

SERVICING & STORMWATER MANAGEMENT REPORT

360 FRIEL STREET



Project No.: CCO-22-1646

City File No.: D07-12-21-0166

Prepared for:

Smart Living Properties
226 Argyle Avenue
Ottawa, ON K2P 1B9

Prepared by:

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2022-04-28

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1.0 PROJECT OVERVIEW

1.1 Purpose

McIntosh Perry (MP) has been retained by Smart Living Properties to prepare this Servicing and Stormwater Management Report in support of the Zoning By-law Amendment (Minor) and Site Plan Control (SPC) application process for the proposed development at 360 Friel Street, within the City of Ottawa.

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

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

- OOO-22-1646, C101 – Site Grading, Drainage and Sediment & Erosion Control Plan
- OOO-22-1646, C102 – Site Servicing Plan
- OOO-22-1646, PRE – Pre-Development Drainage Area Plan (Appendix E)
- OOO-22-1646, POST – Post-Development Drainage Area Plan (Appendix F)

1.2 Site Description



Figure 1: Site Map

The subject property, herein referred to as the site, is located at 360 Friel Street within the Rideau-Vanier Ward in the City of Ottawa. The site covers approximately 0.05 ha and is located north west of the Laurier Avenue East and Friel Street intersection, as shown by Figure 1, above. The site is zoned for Residential Use (R4UD). Additional details are included on the Site Location Plan included in Appendix A.

1.3 Proposed Development and Statistics

The proposed development incorporates a building addition to the existing residential building. 7 additional residential units to the existing 10 units are proposed, with street access from Friel Street. The development is proposed within 0.033 ha of the site. Refer to Site Plan prepared by Muzaiko Architecture and included in Appendix B for further details.

1.4 Existing Conditions and Infrastructure

The property is located within the City of Ottawa's Central Sub-Watershed, tributary to the Rideau River. A residential building exists within the site and is proposed to be retained, along with the shared driveway with 362 Friel Street. The existing building is currently serviced via the City's infrastructure within Friel Street. The rear gravel parking area is proposed to be removed as part of the development.

Sewer and watermain mapping collected from the City of Ottawa indicate that the following services exist across the property frontages within the adjacent municipal right-of-ways:

- ◆ Friel Street
 - 305 mm diameter ductile iron watermain;
 - 450 mm diameter PVC sanitary sewer, tributary to the King Edward Avenue Trunk; and
 - 675 mm diameter concrete storm sewer, tributary to the Rideau River approximately 750 m downstream.

1.5 Approvals

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

An Environmental Compliance Approval (ECA) through the Ministry of Environment, Conservation and Parks (MECP) is not anticipated to be required for the development since the development is contained within one property parcel, the development does not propose industrial usage, and since the site is not serviced by a combined sewer. As a result, the stormwater management system meets the exemption requirements under O.Reg 525/90.

2.0 BACKGROUND STUDIES, STANDARDS AND REFERENCES

2.1 Background Reports / Reference Information

As-built drawings of existing services, provided by the City of Ottawa Information centre, within the vicinity of the site were reviewed in order to identify infrastructure available to service the proposed development.

A topographic survey (20095-19) of the site was completed by Annis, O'Sullivan, Vollebakk Ltd. dated March 9th, 2020.

The Site Plan, A0.1 was prepared by Muzaiko Architecture dated May 12th, 2021 (Site Plan).

2.2 Applicable Guidelines and Standards

City of Ottawa:

- ◆ Ottawa Sewer Design Guidelines, City of Ottawa, SDG002, October 2012. (Ottawa Sewer Guidelines)
 - Technical Bulletin ISTB-2014-01 City of Ottawa, February 2014. (ISTB-2014-01)
 - Technical Bulletin PIETB-2016-01 City of Ottawa, September 2016. (PIETB-2016-01)
 - Technical Bulletin ISTB-2018-01 City of Ottawa, January 2018. (ISTB-2018-01)
 - Technical Bulletin ISTB-2018-03 City of Ottawa, March 2018. (ISTB-2018-03)
 - Technical Bulletin ISTB-2019-01 City of Ottawa, January 2019. (ISTB-2019-01)
 - Technical Bulletin ISTB-2019-02 City of Ottawa, February 2019. (ISTB-2019-02)
- ◆ Ottawa Design Guidelines – Water Distribution City of Ottawa, July 2010. (Ottawa Water Guidelines)
 - Technical Bulletin ISD-2010-2 City of Ottawa, December 15, 2010. (ISD-2010-2)
 - Technical Bulletin ISDTB-2014-02 City of Ottawa, May 2014. (ISDTB-2014-02)
 - Technical Bulletin ISTB-2018-03 City of Ottawa, March 2018. (ISTB-2018-03)
 - Technical Bulletin ISTB-2021-03 City of Ottawa, August 18, 2021. (ISTB-2021-03)

Ministry of Environment, Conservation and Parks:

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

3.0 PRE-CONSULTATION SUMMARY

A pre-consultation meeting was conducted on June 18th, 2021 regarding the proposed development at 360 Friel Street. Specific design parameters to be incorporated within this design are noted by the City of Ottawa pre-consultation found in Appendix B and are noted below.

- ◆ Confirm that the municipal infrastructure can provide sufficient fire flow to the site in order to support the increased demand.
- ◆ Control 5 through 100-year post-development flows to the 5-year storm event with a combined Cvalue to a maximum of 0.50.
- ◆ Quality control are not required for this site as the development proposes to improve the quality of water leaving the site. Correspondence with the RVCA can be found in Appendix B.

4.0 WATERMAIN

4.1 Existing Watermain

The subject site is located within the 1W pressure zone, as shown by the Water Distribution figure located in Appendix C. There is an existing 305 mm diameter watermain, that runs the entire length of the property along Friel Street. There are five public hydrants within 150 m of the site, as discussed in Section 4.2.

4.2 Proposed Watermain

It is proposed to service the proposed building addition through the existing building. A mechanical consultant will need to review and confirm whether upgrades to the existing building are required to accommodate the addition.

Table 1, below, summarizes the water supply design criteria obtained from the Ottawa Water Guidelines and utilized for the water analysis.

Table 1: Water Supply Design Criteria

Ste Area	0.05 ha
Residential	280 L/day/person
Bachelor Apartment	1.4 person/unit
1 Bedroom Unit	1.4 person/unit
2 Bedroom Unit	2.1 person/unit
Max Day Peaking Factor	9.5 x avg. day
Peak Hour Peaking Factor	14.3 x avg. day

The water analysis results have been summarized in Table 2, below. The fire flow demand accounted for both the existing above-ground floor area and the proposed area.

Table 2: Summary of Estimated Water Demand

Design Parameter	Total Flow (L/s)	Total Flow (L/s)	Total Flow (L/s)
	Existing	Proposed	Total
Average Daily Demand	0.05	0.03	0.09
Max Day Demand	0.50	0.32	0.82
Max Day + Fire Flow Demand (183 L/s)	-	-	184.15
Peak Hour Demand	0.75	0.49	1.23

The Fire Underwriters Survey 1999 (FUS) method was utilized to estimate the required fire flow for the site. Fire flow requirements were calculated per City of Ottawa Technical Bulletin ISTB-2018-03.

The following parameters were coordinated with the architect:

- ◆ Type of construction – Wood Frame Construction;
- ◆ Occupancy type – Combustible;
- ◆ Sprinkler Protection – Not Sprinklered.

The results of the calculations yielded a required fire flow of 183.3 L/s (11,000 L/min). The detailed calculations for the FUS can be found in Appendix C.

The City provided the estimated water pressures at both for the average day scenario, peak hour scenario and the max day plus fire flow scenario for the demands indicated by the correspondence in Appendix C. The resulting pressures for the boundary conditions results are shown in Table 3, below.

Table 3: Boundary Conditions Results

Scenario	Proposed Demands (L/S)	Connection 1 HGL (m H ₂ O)* / kPa
Average Day Demand	0.09	45.6 / 447.0
Maximum Daily + Fire Flow Demand	184.15	38.1 / 373.5
Peak Hourly Demand	1.23	36.3 / 355.8
* Adjusted for an estimated ground elevation of 58.75m above the connection point for connection.		

The normal operating pressure range is anticipated to be 356 kPa to 447 kPa and will not be less than 275 kPa (40 psi) or exceed 689 kPa (100 psi). The proposed watermain will meet the minimum required 20 psi (140 kPa) from the Ottawa Water Guidelines at the ground level under maximum day demand and fire flow conditions.

To confirm the adequacy of fire flow to protect the proposed development, public fire hydrants within 150 m of the proposed building were accounted for per ISTB 2018-03 Appendix I. As demonstrated by Table 4, below.

Table 4: Fire Protection Confirmation

Fire Flow Demand (L/min.)	Fire Hydrant(s) within 75m	Fire Hydrant(s) within 150m	Combined Fire Flow (L/min)
11,000 L/min (183 L/s)	1 public	4 public	20,100 (335 L/s)

Based on City guidelines the existing hydrants located in the vicinity can provide adequate fire protection to the site.

5.0 SANITARY DESIGN

5.1 Existing Sanitary Sewer

The subject site lies within the King Edward Collector sewer collection area. There is an existing 450 mm diameter sanitary sewer located within Friel Street tributary to the King Edward Collector sewer approximately 1.8 km downstream.

5.2 Proposed Sanitary Sewer

It is proposed to service the proposed building addition through the existing building. A mechanical consultant will need to review and confirm whether upgrades to the existing building are required to accommodate the addition.

Table 5, below, summarizes the wastewater design criteria identified by the Ottawa Sewer Guidelines.

Table 5: Sanitary Design Criteria

Design Parameter	Value
Bachelor Apartment	1.4 person/unit
1 Bedroom Unit	1.4 person/unit
2 Bedroom Unit	2.1 person/unit
Average Daily Demand	280 L/day/person
Extraneous Flow Allowance	0.33 L/s/ha

Table 6, below, summarizes the estimated wastewater flow from the proposed development. Refer to Appendix D for detailed calculations.

Table 6: Summary of Estimated Sanitary Flow

Design Parameter	Total Flow (L/s)
Total Estimated Average Dry Weather Flow	0.09
Total Estimated Peak Dry Weather Flow	0.33
Total Estimated Peak Wet Weather Flow	0.34

Based on pre-consultation with the City, capacity concerns were not identified for the Friel Street sanitary sewer. Due to the complexity of the downstream network the City will need to advise of any downstream constraints.

6.0 STORM SEWER & STORMWATER MANAGEMENT DESIGN

6.1 Existing Storm Sewers

Stormwater runoff from the site is currently tributary to the Rideau River within the Ottawa Central sub-watershed. There is an existing 675 mm diameter storm sewer within Friel Street, tributary to the Rideau River approximately 750 m downstream.

6.2 Proposed Storm Sewers

A new 250 mm diameter storm service will be extended from the existing 675 mm diameter storm sewer within Friel Street to provide flow attenuation for the building addition and at-grade common area within the site.

Foundation drainage is proposed to be connected to a proposed 200 mm diameter storm service extending from the existing building. The internal servicing layout is to be reviewed by the mechanical engineer.

Runoff collected on the roof of the proposed building addition will be stored and controlled internally using two roof drains. Roof drains will be used to limit the flow from the roof to the specified allowable release rate. For calculation purposes a Watts Accutrol roof drain was used estimate a reasonable roof flow. Other products maybe specified at detailed building design so long as release rates and storage volumes are respected.

Runoff from the at-grade common areas within the site will be collected by two catch basins within the subject site. Based on further communications with the City listed in Appendix, the runoff from the common areas collected in the proposed catch basins will not require flow attenuation.

See COO-22-1646 - POST include in Appendix F of this report for more details. The Stormwater Management design for the subject property will be outlined in Section 7.0 of this report.

7.0 STORMWATER MANAGEMENT

7.1 Design Criteria and Methodology

The following design criteria will need to be employed to develop the stormwater management design for the site, as directed by the City:

Quality Control

- Quality control are not required for this site as the development proposes to improve the quality of water leaving the site. Correspondence with the RVCA can be found in Appendix B.

Quantity Control

- Any storm events greater than 2 year, up to 100 year, and including 100-year storm event must be detained on site.
- Post-development to be restricted to the 5-year storm event, based on a calculated time of concentration greater than 10 minutes and a rational method coefficient of 0.50. Refer to Section 7.2 for further details.

7.2 Quality Control

7.2.1 Runoff Calculations

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

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

Where:

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

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

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

Roofs/ Concrete/ Asphalt	0.90
Undeveloped and Grass	0.20

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

The time of concentration (Tc) used for pre-development shall be calculated and no less than 10 minutes and post-development flows shall be calculated and no less than 10 minutes.

Based on communications with the City in Appendix B, roof flow for the proposed development is to be restricted to the 5-year storm event with a Tc of 10 minutes and a runoff coefficient no greater than 0.50. It is estimated that the target release rate during the 100-year event will be 1.12 L/s based on a roof area of 0.01 ha. Further controls are not required along the side and rear of the site.

7.3 Pre-Development Drainage

A pre-development drainage area plan has been prepared for the site. As noted by drawing CCO-22-1646 – PRE, included in Appendix E of this report, there are two drainage patterns observed. Runoff within Area A1 runs east overland towards Friel Street. Runoff within Area A2 runs west overland towards the neighbouring property (300 Wilbrod Street).

It has been assumed that the existing development contained no stormwater management controls for flow attenuation. The estimated pre-development peak flows for the, 5, and 100-year events are summarized below in Table 7. See CCO-22-1646 - PRE in Appendix E and Appendix G for calculations.

Table 7: Pre-Development Runoff Summary

Drainage Area	Area (ha)	Q (L/s)	
		5-Year	100-Year
A1 & A2	0.033	6.21	12.29

7.4 Post-Development Drainage

To meet the stormwater objectives the development will contain rooftop controls.

Based on the criteria listed in Appendix B, the development will be required to restrict the flow of the proposed roof to the 5-year storm event. It is estimated that the target release rate during the 100-year event will be 1.12 L/s based on the proposed roof area of 0.01 ha. See Appendix G for calculations.

The proposed site drainage limits are demonstrated on the Post-Development Drainage Area Plan. See CCO-22-1646 - POST in Appendix F of this report for more details. A summary of the Post-Development Runoff Calculations can be found below.

Table 8: Post-Development Runoff Summary

Drainage Area	Area (ha)	5-year Peak Flow (L/s)	100-year Peak Flow (L/s)	100-year Storage Required (m ³)	100-year Storage Available (m ³)
B1	0.024	5.04	9.68	-	-
B2	0.008	0.60	0.72	1.69	2.91
B3	0.002	0.11	0.22	-	-
Total	0.033	5.75	10.62	1.69	2.91

Runoff for area B1 will be collected by catch basins CB1 and CB2 before discharging to the existing storm system within Friel Street.

Runoff for area B2 will be stored on the roof of the proposed building addition and restricted using two Watts Accutrol roof drains (or equivalent product) to a maximum release rate of 0.72 L/s and will provide up to 2.91 m³ of storage.

The flow from Area B3 will continue to flow overland towards existing outlets A1 and A2. The development will result in a reduction of stormwater towards these outlets and therefore is not anticipated to have a significant impact.

The remaining site area will be undisturbed.

8.0 EROSION AND SEDIMENT CONTROL

8.1 Temporary Measures

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

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

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

8.2 Permanent Measures

It is expected that the Contractor will promptly ensure that all disturbed areas receive topsoil and seed/sod and that grass be established as soon as possible. Any areas of excess fill shall be removed or levelled as soon as possible and must be located a sufficient distance from any watercourse to ensure that no sediment is washed out into the watercourse. As the vegetation growth within the site provides a key component to the control of sediment for the site, it must be properly maintained once established. Once the construction is complete, it will be up to

the landowner to maintain the vegetation and ensure that the vegetation is not overgrown or impeded by foreign objects.

9.0 SUMMARY

- The proposed development incorporates a building addition to the existing building within 360 Friel Street. The Site Plan proposes an additional 7 units to the existing 10 units, with street access from Friel Street. The development is proposed within 0.033 ha of the site.
- The FUS method estimated fire flow indicated that 11,000 L/min is required for the proposed development;
- The development is estimated to have a combined peak wet weather flow of 0.34 L/s. Based on pre-consultation with the City, capacity within the receiving system is not a concern;
- Based on City of Ottawa guidelines, the development will be required to attenuate post-development 5 and 100-year roof flow to the 5-year release rate of 1.12 L/s. This flow rate is based on the proposed rooftop area of 0.01 ha;
- To meet the stormwater objectives the development will contain rooftop controls. 2.91 m³ of rooftop storage will be required to attenuate flow to the established release rate; and
- Based on coordination with the RVCA, quality controls are not required for this site as the development proposes to improve the quality of water leaving the site.

10.0 RECOMMENDATION

Based on the information presented in this report, we recommend that City of Ottawa approve this Servicing and Stormwater Management report in support of the proposed development at 360 Friel Street.

This report is respectfully being submitted for approval.

Regards,

McIntosh Perry Consulting Engineers Ltd.



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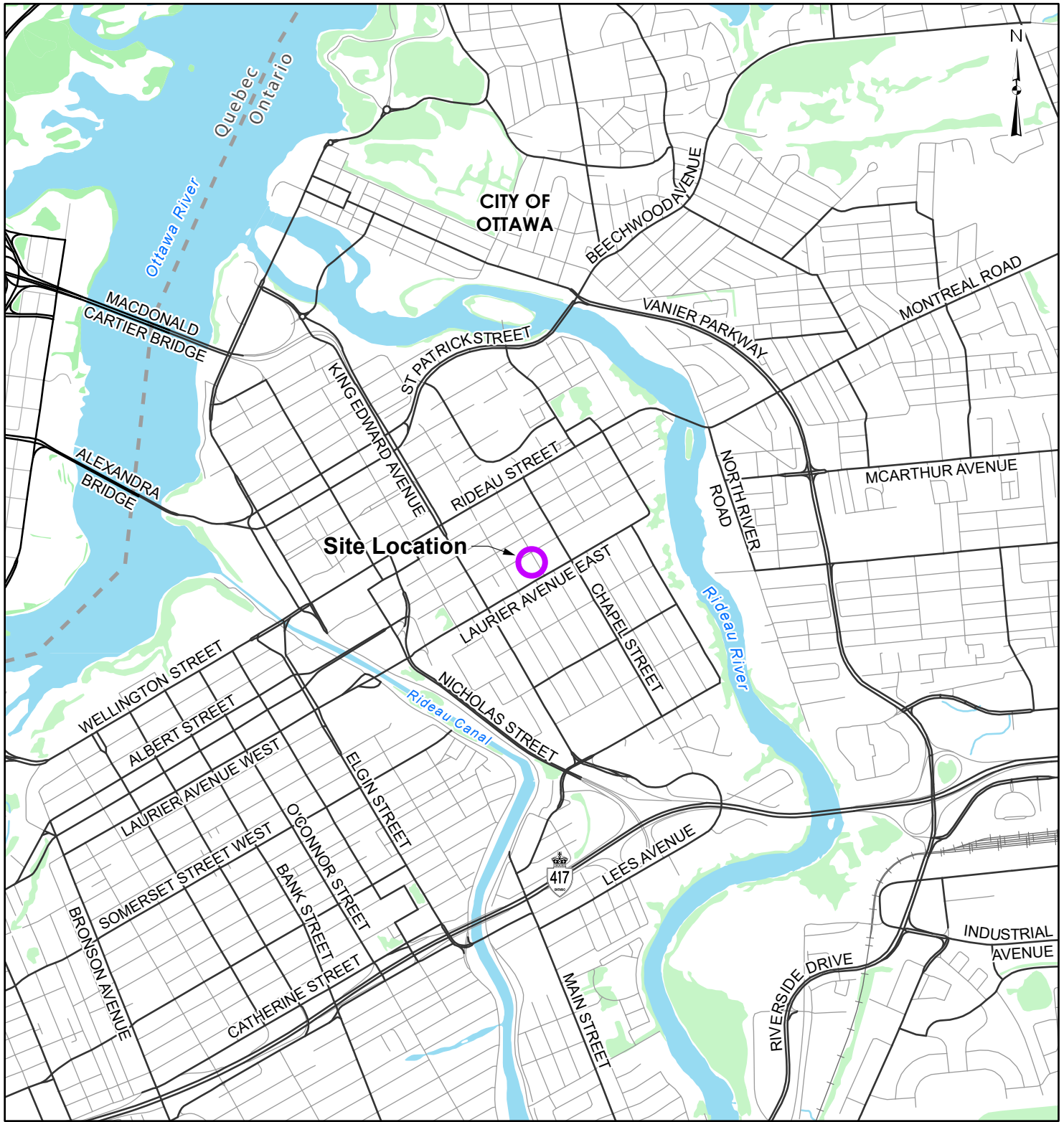
11.0 STATEMENT OF LIMITATIONS

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

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

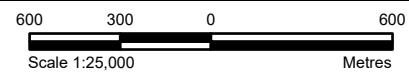
The findings, conclusions and/or recommendations of this report are only valid as of the date of this report. No assurance is made regarding any changes in conditions subsequent to this date. If additional information is discovered or becomes available at a future date, McIntosh Perry should be requested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

**APPENDIX A
KEY PLAN**



LEGEND

- Site Location
- Local Road
- Major Road
- Railroad
- Watercourse
- Waterbody
- Wooded Area



REFERENCE

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2021.

CLIENT:		SMART LIVING PROPERTIES	
PROJECT:		360 FRIEL STREET, OTTAWA, ON	
TITLE:		SITE LOCATION PLAN	
PROJECT NO: CCO-22-1646		FIGURE:	
Date	Aug., 23, 2021	1	
GIS	EU		
Checked By	AG		

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**APPENDIX B
BACKGROUND DOCUMENTS**

Pre-Application Consultation Meeting Notes

Property Address: 360 Friel Street
PC2021-0205
Friday, June 18, 2021
9am - 10am via Microsoft Teams

Attendees:

City of Ottawa

Seana Turkington, File Lead
Holly Newitt, Student Planner
Christopher Moise, Urban Design
John Wu, Engineer
Patrick McMahon, Transportation
Greg MacPherson, Heritage (regrets)
Mark Richardson, Forestry (regrets)

Applicant Team

Ghada Zaki, Fotenn
Jeremy Silburt, SmartLiving
Paulo Alves, Architect

Community Association

John Verbaas, Action Sandy Hill

Meeting Notes:

Opening & attendee introduction

- Introduction of meeting attendees
- Confirmation NDA has been signed

Overview of proposal

Ghada Zaki

- Subject site currently 2.5 storey apartment building with parking at the rear.
- The structure on site is listed on the Heritage Register.
- Designated General Urban Area in OP
 - Sandy Hill Secondary Plan = residential area, low profile (not directly regulating height)
 - Sandy Hill Cultural Heritage Character Area
- Currently zoned R4UD(480).
- Proposed development - maintain existing residential and construct a 3 storey rear addition with 8 one-bedroom units. Relief is being requested from the Zoning By-law for the following:
 - No parking spaces proposed;
 - Reduction in 2-bedroom unit requirement;
 - Reduction in rear yard setback.
- Proposed addition contrasts with original house. The exterior materials for the addition are still to be confirmed. Two open staircases are proposed will provide access to upper units.
- Units in existing building will remain as they are.

Technical Comments:

Planning- Provided by Seana Turkington

- Bike parking needs to be secure (as per Section 111(10) of the Zoning By-law) and must meet all the applicable requirements of Section 111. Bike parking should be protected from the elements. Please consider placing bike parking interior to the building.

- Bike parking details shall be shown on the required Site Plan as per the Guide to Preparing Studies and Plans. Dimensions of bicycle parking racks shall be included on the Site Plan.
- If one or more accessory structures are built for garbage or bike storage, please note that the requirements of Section 55 of the Zoning By-law will apply.
- Staff would be supportive of a 1:1 biking ratio and no parking.
- The infill provisions updated last October are now in full force and effect. Please ensure the proposal meets the infill provisions.
- Landscaping requirements should be met, if not exceeded. Please plant some trees at the rear to provide shade to tenants during the summer months. Trees will also add to the existing urban canopy. Please consider planting species native to the Ottawa area. For further information, please visit: <https://ottawa.ca/en/living-ottawa/environment-conservation-and-climate/wildlife-and-plants/plants>
- Staff have concerns about the relief requested for the reduction to the 2-bedroom requirement stipulated under the R4 provisions. Please consider reducing the number of units to meet this 2-bedroom requirement. Reducing the unit size will also result in increased unit space for tenants.
- The New OP is scheduled to go to Council in September. Any application submission should have regard for the New OP policies. Please note that depending on application submission timing, the policy regime may change.

Urban Design- Provided by Christopher Moise

- We have the following comments/questions for the design proposed;
 - We appreciate the challenge related to managing an existing building however we note that various set-back reduction requests need to be balanced with what can be provided;
 - Two-bedroom units: We suggest that providing two bedroom units will decrease the number of units provided possibly to below the threshold requiring any accessibility measures. We recommend that the addition of 2 more two-bedroom units (in lieu of 4 one-bedroom units in the addition should be considered);
 - Providing both primary and secondary accesses for the addition external to the building envelope is problematic, though due to the existing building condition and narrow site appears unavoidable. We recommend care be taken in how those stairs are being screened to provide high visual aesthetic and protection from over-look to neighbouring properties;
 - Protected bike parking: We recommend that vehicular parking be considered when there is ample space to accommodate all other requirements of the rear yard. In this case the rear yard set-back is being reduced, that reduction is being encroached upon by a required access stair external to the building envelope, and the rear yard has yet to be design to accommodate the requirements of amenity space for all units, protected bike parking for all units, protected garbage enclosure for all units. Therefore, we do not believe this rear yard space should be further reduced to accommodate any vehicular parking;
 - Protected garbage enclosure: We recommend space be allocated within the building for garbage storage. If no space can be found it should be allocated in a discrete and protected enclosure in the rear yard such that it does not impede the other requirements of that space, for amenity, trees, and bikes;
 - Heritage: Although there is a requirement for the addition to be subservient to the existing building, we would support a minor difference in building height if it can be demonstrated to not be visible from the street AND can be demonstrated to improve the access to natural light in the basement units;
 - Accessibility: We recommend that accessibility requirements be further reviewed and addressed in the design. We note that the total number of units may trigger these thresholds;
 - Material choice: We recommend that the choice of material for the addition be sensitive to the surrounding context and the existing building;
 - Rear yard amenity: We recommend that the rear yard should be dedicated to unit amenity requirements, bike/garbage utility and vegetation/trees, not to vehicular parking.
- A Design Brief is a required submittal for all Site Plan/Re-zoning applications. Please see the Design Brief Terms of Reference provided.

Heritage- Provided by Greg MacPherson

- The subject property is located within the Sandy Hill Cultural Heritage Character Area and is identified as a Grade 3 property in the Sandy Hill Cultural Heritage Character Area Guidelines. Heritage staff are satisfied that the proposed addition is located to the rear of the property and is distinguishable in style from the existing building. As set out in guideline 5.2.11, new additions should be subordinate to the original building. As such, heritage staff recommend that the height of the addition be reduced to match or be lower than that of the existing building.
- Heritage staff recommend that the choice of material for the addition be sensitive to the surrounding context and the existing building. Materials should be distinguishable from those of the existing building.
- Please speak to the heritage structure and compatibility of the proposed addition with the existing structure in the required planning rationale.

Transportation- Provided by Patrick McMahon

- Ensure that a TIA Screening form is included with the application.
 - No TIA will be required as part of this application, however the TDM-supportive Development Design and Infrastructure Checklist should be completed.
- On site plan:
 - Show all details of the roads abutting the site up to and including the opposite curb; include such items as pavement markings, accesses and/or sidewalks.
 - Turning templates will be required for all accesses showing the largest vehicle to access the site; required for internal movements and at all access (entering and exiting and going in both directions).
 - Show all curb radii measurements; ensure that all curb radii are reduced as much as possible
 - Show lane/aisle widths.
 - Include the vehicle and bicycle parking provisions and locations. Sheltered bicycle parking is encouraged as much as possible, especially while accompanying a reduction in vehicle parking.
 - Note that for a two-way access leading to less than 20 spaces, a minimum width of 3.6m is required.
- As the site proposed is residential, AODA legislation applies for all areas accessible to the public (i.e. outdoor pathways, parking, etc.).

Engineering- Provided by John Wu

- There are all infrastructures fronting the property. The applicants need to make sure that the fire flow on street is capable for the required increase of the fire flow demand.
- The sanitary and storm looks like no capacity issues. The proposed development must have the storm water management on site. The required storm water management is using c 0.5, 5 year's storm to control up to 100 year's storm on site.
- If rezoning, the servicing study, storm water management report, geotech, and phase one ESA report will be required.
- For site plan, it will require the above plus servicing plan and grading plan.

Forestry- Provided by Mark Richardson

Tree Conservation Report requirements:

- 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.
- As of January 1 2021, any removal of privately-owned trees 10cm or larger in diameter, or publicly (City) owned trees of any diameter requires a tree permit issued under the Tree Protection Bylaw (Bylaw 2020 – 340); the permit will be based on an approved TCR and made available at or near plan approval.
- The Planning Forester from Planning and Growth Management as well as foresters from Forestry Services will review the submitted TCR:
 - If tree removal is required, both municipal and privately-owned trees will be addressed in a single permit issued through the Planning Forester
 - Compensation may be required for city owned trees – if so, it will need to be paid prior to the release of the tree permit
- The TCR must list all trees on site by species, diameter and health condition.
- Please identify trees by ownership – private onsite, private on adjoining site, city owned, co-owned (trees on a property line).

- The TCR must list all trees on adjacent sites if they have a critical root zone that extends onto the development site.
- If trees are to be removed, the TCR must clearly show where they are, and document the reason they cannot be retained.
- All retained trees must be shown and all retained trees within the area impacted by the development process must be protected as per City guidelines available at [Tree Protection Specification](#) or by searching Ottawa.ca:
 - the location of tree protection fencing must be shown on a plan
 - show the critical root zone of the retained trees
 - if excavation will occur within the critical root zone, please show the limits of excavation
- The City encourages the retention of healthy trees; if possible, please seek opportunities for retention of trees that 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 or on [City of Ottawa](#)

LP tree planting requirements:

For additional information on the following please contact tracy.smith@Ottawa.ca

- Minimum Setbacks
 - Maintain 1.5m from sidewalk or MUP/cycle track.
 - Maintain 2.5m from curb
 - Coniferous species require a minimum 4.5m setback from curb, sidewalk or MUP/cycle track/pathway.
 - Maintain 7.5m between large growing trees, and 4m between small growing trees. Park or open space planting should consider 10m spacing.
 - Adhere to Ottawa Hydro’s planting guidelines (species and setbacks) when planting around overhead primary conductors.
- Tree specifications
 - Minimum stock size: 50mm tree caliper for deciduous, 200cm height for coniferous.
 - Maximize the use of large deciduous species wherever possible to maximize future canopy coverage.
 - Tree planting on city property shall be in accordance with the City of Ottawa’s Tree Planting Specification; and include watering and warranty as described in the specification (can be provided by Forestry Services).
 - Plant native trees whenever possible.
 - No root barriers, dead-man anchor systems, or planters are permitted.
 - No tree stakes unless necessary (and only 1 on the prevailing winds side of the tree).
- Hard surface planting
 - Curb style planter is highly recommended.
 - No grates are to be used and if guards are required, City of Ottawa standard (which can be provided) shall be used.
 - Trees are to be planted at grade.
- Soil Volume
 - Please ensure adequate soil volumes are met:

Tree Type/Size	Single Tree Soil Volume (m3)	Multiple Tree Soil Volume (m3/tree)
Ornamental	15	9
Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

- Sensitive Marine Clay
 - Please follow the City's 2017 Tree Planting in Sensitive Marine Clay guidelines.

Action Sandy Hill Community Association

John Verbaas, Action Sandy Hill

- Would like to see more 2-bedroom units to appeal to a broader mix of potential tenants.
- Would like to see quality bike parking.
- Would be in favor of greater amenity space instead of visitor parking.
- Please consider how the garbage is currently handled and how additional quantities be dealt with.
- Consider removing existing asphalt in favor of more greenspace. For example, it may be worth exploring the reduction/repurposing of the existing right of way.
- Additional greenspace would improve the overall streetscape
- Concerned with the screening on the rear stairs. Consider alternatives.

Next steps:

- The applicant is encouraged to discuss the proposal with the local Councillor and the Community Association.

APPLICANT'S STUDY AND PLAN IDENTIFICATION LIST

Legend: **S** indicates that the study or plan is required with application submission.

A indicates that the study or plan may be required to satisfy a condition of approval/draft approval.

For information and guidance on preparing required studies and plans refer to:

<http://ottawa.ca/en/development-application-review-process-0/guide-preparing-studies-and-plans>

S/A	Number of copies	ENGINEERING		S/A	Number of copies
S	3	1. Site Servicing Plan	2. Assessment of Adequacy of Public Services / Site Servicing Study	S	3
S	3	3. Grade Control and Drainage Plan	4. Geotechnical Study	S	3
■	2	5. Composite Utility Plan	6. Groundwater Impact Study (if over 10,000 L/day)		4
■	5	7. Servicing Options Report	8. Wellhead Protection Study	■	6
S	9	9. Transportation Impact Assessment (Screening Form)	10. Erosion and Sediment Control Plan	S	3
S	3	11. Stormwater Management Report	12. Full Hydro geological and Terrain Analysis		3
	3	13. Hydraulic Water main Analysis (is over 10,000 L/day)	14. Noise Study (environmental and stationary)		3
■	35/50/55	15. Roadway Modification Design Plan	16.		

S/A	Number of copies	PLANNING / DESIGN / SURVEY		S/A	Number of copies
■	50	17. Draft Plan of Subdivision	18. Plan Showing Layout of Parking Garage		2
■	30	19. Draft Plan of Condominium	20. Planning Rationale	S	3
S	4	21. Site Plan	22. Minimum Distance Separation (MDS) Calculations (can include in Planning Rationale)		2
■	20	23. Concept Plan Showing Proposed Land Uses and Landscaping	24. Agrology and Soil Capability Study	■	5
S	4	25. Floor Plans	26. Cultural Heritage Impact Statement		3
S	4	27. Landscape Plan	28. Archaeological Resource Assessment Requirements: Dependent on results of screening form		2
S	2	29. Survey Plan	30. Shadow Analysis		3
S	4	31. Architectural Building Elevation Drawings (dimensioned)	32. Design Brief (includes the Design Review Panel Submission Requirements)	S	3
■	6	33. Wind Analysis		■	

S/A	Number of copies	ENVIRONMENTAL		S/A	Number of copies
S	3	34. Phase 1 Environmental Site Assessment	35. Impact Assessment of Adjacent Waste Disposal/Former Landfill Site	■	6
S	3	36. Phase 2 Environmental Site Assessment (depends on the outcome of Phase 1)	37. Assessment of Landform Features	■	7
■	4	38. Record of Site Condition	39. Mineral Resource Impact Assessment		3
S	3	40. Tree Conservation Report	41. Environmental Impact Statement / Impact Assessment of Endangered Species		2
S	1	42. PDF copy of all plans and reports	43. Lighting Study		

Meeting Date: June 18, 2021

File Lead: Seana Turkington

Site Address (Municipal Address): 360 Friel Street

Application Type(s): *Zoning By-law Amendment (Minor) and Site Plan Control (to be confirmed)*

Infrastructure Approvals Project Manager: John Wu

*Preliminary Assessment: 1 2 3 4 5

*One (1) indicates that considerable major revisions are required before a planning application is submitted, while five (5) suggests that proposal appears to meet the City's key land use policies and guidelines. **This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.**

It is important to note that the need for additional studies and plans may result during application review. If following the submission of your application, it is determined that material that is not identified in this checklist is required to achieve complete application status, in accordance with the Planning Act and Official Plan requirements, the Planning and Growth Management Department will notify you of outstanding material required within the required 30 day period. Mandatory pre-application consultation will not shorten the City's standard processing timelines, or guarantee that an application will be approved. It is intended to help educate and inform the applicant about submission requirements as well as municipal processes, policies, and key issues in advance of submitting a formal development application. This list is valid for one year following the meeting date. If the application is not submitted within this timeframe the applicant must again pre-consult with the Planning and Growth Management Department.

DEVELOPED FROM

PART OF LOTS 23 AND 24
South Wilbrod Street
REGISTERED PLAN 6
CITY OF OTTAWA

Annis, O'Sullivan, Vollebek Ltd. 2020

GRAPHIC SCALE FOR REFERENCE ONLY
ALL MEASUREMENTS ARE IMPERIAL WITH CORRESPONDING METRIC IN BRACKETS

ZONING: R4UD [480] - Proposed Use: Low-rise Apartment, 9 or more units

ZONING MECHANISM	REQUIRED	PROVIDED	COMMENTS	
A) MINIMUM LOT AREA	450m ²	504.8m ²	exceeds by 54.8m ² or 12%	
B) MINIMUM LOT WIDTH	15m	16.5m	exceeds by 1.45m or 9.6%	
C) MINIMUM LOT DEPTH	n/a	30.7m		
D) MINIMUM FRONT YARD SETBACK	4.5m	3.4m	existing building setback	
E) MINIMUM INTERIOR SIDE YARD SETBACK	EXISTING PORTION	1.5m	0.5m	
	NEW ADDITION	1.5m	1.66m	
	OPEN STAIRCASE	1.0m	0.746m	relief required
F) MINIMUM REAR YARD AREA (see by-law provision amendments outlined below)	As per section 144 by-law no. 2020-289	AREA 151.4m ²	117.3m ² relief required	
G) MINIMUM REAR YARD SETBACK (see by-law provision amendments outlined below)	As per section 144 by-law no. 2020-289	*DEPTH 9.2m	6.7m relief required	
H) MAXIMUM BUILDING HEIGHT	14.5m	10.2m	exceeds by 4.3m or 30%	
I) AMENITY AREA	n/a	n/a		
J) VEHICLE PARKING	0	1		
K) BICYCLE STORAGE	0.5 PER UNIT	8	16 12 interior + 4 exterior	

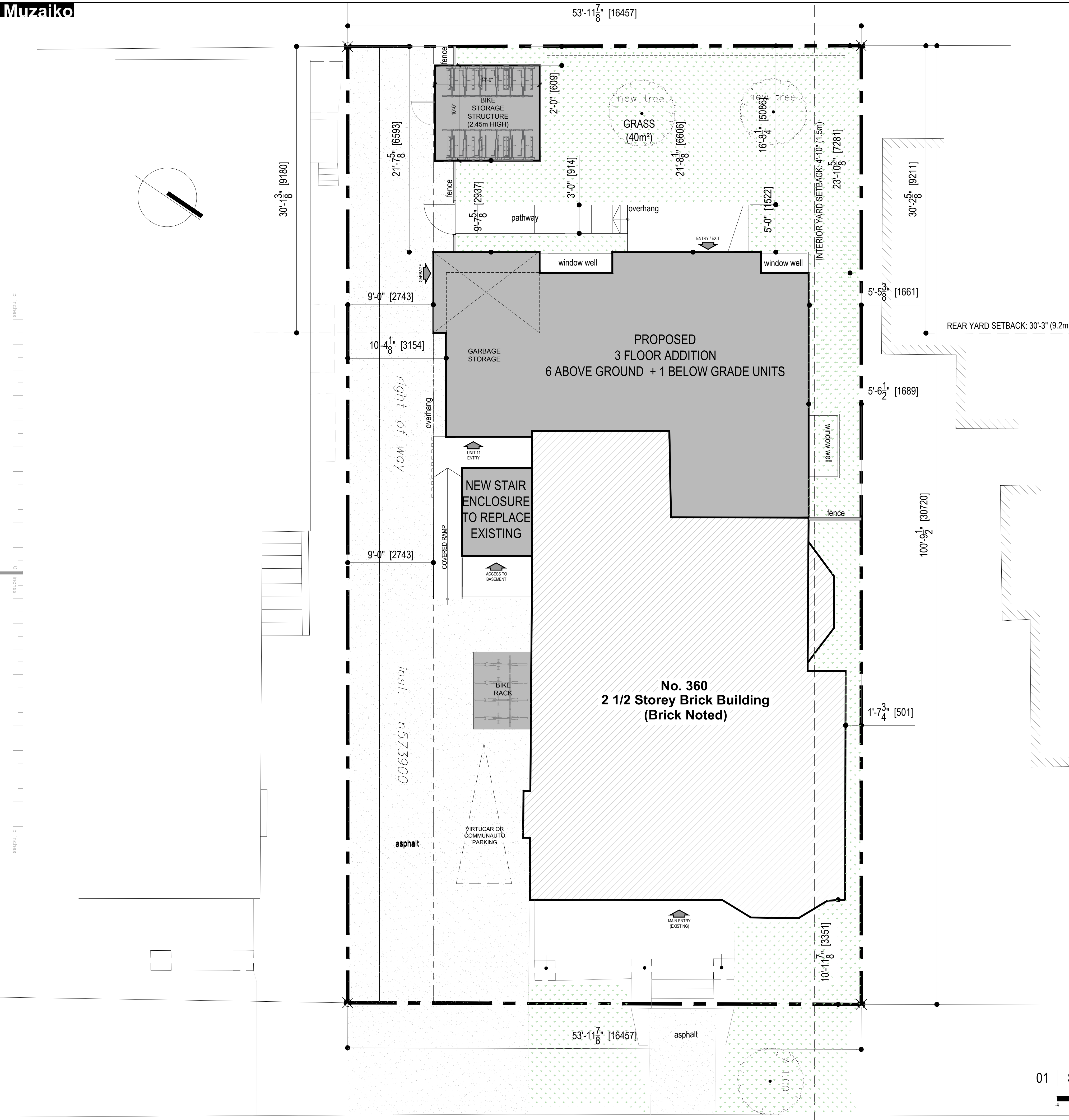
Section 144 - Alternative Yard Setbacks for Low-rise Residential Uses in the Greenbelt for the minimum required rear yard setback. The rear yard must comprise at least 25 percent of the lot area, and the minimum rear yard setback is pursuant to Table 144A

PROPOSED SITE DEVELOPMENT INFO	COMMENTS
LOT AREA	504.8m ²
BUILDING HEIGHT	10.2m
PARKING SPACES	2
NUMBER OF STOREYS	3
NUMBER OF UNITS	EXISTING 3 NEW 10 existing + 7 new
- BACHELOR UNITS	4 6 one barrier-free unit
- ONE-BEDROOM UNITS	3 0
- TWO-BEDROOM UNITS	3 1
LOT COVERAGE	43% building footprint 213m ²
SOFT LANDSCAPING COVERAGE	FRONT 34m ² REAR 84m ²
HARD LANDSCAPING	125m ²

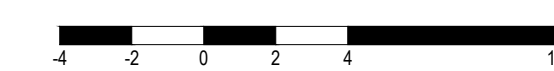
GARBAGE MANAGEMENT REQUIREMENT	REQUIRED	PROVIDED
GARBAGE	0.231 cubic yards per unit, 16x0.231x3.696	1-2 cubic yard garbage container - Private pickup
RECYCLING	for every 6 units provide 1 360L blue cart and 1 360L black cart	3-360L Blue carts and 3-360L Black carts
ORGANICS	container for each unit and 1 communal 240L green container per 50 units	container for each unit and 1 communal 240L green

Property owner will be responsible for the removal and storage of snow for all walkways, exterior stairs, and driveway throughout the winter

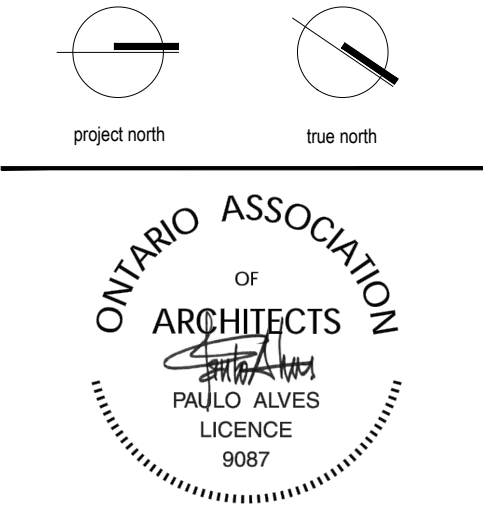
BUILDING AREA (gross areas)	EXISTING	ADDITION	TOTAL
BASEMENT	136.0m ²	72.7m ²	208.7m ²
GROUND FLOOR	136.1m ²	72.7m ²	208.8m ²
SECOND FLOOR	130.6m ²	72.7m ²	203.3m ²
THIRD FLOOR	108.8m ²	72.7m ²	181.5m ²
TOTAL AREAS	511.5m ²	290.8m ²	802.3m ²



01 | SITEPLAN



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issue	description	date
A	FOR SITE PLAN APPLICATION	2022.02.17

360 Friel Street
Proposed Addition

Drawing title

SITEPLAN

drawn by	P.A.
scale	3/16"=1'-0"
date	2021.05.12
project number	
drawing number	

A0.1 .rev A

Alison Gosling

From: Eric Lalande <eric.lalande@rvca.ca>
Sent: September 1, 2021 10:28 AM
To: Alison Gosling; Jamie Batchelor
Subject: RE: 22-1646 360 Friel Street - Quality Control Request

Hi Alison,

The RVCA has no additional on-site water quality protection requirements for the expansion proposed. Best management practices are provided where possible.

Thank you,

Eric Lalande, MCIP, RPP
Planner, RVCA
613-692-3571 x1137

From: Alison Gosling <a.gosling@mcintoshperry.com>
Sent: Tuesday, August 31, 2021 3:59 PM
To: Jamie Batchelor <jamie.batchelor@rvca.ca>; Eric Lalande <eric.lalande@rvca.ca>
Subject: 22-1646 360 Friel Street - Quality Control Request

Good afternoon Jamie and Eric,

We wanted to touch base with you regarding the development at 360 Friel Street.

The property currently contains a residential building with surface parking along the side yard (south) and rear yard (west). The owner of 360 Friel Street is proposing to add a building addition to the existing building. As demonstrated by the attached site plan, the rear parking area will be converted to a building addition, bike storage shelter, and landscaped area. The driveway along the south side of the property is proposed to remain since it is shared with the neighbouring property owner.

Drainage from the subject site is collected by the 675mm storm sewer within Friel Street and travels approximately 750m downstream to the Rideau River. (see image below)

Quality controls are not anticipated for the development since the quality of water leaving the site will be improved from existing conditions. Can you please review and confirm?

Servicing & Stormwater Management Report 360 Friel Street, prepared by McIntosh Perry Consulting Engineers Ltd., dated September 16, 2021:

58. Section 4.2: Residential average water demand parameter is 350L/person/day. Please revise accordingly.
59. Planning Rationale indicates a total unit count of 17. Water demand calculations in appendix indicates 16.
60. Provide sanitary and storm sewer design sheets as per MOE standards.
61. Provide 5 and 100-year roof ponding limits.
62. After review with the City's Stormwater Management Modelling Group, the ICD's proposed in CB 1 and 2 are not required as the drainage area is too small to have an impact. Moreover, CB's with ICD's with flowrates less than 6L/s are not favourable. Stormwater management controls will only apply to the roof and not to the rear/side yards. Please note this is only approved on a case by case basis and does not set a precedent for future applications.

Phase One Environmental Site Assessment, prepared by Pinchin Ltd., dated August 31, 2021:

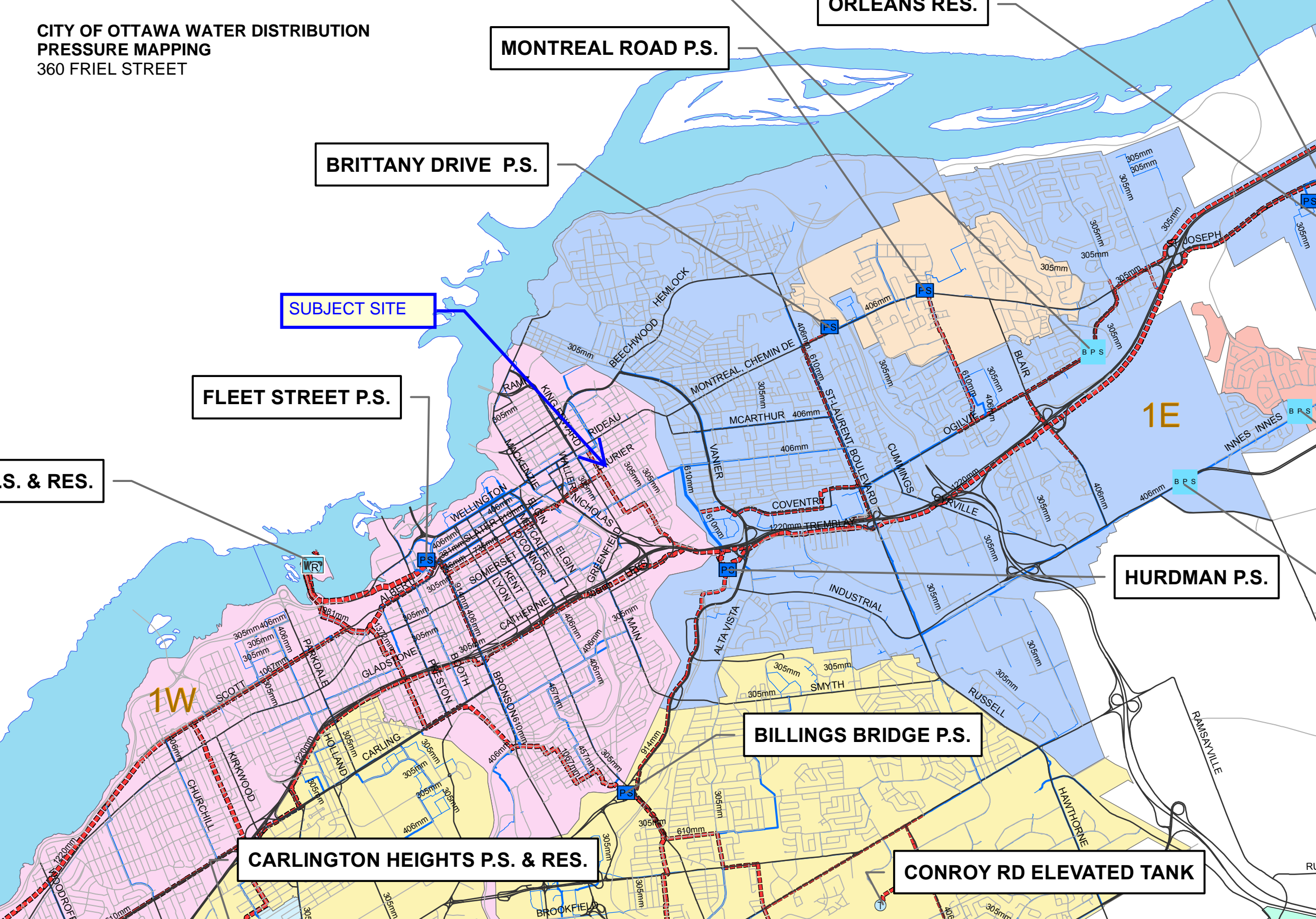
63. The Geotechnical Investigation prepared by Golder Associates Ltd., dated October 2021 indicated that an inspection of the samples collected from the site by Golder confirmed the presence of possible fuel contamination at borehole 21-02 and a slight hydrocarbon odour from the samples at borehole 21-01. Due to the possible presence of fuel contamination and the hydrocarbon odour, the potential for adverse impacts should be investigated. The presence of fill material of unknown quality has not been investigated. Please note, under the O. Reg 153/04, if a PCA exists on-site a completion of a Phase Two ESA is generally required.

Bell Canada

64. The following paragraphs are to be included as a condition of approval:
 - a. "The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
 - b. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."
65. The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.
66. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.
67. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.
68. To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

APPENDIX C
WATERMAIN CALCULATIONS

**CITY OF OTTAWA WATER DISTRIBUTION
PRESSURE MAPPING
360 FRIEL STREET**



MONTREAL ROAD P.S.

ORLEANS RES.

BRITTANY DRIVE P.S.

SUBJECT SITE

FLEET STREET P.S.

S. & RES.

HURDMAN P.S.

BILLINGS BRIDGE P.S.

CARLINGTON HEIGHTS P.S. & RES.

CONROY RD ELEVATED TANK

1W

1E

McINTOSH PERRY

000-22-1646 - 360 Friel Street - Existing Water Demands

Project:	360 Friel Street
Project No.:	000-22-1646
Designed By:	AJG
Checked By:	AJG
Date:	April 25, 2022
Site Area:	0.05 gross ha

Bachelor	4 Units	1.4 Persons/unit
1 Bedroom	3 Units	1.4 Persons/unit
2 Bedroom	3 Units	2.1 Persons/unit

Persons:	16 Persons
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AVERAGE DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS
Residential	280	L/ c/ d
Industrial - Light	35,000	L/ gross ha/ d
Industrial - Heavy	55,000	L/ gross ha/ d
Campgrounds	225	L/ (campsite/ d)
Mobile Home Parks	1,000	L/ (Space/ d)
Motel	150	L/ (bed-space/ d)
Hotels	225	L/ (bed-space/ d)
Tourist Commercial	28,000	L/ gross ha/ d
Other Commercial	28,000	L/ gross ha/ d

AVERAGE DAILY DEMAND	0.05	L/ s
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MAXIMUM DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS
Residential	9.5 x avg. day	L/ c/ d
Industrial	1.5 x avg. day	L/ gross ha/ d
Commercial	1.5 x avg. day	L/ gross ha/ d
Institutional	1.5 x avg. day	L/ gross ha/ d

MAXIMUM DAILY DEMAND	0.50	L/ s
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MAXIMUM HOUR DEMAND

DEMAND TYPE	AMOUNT	UNITS
Residential	14.3 x avg. day	L/ c/ d
Industrial	1.8 x max. day	L/ gross ha/ d
Commercial	1.8 x max. day	L/ gross ha/ d
Institutional	1.8 x max. day	L/ gross ha/ d

MAXIMUM HOUR DEMAND	0.75	L/ s
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WATER DEMAND DESIGN FLOWS PER UNIT COUNT
 CITY OF OTTAWA - WATER DISTRIBUTION GUIDELINES, JULY 2010

McINTOSH PERRY

000-22-1646 - 360 Friel Street - Proposed Water Demands

Project:	360 Friel Street
Project No.:	000-22-1646
Designed By:	AJG
Checked By:	AJG
Date:	April 25, 2022
Site Area:	0.05 gross ha

Bachelor	6 Units	1.4 Persons/unit
1 Bedroom	0 Units	1.4 Persons/unit
2 Bedroom	1 Units	2.1 Persons/unit

Persons:	11 Persons
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AVERAGE DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS
Residential	280	L/ c/ d
Industrial - Light	35,000	L/ gross ha/ d
Industrial - Heavy	55,000	L/ gross ha/ d
Campgrounds	225	L/ (campsite/ d)
Mobile Home Parks	1,000	L/ (Space/ d)
Motel	150	L/ (bed-space/ d)
Hotels	225	L/ (bed-space/ d)
Tourist Commercial	28,000	L/ gross ha/ d
Other Commercial	28,000	L/ gross ha/ d

AVERAGE DAILY DEMAND	0.03	L/ s
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MAXIMUM DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS
Residential	9.5 x avg. day	L/ c/ d
Industrial	1.5 x avg. day	L/ gross ha/ d
Commercial	1.5 x avg. day	L/ gross ha/ d
Institutional	1.5 x avg. day	L/ gross ha/ d

MAXIMUM DAILY DEMAND	0.32	L/ s
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MAXIMUM HOUR DEMAND

DEMAND TYPE	AMOUNT	UNITS
Residential	14.3 x avg. day	L/ c/ d
Industrial	1.8 x max. day	L/ gross ha/ d
Commercial	1.8 x max. day	L/ gross ha/ d
Institutional	1.8 x max. day	L/ gross ha/ d

MAXIMUM HOUR DEMAND	0.49	L/ s
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WATER DEMAND DESIGN FLOWS PER UNIT COUNT
CITY OF OTTAWA - WATER DISTRIBUTION GUIDELINES, JULY 2010

McINTOSH PERRY

000-22-1646 - 360 Friel Street - Combined Water Demands

Project:	360 Friel Street
Project No.:	000-22-1646
Designed By:	AJG
Checked By:	AJG
Date:	April 25, 2022
Site Area:	0.05 gross ha

Bachelor	10 Units	1.4 Persons/unit
1 Bedroom	3 Units	1.4 Persons/unit
2 Bedroom	4 Units	2.1 Persons/unit

Persons:	27 Persons
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AVERAGE DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS
Residential	280	L/ c/ d
Industrial - Light	35,000	L/ gross ha/ d
Industrial - Heavy	55,000	L/ gross ha/ d
Campgrounds	225	L/ (campsite/ d)
Mobile Home Parks	1,000	L/ (Space/ d)
Motel	150	L/ (bed-space/ d)
Hotels	225	L/ (bed-space/ d)
Tourist Commercial	28,000	L/ gross ha/ d
Other Commercial	28,000	L/ gross ha/ d

AVERAGE DAILY DEMAND	0.09	L/ s
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MAXIMUM DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS
Residential	9.5 x avg. day	L/ c/ d
Industrial	1.5 x avg. day	L/ gross ha/ d
Commercial	1.5 x avg. day	L/ gross ha/ d
Institutional	1.5 x avg. day	L/ gross ha/ d

MAXIMUM DAILY DEMAND	0.82	L/ s
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MAXIMUM HOUR DEMAND

DEMAND TYPE	AMOUNT	UNITS
Residential	14.3 x avg. day	L/ c/ d
Industrial	1.8 x max. day	L/ gross ha/ d
Commercial	1.8 x max. day	L/ gross ha/ d
Institutional	1.8 x max. day	L/ gross ha/ d

MAXIMUM HOUR DEMAND	1.23	L/ s
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WATER DEMAND DESIGN FLOWS PER UNIT COUNT
CITY OF OTTAWA - WATER DISTRIBUTION GUIDELINES, JULY 2010

McINTOSH PERRY

000-22-1646 - 360 Friel Street - Fire Underwriters Survey

Project: 360 Friel Street
 Project No.: 000-22-1646
 Designed By: AJG
 Checked By: AJG
 Date: April 25, 2022

From the Fire Underwriters Survey (1999)

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

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

F = 220 x C x √A Where:

F = Required fire flow in liters per minute

C = Coefficient related to the type of construction.

A = The total floor area in square meters (including all storey's, but excluding basements at least 50 percent below grade) in the building being considered.

Construction Type **Wood Frame**

C 1.5 A 543.8 m²

Calculated Fire Flow 7,695.4 L/min
 8,000.0 L/min

B. REDUCTION FOR OCCUPANCY TYPE (No Rounding)

From note 2, Page 18 of the Fire Underwriter Survey:

Combustible 0%

Fire Flow 8,000.0 L/min

C. REDUCTION FOR SPRINKLER TYPE (No Rounding)

Non-Sprinklered 0%

Reduction 0.0 L/min

D. INCREASE FOR EXPOSURE (No Rounding)

	Separation Distance (m)	Cons. of Exposed Wall	Length Exposed Adjacent Wall (m)	Height (Stories)	Length-Height Factor	
Exposure 1 (N)	0 to 3	Ordinary (Semi-Protected Openings)	7.5	3	22.5	16%
Exposure 2 (E)	20.1 to 30	Ordinary (Semi-Protected Openings)	13	3	0.0	4%
Exposure 3 (S)	3.1 to 10	Ordinary (Semi-Protected Openings)	28	3	84.0	14%
Exposure 4 (W)	10.1 to 20	Ordinary (Semi-Protected Openings)	13	4	52.0	8%
% Increase*						42%

Increase* 3,360.0 L/min

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

Fire Flow 11,360.0 L/min
 Fire Flow Required** 11,000.0 L/min

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

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

McINTOSH PERRY

000-22-1646 - 360 Friel Street - Boundary Condition Unit Conversion

Project: 360 Friel Street
Project No.: 000-22-1646
Designed By: AJG
Checked By: AJG
Date: April 25, 2022

Boundary Conditions Unit Conversion

FRIEL STREET

Scenario	Height (m)	Elevation (m)	m H ₂ O	PSI	kPa
Avg. DD	115.4	69.83	45.6	64.8	447.0
Fire Flow (183.3 L/s or 11,000 L/min)	107.9	69.83	38.1	54.2	373.5
Peak Hour	106.1	69.83	36.3	51.6	355.8

Alison Gosling

From: Wu, John <John.Wu@ottawa.ca>
Sent: September 2, 2021 1:56 PM
To: Alison Gosling
Subject: RE: 22-1646 360 Friel - Boundary Condition Request
Attachments: 360 Friel Street September 2021.pdf

Here is the result:

******The following information may be passed on to the consultant, but do NOT forward this e-mail directly.******

The following are boundary conditions, HGL, for hydraulic analysis at 360 Friel Street (zone 1W) assumed connected to the 305 mm watermain on Friel Street (see attached PDF for location).

Minimum HGL: 106.1 m

Maximum HGL: 115.4 m

Max Day + FF (183.3 L/s): 107.9 m

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

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

John

From: Alison Gosling <a.gosling@mcintoshperry.com>
Sent: August 26, 2021 10:59 AM
To: Wu, John <John.Wu@ottawa.ca>
Subject: 22-1646 360 Friel - 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.

Good morning John,

We would like to request boundary conditions for 360 Friel Street. The proposed development is a 3-storey 7-unit residential building addition to the existing 3-storey 9-unit residential building.

- The estimated fire flow is 11,000 L/min, based on the FUS calculations (attached).

- The estimated fire flow is 9,000 L/min, based on the OBC calculations (attached).
- Average daily demand: 0.04 L/s OR 0.09 L/s with the existing building demand.
- Maximum daily demand: 0.39 L/s OR 0.89 L/s with the existing building demand.
- Maximum hourly daily demand: 0.58 L/s OR 1.33 L/s with the existing building demand.

Attached is a map showing the proposed connection location along with the calculations prepared for the demands listed above.

If there are any questions, please feel free to contact me.

Thank you,

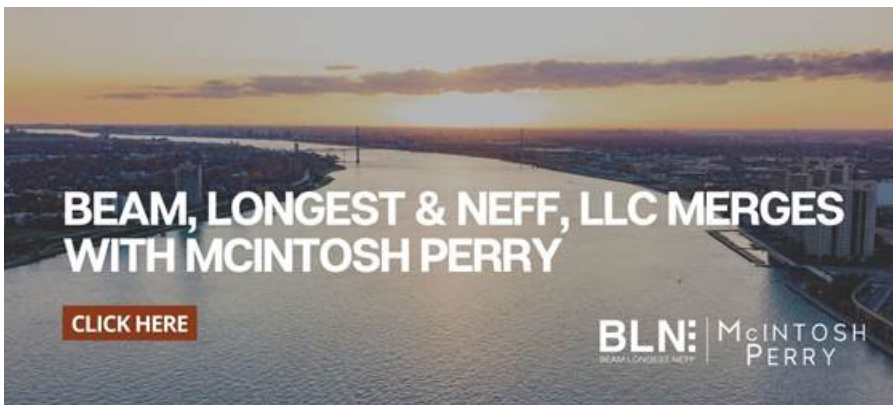
Alison Gosling, P.Eng.

Project Engineer, Land Development
115 Walgreen Road, Carp, ON, K0A 1L0
T. 613.714.4629

a.gosling@mcintoshperry.com | www.mcintoshperry.com

McINTOSH PERRY

Turning Possibilities Into Reality



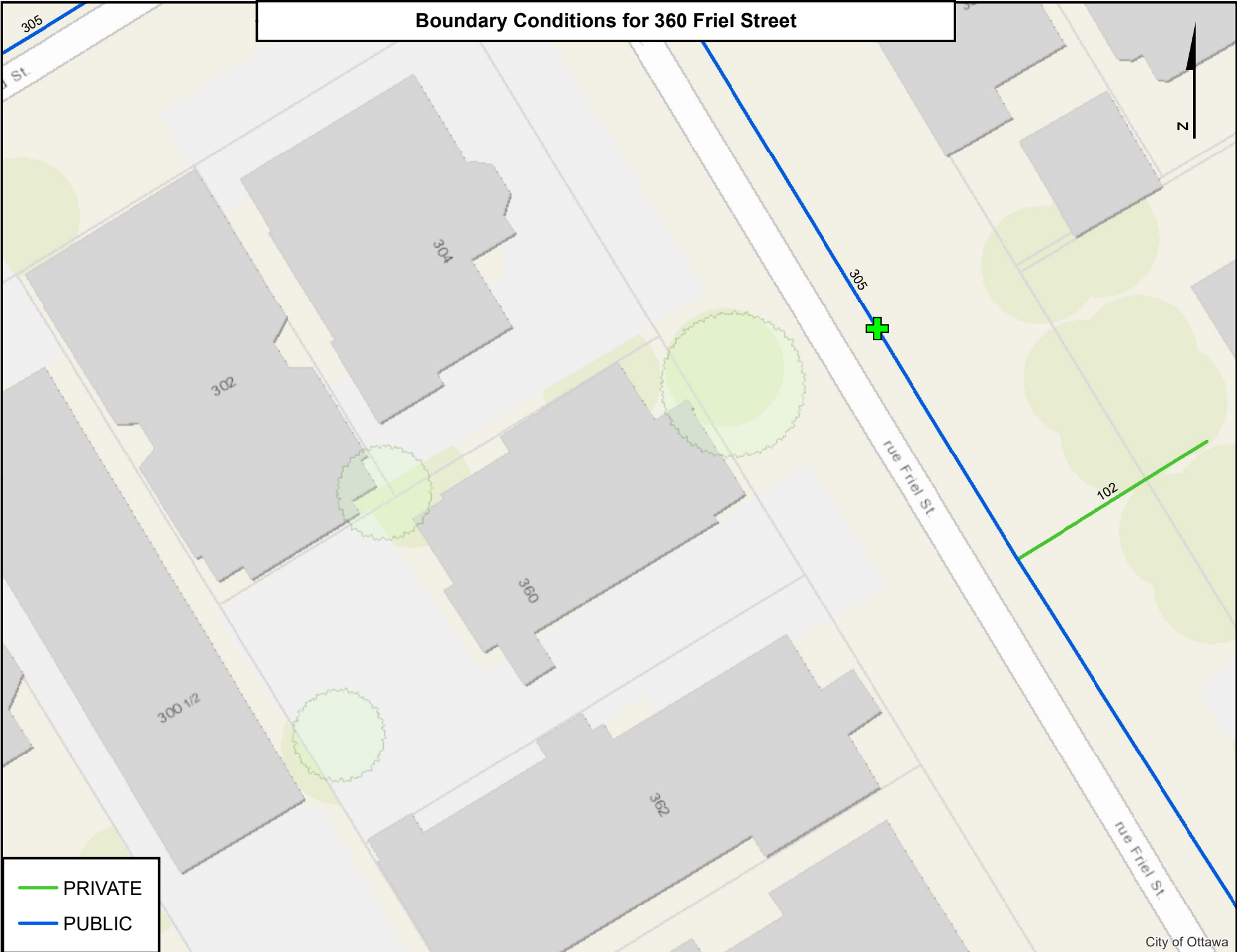
Platinum member

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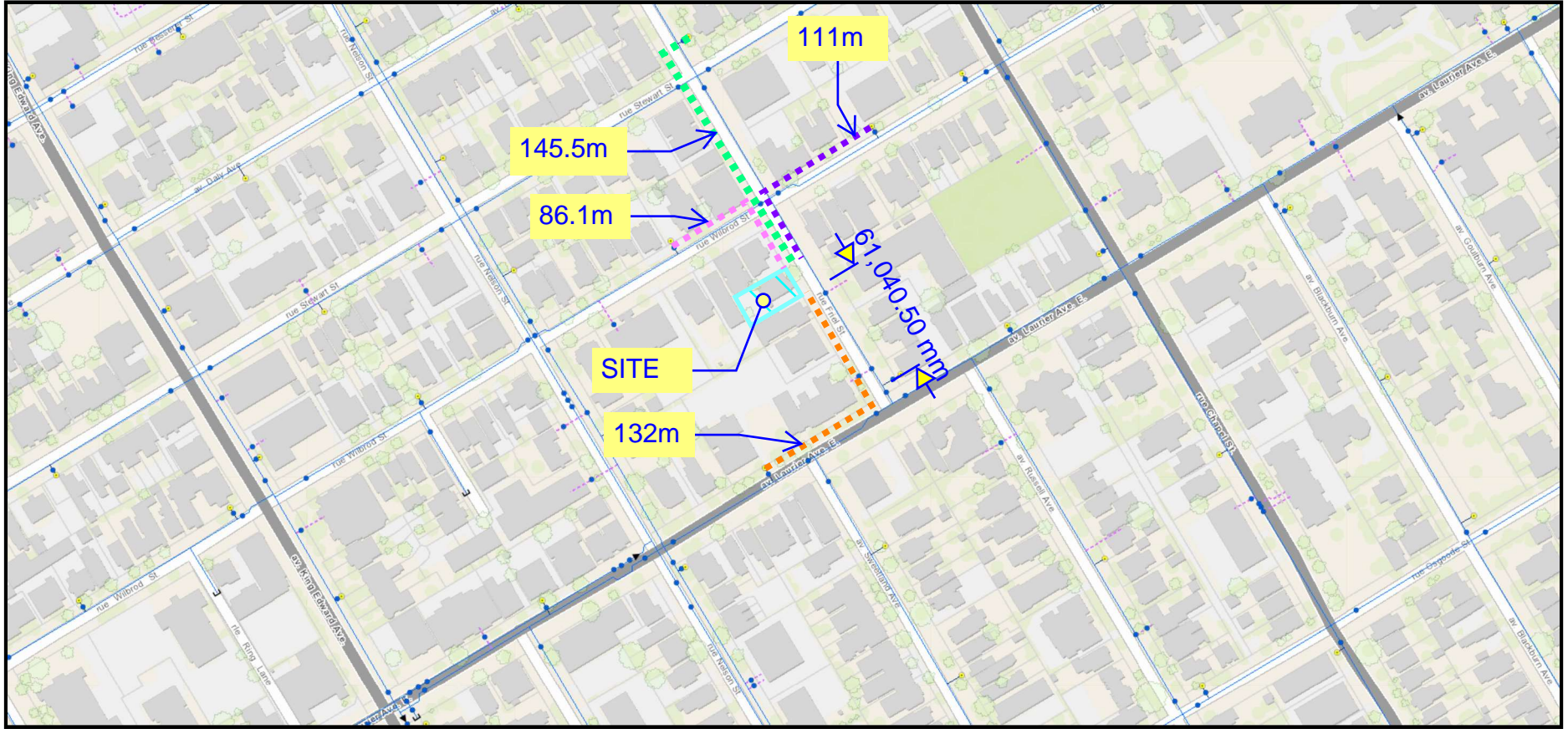
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Boundary Conditions for 360 Friel Street



- PRIVATE
- PUBLIC

360 Friel Street Hydrant Coverage Figure



Number of Hydrants	Distance
1	<75m
4	75m-150m

APPENDIX D
SANITARY CALCULATIONS

McINTOSH PERRY

000-22-1646 - 360 Friel Street - Sanitary Demands

Project:	360 Friel Street
Project No.:	000-22-1646
Designed By:	AJG
Checked By:	AJG
Date:	April 11, 2022

Site Area	0.05	Gross ha		
Bachelor	4	1.40	Persons per unit	* Existing Building
Bachelor	6	1.40	Persons per unit	* Proposed Addition
1 Bedroom	3	1.40	Persons per unit	* Existing Building
1 Bedroom	0	1.40	Persons per unit	* Proposed Addition
2 Bedroom	3	2.10	Persons per unit	* Existing Building
2 Bedroom	1	2.10	Persons per unit	* Proposed Addition
Total Population	27	Persons		
Commercial Area	0.00	m ²		
Amenity Space	0.00	m ²		

DESIGN PARAMETERS

Institutional/ Commercial Peaking Factor	1.5	
Residential Peaking Factor	3.69	* Using Harmon Formula = $1+(14/(4+P^{0.5})) * 0.8$ where P = population in thousands, Harmon's Correction Factor = 0.8
Mannings coefficient (n)	0.013	
Demand (per capita)	280	L/ day
Infiltration allowance	0.33	L/s/ Ha

EXTRANEOUS FLOW ALLOWANCES

Infiltration / Inflow	Flow (L/s)
Dry	0.002
Wet	0.014
Total	0.016

AVERAGE DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS	POPULATION / AREA	Flow (L/s)
Residential	280	L/ c/ d	27	0.09
Industrial - Light**	35,000	L/ gross ha/ d		0
Industrial - Heavy**	55,000	L/ gross ha/ d		0
Commercial / Amenity	2,800	L/ (1000m ² / d)	0.00	0.00
Hospital	900	L/ (bed/ day)		0
Schools	70	L/ (Student/ d)		0
Trailer Parks no Hook-Ups	340	L/ (space/ d)		0
Trailer Park with Hook-Ups	800	L/ (space/ d)		0
Campgrounds	225	L/ (campsite/ d)		0
Mobile Home Parks	1,000	L/ (Space/ d)		0
Motels	150	L/ (bed-space/ d)		0
Hotels	225	L/ (bed-space/ d)		0
Office	75	L/ 7.0m ² / d		0
Tourist Commercial	28,000	L/ gross ha/ d		0
Other Commercial	28,000	L/ gross ha/ d		0

McINTOSH PERRY

AVERAGE RESIDENTIAL FLOW	0.09	L/s
PEAK RESIDENTIAL FLOW	0.32	L/s
AVERAGE ICI FLOW	0.00	L/s
PEAK INSTITUTIONAL/ COMMERCIAL FLOW	0.00	L/s
PEAK INDUSTRIAL FLOW	0.00	L/s
TOTAL PEAK ICI FLOW	0.00	L/s

TOTAL SANITARY DEMAND

TOTAL ESTIMATED AVERAGE DRY WEATHER FLOW	0.09	L/s
TOTAL ESTIMATED PEAK DRY WEATHER FLOW	0.33	L/s
TOTAL ESTIMATED PEAK WET WEATHER FLOW	0.34	L/s

SANITARY SEWER DESIGN SHEET

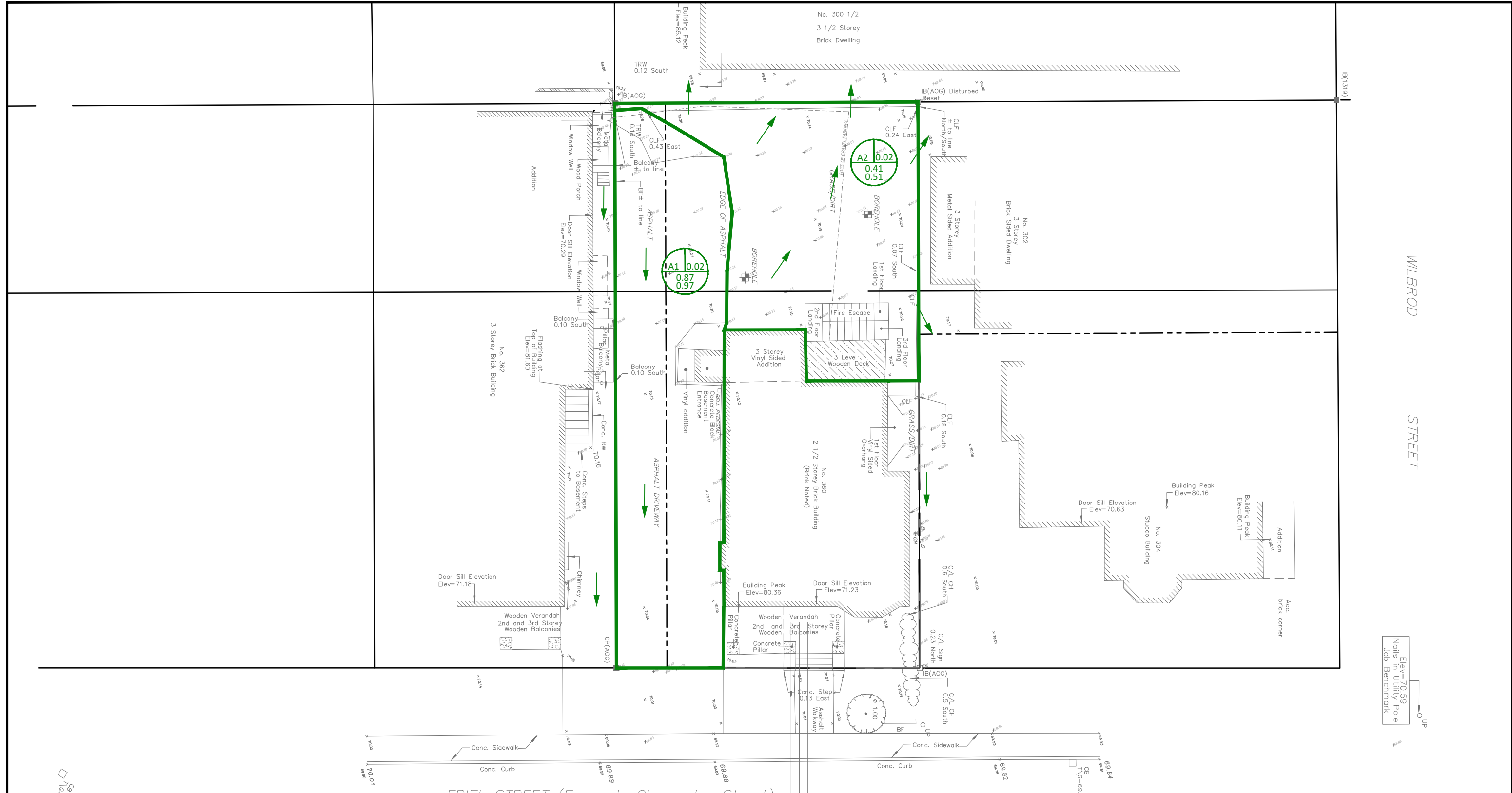
PROJECT: CCO-22-1646
 LOCATION: 360 Friel Street
 CLIENT: Smart Living Properties



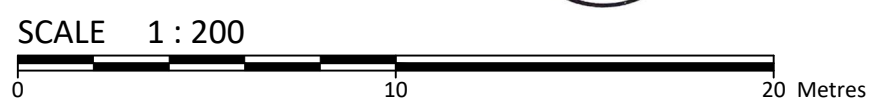
LOCATION				RESIDENTIAL								ICI AREAS						INFILTRATION ALLOWANCE			FLOW		SEWER DATA										
1	2	3	4	UNIT TYPES				9	10		11	12	13	AREA (ha)						20	21		22	23	24	25	26	27	28	29	30		31
STREET	AREA ID	FROM MH	TO MH	1-Bed	2-Bed	TH	Bachelor	AREA (ha)	POPULATION		PEAK FACTOR	PEAK FLOW (L/s)	INSTITUTIONAL		COMMERCIAL		INDUSTRIAL		PEAK FLOW (L/s)	AREA (ha)		FLOW (L/s)	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	DIA (mm)	SLOPE (%)	VELOCITY (full) (m/s)	AVAILABLE CAPACITY				
									IND	CUM			IND	CUM	IND	CUM	IND	CUM		IND	CUM								L/s	(%)	L/s	(%)	
Friel Street		BLDG	EX Sewer	3	4		10	0.05	30.6	30.6	3.68	0.37		0.00		0.00		0.00	0.00	0.05	0.05	0.02	0.38	16.97	14.76	135	2.00	1.148	16.58	97.75			
Design Parameters:				Notes:								Designed: FFF						No. Revision			Date												
Residential				1. Mannings coefficient (n) = 0.013								Checked: AJG						1. Issued For Review			2022-04-12												
ICI Areas				2. Demand (per capita): 280 L/day								Project No.: CCO-22-1646																					
Peak Factor				3. Infiltration allowance: 0.33 L/s/Ha																													
1-Bed 1.4 p/p/u				4. Residential Peaking Factor:																													
2-Bed 2.1 p/p/u				Harmon Formula = $1 + (14 / (4 + P^{0.5})) * 0.8$																													
Bachelor 1.8 p/p/u				where P = population in thousands																													
Other 60 p/p/Ha																																	
																					Sheet No: 1 of 1												

**APPENDIX E
PRE-DEVELOPMENT DRAINAGE PLAN**

FILENAME: U:\Ottawa\01 - Projects\2022 jobs\CCO\CCO-22-1646 Smart Living_Apartment_360 Friel Street\12 - Drawings\CCO-22-1646 - PRESENTATION.dwg
 LAST PLOTTED: Thursday, April 28, 2022, 11:58:00 AM
 LAST USER: A.J.G.



Elev=70.59
 Nails in Utility Pole
 Job Benchmark

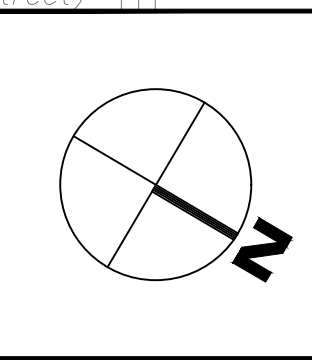


LEGEND

AREA I.D. DRAINAGE AREA (ha)

DRAINAGE COEFFICIENT 5-YEAR 100-YEAR

EXISTING DRAINAGE DIRECTION



McINTOSH PERRY

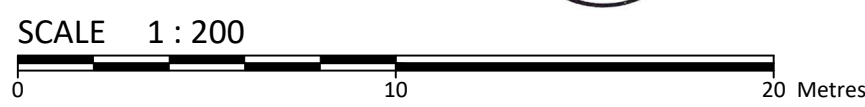
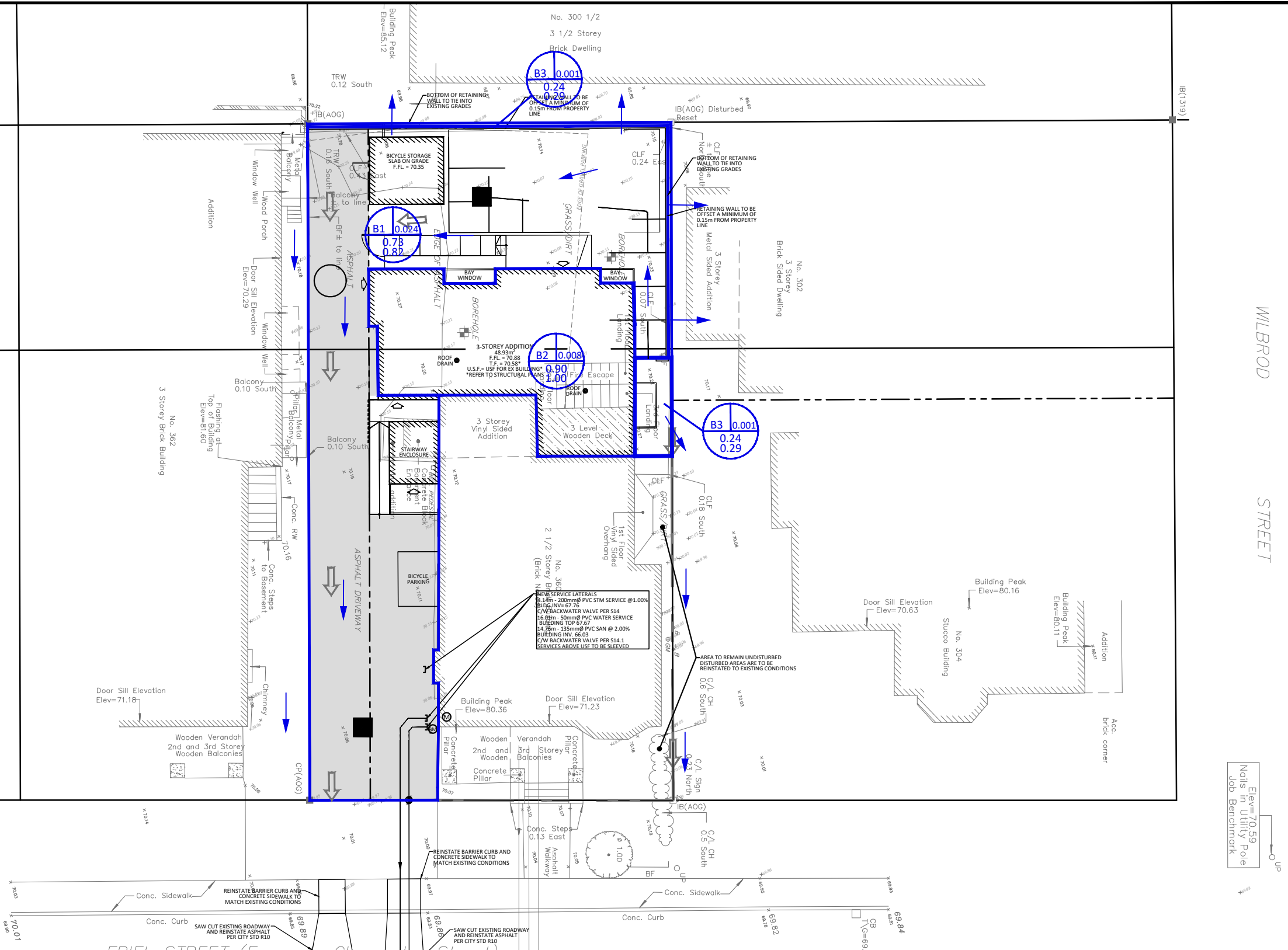
115 Walgreen Road, RR3, Carp, ON K0A 1L0
 Tel: 613-836-2184 Fax: 613-836-3742
 www.mcintoshperry.com

Drawn by: P.G.K. Checked By: A.J.G.
 Scale: 1:200 Project Number: CCO-22-1646

Client:		SMART LIVING PROPERTIES 226 ARGYLE AVE. OTTAWA, ON K2P 1B9	
Project:		360 FRIEL STREET OTTAWA, ON	
Drawing Title:		PRE-DEVELOPMENT DRAINAGE AREA PLAN	
Drawn by:	P.G.K.	Checked By:	A.J.G.
Scale:	1:200	Project Number:	CCO-22-1646
No.	2	ISSUED FOR SITE PLAN CONTROL	APR. 28, 2022
	1	ISSUED FOR SITE PLAN CONTROL	SEP. 16, 2021
		Revisions	Date
Drawing Number:			PRE

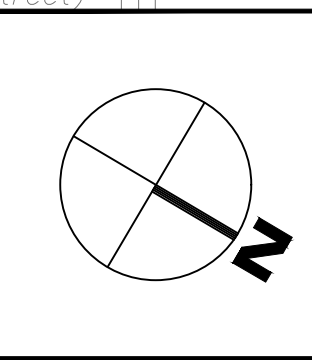
APPENDIX F
POST-DEVELOPMENT DRAINAGE PLAN

FILENAME: U:\Ottawa\01 - Projects\2022 jobs\CCO\CCO-22-1646 Smart Living_Apartment_360 Friel Street\12 - Drawings\CCO-22-1646 - PRESENTATION.dwg
 LAST PLOTTED: Thursday, April 28, 2022, 11:58:00 AM
 LAST FILED: Thursday, April 28, 2022, 11:58:00 AM



LEGEND

AREA I.D.	DRAINAGE AREA (ha)
A1 0.50	0.20
	0.25
	DRAINAGE COEFFICIENT
	5-YEAR
	100-YEAR
	PROPOSED DRAINAGE DIRECTION



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

Client:	SMART LIVING PROPERTIES 226 ARGYLE AVE. OTTAWA, ON K2P 1B9	
Project:	360 FRIEL STREET OTTAWA, ON	
Drawing Title:	POST-DEVELOPMENT DRAINAGE AREA PLAN	
Drawn by:	Checked By:	Drawing Number:
P.G.K.	A.J.G.	2 ISSUED FOR SITE PLAN CONTROL
Scale:	Project Number:	1 ISSUED FOR SITE PLAN CONTROL
1:200	CCO-22-1646	APR. 28, 2022
		SEP. 16, 2021
No.	Revisions	Date
		POST

APPENDIX G
STORMWATER MANAGEMENT CALCULATIONS

McINTOSH PERRY

CCO-22-1646 - Smart Living Apartment - 360 Friel Street

1 of 3

Tc (min)	Intensity (mm/hr)		
	5-Year	100-Year	
10	104.2	178.6	PRE-DEVELOPMENT
10	104.2	178.6	POST-DEVELOPMENT

C-Values	
Impervious	0.90
Gravel	0.60
Pervious	0.20

Pre-Development Runoff Coefficient

Drainage Area	Impervious Area (m ²)	Gravel (m ²)	Pervious Area (m ²)	Average C (5-year)	Average C (100-year)
A1	163.35	7.36	3.67	0.87	0.97
A2	0.00	79.43	73.17	0.41	0.51

Pre-Development Runoff Calculations

Drainage Area	Area (ha)	C 5-Year	C 100-Year	Tc (min)	Q (L/s)	
					5-Year	100-Year
A1	0.017	0.87	0.97	10	4.41	8.43
A2	0.015	0.41	0.51	10	1.80	3.87
Total	0.033				6.21	12.29

Post-Development Runoff Coefficient

Drainage Area	Impervious Area (m ²)	Gravel (m ²)	Pervious Area (m ²)	Average C (5-year)	Average C (100-year)
B1	180.60	0.00	57.66	0.73	0.82
B2	77.45	0.00	0.00	0.90	1.00
B3	0.84	0.00	14.51	0.24	0.29

Post-Development Runoff Calculations

Drainage Area	Area (ha)	C 5-Year	C 100-Year	Tc (min)	Q (L/s)	
					5-Year	100-Year
B1	0.024	0.73	0.82	10	5.04	9.68
B2	0.008	0.90	1.00	10	2.02	3.84
B3	0.002	0.24	0.29	10	0.11	0.22
Total	0.033				7.17	13.75

Required Restricted Flow

Drainage Area	Area (ha)	C 5-Year	Tc (min)	Q (L/s)
				5-Year
B2	0.008	0.50	10	1.12

* Roof flow to be controlled to 5-year event at Tc = 10min and max. C = 0.50

Post-Development Restricted Runoff Calculations

Drainage Area	Unrestricted Flow (L/S)		Restricted Flow (L/S)		Storage Required (m ³)		Storage Provided (m ³)	
	5-year	100-Year	5-Year	100-Year	5-Year	100-Year	5-Year	100-Year
B1	5.04	9.68	5.04	9.68	-	-	-	-
B2	2.02	3.84	0.60	0.72	0.92	1.69	1.45	2.91
B3	0.11	0.22	0.11	0.22	-	-	-	-
Site Total	7.17	13.75	5.75	10.62	0.92	1.69	1.45	2.91

Storage Requirements for Area B2

5-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B2	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m ³)
10	104.2	2.02	0.60	1.42	0.85
11	99.2	1.92	0.60	1.32	0.87
12	94.7	1.84	0.60	1.24	0.89
13	90.6	1.76	0.60	1.16	0.90
14	86.9	1.68	0.60	1.08	0.91
15	83.6	1.62	0.60	1.02	0.92
16	80.5	1.56	0.60	0.96	0.92

Maximum Storage Required 5-year = 0.92 m³

100-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B2	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m ³)
14	148.7	3.20	1.20	2.00	1.68
15	142.9	3.08	1.20	1.88	1.69
16	137.5	2.96	1.20	1.76	1.69
17	132.6	2.86	1.20	1.66	1.69
18	128.1	2.76	1.20	1.56	1.68
19	123.9	2.67	1.20	1.47	1.67
20	120.0	2.58	1.20	1.38	1.66

Maximum Storage Required 100-year = 1.69 m³

5-Year Storm Event Storage Summary

Roof Storage			
Location	Area*	Depth	Volume (m ³)
Drain 1	29.05	0.025	0.73
Drain 2	29.05	0.025	0.73

Storage Available (m³) = 1.45
Storage Required (m³) = 0.92

100-Year Storm Event Storage Summary

Roof Storage			
Location	Area*	Depth	Volume (m ³)
Drain 1	29.05	0.050	1.46
Drain 2	29.05	0.050	1.45

Storage Available (m³) = 2.91
Storage Required (m³) = 1.69

* Area is 75% of the total roof area

Roof Drain Flow B2

Roof Drains Summary		
Type of Control Device	Watts Drianage - Accutrol Weir	
Number of Roof Drians	2	
	5-Year	100-Year
Rooftop Storage (m ³)	1.45	2.91
Storage Depth (mm)	0.025	0.050
Flow (Per Roof Drain) (L/s)	0.30	0.60
Total Flow (L/s)	0.60	1.20

Flow Rate Vs. Build-Up (One Weir)	
Depth (mm)	Flow (L/s)
15	0.18
20	0.24
25	0.30
30	0.36
35	0.42
40	0.48
45	0.54
50	0.60
55	0.66

* Roof Drain model to be Accutrol Weirs, See attached sheets

* Roof Drain Flow information taken from Watts Drainage website

CALCULATING ROOF FLOW EXAMPLES

1 roof drain during a 5 year storm
 elevation of water = 25mm
 Flow leaving 1 roof drain = (1 x 0.30 L/s) = 0.30 L/s

1 roof drain during a 100 year storm
 elevation of water = 50mm
 Flow leaving 1 roof drain = (1 x 0.60 L/s) = 0.60 L/s

4 roof drains during a 5 year storm
 elevation of water = 25mm
 Flow leaving 4 roof drains = (4 x 0.30 L/s) = 1.20 L/s

4 roof drains during a 100 year storm
 elevation of water = 50mm
 Flow leaving 4 roof drains = (4 x 0.60 L/s) = 2.40 L/s

Roof Drain Flow		
Flow (l/s)	Storage Depth (mm)	Drains Flow (l/s)
0.18	15	0.36
0.24	20	0.48
0.30	25	0.60
0.36	30	0.72
0.42	35	0.84
0.48	40	0.96
0.54	45	1.08
0.60	50	1.20
0.66	55	1.32
0.72	60	1.44
0.78	65	1.56
0.84	70	1.68
0.90	75	1.80
0.96	80	1.92
1.02	85	2.04
1.08	90	2.16
1.14	95	2.28
1.20	100	2.40
1.26	105	2.52
1.32	110	2.64
1.38	115	2.76
1.44	120	2.88
1.50	125	3.00
1.56	130	3.12
1.62	135	3.24
1.68	140	3.36
1.74	145	3.48
1.80	150	3.60

Note: The flow leaving through a restricted roof drain is based on flow vs. head information

STORM SEWER DESIGN SHEET

PROJECT: CCO-22-1646
 LOCATION: 360 Friel Street
 CLIENT: Smart Living Properties



LOCATION				CONTRIBUTING AREA (ha)				RATIONAL DESIGN FLOW										SEWER DATA									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
STREET	AREA ID	FROM MH	TO MH	C-VALUE	AREA	INDIV AC	CUMUL AC	INLET (min)	TIME IN PIPE	TOTAL (min)	i (5) (mm/hr)	i (10) (mm/hr)	i (100) (mm/hr)	5yr PEAK FLOW (L/s)	10yr PEAK FLOW (L/s)	100yr PEAK FLOW (L/s)	FIXED FLOW (L/s)	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	PIPE SIZE (mm)			SLOPE (%)	VELOCITY (m/s)	AVAIL CAP (5yr)	
		DIA	W																		H	(L/s)	(%)				
FRIEL STREET	B1/ B2	CB1	MH1	0.20	0.01	0.00	0.00	10.00	0.09	10.09	104.19	122.14	178.56	0.31				0.31	48.39	7.84	200			2.00	1.492	48.08	99.36%
		BLDG	TEE	0.90	0.01	0.01	0.01	10.00	0.07	10.07	104.19	122.14	178.56	2.02				0.60	34.22	4.14	200			1.00	1.055	33.62	98.25%
		CB2	TEE	0.89	0.02	0.02	0.02	10.00	0.02	10.02	104.19	122.14	178.56	6.14				6.14	34.22	1.40	200			1.00	1.055	28.07	82.05%
		MH1	EX. SEWER			0.00	0.03	10.09	0.30	10.39	103.73	121.60	177.76	8.44				8.44	87.74	31.35	250			2.00	1.731	79.30	90.39%
Definitions: Q = 2.78QA, where: Q = Peak Flow in Litres per Second (L/s) A = Area in Hectares (ha) i = Rainfall intensity in millimeters per hour (mm/hr) [i = 998.071 / (TC+6.053)^0.814] 5 YEAR [i = 1174.184 / (TC+6.014)^0.816] 10 YEAR [i = 1735.688 / (TC+6.014)^0.820] 100 YEAR				Notes: 1. Mannings coefficient (n) = 0.013				Designed: RFR				No. Revision Date															
								Checked: AJG				1. ISSUED FOR REVIEW 2022-04-12															
								Project No.: CCO-22-1646																			
												Date:				Sheet No: 1 of 1											

**APPENDIX H
CITY OF OTTAWA DESIGN CHECKLIST**

City of Ottawa

4. Development Servicing Study Checklist

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

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

4.1 General Content

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

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

4.2 Development Servicing Report: Water

Criteria	Location (if applicable)
<input type="checkbox"/> Confirm consistency with Master Servicing Study, if available	N/A
<input type="checkbox"/> Availability of public infrastructure to service proposed development	N/A
<input type="checkbox"/> Identification of system constraints	N/A
<input type="checkbox"/> Identify boundary conditions	Appendix C
<input type="checkbox"/> Confirmation of adequate domestic supply and pressure	N/A
<input type="checkbox"/> Confirmation of adequate fire flow protection and confirmation that fire flow is calculated as per the Fire Underwriter's Survey. Output should show available fire flow at locations throughout the development.	Appendix C
<input type="checkbox"/> Provide a check of high pressures. If pressure is found to be high, an assessment is required to confirm the application of pressure reducing valves.	N/A
<input type="checkbox"/> Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design	N/A
<input type="checkbox"/> Address reliability requirements such as appropriate location of shut-off valves	N/A
<input type="checkbox"/> Check on the necessity of a pressure zone boundary modification.	N/A
<input type="checkbox"/> Reference to water supply analysis to show that major infrastructure is capable of delivering sufficient water for the proposed land use. This includes data that shows that the expected demands under average day, peak hour and fire flow conditions provide water within the required pressure range	Appendix C, Section 4.2

<input type="checkbox"/> Description of the proposed water distribution network, including locations of proposed connections to the existing system, provisions for necessary looping, and appurtenances (valves, pressure reducing valves, valve chambers, and fire hydrants) including special metering provisions.	Site Servicing Plan (C101)
<input type="checkbox"/> Description of off-site required feeder mains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.	N/A
<input type="checkbox"/> Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	Appendix C
<input type="checkbox"/> Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	N/A

4.3 Development Servicing Report: Wastewater

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

<input type="checkbox"/> Verify available capacity in downstream sanitary sewer and/or identification of upgrades necessary to service the proposed development. (Reference can be made to previously completed Master Servicing Study if applicable)	Section 5.3 Proposed Sanitary Design
<input type="checkbox"/> Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.	N/A
<input type="checkbox"/> Description of proposed sewer network including sewers, pumping stations, and forcemains.	Section 5.2 Proposed Sanitary Sewer
<input type="checkbox"/> Discussion of previously identified environmental constraints and impact on servicing (environmental constraints are related to limitations imposed on the development in order to preserve the physical condition of watercourses, vegetation, soil cover, as well as protecting against water quantity and quality).	N/A
<input type="checkbox"/> Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.	N/A
<input type="checkbox"/> Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.	N/A
<input type="checkbox"/> Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.	N/A
<input type="checkbox"/> Special considerations such as contamination, corrosive environment etc.	N/A

4.4 Development Servicing Report: Stormwater Checklist

Criteria	Location (if applicable)
<input type="checkbox"/> Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Analysis of available capacity in existing public infrastructure.	N/A
<input type="checkbox"/> A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	Pre & Post-Development Plans
<input type="checkbox"/> Water quantity control objective (e.g. controlling post-development peak flows to pre-development level for storm events ranging from the 2 or 5-year event (dependent on the receiving sewer design) to 100-year return period); if other objectives are being applied, a rationale must be included with reference to hydrologic analyses of the potentially affected subwatersheds, taking into account long-term cumulative effects.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Description of the stormwater management concept with facility locations and descriptions with references and supporting information.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Set-back from private sewage disposal systems.	N/A
<input type="checkbox"/> Watercourse and hazard lands setbacks.	N/A
<input type="checkbox"/> Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	N/A
<input type="checkbox"/> Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.	N/A
<input type="checkbox"/> Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5-year return period) and major events (1:100-year return period).	Appendix G

<input type="checkbox"/> Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.	Site Grading Plan
<input type="checkbox"/> Calculate pre-and post development peak flow rates including a description of existing site conditions and proposed impervious areas and drainage catchments in comparison to existing conditions.	Section 7.0 Proposed Stormwater Management Appendix G
<input type="checkbox"/> Any proposed diversion of drainage catchment areas from one outlet to another.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> If quantity control is not proposed, demonstration that downstream system has adequate capacity for the post-development flows up to and including the 100-year return period storm event.	N/A
<input type="checkbox"/> Identification of potential impacts to receiving watercourses	N/A
<input type="checkbox"/> Identification of municipal drains and related approval requirements.	N/A
<input type="checkbox"/> Descriptions of how the conveyance and storage capacity will be achieved for the development.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> 100-year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.	Site Grading Plan (C101)
<input type="checkbox"/> Inclusion of hydraulic analysis including hydraulic grade line elevations.	N/A

<input type="checkbox"/> Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	Section 8.0 Sediment & Erosion Control
<input type="checkbox"/> Identification of floodplains – proponent to obtain relevant floodplain information from the appropriate Conservation Authority. The proponent may be required to delineate floodplain elevations to the satisfaction of the Conservation Authority if such information is not available or if information does not match current conditions.	N/A
<input type="checkbox"/> Identification of fill constraints related to floodplain and geotechnical investigation.	N/A

4.5 Approval and Permit Requirements: Checklist

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

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

4.6 Conclusion Checklist

Criteria	Location (if applicable)
<input type="checkbox"/> Clearly stated conclusions and recommendations	Section 9.0 Summary Section 10.0 Recommendations
<input type="checkbox"/> Comments received from review agencies including the City of Ottawa and information on how the comments were addressed. Final sign-off from the responsible reviewing agency.	All are stamped
<input type="checkbox"/> All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario	All are stamped