairs, retaining walls, and underground parking foundation also bicycle parking racks are not to extend into the City's right-of-way.
24. The concrete sidewalks should be 2.0 metres in width and be continuous and depressed through the proposed accesses (please refer to the City's sidewalk and curb standard drawing SC7.1 for unsignalized entrance).
25. Underground access ramp must be minimum 6.7 metres wide for 2-way traffic. If ramp exceeds 6% grade, a subsurface melting element will be required.
26. Show fire route on Site Plan. Minimum lane width for fire trucks is 6.0 metres. The fire route is to be approved by the Fire Chief.
27. The minimum clear throat length required is 15.0 metres from end of curb radius. Please refer to TAC Manual Part 2; Table 3.2.9.3 and Figure 3.2.5.2 for appropriate throat length and dimensioning.
28. Please note that Section 4.3 of the Official Plan requires that the proposed development include safe, direct and attractive pedestrian access from the public to the major building entrance. The plans must also include pedestrian connections to the optional additional developments should they proceed.

29. The distance between the nearest limits of a private approach intended for two-way vehicular traffic and any other private approach to the same property shall be a minimum of 9 metres measured at the street line, and at the curb line or roadway edge.
30. All one-way private approaches shall be designated with suitable signs erected in a conspicuous location adjacent to the highway to indicate the direction of traffic for which the private approach is intended, and all signs shall be erected and maintained by the owner to the satisfaction of the General Manager.
31. Curb returns are to be provided at the accesses with a minimum radius of 5.0 metres and are to be dimensioned on the drawings.
32. The closure of an existing private approach shall reinstate the sidewalk, shoulder, curb and boulevard to City standards.
33. Please identify the type of delivery truck that would be servicing the site.
34. Lay-by is to be a minimum of 3.0 metres in width, corner radii of 5.0 metres and ensure for proper drainage.
35. Bicycle parking spaces are required as per Section 111 of the Ottawa Comprehensive Zoning By-law. Bicycle parking spaces should be located in safe, secure places near main entrances and preferably protected from the weather.

#### **Urban Design comments:**

Please consider:

36. Place-making as a way to integrate the new building into the existing site with regard to connectivity and relationship to the pedestrian realm;
37. Relating the base of the new building to the existing low profile context on the site and in the neighbourhood as a whole through material and architectural treatment;
38. Improvements to the buffer area between the street and the building; ie sidewalks, tree planting etc.

Additional comment:

39. To better evaluate the additional height and building proposal on the site please provide some basic 3d modelling of the site and its immediate built context demonstrating the massing relationships

#### **Engineering Comments:**

40. The Servicing Study Guidelines for Development Applications are available at the following address: <https://ottawa.ca/en/city-hall/planning-and-development/how-develop-property/development-application-review-process-2/guide-preparing-studies-and-plans>
41. Servicing and site works shall be in accordance with the following documents:
  - ⇒ Ottawa Sewer Design Guidelines (October 2012) and Technical Bulletin PIEDTB-2016-01
  - ⇒ Ottawa Design Guidelines – Water Distribution (2010) and Technical Bulletins ISD-2010-2 and ISDTB-2014-02

- ⇒ Geotechnical Investigation and Reporting Guidelines for Development Applications in the City of Ottawa (2007)
  - ⇒ City of Ottawa Slope Stability Guidelines for Development Applications (revised 2012)
  - ⇒ City of Ottawa Environmental Noise Control Guidelines (January, 2016)
  - ⇒ City of Ottawa Park and Pathway Development Manual (2012)
  - ⇒ City of Ottawa Accessibility Design Standards (2012)
  - ⇒ Ottawa Standard Tender Documents (latest version)
  - ⇒ Ontario Provincial Standards for Roads & Public Works (2013)
42. Record drawings and utility plans are also available for purchase from the City (Contact the City's Information Centre by email at [InformationCentre@ottawa.ca](mailto:InformationCentre@ottawa.ca) or by phone at (613) 580-2424 x.44455).
43. The Stormwater Management Criteria, for the subject site, is to be based on the following:
- i. The 5-yr storm event should be using the IDF information derived from the Meteorological Services of Canada rainfall data, taken from the MacDonald Cartier Airport, collected 1966 to 1997.
  - ii. The existing servicing under Walkley Road and Halifax Drive were built around 1962. For separated sewer system built pre-1970 the design of the storm, sewers are based on a 2-year storm.
  - iii. The pre-development runoff coefficient or a maximum equivalent 'C' of 0.5, whichever is less (§ 8.3.7.3).
  - iv. A calculated time of concentration (Cannot be less than 10 minutes).
  - v. Flows to the storm sewer in excess of the 5-year storm release rate, up to and including the 100-year storm event, must be detained on site.
  - vi. Stormwater quality control criteria must consult with Rideau Valley Conservation Authority (RVCA).
44. Deep Services (Storm, Sanitary & Water Supply)



**Hydrants**  
●

**Hydrant Laterals**  
—

**Trunk Sewers**  
— Sanitary Pipe  
— Combined Pipe  
— Storm Pipe

**Water Pipes**  
— Public  
— Private

**Storm Manholes**  
●

**Storm Inlets**  
■

**Valves**  
● Valve  
■ TVS, A, D

- i. A plan view of the existing services may be seen above. Services should ideally be grouped in a common trench to minimize the number of road cuts. The sizing of existing services is:

- a. Halifax Drive:

- i. Sanitary – 450 mm Conc.
- ii. Storm – 1500 mm Concrete Reinforced.
- iii. Water – 305 mm Concrete Reinforced.

- b. Walkley Road:

- i. Sanitary – 525 mm Concrete Reinforced.
- ii. Storm – 1500 mm Concrete Reinforced.
- iii. Water – 406 mm Concrete Reinforced.

- ii. As per City's Sewer Design guideline a monitoring manhole shall be required just inside the property line located in an accessible location (ie. Not in a parking area) for all non-residential and multi residential buildings connections from a private sewer to a public sewer.
- iii. As per City's Sewer Design guideline it is expected that the alternative of a high level sewer in a public right-of-way and connected to the collector sewer is the preferred method of servicing properties.
- iv. New connections to sewer or watermain services within Walkey Road and Halifax Drive are subject to City approval and to be made above the springline of the sewermain as per:
  - a. Std Dwg S11.1 for flexible main sewers – *connections made using approved tee or wye fittings.*
  - b. Std Dwg S11 (For rigid main sewers) – *lateral must be less than 50% the diameter of the sewermain,*
  - c. Std Dwg S11.2 (for rigid main sewers using bell end insert method) – *for larger diameter laterals where manufactured inserts are not available; lateral must be less than 50% the diameter of the sewermain,*
  - d. Connections to manholes permitted when the connection is to rigid main sewers where the lateral exceeds 50% the diameter of the sewermain. – Connect obvert to obvert with the outlet pipe unless pipes are a similar size.
  - e. *No submerged outlet connections.*

45. Water Boundary condition requests must include the location of the service and the expected loads required by the proposed development. Please provide the following information:

- i. Location of service
- ii. Type of development and the amount of fire flow required (as per FUS, 1999).
- iii. Average daily demand: \_\_\_\_ l/s.
- iv. Maximum daily demand: \_\_\_\_ l/s.
- v. Maximum hourly daily demand: \_\_\_\_ l/s.
- vi. Hydrant location and spacing to meet City's Water Design guidelines.

46. MOECC ECA Requirements –

An MOECC Environmental Compliance Approval may be required for the proposed development. Please contact Ontario Ministry of the Environment and Climate Change, Ottawa District Office to arrange a pre-submission consultation:

For residential applications: Charlie Primeau

(613) 521-3450, ext. 251

[Charlie.Primeau@ontario.ca](mailto:Charlie.Primeau@ontario.ca)

For I/C/I applications: Emily Diamond

(613) 521-3450, ext. 238

[Emily.Diamond@ontario.ca](mailto:Emily.Diamond@ontario.ca)

47. Phase 1 ESAs and Phase 2 ESAs must conform to clause 4.8.4 of the Official Plan that requires that development applications conform to Ontario Regulation 153/04.

48. General comments –

- I. Note: from the aerial imagery, it seems water servicing under Walkley Road is close to the median. Design, excavation and construction should be planned accordingly.

Should you have any questions or require additional information, please contact Sharif (Project Manager) directly at (613) 580-2424, x 20763 or by email at [sharif.sharif@ottawa.ca](mailto:sharif.sharif@ottawa.ca).

The proposed application will be a [Site Plan Control](#) Application (new - Manager Approval, Public Consultation), which costs **\$21,508.66** (click here for exact [fees](#)), plus the engineering design review and inspection fee, legal fees, as well as conservation authority fee of \$105.

Please find attached the “Applicant’s Study and Identification List” including the number of copies required for each in order for the application to be deemed complete. Here is the link to the guide for preparing studies and plans: <http://ottawa.ca/en/city-hall/planning-and-development/how-develop-property/development-application-review-process-2-3>

Best regards,

**John Bernier**

Planner

Development Review - South

Planning, Infrastructure and Economic Development Department

City of Ottawa | Ville d'Ottawa

☎ 613.580.2424 ext/poste. 21576

[ottawa.ca/planning](http://ottawa.ca/planning) / [ottawa.ca/urbanisme](http://ottawa.ca/urbanisme)

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# Site Servicing Report

Walkley Road Apartments

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## Appendix D

Water Design Calculations

D1 – Domestic Water Demand

D2 – FUS (2020)

D3 – Boundary Condition Request

D4 – Pressure Loss Results



**Water Demand Calculations**  
**2270 Walkley Road (JLR 28584-001)**

No. 1 bed room apartment	146	units
Density	1.4	p/p/u
No. Ppl	204	ppl
No. 2 bed room apartment	22	units
Density	2.1	p/p/u
No. Ppl	46	ppl
No. 3 bed rooms apartment	9	units
Density	3.1	p/p/u
No. Ppl	28	ppl
Population total	278	
Average Day Consumption Rate	280	L/c/d
<b>Average Day Demand</b>	<b>0.90</b>	<b>L/s</b>
Maximum Day Peaking Factor	3.79	x Avg Day (Table 3-3, MOE 2008)
<b>Maximum Day Demand</b>	<b>3.42</b>	<b>L/s</b>
Peak Hour Peaking Factor	5.69	x Avg Day (Table 3-3, MOE 2008)
<b>Peak Hour Demand</b>	<b>5.13</b>	<b>L/s</b>

## FUS Fire Flow Calculations

2270 Walkley Road - JLR 22584-001

Step	Parameter	Value	Note
A	Type of Construction	Non-combustible	
	Coefficient (C)	0.8	
B	Ground Floor Area	1057.84	m <sup>2</sup>
C	Height in storeys	14	storeys
	Total Floor Area	6350.12	m <sup>2</sup> Exemption a) for noncombustible highrise
D	Fire Flow Formula	F=220C√A	
	Fire Flow	14025	L/min
	Rounded Fire Flow	14000	L/min Flow rounded to nearest 1000 L/min.
E	Occupancy Class	Limited Combustible	Residential buildings have a limited combustible occupancy
	Occupancy Charge	-15%	
	Occupancy Increase or Decrease	-2100	
	Fire Flow	11900	L/min No rounding applied.
F	Sprinkler Protection	Automatic Fully Supervised	
	Sprinkler Credit	-50%	
	Decrease for Sprinkler	-5950	L/min
G	<i>North Side Exposure</i>		Existing Bldg
	Exposing Wall:	Non-combustible	
	Exposed Wall:	Non-combustible	
	Length of Exposed Wall:	21.3	m
	Height of Exposed Wall:	13	storeys
	Length-Height Factor	276.9	m-storeys
	Separation Distance	32.92	m
	North Side Exposure Charge	0%	
	<i>East Side Exposure</i>		Existing townhouses
	Exposing Wall:	Non-combustible	
	Exposed Wall:	Wood Frame	
	Length of Exposed Wall:	31.8	m
	Height of Exposed Wall:	2	storeys
	Length-Height Factor	63.6	m-storeys
	Separation Distance	21.3	m
	East Side Exposure Charge	6%	
	<i>South Side Exposure</i>		Bldg
	Exposing Wall:	Non-combustible	
	Exposed Wall:	Non-combustible	
	Length of Exposed Wall:	0.0	m
	Height of Exposed Wall:	0	storeys
	Length-Height Factor	0.0	m-storeys
	Separation Distance	50	m
	South Side Exposure Charge	0%	
	<i>West Side Exposure</i>		Sports field
	Exposing Wall:	Non-combustible	
	Exposed Wall:	Wood Frame	
	Length of Exposed Wall:	0.0	m
	Height of Exposed Wall:	0	storeys
	Length-Height Factor	0.0	m-storeys
	Separation Distance	50	m
	West Side Exposure Charge	0%	
	Total Exposure Charge	6%	All separations exceed 45 m
	Increase for Exposures	714	L/min
H	Fire Flow	6664	L/min
	Rounded Fire Flow	7000	L/min Flow rounded to nearest 1000 L/min.
	<b>Required Fire Flow (RFF)</b>	<b>7000</b>	<b>L/min</b>
		<b>117</b>	<b>L/s</b>

Fire Underwriters Survey (FUS) Fire Flow Calculations

In accordance with City of Ottawa Technical Bulletin ISTB-2018-02 dated March 21, 2018

# Boundary Conditions for 2190 Walkley Road



## Evan Way

---

**From:** Sharif, Golam <sharif.sharif@ottawa.ca>  
**Sent:** November 19, 2024 1:42 PM  
**To:** Evan Way  
**Cc:** Annie Williams  
**Subject:** RE: 2190 Walkley Road - Boundary Condition Request  
**Attachments:** 2190 Walkley Road November 2024.pdf

**[CAUTION]** This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. Do not forward suspicious emails, if you are unsure, please send a separate message to Helpdesk.

Hi Evan,

Please see the requested boundary condition below:

“The following are boundary conditions, HGL, for hydraulic analysis at 2190 Walkley Road (zone 2W2C) assumed to be a dual connection connected to the 406 mm watermain on Walkley road (see attached PDF for location).

-  
Min HGL: 123.9 m

Max HGL: 130.0 m

Max day + Fire Flow (183 L/s): 124.5 m

***Please refer to Guidelines and Technical bulletin ISDTB-2014-02 concerning basic day demands greater than 0.5 L/s.***

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

*Disclaimer: The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation.”*

Thank you,

Sharif

---

**From:** Evan Way <eway@jlrichards.ca>  
**Sent:** November 18, 2024 10:41 AM  
**To:** Sharif, Golam <sharif.sharif@ottawa.ca>

Cc: Annie Williams <awilliams@jlrichards.ca>

Subject: RE: 2190 Walkley Road - Boundary Condition Request

**CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.**

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

Golam,

Tried calling you and heard your message – can you please advise on that status of our boundary request below & attached?

We are in need of your assistance and your attention is greatly appreciated.

Thank you,  
Evan



**Evan Way**, P.Eng.  
Civil Engineer

1000-343 Preston Street  
Ottawa, ON, K1S 1N4

Work: (343) 804-4386  
[eway@jlrichards.ca](mailto:eway@jlrichards.ca)

---

**From:** Evan Way <[eway@jlrichards.ca](mailto:eway@jlrichards.ca)>

**Sent:** November 13, 2024 12:57 PM

**To:** [sharif.sharif@ottawa.ca](mailto:sharif.sharif@ottawa.ca)

**Cc:** Annie Williams <[awilliams@jlrichards.ca](mailto:awilliams@jlrichards.ca)>

**Subject:** RE: 2190 Walkley Road - Boundary Condition Request

Golam,

Revised flow calculations for boundary condition request are as follows:

Average Day = 1.30 L/s

Peak Hour = 6.22 L/s

Maximum Day = 4.15 L/s

Fire Flow (FUS) = 183 L/s

Max Day + Fire Flow = 187.15 L/s

Attached are the revised calculations. Apologies for any confusion.  
Hopeful for the boundary conditions at your earliest convenience.

Thank you,  
Evan



**Evan Way**, P.Eng.  
Civil Engineer

1000-343 Preston Street  
Ottawa, ON, K1S 1N4

Work: (343) 804-4386  
[eway@jlrichards.ca](mailto:eway@jlrichards.ca)

---

**From:** Evan Way <[eway@jlrichards.ca](mailto:eway@jlrichards.ca)>

**Sent:** November 11, 2024 8:32 AM

**To:** [sharif.sharif@ottawa.ca](mailto:sharif.sharif@ottawa.ca)

**Subject:** 2190 Walkley Road - Boundary Condition Request

Hello Golam,

We would like to obtain hydraulic boundary conditions for the proposed development located at 2190 Walkley Road. The site consists of one (1) proposed residential building owned by Urbandale.

We are requesting the boundary conditions at the watermain connection shown in the attached.

Listed below are the average day, maximum day, and peak hour demands as well as the required fire flow:

Average Day = 1.30 L/s

Peak Hour = 6.22 L/s

Maximum Day = 4.15 L/s

Fire Flow (FUS) = 217 L/s

Max Day + Fire Flow = 221.15 L/s

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

Should you have any questions or require any further information, please do not hesitate to contact myself.

Thank you,



**Evan Way**, P.Eng.  
Civil Engineer

1000-343 Preston Street  
Ottawa, ON, K1S 1N4

Work: (343) 804-4386  
[eway@jlrichards.ca](mailto:eway@jlrichards.ca)

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,

HEAD LOSS - HAZEN-WILLIAMS  
2145 Walkley Road - Residential Development  
(JLR 28584-000)

Nov-24 Mar-25

	Building Demand for Boundary Condition (L/s)	New Building Demands (L/s)
Demand Scenario (Nov 2024)		
Average Day	1.30	0.90
Maximum Day	4.15	3.42
Required Fire Flow (FUS)	183.00	117.00
Assumed Sprinkler Flow	18.90	18.90
Peak Hour	6.22	5.13

\*Note the new building demands are lower and as such new boundary conditions were not requested given the conservative nature of the pressure loss calculations below

Boundary Conditions (Email from City, November 19, 2024):

Water Demand Scenario	Building Demand (L/s)	Head (m) on Walkley Road Connection
Peak Hour	6.22	123.9
Maximum HGL	0.00	130.0
Max Day + Fire Flow (FUS)	187.15	124.5

Headloss Calculations (Hazen Williams Equation)

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

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

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

2270 Walkley Road Headloss Calculations

Water Demand Condition	Flow (Q) (L/s)	Flow (Q) (m³/s)	Length (m)	C	D (m)	V (m/s)	A (m2)	Head Loss (m)	HGL (m)	Calculated HGL (m)	Elevation (m) of Building	Pressure @ Node			ODG 4.2.2 Requirement	Criteria Achieved?
												(m)	(kPa)	(psi)		
Peak Hour	5.13	0.005	55.2	110	0.204	0.157	0.033	0.013	123.900	123.887	83.36	40.527	398	57.7	276 kPa	Yes
Maximum HGL	0.00	0.000	55.2	110	0.204	0.000	0.033	0.000	130.000	130.000	83.36	46.640	458	66.4	552 kPa	Yes
Max Day + Fire Flow to hydrant	120.42	0.120	20.5	110	0.204	3.684	0.033	1.656	124.500	122.844	83.16	39.684	389	56.5	140 kPa	Yes
Max Day + Sprinkler Flow (Sprinkler = 18.9 L/s) From hydrant to building connection	22.32	0.022	34.7	110	0.204	0.683	0.033	0.123	122.844	122.721	83.36	39.361	386	56.0	140 kPa	Yes



# Site Servicing Report

Walkley Road Apartments

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## Appendix E

Sanitary Servicing Calculations

**Wastewater Demand Calculations**  
**2145 Walkley Road (JLR 28584-001)**

No. 1 bed room apartment	146	units
Density	1.4	p/p/u
No. Ppl	204	ppl
No. 2 bed rooms apartment	22	units
Density	2.1	p/p/u
No. Ppl	46	ppl
No. 3 bed rooms apartment	9	units
Density	3.1	p/p/u
No. Ppl	28	ppl
Population total	278	people
Average Day Consumption Rate	280	L/c/d
Average Day Demand	0.90	L/s
Harmon Peaking Factor	3.47	
Site Area	0.549	ha
Infiltration Allowance	0.33	L/s/ha
<b>Total Peak Design Flow</b>	<b>3.31</b>	<b>L/s</b>

# **Site Servicing Report**

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Walkley Road Apartments

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## **Appendix F**

Stormwater Management  
Calculations and Supporting  
Documentation – Green Roof  
Specs and CCTV



2145 WALKLEY ROAD APARTMENT DEVELOPMENT  
PRE-DEVELOPMENT FLOW CALCULATIONS (Revised - December 2024)

EXISTING CONDITIONS - AREA BREAKDOWN (Disturbed Surfaces)

Halifax Drive Catchment

Areas to 375 mm diameter on-site sewer, tributary to Halifax Drive sewer

Area No.	Areas (ha) to Halifax Drive	
	C = 0.20	C = 0.90
1	0.012	
2	0.036	
3	0.156	
4	0.053	
5		0.292
	A <sub>tot</sub> =	0.549
	C <sub>avg</sub> =	0.57

Total Site Disturbed Area (Pre-Development Condition) = 0.549

Time of Concentration Calculations - Halifax Outlet (Existing Conditions)

To Existing on-site 375 mm diameter sewer (15 in) outletting to Halifax Drive trunk sewer:

Tc = Inlet Time + Pipe travelling time

Pipe travelling time:

62 ft - 300 mm diameter (12 in) @ 2.0% :	Velocity (full) =	1.96 m/s
128 ft - 375 mm diameter (15 in) @ 3.5%:	Velocity (full) =	3.0 m/s

Tc = 10 mins + (18.90 m / 1.96 m/s) + ( 39.01 m / 3.0 m/s)  
Tc = 10 mins + 0.16 mins + 0.2 mins = 10.36 mins

Tc : 10.36 mins

Rainfall Statistics OSDG (Section 5.4.2)

Return Period	A	C	B
2	732.951	6.199	0.810
5	998.071	6.053	0.814
100	1735.688	6.014	0.820
CCE	Intensities increased by 25%		

Calculation of Existing Peak Flows to existing 300 mm diam (15 in) storm sewer at 2.3%:

Per pre-consultation notes, on-site retention between 1:2 year to 1:100 year

Evaluation of Allowable Flows:

Qp = 2.78 x C x I x A, where :  
Area = 0.549 ha  
C = 0.57 (Existing)  
C = 0.50 (To be used as allowable)  
Inlet time = 10.36 mins

Qp (1:2 year) = 57.58 L/s

Total Allowable Flow (Disturbed Areas at Walkley and Halifax) = 57.58 L/s

# STORM SEWER DESIGN SHEET

Date: June 2025

Manning's Coefficient, n =	0.013
IDF CURVE =	2

[illegible]

**2270 WALKLEY ROAD APARTMENTS**  
**STORMWATER MANAGEMENT CALCULATIONS (Revised - June 2025)**

**Post-Development Area Breakdown:**

**Halifax Drive Outlet**

	Description	Area (ha)	C-Factor (100 yr)	Note	Flow	Outlet
1	Main Building (Tower)	0.109	0.90	Roof Drains	5.0	Halifax
2	Drainage Area to MH103A-ICD	0.333	0.73	ICD4	30.1	Halifax
3	Rear Hardscape / Uncontrolled Area	0.031	0.90	Uncontrolled	13.8	Halifax
Total Peak Flow (L/s) =					49.0	Halifax

**Walkley Road Outlet**

	Description	Area (ha)	C-Factor (100 yr)	Note	Flow	Outlet
4	Drainage Area to CBMH2-ICD	0.076	0.71	ICD5	8.0	Walkley
Total Peak Flow (L/s) =					8.0	Walkley

**SUMMARY OF DISTURBED AREAS (Post)**

Halifax Drive Disturbed Areas =	0.473 ha
Walkley Road Disturbed Areas =	0.076 ha
Sum of Disturbed Areas (Post) =	0.549 ha
Sum of Disturbed Areas (Pre) =	0.549 ha

Total Peak Flow (Halifax) =	49.0 L/s
Total Peak Flow (Walkley) =	8.0 L/s
Total Combined Post-Development Peak Flow (L/s) =	57.0 L/s
Total Allowable Release Rate (Halifax + Walkley) =	57.6 L/s
Total Peak Flow Above (+) or Below (-) Allowable Release Rate (L/s) =	-0.6 L/s

**As shown above, the total allowable release rate is respected under post-development conditions.**

## Stormwater Management Calculations (Controlled Areas)

## Rainfall Statistics OSDG (Section 5.4.2)

Return Period	A	C	B
2	732.951	6.109	0.810
5	998.071	6.053	0.814
100	1735.688	6.014	0.820
Climate Change Event (CCE): 1:100 Year Intensities increased by 25%			

## 1 MAIN BUILDING (Tower) - To Halifax Drive Outlet:

	2 year	5 year	100 year
Roof (ha)	0.109	0.109	0.109
C-Factor =	0.90	0.90	0.90

Time (min)	Intensity 1:100 Yr (mm/hr)	Op 1:100 Yr (L/s)	Op Roof Drains (L/s)	Op stored (L/s)	Max Volume Requirement (m <sup>3</sup> )	Op CCE (L/s)	Op stored (L/s)	Volume CCE Requirement (m <sup>3</sup> )	Op CCE less Op100yr (L/s)
10	178.56	48.70	5.00	43.70	26.22	60.87	55.87	33.52	12.17
15	142.89	38.97	5.00	33.97	30.57	48.71	43.71	39.34	9.74
20	119.95	32.71	5.00	27.71	33.26	40.89	35.89	43.07	8.18
25	103.85	28.32	5.00	23.32	34.98	35.40	30.40	45.60	7.08
30	91.87	25.05	5.00	20.05	36.10	31.32	26.32	47.37	6.26
35	82.58	22.52	5.00	17.52	36.79	28.15	23.15	48.62	5.63
40	75.15	20.49	5.00	15.49	37.18	25.62	20.62	49.48	5.12
45	69.05	18.83	5.00	13.83	37.34	23.54	18.54	50.06	4.71
50	63.95	17.44	5.00	12.44	37.32	21.80	16.80	50.41	4.36
55	59.62	16.26	5.00	11.26	37.16	20.33	15.33	50.57	4.07
60	55.89	15.24	5.00	10.24	36.88	19.05	14.05	50.60	3.81
65	52.65	14.36	5.00	9.36	36.49	17.95	12.95	50.49	3.59
70	49.79	13.58	5.00	8.58	36.03	16.97	11.97	50.25	3.38
75	47.26	12.89	5.00	7.89	35.49	16.11	11.11	49.99	3.22

## AVAILABLE ROOF TOP STORAGE (TOWER)

Roof Top Area (m2)	1090.00
50% of Roof for Storage (m2)	545.00
Vol. @ 0.15 m for ponding (m3)	81.75

The storage volume requirement of 50.60 m3 under the CCE can be accommodated by the design

2 **Drainage Area to MH103A-ICD (Including Podium Roof 0.081 ha) - To Halifax Drive Outlet:**

	Area (ha)	C-Factor (100 yr)	ICD
Pervious	0.085	0.25	
Impervious & Podium Roof	0.248	0.90	
<b>Total / Cavg</b>	<b>0.333</b>	<b>0.73</b>	<b>30.1</b>

Time (min)	Intensity 1:100 Yr (mm/hr)	Op 1:100 Yr (L/s)	Op ICD (L/s)	Op stored (L/s)	Max Volume Requirement (m <sup>3</sup> )	Op CCE (L/s)	Op stored (L/s)	Volume CCE Requirement (m <sup>3</sup> )	Op CCE less Op100yr (L/s)
10	178.56	121.43	15.07	106.36	63.81	151.78	136.71	82.03	30.36
15	142.89	97.17	15.07	82.10	73.89	121.47	106.40	95.76	24.29
20	119.95	81.57	15.07	66.50	79.80	101.96	86.89	104.27	20.39
25	103.85	70.62	15.07	55.55	83.33	88.28	73.21	109.81	17.66
30	91.87	62.47	15.07	47.40	85.33	78.09	63.02	113.44	15.62
35	82.58	56.16	15.07	41.09	86.28	70.20	55.13	115.76	14.04
40	75.15	51.10	15.07	36.03	86.48	63.88	48.81	117.14	12.78
45	69.05	46.96	15.07	31.99	86.10	58.70	43.63	117.79	11.74
50	63.95	43.49	15.07	28.42	85.26	54.36	39.29	117.88	10.87
55	59.62	40.55	15.07	25.48	84.07	50.68	35.61	117.52	10.14
60	55.89	38.01	15.07	22.94	82.59	47.51	32.44	116.80	9.50

Storage provided by the 1500 mm dia. underground pipe, CB leads, plus storage in the 2400 mm dia. MHs + 3 CBs = 121.87 m<sup>3</sup> exceeds the CCE volume requirement of 117.88 m<sup>3</sup>

3 **Drainage Area to CBMH2-ICD - To Walkley Road Outlet:**

	Area (ha)	C-Factor (100 yr)	ICD
Pervious	0.022	0.25	
Impervious	0.054	0.90	
<b>Total / Cavg</b>	<b>0.076</b>	<b>0.71</b>	<b>8.0</b>

Time (min)	Intensity 1:100 Yr (mm/hr)	Op 1:100 Yr (L/s)	Op ICD (L/s)	Op stored (L/s)	Max Volume Requirement (m <sup>3</sup> )	Op CCE (L/s)	Op stored (L/s)	Volume CCE Requirement (m <sup>3</sup> )	Op CCE less Op100yr (L/s)
10	178.56	26.91	4.00	22.91	13.75	33.64	29.64	17.79	6.73
15	142.89	21.54	4.00	17.54	15.78	26.92	22.92	20.63	5.38
20	119.95	18.08	4.00	14.08	16.90	22.60	22.32	22.32	4.52
25	103.85	15.65	4.00	11.65	17.48	19.57	15.57	23.35	3.91
30	91.87	13.85	4.00	9.85	17.73	17.31	13.31	23.96	3.46
35	82.58	12.45	4.00	8.45	17.74	15.56	11.56	24.27	3.11
40	75.15	11.33	4.00	7.33	17.58	14.16	10.16	24.38	2.83
45	69.05	10.41	4.00	6.41	17.30	13.01	9.01	24.33	2.60
50	63.95	9.64	4.00	5.64	16.92	12.05	8.05	24.15	2.41
55	59.62	8.99	4.00	4.99	16.46	11.23	7.23	23.87	2.25
60	55.89	8.43	4.00	4.43	15.93	10.53	6.53	23.51	2.11
65	52.65	7.94	4.00	3.94	15.35	9.82	5.92	23.09	1.98

Storage provided by the 1050 mm dia. underground pipe plus storage in the 1800 mm dia. CBMHs + 2 CBs = 40.36 m<sup>3</sup> exceeds the CCE volume requirement of 24.38 m<sup>3</sup>

Concrete Pipe					
UNDERGROUND STORAGE PIPE - MH103A - MH 104 - HALIFAX DRIVE OUTLET					
Nominal Diameter	Inner Diameter	Pipe Radius	Pipe Length	Area (pi r <sup>2</sup> )	Volume
900	914	457.0	54.6	0.66	35.82
975	991	495.5	54.6	0.77	42.11
1050	1067	533.5	54.6	0.89	48.82
1200	1220	610.0	54.6	1.17	63.83
1350	1372	686.0	54.6	1.48	80.72
1500	1524	762.0	54.6	1.82	99.60
Storage Volume Available MH103A (2400 mm) to Elev 77.65 :					10.88 m <sup>3</sup>
Storage Volume Available MH104 (2400 mm) to Elev 77.65 :					8.64 m <sup>3</sup>
CB storage (600x600 mm) @ CB5, CB7, CB8 to Elev 77.65 :					1.51 m <sup>3</sup>
<b>TOTAL :</b>				<b>121.87 m<sup>3</sup></b>	

CB Leads					
Nominal Diameter	Inner Diameter	Pipe Radius	Pipe Length	Area (pi r <sup>2</sup> )	Volume
250	254	127.0	24.6	0.05	1.25

UNDERGROUND STORAGE PIPE - CBMH 1 -CBMH 2 - WALKLEY ROAD OUTLET					
Nominal Diameter	Inner Diameter	Pipe Radius	Pipe Length	Area (pi r <sup>2</sup> )	Volume
900	914	457.0	27.9	0.66	18.31
975	991	495.5	27.9	0.77	21.52
1050	1067	533.5	27.9	0.89	24.95
1200	1220	610.0	27.9	1.17	32.61
1350	1372	686.0	27.9	1.48	41.25
1500	1524	762.0	27.9	1.82	50.89
Volume at CBMH 1 (1800 mm) to Elevation 82.35 :					5.94 m <sup>3</sup>
Volume at CBMH 2 (1800 mm) to Elevation 82.35 :					6.04 m <sup>3</sup>
CB storage (600x600 mm) @ CB1, CB4 to Elevation 82.35 :					1.51 m <sup>3</sup>
<b>TOTAL :</b>				<b>40.36 m<sup>3</sup></b>	

CB Leads					
Nominal Diameter	Inner Diameter	Pipe Radius	Pipe Length	Area (pi r <sup>2</sup> )	Volume
250	254	127.0	38	0.05	1.93



## ORIFICE INLET CONTROL DEVICE SIZING

JLR No.: 28584-001 Project: 2270 Walkley Road Date: June 27, 2025 Revised: n/a Designed by: E. Way Checked by: A. Williams						<b>Notes:</b> Values in <span style="color: blue;">blue</span> are user variables Values in <span style="color: red;">red</span> are calculated  <b>User Notes:</b> Temporary ICD used to control flow in sanitary sewer until all facilities are installed.	
<b>ST MH103A</b>							
Q <sub>all</sub> (L/s)	Outlet Pipe Dia. (mm)	Invert (m)	T/G (m)	Orifice Radius (m)	Head (m)		
<span style="color: blue;">30.14</span>	<span style="color: blue;">450</span>	<span style="color: blue;">75.32</span>	<span style="color: blue;">77.65</span>	0.049	<span style="color: red;">2.282</span>		
<b>Solving for 'Q'</b>						<b>Solving for 'r' (radius of orifice)</b>	
$Q = CA \sqrt{2gh}$ <p>h= <span style="color: blue;">2.282</span> Head (m) (input value calculated above)</p> <p>C= <span style="color: blue;">0.61</span> Coefficient of Discharge</p> <p>D= <span style="color: blue;">0.097</span> Diameter (m)</p> <p>g= 9.8 Gravity (9.81 m/s<sup>2</sup>)</p> <p>A= <span style="color: red;">0.00739</span> Area of Flow (m<sup>2</sup>)</p> <p>Q= <span style="color: red;">0.030</span> Discharge (m<sup>3</sup>/s)  <span style="color: red;">30.14</span> Discharge (L/s)</p>						$r = \sqrt{\frac{Q}{C\pi\sqrt{2gh}}}$	
						<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"><b><u>Circular Orifice</u></b></div> <div style="width: 45%;"><b><u>Square Orifice</u></b></div> </div>	
						<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           Radius = <span style="color: red;">0.049</span> m            Diameter = 0.097 m                          = 97 mm                          = 3.82 in         </div> <div style="width: 45%;">           One side = <span style="color: red;">0.086</span> m                          = 86 mm         </div> </div>	

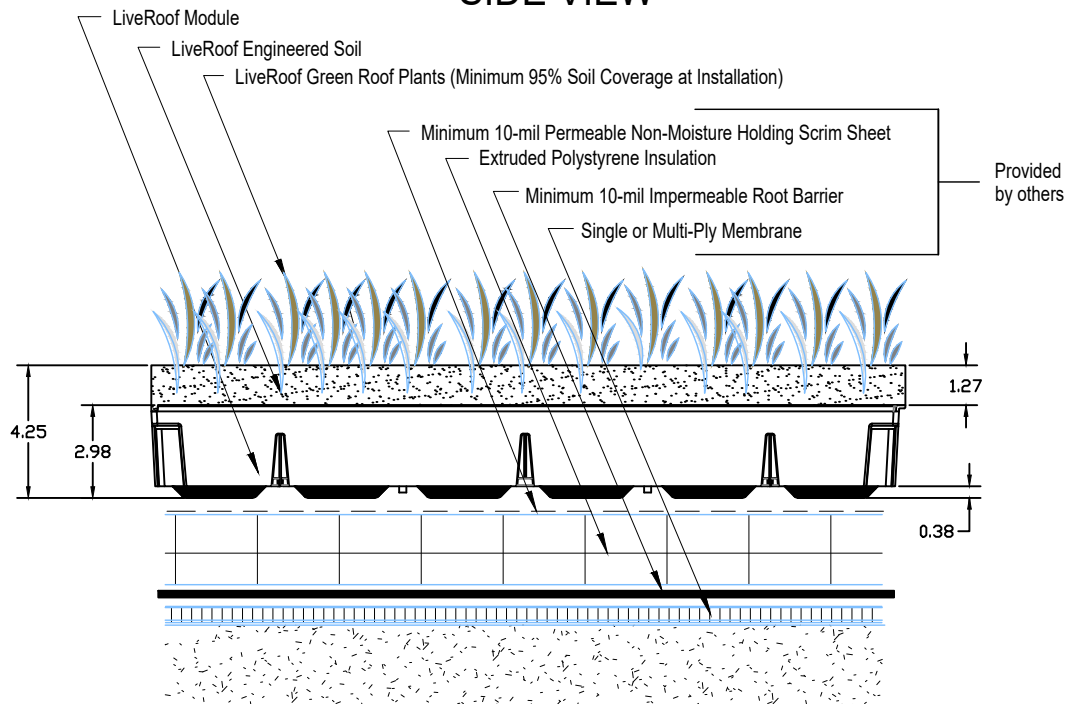
## ORIFICE INLET CONTROL DEVICE SIZING

JLR No.: 28584-001 Project: 2270 Walkley Road Date: June 27, 2025 Revised: n/a Designed by: E. Way Checked by: A. Williams						<b>Notes:</b> Values in blue are user variables Values in red are calculated  <b>User Notes:</b> Temporary ICD used to control flow in sanitary sewer until all facilities are installed.					
<b>ST CBMH2</b>											
Q <sub>all</sub> (L/s)	Outlet Pipe Dia. (mm)	Invert (m)	T/G (m)	Orifice Radius (m)	Head (m)						
8.00	250	80.05	82.35	0.025	2.275						
<b>Solving for 'Q'</b>						<b>Solving for 'r' (radius of orifice)</b>					
$Q = CA \sqrt{2gh}$ <p>h= 2.275 Head (m) (input value calculated above)</p> <p>C= 0.61 Coefficient of Discharge</p> <p>D= 0.050 Diameter (m)</p> <p>g= 9.8 Gravity (9.81 m/s<sup>2</sup>)</p> <p>A= 0.00196 Area of Flow (m<sup>2</sup>)</p> <p>Q= 0.008 Discharge (m<sup>3</sup>/s)          8.00 Discharge (L/s)</p>						$r = \sqrt{\frac{Q}{C\pi\sqrt{2gh}}}$					
						<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center; padding: 5px;"><u>Circular Orifice</u></th> <th style="text-align: center; padding: 5px;"><u>Square Orifice</u></th> </tr> <tr> <td style="padding: 5px;">           Radius = 0.025 m            Diameter = 0.050 m                          = 50 mm                          = 1.97 in         </td> <td style="padding: 5px;">           One side = 0.044 m                          = 44 mm         </td> </tr> </table>		<u>Circular Orifice</u>	<u>Square Orifice</u>	Radius = 0.025 m Diameter = 0.050 m = 50 mm = 1.97 in	One side = 0.044 m = 44 mm
<u>Circular Orifice</u>	<u>Square Orifice</u>										
Radius = 0.025 m Diameter = 0.050 m = 50 mm = 1.97 in	One side = 0.044 m = 44 mm										

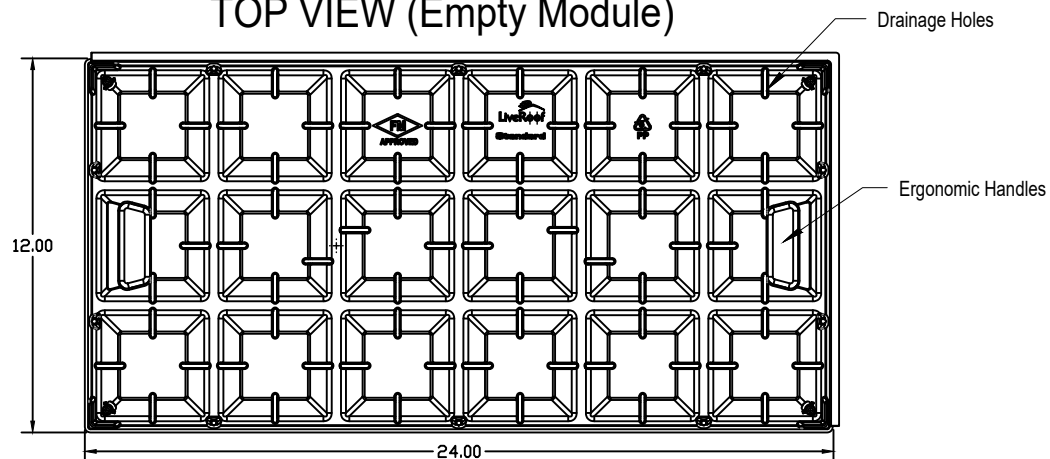
# LiveRoof STANDARD SYSTEM

Over Protective Membrane Assembly

## SIDE VIEW



## TOP VIEW (Empty Module)



LiveRoof System Saturated Weight: 27-29 lbs / sf

NOT TO SCALE

ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.

STD Membrane  
2022-11-8

LiveRoof, LLC  
P.O. Box 533  
Spring Lake, MI 49456

(800) 875-1392  
[www.liveroof.com](http://www.liveroof.com)



**Ottawa (Head Office)**

1800 Bantree Street  
Ottawa, Ontario K1B 5L6

☎ 613.745.2444

☎ 613.745.9994

[www.cwwcanada.com](http://www.cwwcanada.com)

1.866.695.0155

**Montreal**

2700 Sabourin Street  
St-Laurent, Quebec H4S 1M2

☎ 514.738.2666

☎ 514.738.9762



INTEGRATED SEWER SOLUTIONS

# Urbandale Corporation

**2240 Halifax  
Ottawa, Ontario  
Job No.: 80563**

**Drain Use  
Storm**

**Inspection Date  
March 19<sup>th</sup> 2019**

## DRAIN CCTV INSPECTION REPORT

THE WAY IS CLEAR™

- CIPP Lateral Drain Lining
- Drain Inspection and Locating
- Preventative Maintenance Plumbing
- Frozen Pipe Thawing
- Backwater Valve Devices
- Sewer and Waterline Replacement and Repairs
- High Pressure Blasting
- Drain Cleaning and Flushing
- Plumbing Installation, Renovations and Repairs

### MINI CAMERA CCTV INSPECTION REPORT

<b>CUSTOMER:</b>	URBANDALE CORPORATION	<b>START OF INSPECTION:</b>	STACK CLEANOUT #1
<b>JOB NO.:</b>	80563	<b>END OF INSPECTION:</b>	MAIN IN GARAGE
<b>LOCATION:</b>	2240 HALIFAX OTTAWA, ONTARIO	<b>SEWER USE:</b>	STORM
<b>DATE:</b>	MARCH 19 <sup>TH</sup> 2019	<b>PIPE DIAMETER(S):</b>	150MM
<b>OPERATOR:</b>	DON L.	<b>PIPE MATERIAL(S):</b>	CAST IRON / TRANSITE
		<b>DIRECTION OF FLOW:</b>	DOWNSTREAM
		<b>VIDEO FILENAME:</b>	Video #1
		<b>REPORT NUMBER:</b>	1 of 4

DISTANCE (M)	CODE	INSPECTION COMMENTS	CODE	DESCRIPTION
0.0	C/O	START OF INSPECTION – STACK CLEANOUT #1	AIF	ACTIVE INFILTRATION
0.8	LBS	LINE BENDS STRAIGHT	BKJ	BROKEN JOINT
1.0	DEB	START OF DEBRIS	BSG	START OF SAG
14/6	MC	MATERIAL CHANGE: CAST IRON – TRANSITE	BWV	BACKWATER VALVE
14.6	DEB	END OF DEBRIS	C/O	CLEANOUT
23.0	SC	SERVICE CONNECTION AT 3 O'CLOCK	CAL	CALCITE
23.8	LBD	LINE BENDS DOWN	CFL	COLLAPSE
25.0	LBS	LINE BENDS STRAIGHT	CRC	CIRCULAR CRACK
25.0	END	END OF INSPECTION	DC	DIAMETER CHANGE
			DEB	DEBRIS
			DEF	PIPE DEFORMATION
			EIF	EVIDENCE OF INFILTRATION
			ESG	END OF SAG
			EXG	EXPOSED GASKET
			EXR	EXPOSED REBAR
			F/D	FLOOR DRAIN
			FRC	FRACTURE
			GRS	GREASE
			HOLE	HOLE IN PIPE
			LBD	LINE BENDS DOWN
			LBL	LINE BENDS LEFT
			LBR	LINE BENDS RIGHT
			LBS	LINE BENDS STRAIGHT
			LGC	LONGITUDINAL CRACK
			MAIN	MAIN SEWER IN BUILDING
			MC	MATERIAL CHANGE
			MH	MANHOLE
			MSP	MISSING PIPE PIECE
			OBS	OBSTRUCTION IN PIPE
			OFJ	OFFSET JOINT
			OPJ	OPEN JOINT
			PFL	PARTIAL COLLAPSE
			PSC	PROTRUDING CONNECTION
			PUN	PUNCTURE
			RTS	ROOTS
			SC	SERVICE CONNECTION
			WYE	WYE CONNECTION

**COMMENTS:**

## Video #1



### MINI CAMERA CCTV INSPECTION REPORT

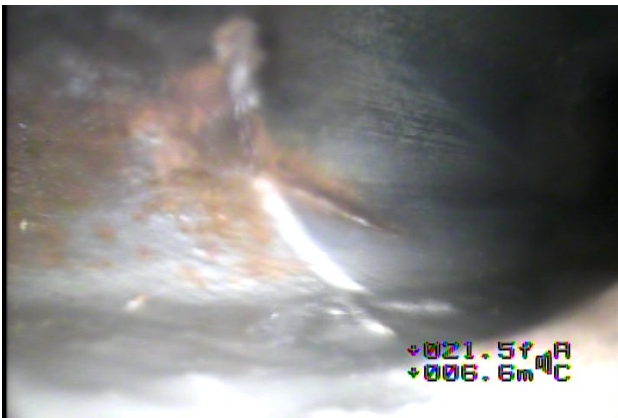
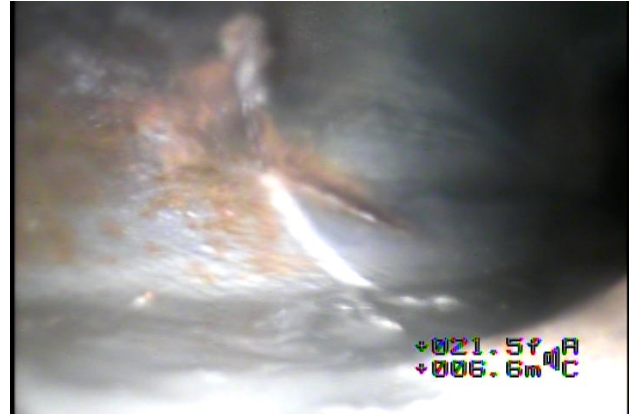
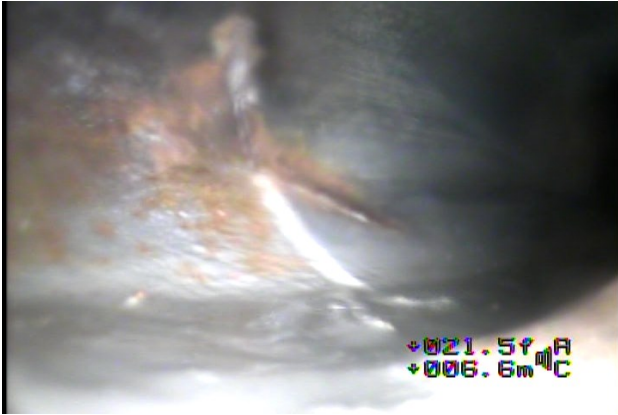
<b>CUSTOMER:</b>	URBANDALE CORPORATION	<b>START OF INSPECTION:</b>	STACK CLEANOUT #2
<b>JOB NO.:</b>	80563	<b>END OF INSPECTION:</b>	MAIN LINE
<b>LOCATION:</b>	2240 HALIFAX OTTAWA, ONTARIO	<b>SEWER USE:</b>	STORM
<b>DATE:</b>	MARCH 19 <sup>TH</sup> 2019	<b>PIPE DIAMETER(S):</b>	150MM
<b>OPERATOR:</b>	DON L.	<b>PIPE MATERIAL(S):</b>	CAST IRON
		<b>DIRECTION OF FLOW:</b>	DOWNSTREAM
		<b>VIDEO FILENAME:</b>	Video #2
		<b>REPORT NUMBER:</b>	2 of 4

DISTANCE (M)	CODE	INSPECTION COMMENTS	CODE	DESCRIPTION
0.0	C/O	START OF INSPECTION – STACK CLEANOUT #2	AIF	ACTIVE INFILTRATION
2.4	DEB	DEBRIS	BKJ	BROKEN JOINT
4.0	LBR	LINE BENDS RIGHT	BSG	START OF SAG
6.6	LBR	LINE BENDS RIGHT	BWV	BACKWATER VALVE
6.6	WYE	WYE CONNECTION	C/O	CLEANOUT
7.4	LBD	LINE BENDS DOWN	CAL	CALCITE
8.4	END	END OF INSPECTION – MAIN LINE	CFL	COLLAPSE
			CRC	CIRCULAR CRACK
			DC	DIAMETER CHANGE
			DEB	DEBRIS
			DEF	PIPE DEFORMATION
			EIF	EVIDENCE OF INFILTRATION
			ESG	END OF SAG
			EXG	EXPOSED GASKET
			EXR	EXPOSED REBAR
			F/D	FLOOR DRAIN
			FRC	FRACTURE
			GRS	GREASE
			HOLE	HOLE IN PIPE
			LBD	LINE BENDS DOWN
			LBL	LINE BENDS LEFT
			LBR	LINE BENDS RIGHT
			LBS	LINE BENDS STRAIGHT
			LGC	LONGITUDINAL CRACK
			MAIN	MAIN SEWER IN BUILDING
			MC	MATERIAL CHANGE
			MH	MANHOLE
			MSP	MISSING PIPE PIECE
			OBS	OBSTRUCTION IN PIPE
			OFJ	OFFSET JOINT
			OPJ	OPEN JOINT
			PFL	PARTIAL COLLAPSE
			PSC	PROTRUDING CONNECTION
			PUN	PUNCTURE
			RTS	ROOTS
			SC	SERVICE CONNECTION
			WYE	WYE CONNECTION

**COMMENTS:**



## Video #2





### MINI CAMERA CCTV INSPECTION REPORT

<b>CUSTOMER:</b>	URBANDALE CORPORATION	<b>START OF INSPECTION:</b>	STACK CLEANOUT #3
<b>JOB NO.:</b>	80563	<b>END OF INSPECTION:</b>	GARAGE
<b>LOCATION:</b>	2240 HALIFAX OTTAWA, ONTARIO	<b>SEWER USE:</b>	STORM
<b>DATE:</b>	MARCH 19 <sup>TH</sup> 2019	<b>PIPE DIAMETER(S):</b>	150MM
<b>OPERATOR:</b>	DON L.	<b>PIPE MATERIAL(S):</b>	CAST IRON / TRANSITE
		<b>DIRECTION OF FLOW:</b>	DOWNSTREAM
		<b>VIDEO FILENAME:</b>	Video #3
		<b>REPORT NUMBER:</b>	3 of 4

DISTANCE (M)	CODE	INSPECTION COMMENTS	CODE	DESCRIPTION
0.0	C/O	START OF INSPECTION – STACK CLEANOUT #3	AIF	ACTIVE INFILTRATION
1.8	LBS	LINE BENDS STRAIGHT	BKJ	BROKEN JOINT
7.0	MC	MATERIAL CHANGE: CAST IRON – TRANSITE	BSG	START OF SAG
18.8	DEB	DEBRIS	BWV	BACKWATER VALVE
18.8	END	END OF INSPECTION – CCTV OBSTRUCTED (DEBRIS)	C/O	CLEANOUT
			CAL	CALCITE
			CFL	COLLAPSE
			CRC	CIRCULAR CRACK
			DC	DIAMETER CHANGE
			DEB	DEBRIS
			DEF	PIPE DEFORMATION
			EIF	EVIDENCE OF INFILTRATION
			ESG	END OF SAG
			EXG	EXPOSED GASKET
			EXR	EXPOSED REBAR
			F/D	FLOOR DRAIN
			FRC	FRACTURE
			GRS	GREASE
			HOLE	HOLE IN PIPE
			LBD	LINE BENDS DOWN
			LBL	LINE BENDS LEFT
			LBR	LINE BENDS RIGHT
			LBS	LINE BENDS STRAIGHT
			LGC	LONGITUDINAL CRACK
			MAIN	MAIN SEWER IN BUILDING
			MC	MATERIAL CHANGE
			MH	MANHOLE
			MSP	MISSING PIPE PIECE
			OBS	OBSTRUCTION IN PIPE
			OFJ	OFFSET JOINT
			OPJ	OPEN JOINT
			PFL	PARTIAL COLLAPSE
			PSC	PROTRUDING CONNECTION
			PUN	PUNCTURE
			RTS	ROOTS
			SC	SERVICE CONNECTION
			WYE	WYE CONNECTION

**COMMENTS:**

## Video #3



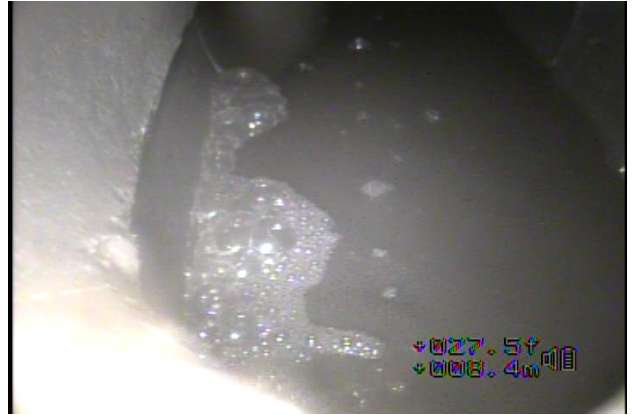
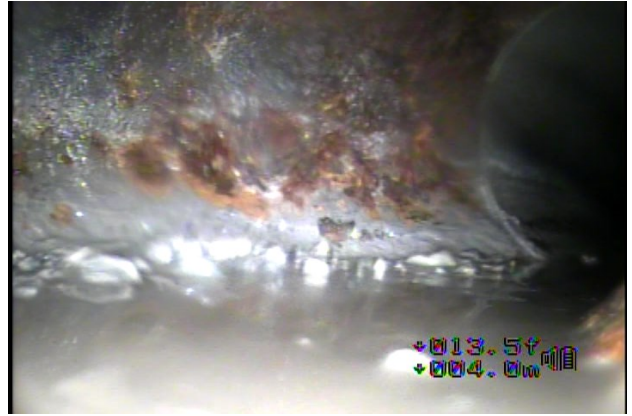
### MINI CAMERA CCTV INSPECTION REPORT

<b>CUSTOMER:</b>	URBANDALE CORPORATION	<b>START OF INSPECTION:</b>	STACK CLEANOUT #2
<b>JOB NO.:</b>	80563	<b>END OF INSPECTION:</b>	MAIN LINE
<b>LOCATION:</b>	2240 HALIFAX OTTAWA, ONTARIO	<b>SEWER USE:</b>	STORM
<b>DATE:</b>	MARCH 19 <sup>TH</sup> 2019	<b>PIPE DIAMETER(S):</b>	150MM / 200MM
<b>OPERATOR:</b>	DON L.	<b>PIPE MATERIAL(S):</b>	CAST IRON / TRANSITE
		<b>DIRECTION OF FLOW:</b>	DOWNSTREAM
		<b>VIDEO FILENAME:</b>	Video #4
		<b>REPORT NUMBER:</b>	4 of 4

DISTANCE (M)	CODE	INSPECTION COMMENTS	CODE	DESCRIPTION
0.0	C/O	START OF INSPECTION – STACK CLEANOUT #2	AIF	ACTIVE INFILTRATION
4.0	LBR	LINE BENDS RIGHT	BKJ	BROKEN JOINT
6.6	LBR	LINE BENDS RIGHT	BSG	START OF SAG
7.4	LBD	LINE BENDS DOWN	BWV	BACKWATER VALVE
7.6	LBS	LINE BENDS STRAIGHT	C/O	CLEANOUT
7.6	DC	DIAMETER CHANGE: 150MM – 200MM	CAL	CALCITE
12.6	END	END OF INSPECTION	CFL	COLLAPSE
			CRC	CIRCULAR CRACK
			DC	DIAMETER CHANGE
			DEB	DEBRIS
			DEF	PIPE DEFORMATION
			EIF	EVIDENCE OF INFILTRATION
			ESG	END OF SAG
			EXG	EXPOSED GASKET
			EXR	EXPOSED REBAR
			F/D	FLOOR DRAIN
			FRC	FRACTURE
			GRS	GREASE
			HOLE	HOLE IN PIPE
			LBD	LINE BENDS DOWN
			LBL	LINE BENDS LEFT
			LBR	LINE BENDS RIGHT
			LBS	LINE BENDS STRAIGHT
			LGC	LONGITUDINAL CRACK
			MAIN	MAIN SEWER IN BUILDING
			MC	MATERIAL CHANGE
			MH	MANHOLE
			MSP	MISSING PIPE PIECE
			OBS	OBSTRUCTION IN PIPE
			OFJ	OFFSET JOINT
			OPJ	OPEN JOINT
			PFL	PARTIAL COLLAPSE
			PSC	PROTRUDING CONNECTION
			PUN	PUNCTURE
			RTS	ROOTS
			SC	SERVICE CONNECTION
			WYE	WYE CONNECTION

**COMMENTS:**

## Video #4





## Line Traces



CLEAN WATER WORKS INC.

PAGE

OF

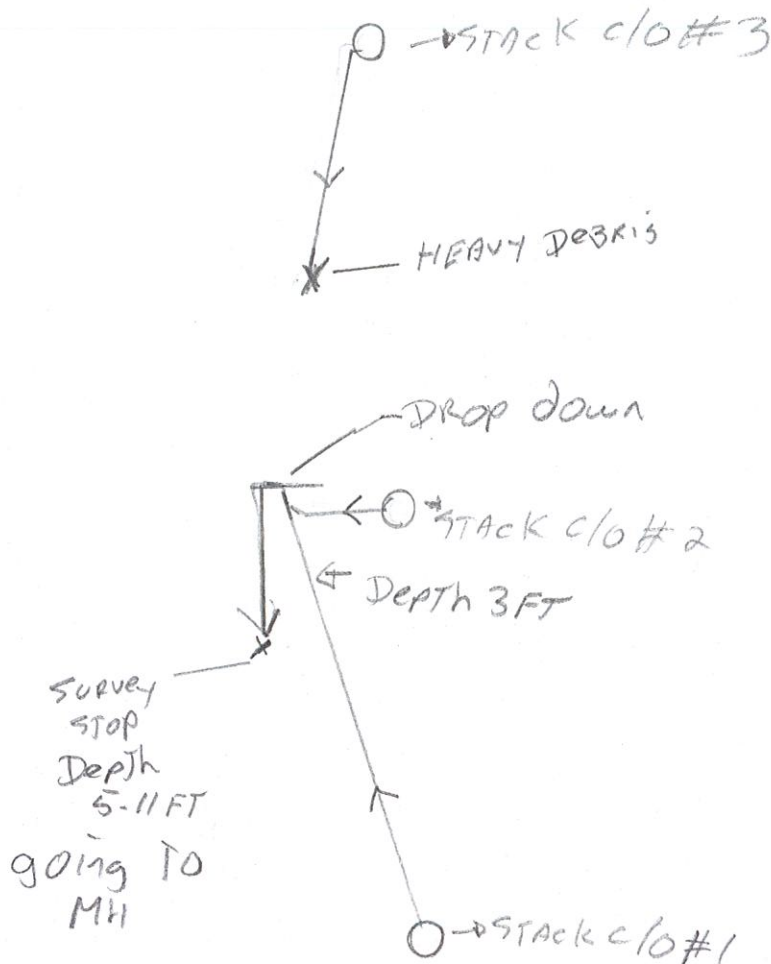
SEWER LATERAL LOCATE FORM

CLIENT: URBANDALE

LOCATE PERFORMED BY: Don

DATE: March 19/19

LOCATION: 2240 HALIFAX

MAY BE USED FOR EXCAVATION? ☐ YES ☒ NO

## LEGEND

Building Line	--BL--
Street Line	--SL--
Fence Line	--FL--
Road Edge	--RE--
Sanitary Service	--SAN--
Manhole	MH
Catch Basin	CB
Sidewalk	--SW--
Pole	O
Pedestal	X
Gas Main	--GM--
Gas Service	--GS--
Hydrant	
Water/Sewer MH	

**NOT TO SCALE**

This is a locate for the Sanitary and Storm pipes only. Locates for other private and public utilities are required prior to any excavation (Ontario One Call 1-800-400-2255).

COMMENTS:

## **Site Servicing Report**

---

Walkley Road Apartments

---

## **Appendix G**

Letter from Mechanical Consultant

December 18, 2024

J.L. Richards & Associates Limited  
1000-343 Preston St.  
Ottawa, Ontario  
K1S 1N4

**ATTENTION: ANNIE WILLIAMS, SENIOR CIVIL ENGINEER**

**SUBJECT: 2145 WALKLEY RD. - NEW APARTMENT BUILDING - URBANDALE  
BUILDING APPLICATION NO. D07-12-19-0075  
GWAL PROJECT NO. 2024-584**

Please find herewith a response based on the City of Ottawa's comments for Site Plan for Building Application #D07-12-19-0075.

***Site Servicing Report:***

***Item B4:***

The building will have a fully supervised sprinkler protection system.

***Item B6:***

The roof drains to be used are Watts RD-100-A-ADJ, with the indicated flows provided in the stormwater management report.

***Item B8:***

The release rate for the tower roof is 5 L/s with a storage volume 99.75 m3 as indicated in the stormwater management report.



Yours very truly,

**GOODKEY, WEEDMARK & ASSOCIATES LTD.**



Mark Sarasin, P.Eng. | Director, Senior  
Mechanical Engineer

MS/sm

e.c.: Evan Way (J.L. Richards & Associates Limited)  
Roger Tuttle (Urbandale Corporation)  
Michele Dredge (Dredge Leahy Architects Inc.)  
Björn Fries (Ron Eastern Construction Ltd.)  
Karim Istanbouli (GWAL - Mechanical)

Enclosure: Consolidation of Engineering-related Comments - Five (5) pages

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**Sudbury**

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sudbury@jlrichards.ca

**Timmins**

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timmins@jlrichards.ca

**North Bay**

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705-495 7597  
northbay@jlrichards.ca

**Guelph**

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guelph@jlrichards.ca



Platinum  
member

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