

December 20, 2019
Our File No.: 27375-003

VIA: E-MAIL nsisson@cbnco.com

Norm Sisson FMA
Project Manager
Canadian Bank Note Company Limited
145 Richmond Road
Ottawa, ON K1Z 1A1

Dear Mr. Sisson:

**Re: Canadian Bank Note Company Limited (CBN)
975 Gladstone Facility Expansion**

JLR is currently providing Canadian Bank Note (CBN) with engineering, architectural and planning services to aid in the site plan application process for the proposed warehouse and office space expansion at the existing Canadian Bank Note facility located at 975 Gladstone Avenue in Ottawa. The proposed warehouse space will be an expansion to the existing facility located at the northwest corner of the CBN Gladstone parking lot and be one storey with a 10,000ft² footprint.

The existing parking area is located north of the CBN Gladstone facility. The parking area is paved and has storage for 182 vehicles. There is a grass boulevard with maple trees and a chainlink fence surrounding the parking area and entrances to the parking lot from Loretta Street and Breezehill Avenue. With the proposed warehouse expansion, the entryway on Breezehill Avenue will be relocated to Laurel Street. Underground Service Locators conducted service locates (dated May 24 2019) around the proposed building footprint and confirmed the area is clear of any existing utilities including Bell, hydro, gas, water and sewers.

As an aspect of the site plan approval JLR has investigated the needs of existing site services and how the proposed warehouse expansion could impact existing servicing requirements.

WATER SERVICING

The proposed building expansion will be connected to the existing CBN Gladstone facility water service through the existing building. The building addition of 10,000ft² of new warehouse will include one washroom and is anticipated to have negligible impacts to existing water service demands. No additional water servicing is required to support both domestic and fire protection water needs.

SANITARY SERVICING

The proposed building expansion will be connected to the existing CBN Gladstone facility sanitary servicing system through the existing building. The warehouse expansion will include one new washroom. Current sanitary flows generated from 975 Gladstone Avenue are anticipated to have

DRAFT FOR DISCUSSION PURPOSES

negligible increase in flows with the addition of the new warehouse. No additional sanitary servicing is required.

STORMWATER SERVICING

The existing parking area consists of an asphalt paved parking area. The existing parking lot drains into two centrally located catch basins. The proposed parking area includes parking storage for 111 vehicles and 5 accessible parking spaces.

Stormwater runoff is typically calculated based on the Rational Method. Typically a runoff coefficient 0.9 is used for asphalt surfaces. The proposed warehouse addition will be situated in the northwest corner of the parking lot over the existing asphalt parking area. A runoff coefficient 0.9 for is also typical roof surfaces. The proposed Roof drain outlets will drain into the existing parking area which in turn, drains into the existing catch basin in the centre of the parking area. Since the runoff coefficient for the pre-building addition parking area and the post-building addition roof area are identical and the watershed area and rainfall intensity will remain constant, there will be no increase in stormwater flows to the existing catch basin or offsite and no additional storm water management is required.

SUMMARY

The proposed warehouse expansion to the CBN Gladstone facility will utilise existing services and will have a negligible impact on demands for water, or the generation of additional flows for sanitary or stormwater utilities. As a result, there is no need for additional servicing to the Canadian Bank Note facility located at 975 Gladstone Avenue.

Please contact the undersigned if you have any questions.

Yours very truly,
J.L. RICHARDS & ASSOCIATES LIMITED



Matt Morkem, P.Eng.
Civil Engineer

MM:CT