NOVATECH
Engineers, Planners & Landscape Architects

May 6, 2022

City of Ottawa
Planning, Infrastructure, and Economic Development Department
110 Laurier Ave. West, 4th Floor
Ottawa, Ontario
K1P 1J1

Attention: **Will Curry, C.E.T. – Project Manager**

Reference: **Responses to 1st Review Comments**
Hillside Commons Residential Apartments
3277 St. Joseph Boulevard
Site Plan Control Application – 1st Submission
Our File No.: 120237
City File No.: D07-12-21-0229

Novatech has filed a Site Plan Approval application to allow the development of the above site. This letter responds to the review comments received on February 9, 2022. Novatech's responses are provided below each of the *City comments* in bold text.

In addition to this letter, the following documents are provided in a separate link.

- Revised Site Plan by Rossman Architects dated May, 2022
- Revised Landscape Plan by Lashley LA dated May, 2022
- Revised Geotechnical Report by Paterson Group dated May, 2022
- Revised Site Servicing Report by Novatech dated May 6, 2022
- Revised Civil Plans by Novatech dated May 6, 2022

Geotechnical Investigation

Comment A1: The Drawings, Appendix 2 in the report need to be also extracted as individual files to be included within the drawing set for approvals, full size A1. Provide please them stamped also. Place additional notes for the contractor as required. i.e....." do not expose the City pipe or the materials around it" …..etc. Show a limit of excavation line on each of the sections provided to protect the City sanitary sewer and the material/earth surrounding it. These plans revised would clearly show the contractor what the work limits are. I need these updated plans that clearly protect the sewer prior to me circulating to City Stakeholders. Revise please.

Response: Paterson to address in separate submission.

Comment A2: Section B-B: Does the proposed elevation of 72.50 match the grading plan. They appear to be different. Revise.

Response: Paterson to address in separate submission.

Comment A3: Section C-C: Does the proposed elevation match the grading plan. Check all your cross sections. Revise.

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Response: Paterson to address in separate submission.

Comment A4: The City needs to ensure their assets are protected and may have to take a STUPID Ridiculous amount of $ (say 1.5 Million or more) from the applicant up front and hold 100% until the project is complete specifically just for the protection of the sanitary sewer. It is in your best interest to represent your client whereby you propose Engineering controls to protect the City Sanitary pipe 1.) Just to get approval; 2.) To ensure your engineering controls can be satisfactorily accomplished on site. INFO.

Response: Paterson to address in separate submission. It is understood that the City may require a security deposit for work in proximity to the existing sanitary trunk sewer. These securities must still be reasonable and to the same scale as on other similar situations or projects such as any sewer work performed within a roadway or easement block adjacent to a large existing sanitary trunk sewer.

Servicing and Stormwater Management Report

Comment A5: Any changes to the plans that require changes to the report shall be done. Your list of Tables on page 2 stops at 5.4 Also do you have RVCA clearance.

Response: The Report has been updated to reflect any changes with the drawings. The List of Tables has been updated. The City typically circulates any site plan application to the conservation authority for review and comment. RVCA has previously approved the overall OTC East subdivision for which this site plan is contained within.

Comment A6: Section 4.2 : Requires more information in this section. Is the 56.6 L/s a predetermined target RR based upon what from where…....clearly say. Revise please.

Response: The 56.6L/s release rate was determined in the approved 2019 Hillside Vista Walkup Condos Stormwater Management Report that is the downstream outlet for this proposed development. Details of this are outlined in Section 4.0 of the report. More details have been added to Section 4.2 as well.

Comment A7: "Section 4.3: Consider revising unless you are doing exactly what it says. Also, the 0.15 m (vertical) to the nearest building opening ….it is not a City road…. although Private Road it is still a Site Plan and the 3rd bullet you say does not apply. 0.15 m (vertical) to the nearest building opening. Dual Drainage Design does not exist on Private Roads the same way as City Roads as per the City ROW criteria and the only applicable item is the 350mm depth."

Response: As discussed with the City, the 0.15m minimum vertical clearance from the downstream spill point to the garage entrance is meeting the City's minimum requirements. Correspondence is provided in Appendix C of the report.

Comment A8: Section 5.0 indicates uncontrolled areas therefore your 56.6 L/s is not the Permitted Release Rate. What is the Permitted Release Rate for this site? L/s - L/s= L/s. Revise please.

Response: The permitted release rate is indicated in the report and a table added to the servicing plan (120237-GP) to clearly demonstrate the calculations. The maximum release

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rate is 56.6L/s less the uncontrolled offsite area release rate (13.4L/s in 100-year event) is 43.2 L/s maximum allowed flow into the minor storm sewer system.

Comment A9: Section 5.2 What size of storm event is the minor system. Are you ponding 2-year. Unclear as it was not discussed. Revise please.

Response: The minor system is sized for the 5-year event. There is no ponding in the 2-year event as confirmed by the hydraulic modelling results as included in the report.

Comment A10: Table 6.2 Smallest release rate permitted is 6 L/s Revise.

Response: As discussed with the City, private sites can have less than 6.0 L/s release rates as per City spec MS-18.4.

Comment A11: Table 6.3 Revise your Permitted Release Rate as 56.6 was the allocated RR.

Response: The allowable release rate is 56.6L/s and our calculated release rate is 56.1L/s that is below the allowable release rate for this site.

General Site Plan, A003

Comment B1: Please provide the municipal addresses in the Title Block.

Response: Noted. Architect to address.

Site Plan Control, A004

Comment B2: Can you show the Street name in large bold text. Also if the buildings are to be Phased you need a Phasing Plan to satisfy City legal Staff.

Response: Noted. Architect to address.

Notes, Legends, and Details, NLD

Comment B3: Sewer Notes: 7 & 8 may be for something else. 11, 12 & 14 conflict with what the Geotechnical report says. These notes need to match Section 6.4. Note 21 must use City Covers on City MHs and no OPSD sizes. Revise

Response: The notes have been revised, deleted and/or updated to match with the City comments and the Geotechnical report.

Comment B4: MH Frames in the Easement are to be bolted to the concrete MH. Please provide a note.

Response: A note has been added to the Notes, Legends and Details plan and on the servicing plan (120237).

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Comment B5: Water note 12 seems to know the size of the meter already although we have not received or completed a Water Data Card.

Response: Note 12 has been revised.

General Plan of Servicing, GP

Comment B7: CBMH 1 is intended to be Flow Controlled via an ICD. You are not permitted to flow control weeping Tiles or Roof Drains of the building via an ICD or anything internally pumped. Revise.

Response: Noted and revised. A catchbasin (CB4) has been added upstream of CBMH1 to provide flow control for the upstream rear yard areas. There are no flow controls in CBMH1 now.

Comment B8: Change you CB Table to ICD Table.

Response: Revised.

Comment B9: ICD Table: Add a Column for Release Rate (L/s)

Response: A separate Release Rate Table has been created that includes the 5-year and 100-year release rates (both from the SWM model and calculated).

Comment B10: I want to see the Total Site Release Rate on this plan in Table format. Also combine and add in the Flow Control table the Roof controls and at the bottom the Total Permitted Site Release Rate. Please revise.

Response: The total site release rate is included in the Release Rate Table on the servicing plan (120237-GP). The roof controls and the total site release rate are included in the table as well.

Comment B11: CB3 the pipe and Trench Drain appear to be located within the easement. I know AMB will object. The stairs of Bldg. B appear to be in the easement also. Strongly recommend you reconsider prior to the next submission or we can have a back and forth battle with AMB for months on end... Why did you not consider putting these multiple infrastructure crossings via Block 5. You really should consider this based upon your numerous crossings if your intent is to obtain approval.

Response: CB3 and the Trench Drain have been moved outside of the easement. Previous correspondence provided to the City on March 4, 2022, detailed the reasons why multiple sewers and watermain may not be installed in the adjacent Block 5 of Hillside Vista Flats.

Comment B12: Note: I am not circulating this FILE to AMB until you improve the Design layout eliminating additional crossings as much as possible. INFO. You should make it look like you have designed everything to create the least amount of easement crossings required. EXTREMLY IMPORTANT AT THIS STAGE.

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Response: A response to this comment was provided to the City on March 4, 2022. Subsequent revisions to the servicing and grading plans were deemed acceptable by the City and are being resubmitted. Correspondence is included in Appendix C.

Comment B13: Building B: Provide 2 water services off St. Joseph with an isolation valve in-between. This eliminates the watermain in the easement. Or via block 5 and no connection to St. Joseph other than the Hydrant. Revise.

Response: A second watermain connection to St Joseph and Building A is provided as suggested by the City and this removes the watermain crossing between Building A to Building B as requested in the comments.

Comment B14: CB 2…..could you not eliminate CB2 and make it all pond At CB1 or your storage pipe? CB 2 looks like it is in the easement. Revise.

Response: CB2 has been moved outside of the easement.

Comment B15: Building B: Connect your storm through Block 5 or connect it to St. Joseph on the other side of the building so you are not located within the sewer easement. Store your water in an internal cistern first if need be. You must eliminate the unwanted easement crossings.

Response: A response to this comment was provided to the City on March 4, 2022. Subsequent revisions to the servicing and grading plans were deemed acceptable by the City and are being resubmitted. Correspondence is included in Appendix C.

Comment B16: Take the sani and storm between the 2 buildings in the easement out and place it in Block 5 if you can't take it to St. Joseph. Revise.

Response: A response to this comment was provided to the City on March 4, 2022. Subsequent revisions to the servicing and grading plans were deemed acceptable by the City and are being resubmitted. Correspondence is included in Appendix C.

Comment B17: Make CB1 connect to the 375mm dia. outside of the easement.

Response: Revised.

Comment B18: What is a RYT1 and a RYE1 and what size? Are you proposing 600 and 900 HDPE Risers? If HDPE do they have proper size boots. Do you have details. We on Site Plan applications let you use HDPE for subsurface storage but it is not a product we recommend. Your contractor never installs it correctly and your OWNER will be stuck with the burden of it. As it is Private, we don't care but I suggest you use a concrete MH or provide extensive details for each. Revise.

Response: It is proposed that RYT1 and RYT2 are 900mm HDPE catch basin risers. The contractor is to install these structures as per manufacturer recommendations and typical construction practices. We have included a detail on the Notes, Legends and Details plan that provides further details for installation.

Comment B19: Watermain sizes? Also your fire hydrant proposed in front of building B should be a City Hydrant 600 mm behind the sidewalk. Please revise.

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Response: The watermain sizes are now visible and the hydrant has been relocated 600mm behind the existing sidewalk within the City ROW as requested. The hydrant has been relocated to the front of Building A to meet the separation distance from a building.

Comment B20: Please provide a call out note for the segmental retaining walls to be shown on what plans_____?

Response: A note has been added to the Grading Plan (120237-GR) to refer to the retaining wall structural design drawings for more details regarding the retaining walls. The structural consultant will provide further details.

Comment B21: Provide structural stamped plans of the segmental retaining wall and fence.

Response: Noted and to be provided as part of the site plan conditions.

Comment B22: Surface swale upstream of CBMH1: Consider another structure upstream on CBMH1 with the ICD in it and subsurface storage thereby backed up. Instead…..take this out to St. Joseph

Response: A catchbasin (CB4) has been added upstream of CBMH1 to provide flow control with an ICD for the upstream rear yard area around Building B.

Comment B23: Proposed trench Drain in front of a garage door is flow controlled, something we never permit, Consider letting the Trench Drain to spill to the surface uncontrolled. Being in the easement would not be permitted. Relocate and revise.

Response: The trench drain is no longer flow controlled and has been revised on the servicing plan (120237-GP).

Comment B24: Provide reconstruction details for each Trunk MH to be reconstructed with internal ladders…etc. Frames in soft areas within the easement are to be bolted to the Concrete MH also. Revise.

Response: A note has been added to the Notes, Legend and Details plan as well as the Servicing Plan that any manholes that are adjusted in the sanitary easement will require the frames to be bolted to the concrete manhole.

Comment B25: Utilities will not be permitted to cross the sanitary sewer easement within the private parcel. This was previously discussed. Do you have a CUP, fine if not just don't place utilities in the easement?

Response: Noted.

Grading Plan, GR:

Comment B26: Tenth Line Road side: More proposed elevations. Between the jersey barrier and the proposed building. Where does water go? Is there a swale proposed there? Please revise.

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Currently it appears that some ROW water makes it's way to RYE1. I don't think that was your intent.

Response: The proposed grading along the Tenth Line side of Building A has been raised and now all slopes at minimum 2.0% out to Tenth Line within the City ROW. The ROW drainage does not encroach onto this site. There is a proposed retaining wall running the length of the site adjacent to Tenth Line within the private side of the site.

Comment B27: You need to show at least at the building corners a 2% slope away from the buildings. Required for Building permits. Revise.

Response: Grading at minimum 2.0% is shown on the grading plan from all building corners.

Comment B28: Building A: Mid-block on the Tenth Line Road Side you have a proposed elevation of 70.00 at the property line. The Tenth Line Road Concrete jersey wall has higher elevation behind it thereby draining towards the building. Note BCS requires a 2% slope away from buildings in order to provide Building Permit. You must show it on the Grading Plan. If the water goes via the culvert you propose you will cause surface flooding at 205 voie Eric Czapnik Way, a previous Novatech file. You should consider a deep swale in the greenspace between your Bldg. A and the concrete jersey barrier with a large perf pipe system and no culvert pipe under the walkway. Surface water only in very extreme events would have to pond and spill over the walkway. In addition by you providing a lower elevation swale this lets you show minimum slopes of 2% away from the building and then you can obtain Building Permits. Please review and revise.
If it were me I would set the elevation at the building higher and slope all to tie into the sidewalk, sheet flowing to the sidewalk elevation and REMOVE THE JERSEY BARRIER from the corner all the way to the proposed walkway. This then affords a better surface drainage solution and a better looking product with an area where landscape items could even enhance to the building esthetics even more.

Response: The current stormwater drainage is from the Tenth Line Road ROW from behind the sidewalk down-slope onto the subject site as well as the adjacent 205 Eric Czapnik site. The proposed grading for this site will provide the minimum 2.0% from the ROW limit out to Tenth Line Road. The existing flow path of drainage from Tenth Line ROW will continue to flow downstream past 205 Eric Czapnik as it currently exists.

The comment to remove the jersey barriers from along the Tenth Line Road sidewalk maybe a road safety issue and must be reviewed by the City of Ottawa to determine if in fact the barrier removal is allowable. The applicant has no control over removing existing City of Ottawa infrastructure.

Comment B29: You are required to provide a Bench Mark on the Grading Plan and also list the source of the BM….ie from the topo or elsewhere…etc. Mandatory.

Response: The site benchmark from the AOV topo survey has been added to the grading plan.

Comment B30: Provide % slopes on walkways off St. Joseph. Show please.

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Response: Walkway slopes off St Joseph have been added to the grading plan.

Comment B31: Provide % slopes on walkways off Tenth Line. Max 5%. Show please.

Response: Walkway slopes off Tenth Line have been added to the grading plan.

Comment B32: More elevations are required on both sides of the walkway from 10th Line. It slopes towards the site? Do you need a retaining wall along one side of the walkway. Please review and revise.

Response: Walkway slopes off Tenth Line have been added to the grading plan. The walkway slopes out to Tenth Line.

Comment B33: Does 3265 St. joseph parcel spill to this site via the opening in the retaining wall? Is an ECA application intended. Review please.

Response: The small area of existing drainage from 3265 St Joseph does not spill to this site through the retaining wall opening. Additional grades have been added to illustrate the grading in that area.

Comment B34: Ponding at CB1 + CB2: Your Garage door, Bldg. A opening is 64.90. Your Max ponding is 64.75 prior to spilling. You are required to have your maximum ponding elevation 300mm lower than the opening elevation of 64.90. Revise.

Response: As per discussions with the City, the minimum vertical separation required by the City Guidelines is 0.15m from the spill elevation to a building opening which is provided.

Comment B35: CB3 Ponding: It spills at 65.30 but the door opening elevation is 65.50. you are required to provide 300mm clearance between the max ponding elevation and the opening elevation. Revise.

Response: As per discussions with the City, the minimum vertical separation required by the City Guidelines is 0.15m from the spill elevation to a building opening which is provided.

Comment B36: Provide more elevations on the vehicle ramp off St. Joseph. Best I can tell is water that falls onto the ramp drains towards the door. What is the % slope towards the ROW as per the Private Approach By-law. Revise

Response: The driveway ramp slopes have been added to the grading plan. The driveway slopes out to St. Joseph as per the Private Approach By-law.

Landscape Plan, L1-1

Comment B39: Railing opening must meet Building Code requirements. Review and Revise.

Response: The landscape architect will address this comment.

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Additional Comments

Comment C1: On all DWGS provide the DWG # 18628 (bottom right corner).

Response: Revised.

Comment C2: On all DWGS provide the City File # D07-12-21-0229.

Response: Revised.

Comment C3: File will be circulated to AMB once revisions have been made.

Response: Noted. Previous response sent in email to City dated March 4, 2022.

Comment C4: Modeling will be reviewed once the ICDs and Storm Design is revised.

Response: Noted. Previous response sent in email to City dated March 4, 2022.

We trust the above is satisfactory.

Yours truly,

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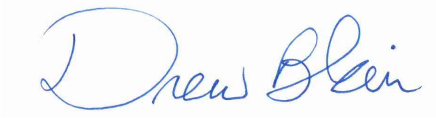

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