



## **Site Servicing and Stormwater Management Report 178 Nepean Street, 219/223 Bank Street Site Plan, Ottawa, ON**

**Type of Document:**  
Site Plan Submission

**Client:**  
Smart Living Properties  
226 Argyle Avenue  
Ottawa, ON

**Project Number:** OTT-22028796-A0  
**Applications:** D02-02-22-0127 / D07-12-22-0188  
**Plan number:** 18910

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**Date Submitted:**  
December, 2023

**Revision: 2**

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**Date Submitted:**  
December, 2023

## Legal Notification

This report was prepared by EXP Services Inc. for the account of **Smart Living Properties**.

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# 1 Introduction

Smart Living Properties retained EXP Services Inc. (EXP) to undertake a site servicing and stormwater management study in support of a site plan application for the development of 178 Nepean, 219/223 Bank Street property located in Ottawa, ON.

The site is legally described as Lot 35 (South Nepean Street) and part of Lot 3 (East Bank Street) and part of Lot 35 (North Lisgar Street) Registered Plan 2996 in the City of Ottawa. It is located between Nepean Street, Bank Street and Lisgar Street with frontage on all three roads. The client wants to develop the site into a nine-storey mix-use building. Plan Refer to Figure 1 for the site location.

This report will discuss the adequacy of the existing municipal sewers and watermains to convey the storm runoff, sanitary flows and water demands that will result from the proposed development. This report also provides a design brief in support of the engineering drawings, for the Site Plan Control Application submission and City of Ottawa approval.

# 2 Existing Conditions

The site is mostly covered with two-story and three-story building structures that are adjacent two each other. These structures vary in height, and they all have a flat roof. There is a small asphalt parking area that is accessible through a driveway on Nepean Street. The driveway itself is located on the adjacent property while the parking area is located on the subject property. The parking area sheet drains towards Nepean Street.

# 3 Existing Infrastructure

Based on the information provided on the topographical survey prepared by Annis, O'sullivan, Vollebekk Ltd. Dated August 24, 2022, and the City of Ottawa GIS website, the following municipal infrastructure was identified.

## Nepean Street

- A 525mm dia. Concrete Sanitary sewer pipe within the road.
- A 600mm dia. Concrete Stormwater pipe within the road.
- A 305mm dia. Ductile Iron water pipe on the south side of the road.

## Bank Street

- A 825mm dia. Concrete Stormwater pipe within the road.
- A 300mm dia. PVC Sanitary sewer pipe within the road.
- A 305mm dia. PVC water pipe within the road.

## Lisgar Street

- A 675mm dia. Concrete Stormwater pipe within the road.
- A 375mm dia. Concrete Sanitary sewer pipe within the road.
- A 305mm dia. Ductile Iron water pipe on the south side of the road.

## 4 Proposed Development

The proposed development will consist of a nine-story mix use building that includes one hundred and ninety-five (195) bachelor units, thirty-five (35) barrier-free bachelor units, ten (10) 1-bedroom units, twelve (12) 2-bedroom units, eleven (11) 3-bedroom units, five (5) commercial spaces in the basement level and five (5) commercial spaces on the ground floor. The building will also have a garbage room, moving room, amenity space, mail room and administrative room on the ground level; a bike storage area and a lockers room on the basement level.

The three lots where the project is proposed are under a single ownership, therefore considered one lot for Zoning purposes. The lot consolidation will be finalized as a condition of Site Plan Approval

The proposed building will maintain the heritage components of the existing building and incorporate them into the new proposed structure.

The proposed development will be serviced using the existing watermain, sanitary and storm sewers fronting the site on Bank Street. Stormwater management will be handled on the roof of the proposed building.

## 5 Referenced Guidelines

Various documents were referred to in preparing the current report including:

- Sewer Design Guidelines, Second Edition, Document SDG002, October 2012, City of Ottawa (Guidelines) including:
  - Technical Bulletin ISDTB-2012-4 (20 June 2012)
  - Technical Bulletin ISDTB-2014-01 (05 February 2014)
  - Technical Bulletin PIEDTB-2016-01 (September 6, 2016)
  - Technical Bulletin ISDTB-2018-01 (21 March 2018)
  - Technical Bulletin ISDTB-2018-04 (27 June 2018)
  - Technical Bulletin ISDTB-2019-02 (08 July 2019)
- Ottawa Design Guidelines – Water Distribution, July 2010 (WDG001), including:
  - Technical Bulletin ISDTB-2014-02 (May 27, 2014)
  - Technical Bulletin ISTB-2018-02 (21 March 2018)
- Ontario Ministry of Transportation (MTO) Drainage Manual, 1995-1997
- Stormwater Management Planning and Design Manual, Ontario Ministry of the Environment and Climate Change, March 2003 (SMPDM).
- Design Guidelines for Drinking-Water Systems, Ontario Ministry of the Environment and Climate Change, 2008 (GDWS).
- Fire Underwriters Survey, Water Supply for Public Fire Protection (FUS), 2020
- Ontario Building Code 2012, Ministry of Municipal Affairs and Housing

## 6 Watermain Servicing

Since the demand exceeds 50m<sup>3</sup>/day, as shown in the subsequent sections, a second service line is required as described in the pre-consultation notes. The secondary service line is added to provided water supply redundancy in case of a fire. Since the property is fronting three streets (Bank Street, Nepean Street and Lisgar Street) the two water connections are provided from two different streets. Hence, two new 100mm dia. water service lines will be extended from the existing 305mm dia. watermain on Bank Street and Lisgar Street for domestic water. Another 150mm dia fire service line will connect the watermain on Lisgar Street to the proposed building. Refer to the site servicing plan C100 for more details on the location of existing and proposed water services.

Fire protection demands have been calculated in subsequent sections using the latest version of the Fire Underwriter Survey. There are existing fire hydrants within the vicinity of the proposed building that will provide the required flow.

### 6.1 Domestic Water Demands

The domestic water demands are estimated below, utilizing parameters from the WDG001 and the GDWS. Table 6.1 summarizes the parameters used.

**Table 6-1: Water System Design Criteria**

Design Parameter	Value
Population Density – bachelor and 1-bedroom	1.4 persons/unit
Population Density – 2-bedroom	2.1 persons/unit
Population Density – 3-bedroom	3.1 persons/unit
City of Ottawa Average Day Demands	280 L/person/day
Commercial Average Day Demands	28,000 L/ha/day
Max Day Peaking Factor (MECP method when less than 500 persons)	3.22 x Average Day Demands
Peak Hour Factor (MECP method when less than 500 persons)	4.92 x Average Day Demands
City of Ottawa Commercial Max Day Peaking Factor	1.5 x Average Day Demands
City of Ottawa Commercial Peak Hour Factor	1.8 x Max Day Demands
Depth of Cover Required	2.4m
Maximum Allowable Pressure	690 kPa (100 psi)
Minimum Allowable Pressure	275.8 kPa (40 psi)
Minimum Allowable Pressure during fire flow conditions	137.9 kPa (20 psi)

#### **Population:**

230- Bachelor Apartments x 1.4 person/unit	= 322 Persons
10-1 Bedroom Apartments x 1.4 person/unit	= 14 Persons
12-2 Bedroom Apartments x 2.1 person/unit	= 25.2 Persons
11-3 Bedroom Apartments x 3.1 person/unit	= 34.1 Persons
<b>Total</b>	<b>= 396 Persons</b>

Average daily water consumption	= 280 L/person/day
Maximum Day Factor	= 3.22 x Avg. Day (from GDWS, Table 3-3)
Maximum Hour Factor	= 4.82 x Avg. Day (from GDWS, Table 3-3)

The average, maximum day and peak hour domestic demands for the building are as follows:

**Domestic Residential Water Demands:**

Average Day	396 persons * 280 L/person/day = 110,880L/day = 110,880 / 86,400 sec/day = 1.283 L/sec
Maximum Day	= 3.22 x 1.283 = 4.13 L/sec
Peak Hour	= 4.82 x 1.283 = 6.186 L/sec

**Commercial area:**

Total retail space area of building	= 1,739m <sup>2</sup>
Average Day Demand	= 28,000L/ha/day
Average daily water consumption	= 28,000L/ha/day * (1hec/10,000m <sup>2</sup> ) * 1739m <sup>2</sup> = 4,869.2 L/day
Maximum Day Factor	= 1.5 x Avg. Day (from WDG001)
Maximum Hour Factor	= 1.8 x Max. Day (from WDG001)

**Domestic Commercial Water Demands:**

Average Day	= 4,869.2 L/day x (1 / 86,400) sec/day =
0.056L/sec	
Maximum Day	= 1.5 x 0.056 = 0.085 L/sec
Peak Hour	= 1.8 x 1.5 x 0.056 = 0.152L/sec

**Total Domestic Water Demands:**

Average Day	= 1.28+0.056 = 1.34L/s
Maximum Day	= 4.13+0.085 = 4.21L/s
Peak Hour	= 6.186+0.152 = 6.34L/s

Detailed calculations of the domestic water demands are provided in Table B1 of Appendix B.

## 6.2 Fire Flow Requirements

The required fire flow for the proposed site was estimated based on the Fire Underwriters Survey. The following equation from the latest version of the Fire Underwriters Survey (2020) was used for calculation of the supply rates required to be supplied by the hydrant.

$$F = 220 * C\sqrt{A}$$

where:

- F = the required fire flow in liters per minute
- C = coefficient related to the type of construction
- A = the total floor area in square meters

**Table 6-2: Summary of Required Fire Flow Protection**

Item	Design Value
Floors Above Grade	9 floors
Construction Coefficient	0.6
Fire Protection Type	Sprinkler System
Building Height (m)	32.5m
Building Area (sq.m)	12135
$F=220C\sqrt{A}$ (L/sec)	24,235/min (24,000 rounded to closest 1,000)
Reduction due to combustibility content	-0%
Reduction due to Sprinkler System	-50%
Increase due to separation	35%
Fire Flow Requirement (L/min)	12,750 or 13,000 L/min (rounded to closest 1,000) or 217 L/sec

The fire flow requirement for the proposed building was found to be 217 L/sec. Refer to Table 1 in Appendix B for detailed calculations.

Boundary Conditions for the property were obtained from the City of Ottawa in May 2023. Below is a summary of the boundary conditions.

.....Min HGL: 106.8 m

.....Max HGL: 115.5 m

.....Max Day + FF (250 L/s): 108.5 m

The boundary conditions results show that there is available pressure in the system and the domestic and fire demands for the site can be accommodated using the municipal water system. The minimum HGL of 106.8 corresponds to 151.8 psi while the max daily plus fire flow corresponds to 154.3 psi. These show that the available pressure in the system under these different conditions would still be well above the minimum requirement of 40 psi for domestic flow and 20 psi for maximum daily plus fire flow. There is sufficient pressure and flow in the system to accommodate the proposed development. Refer to Appendix B for the correspondence with the City regarding boundary conditions.

The fire flow required is expected to be accommodated by using the existing fire hydrants surrounding the site. The closest hydrants to the subject property are located in the following places:

1. Southwest corner of Bank Street and Lisgar Street.
2. Southwest corner of Bank Street and Nepean Street.
3. On the south side of Nepean Street, Approx. 49m east of the northeast corner of the subject site.

4. On the south side of Lisgar Street, Approx. 55m east of the southeast corner of the subject site.

All these hydrants are within 75m of the building and have an AA Rating. Each hydrant is capable of providing 5,700L/min. Combined, these hydrants can provide 22,800 L/min, which is higher than the required fire flow for the subject site. Refer to Appendix B for more details.

The proposed Siamese connection for the building is located in the southwest corner of the building. Hydrant 1 above is considered a primary hydrant since it is within 45m of the connection. All four hydrants described above are within 90m of an entrance to the building.

## 7 Sanitary Sewer Design

The sanitary service will be provided by connecting the proposed building to the existing 300mm dia. sanitary sewer located on Bank Street. It is proposed to connect the building from a proposed publicly accessed testing maintenance hole to the sanitary sewer on Bank Street via a 250mm sanitary service line. The testing maintenance hole will be located in the water meter room. Refer to Appendix B for a diagram showing how the water meter room can be accessed.

The sanitary sewer system is designed based on a population flow, commercial area and area-based infiltration allowance. The flows were calculated using City of Ottawa design guidelines as follows:

### Population:

230- Bachelor Apartments x 1.4 person/unit	= 322 Persons
10-1 Bedroom Apartments x 1.4 person/unit	= 14 Persons
12-2 Bedroom Apartments x 2.1 person/unit	= 25.2 Persons
11-3 Bedroom Apartments x 3.1 person/unit	= 34.1 Persons
Total	= 396 Persons

### Commercial Area:

1,739m<sup>2</sup> of Commercial space

### Residential Sanitary Flow:

Average Domestic Flow	= 280 L/person/day
Domestic Flow sec/day)	= 396 x 280 L/person/day x (1/86,400
	= 1.28 L/sec
Peak Factor	= $1 + (14 / (4 + (396/1000)^{0.5})) * K$ (K = 1)
	= 4.024 (4.0 Max)
Q Peak Domestic	= 1.284 L/sec x 4
	= 5.133 L/sec

### Commercial Sanitary Flow:

Average Domestic Flow	= 28,000 L/gross ha/day
Domestic Flow x (1/86,400 sec/day)	= 1,739m <sup>2</sup> x (1ha/10000m <sup>2</sup> ) x 28,000 L/ha/day
	= 0.056 L/sec
Peak Factor	= 1.5
Q Peak Domestic	= 0.056 L/sec x 1.5= 0.084 L/sec

### Infiltration:

Q Infiltration = 0.33 L/ha/sec x 0.203 ha  
(Total Area of Site)= 0.067 L/sec

**Total Peak Sewage Flow:**

Total Sanitary Flow = 5.133+0.084+0.067 = **5.28 L/sec**

The proposed 250mm sanitary pipes having a slope of 2.00% and 1.00% will have a full flow capacity of 84.1 L/s and 59.5 L/s respectively. The proposed pipe capacity is sufficient to accommodate the anticipated sanitary flow from the proposed building. It is assumed that the existing 300mm dia. PVC sanitary sewer has enough capacity to accommodate the proposed development.

## 8 Stormwater Management

### 8.1 Design Criteria

The proposed stormwater system is designed in conformance with the latest version of the City of Ottawa Design Guidelines (October 2012). Section 5 “Storm and Combined Sewer Design” and Section 8 “Stormwater Management”. A summary of the design criteria that relates to this design report is the proceeding sections below.

**Minor System Design Criteria**

- The storm sewers have been designed and sized based on the Rational Method and the Manning’s Equation under free flow conditions for the 2-year storm using a 10-minute inlet time.
- The allowable release rate for the site is limited to a 2-year storm event using a time of concentration of 10 minutes and a runoff coefficient of 0.50. Flows in excess of the 2-year and up to the 100-year storm event will be detained onsite.

**Major System Design Criteria**

- The major system has been designed to accommodate onsite detention with sufficient capacity to attenuate the 100-year design storm. Excess runoff above the 100-year event will flow overland offsite.
- Onsite storage is provided for up to the 100-year design storm through a Cistern system located in the basement level. Calculations of the required onsite storage volumes are provided in Appendix D.
- Calculation of the required storage volumes has been prepared based on the Modified Rational Method as identified in Section 8.3.10.3 of the City’s Sewer Guidelines.

### 8.2 Pre-Development Conditions

The site is covered with existing two-storey and three-storey structures that are adjacent to each other. There is a small asphalt parking area and a small gravel area at the back of the property. The calculated runoff coefficient for the site was found to be 0.89. however based on the City of Ottawa requirements outlined in the pre-consultation meeting minutes, the maximum allowable runoff coefficient for the site will be limited to 0.5. This C value along with a time of concentration (Tc) of 10 minutes has been used to calculate the allowable release rate for the site. Table D1 to Table D3 in Appendix D provided detailed calculations under pre-development conditions.



### 8.3 Runoff Coefficients

Runoff coefficients used were based on actual areas taken from CAD. Runoff coefficients for impervious surfaces (roofs, asphalt, and concrete) were taken as 0.90, gravel areas were taken as 0.70, whereas pervious surfaces (grass/landscaping) were taken as 0.20. Average runoff coefficients for sub-catchments (or drainage areas) were calculated using the area weight. The runoff coefficients for pre-development and post-development catchments are provided in **D1 and D5** respectively, with a summary provided in

Table 8-1 below.

**Table 8-1: Summary of Runoff Coefficients**

Location	Area (hectares)	Pre-Development Runoff Coefficient, $C_{AVG}$	Post-Development Runoff Coefficient, $C_{AVG}$
Entire Site	0.1948	0.89	0.90

### 8.4 Calculation of Allowable Release Rate

The allowable release rate from the site is based on 2-year storm event with a runoff coefficient of 0.50 and a time of concentration of 10 minutes. To control runoff from the site to the allowable release rate, post-development flows from the building footprint will be restricted, and on-site storage will be provided up to the 100-year storm event.

The following parameters will be used to determine the allowable release rates from the proposed site to the storm sewer on Bank Street, using the Rational method.

$$Q_{ALL} = 2.78 C I A$$

where:

- $Q_{ALL}$  = Peak Discharge (L/sec)
- $C$  = Runoff Coefficient ( $C=0.50$ )
- $I$  = Average Rainfall Intensity for return period (mm/hr)  
 $= 732.951 / (T_c + 6.199)^{0.810}$  (2-year)
- $T_c$  = Time of concentration (mins)
- $A$  = Drainage Area (hectares)

$$Q_{ALL} = 2.78 * 0.50 * 76.81 \text{ mm/hr} * 0.1948 \text{ ha} = 20.80 \text{ L/sec}$$

The allowable discharge rate, based on the 2-year storm, was calculated to be 20.80 L/sec. To control runoff from the site it will be necessary to limit post-development flows for all storm return periods up to the 100-year event using flow control and detention of runoff, as noted in the following sections.

### 8.5 Calculation of Post-Development Runoff

To calculate the post-development runoff coefficient and required storage volumes, the site has been divided into two (2) catchment areas. The area labelled P1 represents the footprint of the building. This area will be controlled using a Cistern System located in the basement level of the building that will restrict the flow to the allowable release limit. Area P2 is an uncontrolled area located at the back of the property that will sheet drain towards Nepean Street. Refer to the post-development watershed plan C400 for more details on the site catchment areas.

The post-development average runoff coefficient for the site was calculated as 0.90. Based on the storm drainage areas the 2-year, 5-year and 100-year post-development peak flows are calculated based on the Rational Method and are summarized in Table 8-2 below with detailed calculations provided in **Table D6** of Appendix D.

**Table 8-2: Summary of Post-Development Flows**

Area No	Area (ha)	Storm = 2 yr			Storm = 5 yr			Storm = 100 yr		
		C <sub>AVG</sub>	Q	Q <sub>CAP</sub> (L/sec)	C <sub>AVG</sub>	Q	Q <sub>CAP</sub> (L/sec)	C <sub>AVG</sub>	Q	Q <sub>CAP</sub> (L/sec)
			(L/sec)			(L/sec)			(L/sec)	
<b>P1</b>	<b>0.1900</b>	<b>0.90</b>	<b>36.51</b>	<b>(7.12)</b>	<b>0.90</b>	<b>49.53</b>	<b>(9.66)</b>	<b>1.00</b>	<b>94.31</b>	<b>(18.40)</b>
<b>P2</b>	<b>0.0048</b>	<b>0.90</b>	<b>0.92</b>	<b>(0.92)</b>	<b>0.90</b>	<b>1.25</b>	<b>(1.25)</b>	<b>1.00</b>	<b>2.38</b>	<b>(2.38)</b>
<b>Total</b>	<b>0.0470</b>		<b>37.43</b>	<b>8.05</b>		<b>50.78</b>	<b>10.91</b>		<b>96.70</b>	<b>20.78</b>

In summary, the building area P1 will be controlled to the allowable release rate calculated for the site using a Cistern System. Area P2 will drain uncontrolled towards the ROW. The total release rate from the site during the 100-yr storm event will be 20.78 L/s.

## 8.6 Flow Control and Storage Method

It will be necessary to control runoff to the allowable rate; therefore, runoff will be detained in the Cistern System located in the basement the cistern tank will be pumped to the storm main along Lisgar Street at the allowable release rate of 18.4 L/s. This will ensure that sufficient stormwater detention is provided and that the peak flows entering the existing 675mm dia. storm sewer on Lisgar Street will be equal to or less than the allowable rate. Details on the Cistern System will be provided by the mechanical engineer. The Cistern System will connect to the existing storm sewer on Lisgar Street via a 250mm dia. storm pipe.

The pump used for the cistern system will also be used to pump flow from the foundation drain. Refer to the servicing plan for the location of the proposed storm sewers.

Based on the allowable release rate for the site, the required stormwater storage volume for the 100-year storm event will be 54.2 m<sup>3</sup>. Detailed calculations using the Modified Rational Method of the onsite storage requirements are provided in Appendix D.

## 8.7 Quality Control Requirement

Rideau Valley Conservation Authority (RVCA) has confirmed that there are no quality control requirements for this site. Correspondence with RVCA can be found in Appendix D.

## 9 Erosion and Sediment Control

During all construction activities, erosion and sedimentation shall be controlled by the following techniques:

- extent of exposed soils shall be limited at any given time,
- exposed areas shall be re-vegetated as soon as possible,
- filter cloth shall be installed between frame and cover of the existing catch basins and catch basin manholes as identified on the site grading and erosion control plan,
- light duty silt fencing will be used to control runoff around the construction area. Silt fencing locations are identified on the erosion and sediment control plan.
- visual inspection shall be completed daily on sediment control barriers and any damage repaired immediately. Care will be taken to prevent damage during construction operations,
- In some cases, barriers may be removed temporarily to accommodate the construction operations. The affected barriers will be reinstated at night when construction is completed,
- Sediment control devices will be cleaned of accumulated silt as required. The deposits will be disposed of as per the requirements of the contract,
- during the course of construction, if the engineer believes that additional prevention methods are required to control erosion and sedimentation, the contractor will install additional silt fences or other methods as required to the satisfaction of the engineer, and
- Construction and maintenance requirements for erosion and sediment controls are to comply with Ontario Provincial Standard Specification (OPSS) OPSS 805, and City of Ottawa specifications.

## 10 Conclusions

This report addresses servicing and stormwater runoff from the proposed development located at 178 Nepean Street, 219/223 Bank Street, City of Ottawa, Ontario. The proposed development will consist of a nine-story mix-use building that includes 230 bachelor units, ten 1-bedroom units, twelve 2-bedroom units, eleven 3-bedroom units, 5 commercial spaces on the ground floor and 5 commercial spaces at the basement level. The following summarizes the servicing requirements for the site:

- The runoff rate from the proposed site was calculated based on a runoff coefficient of 0.90 and a time of concentration of 10 minutes for a 2-year storm event, connecting to the 675mm storm sewer pipe on Lisgar Street. The allowable release rate was calculated to be 20.80L/sec. Runoff in excess of this will be detained on site for up to the 100-year storm.
- A pumped Cistern System will be used to control the release rate from the site to the allowable 20.78/s. The estimated storage required to control peak flows to the allowable release rate was 54.2 m<sup>3</sup> based on the Modified Rational Method.
- The proposed development has a peak sanitary flow of 5.28 L/sec based on City of Ottawa Guidelines. 250mm sewer lateral pipe will be installed with a slope of 1.0% having a full flow capacity of 59.5L/s. This lateral will extend into the property and connect to the building within the water meter room.
- Two new 100mm dia. water service connections will be extended from the existing 305mm dia. watermain on Bank Street and Lisgar Street to the proposed building. The required peak hour domestic water demand for the site was found to be 6.34L/s.

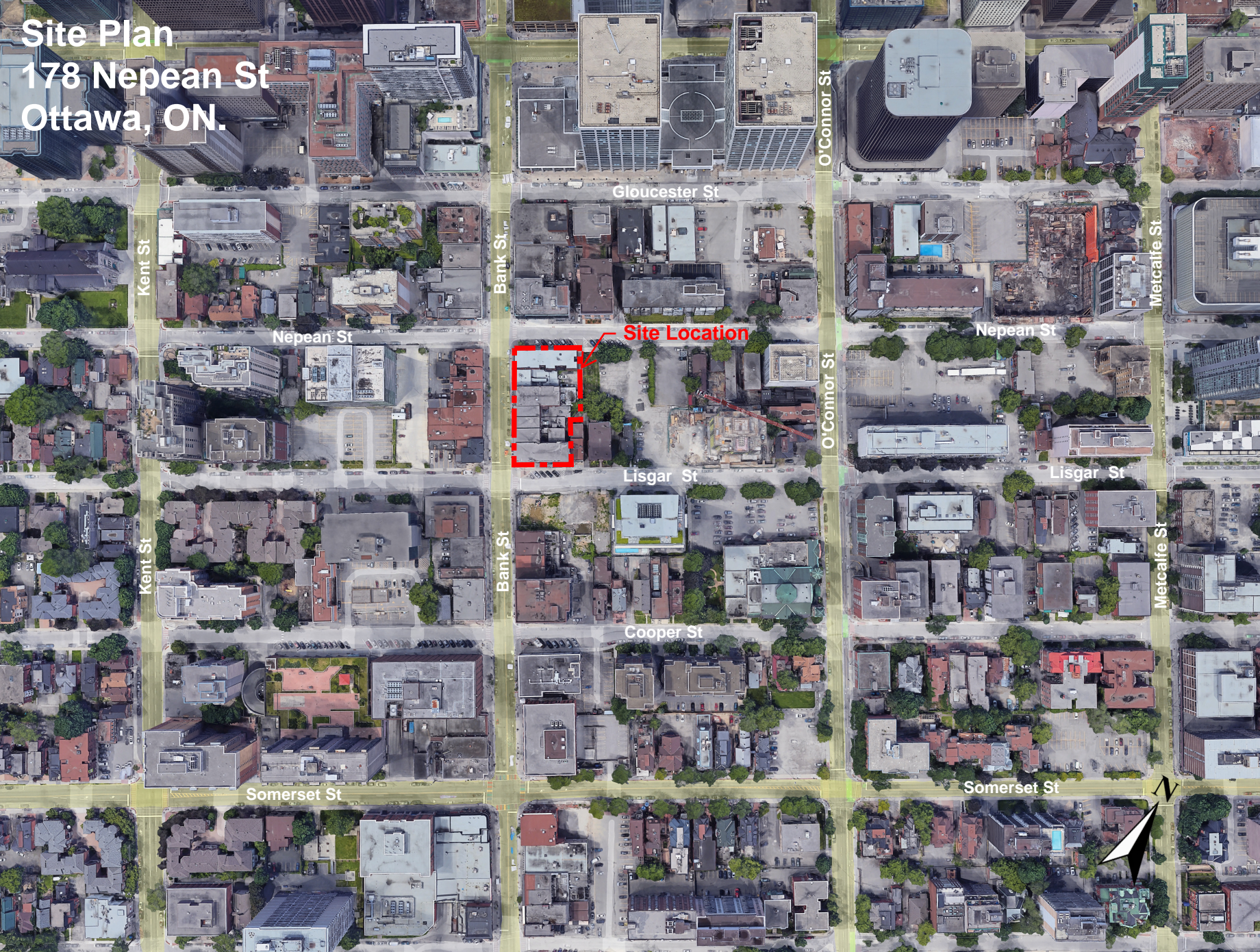
- The Maximum Required Fire Flow (RFF) based on the Fire Underwriter Survey (FUS) was calculated at 217 L/sec. The site fire demands will be provided using the existing fire hydrants surrounding the property. 150mm dia fire service line will be used to connect to the watermain on Lisgar Street.
- During all construction activities, erosion and sedimentation will be controlled on-site.

## **Appendix A – Figures**

**Figure 1: Site Location Plan**



# Site Plan 178 Nepean St Ottawa, ON.



Kent St

Nepean St

Kent St

Somerset St

Bank St

Bank St

Gloucester St

Lisgar St

Cooper St

O'Connor St

O'Connor St

Metcalfe St

Metcalfe St

Nepean St

Lisgar St

Somerset St

Site Location





## **Appendix B – Water Servicing**

**Table B1: Water Demand Chart**

**Table B2: Fire Flow Requirements Based on Fire Underwriters Survey (FUS) 2020**

**Separation Distance Measurements**

**Correspondence with Mechanical Engineer Regarding Sprinklers**

**Correspondence with Architect Regarding Combustibility**

**Correspondence with the City Regarding Boundary Conditions**

**Existing Hydrants Measurements**

**Water Meter Room Access**

**TABLE B1**  
**Water Demand Chart**

Junction Number (Building)	No. of Units										Total Pop	Residential Demands					Commercial					Total Demands in (L/sec)			
	Singles/Semis/Towns				Apartments							Avg Day Demand (L/day)	Max Day Peaking Factor	Max Hour Peaking Factor	Max Day Demand (L/day)	Peak Hourly Demand (L/day)	Area (m <sup>2</sup> )	Avg Demand (L/day)	Peaking Factors (x Avg Day)		Max Day Demand (L/day)	Peak Hour Demand (L/day)	Avg Day (L/s)	Max Day (L/s)	Peak Hour (L/s)
	Single Family	Semi	Duple x	Townh ome	Bach elor	1- Bed Apt	2-Bed Apt	3-Bed Apt	4- Bed Apt	Avg Apt.									Max Day	Peak Hour					
Building					230	10	12	11			396.0	110,880	3.22	4.82	356,590	534,885	1739	4,869	1.5	2.7	7303.8	13146.8	1.34	4.21	6.34
Totals =					230	10	12	11			396.0	110,880			356,590	534,885					7,304	13,147	1.34	4.21	6.34

Unit Densities	Persons/Unit	Residential	
Singles	3.4	Residential Consumption (L/pers/day) =	280
Semi-Detached	2.7	Max Day Peaking Factor (* avg day) =	2.5
Duplex	2.3	Peak Hour Factor (* avg day) =	5.5
Townhome	2.7		
Bachelor Apt Unit	1.4		
1-Bed Apt Unit	1.4		
2-Bed Apt Unit	2.1		
3-Bed Apt Unit	3.1		
4-Bed Apt Unit	4.1		
Avg. Apt Unit	1.8		
		<b>Industrial/Commercial/Institutional Water Consumption</b>	
		Light Industrial (L/gross ha/day) =	35,000
		Heavy Industrial (L/gross ha/day) =	55,000
		Commer/Instit (L/m <sup>2</sup> floor/day) =	3
		Max Day Peaking Factor (* avg day) =	1.5
		Peak Hour Factor (* avg day) =	2.7

Based on MECP Table 3-3. Less than 500 persons

280	
3.22	
4.82	

Project:	
OTT-22028796-A0 - 178 Nepean, 219/223 Bank Street	
Designed:	Location:
Y. Ammouri, M.Eng, P.Eng	178 Nepean, 219/223 Bank Street, Ottawa, Ontario
Checked:	
Chris Collins	
File Reference:	Page No:
22028796 - Water - Demand Chart.xlsx	1 of 1



**TABLE B2: FIRE FLOW REQUIREMENTS BASED ON FIRE UNDERWRITERS SURVEY(FUS) 2020**

PROJECT: 178 Nepean Street, 219/223 Bank Street

Building No: **Mix Use**



An estimate of the Fire Flow required for a given fire area may be estimated by:

$$F = 220 * C * \text{SQRT}(A)$$

where:

F = required fire flow in litres per minute

A = total floor area in m<sup>2</sup> (including all storeys, but excluding basements at least 50% below grade)

C = coefficient related to the type of construction

Task	Options	Multiplier	Input			Value Used	Fire Flow Total (L/min)
Choose Building Frame (C)	Wood Frame	1.5	Fire Resistive Construction			0.6	
	Ordinary Construction	1					
	Non-combustible Construction	0.8					
	Fire Resistive Construction	0.6					
Input Building Floor Areas (A)	Roof Amenity		Area	% Used	Area Used	12135.0 m <sup>2</sup>	
			105	100%	105		
	Floor 9		1040	100%	1040		
	Floor 8		1040	100%	1040		
	Floor 7		1138	100%	1138		
	Floor 6		1246	100%	1246		
	Floor 5		1246	100%	1246		
	Floor 4		1246.00	100%	1246		
	Floor 3		1630	100%	1630		
	Floor 2		1582	100%	1582		
	Floor 1		1862	100%	1862		
	Basement (At least 50% below grade, not included)		1910	0%	0		
Fire Flow (F)	F = 220 * C * SQRT(A)						14,541
Fire Flow (F)	Rounded to nearest 1,000						<b>15,000</b>

**Reductions/Increases Due to Factors Effecting Burning**

Task	Options	Multiplier	Input						Value Used	Fire Flow Change (L/min)	Fire Flow Total (L/min)		
Choose Combustibility of Building Contents	Non-combustible	-25%	Combustible						0%	0	15,000		
	Limited Combustible	-15%											
	Combustible	0%											
	Free Burning	15%											
	Rapid Burning	25%											
Choose Reduction Due to Sprinkler System	Adequate Sprinkler Conforms to NFPA13	-30%	Adequate Sprinkler Conforms to NFPA13						-30%	-4,500	10,500		
	No Sprinkler	0%	Standard Water Supply for Fire Department Hose Line and for Sprinkler System						-10%	-1,500	9,000		
	Standard Water Supply for Fire Department Hose Line and for Sprinkler System	-10%											
	Not Standard Water Supply or Unavailable	0%											
	Fully Supervised Sprinkler System	-10%											
Not Fully Supervised or N/A	0%	Fully Supervised Sprinkler System						-10%	-1,500	7,500			
Choose Structure Exposure Distance	Exposures	Separation Dist (m)	Cond	Separation Condition	Exposed Wall type	Length (m)	No of Storeys	Length-Height Factor	Sub-Condition	Type IV-III (U)	Charge (%)	Total Charge (%)	Total Exposure Charge (L/min)
	North*	18	3	10.1 to 20	Type IV-III (U)	26.1	9	234.9	3F	10%	10%	35%	5,250
	East	3.3	2	3.1 to 10	Type IV-III (U)	20	6	120	2F	15%	15%		
	South	38	5	30.1 to 45	Type IV-III (U)	22.4	9	201.6	6	0%	0%		
	West	18	3	10.1 to 20	Type IV-III (U)	52.5	9	472.5	3F	10%	10%		
Total Required Fire Flow, Rounded to the Nearest 1,000 L/min =											<b>13,000</b>		
Total Required Fire Flow (RFF), L/sec =											<b>217</b>		
Obtain Required Fire Flow	Can the Total Fire Flow be Capped at 10,000 L/min (167 L/sec) based on "TECHNCAL BULLETIN ISTB-2018-02", (yes/no) =											<b>No</b>	
	Total Required Fire Flow (RFF). If RFF < 167 use RFF (L/sec) =											<b>217</b>	

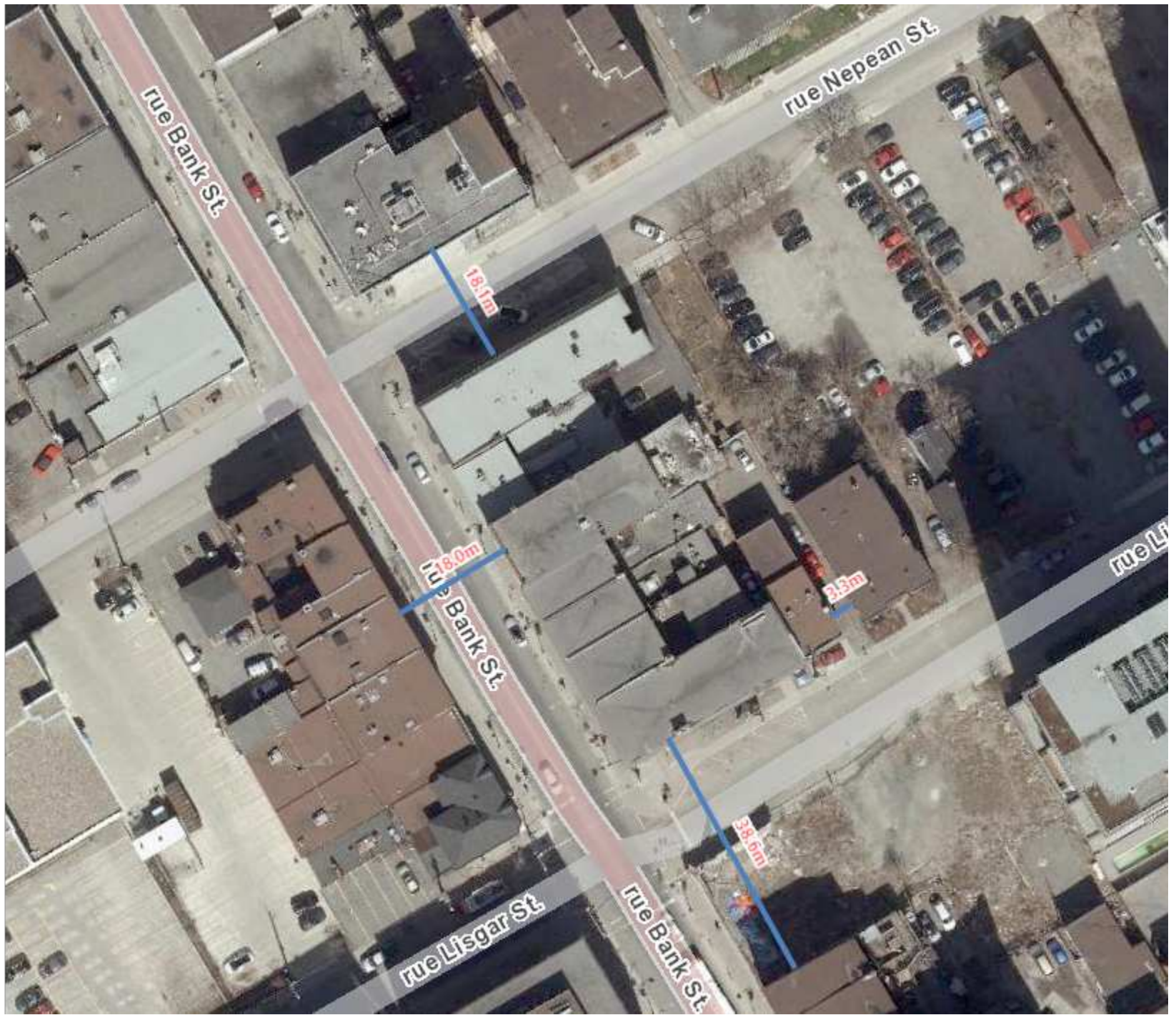
**Exposure Charges for Exposing Walls of Wood Frame Constructon (from Table G5)**

- Type V Wood Frame
- Type IV-III (U) Mass Timber or Ordinary with Unprotected Openings
- Type IV-III (P) Mass Timber or Ordinary with Protected Openings
- Type II-I (U) Noncombustible or Fire Resistive with Unprotected Openings
- Type II-I (P) Noncombustible or Fire Resistive with Protected Openings

**Conditons for Separation**

Separation Dist	Condition
0m to 3m	1
3.1m to 10m	2
10.1m to 20m	3
20.1m to 30m	4
> 30.1m	5

Note: \*exposed building is fully sprinklered. No surcharge applied.



## Yasser Ammouri

---

**To:** Dijana Jasarevic; Juan Gomez  
**Cc:** Robert Woodman; Corey Kou; Ahmad Saltaji  
**Subject:** RE: Bank and Nepean Street - Sprinkler system

---

**From:** Dijana Jasarevic <djasarevic@jainconsultants.com>  
**Sent:** Thursday, August 17, 2023 12:32 PM  
**To:** Yasser Ammouri <Yasser.Ammouri@exp.com>; Juan Gomez <gomez@woodmanarchitect.com>  
**Cc:** Robert Woodman <bob@woodmanarchitect.com>; Corey Kou <corey@smartlivingproperties.ca>; Ahmad Saltaji <ahmadsa@smartlivingproperties.ca>  
**Subject:** RE: Bank and Nepean Street - Sprinkler system



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Hello Yasser,

This is to confirm that fully automated sprinkler system and components shall be provided for the building, in accordance with NFPA and OBC requirements.

Regards

**Dijana Jasarevic,**  
Senior Plumbing Designer

**Jain Sustainability Consultants Inc.**  
7405 East Danbro Crescent, Mississauga,  
Ontario, L5N 6P8 CANADA

+1 905 285-9900 ext. 261

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[djasarevic@jainconsultants.com](mailto:djasarevic@jainconsultants.com)

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



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WOODMAN ARCHITECT & ASSOCIATES LTD.  
4 Beechwood Ave, Suite 201, Ottawa, Ontario, K1L 8L9  
Tel. (613) 228-9850 Fax. (613) 228-9848  
E-mail. [mailbox@woodmanarchitect.com](mailto:mailbox@woodmanarchitect.com)

**December 6, 2023**

Smart Living Properties  
226 Argyle Ave. Ottawa, ON

**RE:** 211-231 Bank Street

**Attention:** Yasser Ammouri,  
M. Eng.,P.Eng.

---

To Whom It May Concern:

The Construction Classification for the above referenced Project is:

Of non-combustible construction

The building shall be sprinklered

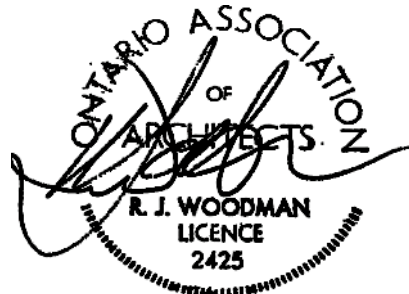
The floor assemblies shall be fire separations with a fire resistance rating not less than 2 hours The load bearing walls, columns and arches shall have a fire resistance rating that is not less than that required for the supported assembly

Therefore, the required rated assemblies shall have a Fire Resistance not less than 2 hours.

Trusting that these responses to your inquiries are satisfactory.

Yours truly,

Woodman Architect & Associates Ltd.  
Robert J. Woodman, OAA, OAQ, NSAA, MRAIC



## Yasser Ammouri

---

**From:** Fawzi, Mohammed <mohammed.fawzi@ottawa.ca>  
**Sent:** Thursday, May 18, 2023 2:22 PM  
**To:** Zhidong Pan  
**Cc:** Alam Ansari  
**Subject:** RE: 178 Nepean Steet, 219/223 Bank Street PC2022-0224  
**Attachments:** 178 Nepean Street May 2023.pdf

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Hi Zhidong,

The following are boundary conditions, HGL, for hydraulic analysis at 178 Nepean Street, (zone 1W) assumed to be a dual connection to the 305 mm watermain on Bank Street (see attached PDF for location).

Min HGL: 106.8 m

Max HGL: 115.5 m

Max Day + FF (250 L/s): 108.5 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.*

Best Regards,

**Mohammed Fawzi, P.Eng.**

Project Manager

Planning, Infrastructure and Economic Development Department - Services de la planification, de l'infrastructure et du développement économique

Development Review - Central Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON | 110, avenue. Laurier Ouest. Ottawa (Ontario) K1P 1J1

613.580.2424 ext./poste 20120, [Mohammed.Fawzi@ottawa.ca](mailto:Mohammed.Fawzi@ottawa.ca)

**\*\*Please note that due to the current situation, I am working remotely. Email is currently the best way to contact me\*\***

---

**From:** Fawzi, Mohammed  
**Sent:** May 01, 2023 8:34 AM  
**To:** Zhidong Pan <Zhidong.Pan@exp.com>  
**Cc:** Alam Ansari <alam.ansari@exp.com>  
**Subject:** RE: 178 Nepean Steet, 219/223 Bank Street PC2022-0224

Hi Zhidong,

This email is to confirm that I've received your request. Results will be forwarded as soon as possible.

Best Regards,

**Mohammed Fawzi, P.Eng.**

Project Manager

Planning, Infrastructure and Economic Development Department - Services de la planification, de l'infrastructure et du développement économique

Development Review - Central Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON | 110, avenue. Laurier Ouest. Ottawa (Ontario) K1P 1J1

613.580.2424 ext./poste 20120, [Mohammed.Fawzi@ottawa.ca](mailto:Mohammed.Fawzi@ottawa.ca)

**\*\*Please note that due to the current situation, I am working remotely. Email is currently the best way to contact me\*\***

---

**From:** Zhidong Pan <[Zhidong.Pan@exp.com](mailto:Zhidong.Pan@exp.com)>  
**Sent:** April 28, 2023 2:00 PM  
**To:** Fawzi, Mohammed <[mohammed.fawzi@ottawa.ca](mailto:mohammed.fawzi@ottawa.ca)>  
**Cc:** Alam Ansari <[alam.ansari@exp.com](mailto:alam.ansari@exp.com)>  
**Subject:** RE: 178 Nepean Steet, 219/223 Bank Street PC2022-0224

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Good afternoon Mohammed,

EXP is currently working on the engineering servicing design for a land development project at 178 Nepean Street, 219 / 223 Bank Street, Ottawa.

We are reaching out for the existing water distribution system boundary conditions (pressure vs flow).

The proposed development will be serviced by the existing 300 PVC watermain on Bank Street. The estimated domestic water demands and the required fire protection flow are listed in Table below:

Scenarios	Estimated Demand / Flow
Average Day Demand (L/s)	1.34
Maximum Day Demand (L/s)	4.21
Peak Hour Demand (L/s)	6.34
Required Fire Flow under Maximum Day Demand Condition (L/s)	250

As per the City of Ottawa Water and Wastewater Network – Interactive Map, there are two existing fire hydrants near the development site.

- FH-ID: 366030H179 – On Nepean Street and west of Bank Street
- FH-ID: 366030H182 – on Lisgar Street and west of Bank Street

Could you please provide the system boundary condition at above two existing fire hydrants, so we can verify the system pressure under the domestic demand scenarios and the fire flow event?

We attach three documents (site location / domestic demand calculation / fire flow calculation) for your reference.

Please let us know if you need more information or require further clarification from us.

Thanks,



**Zhidong Pan, P.Eng., M.Eng.**

EXP | Senior Water Resources Engineer

t : +1.343.804.4909 | e : [zhidong.pan@exp.com](mailto:zhidong.pan@exp.com)

2650 Queensview Drive

Suite 100

Ottawa, ON K2B 8H6

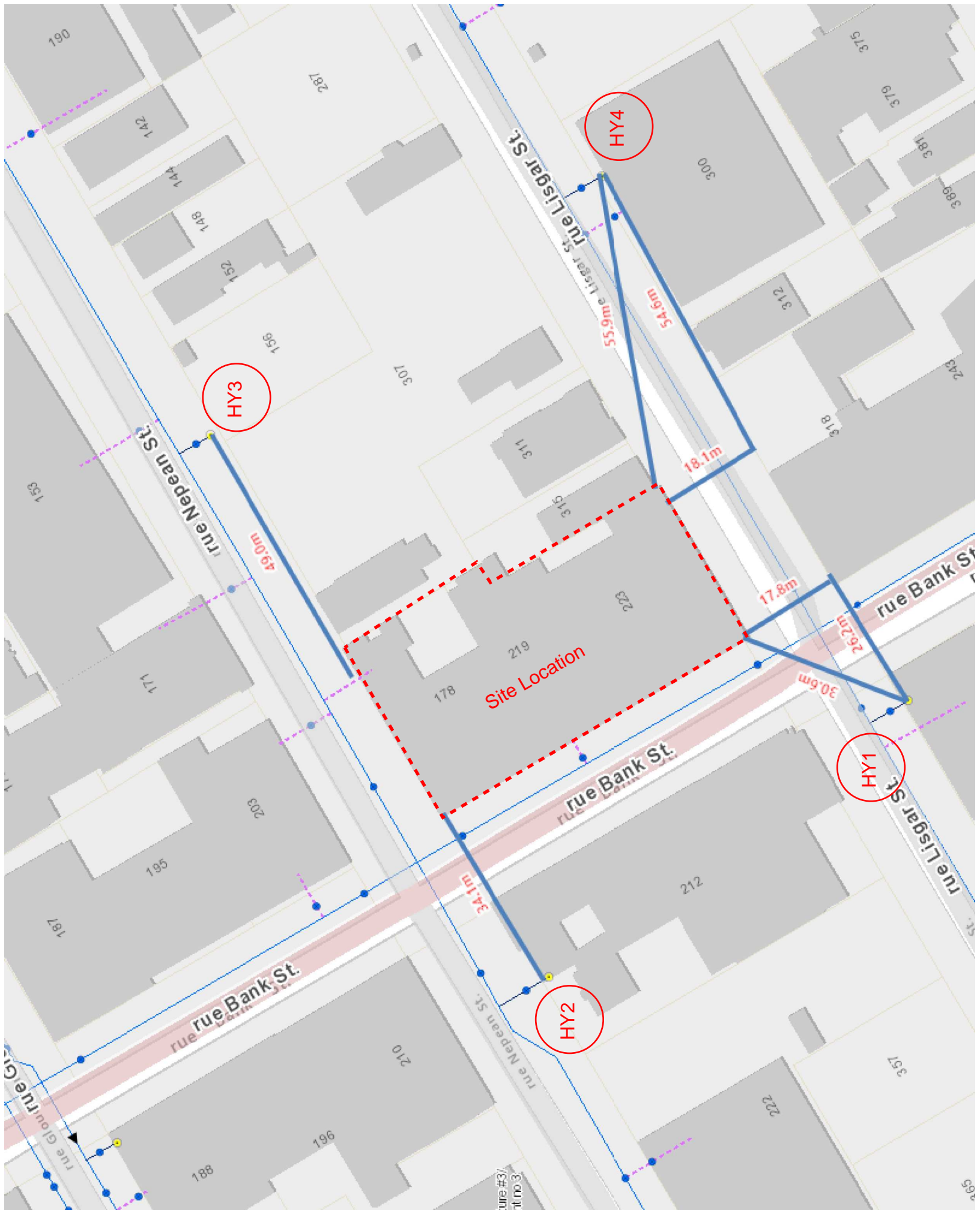
CANADA

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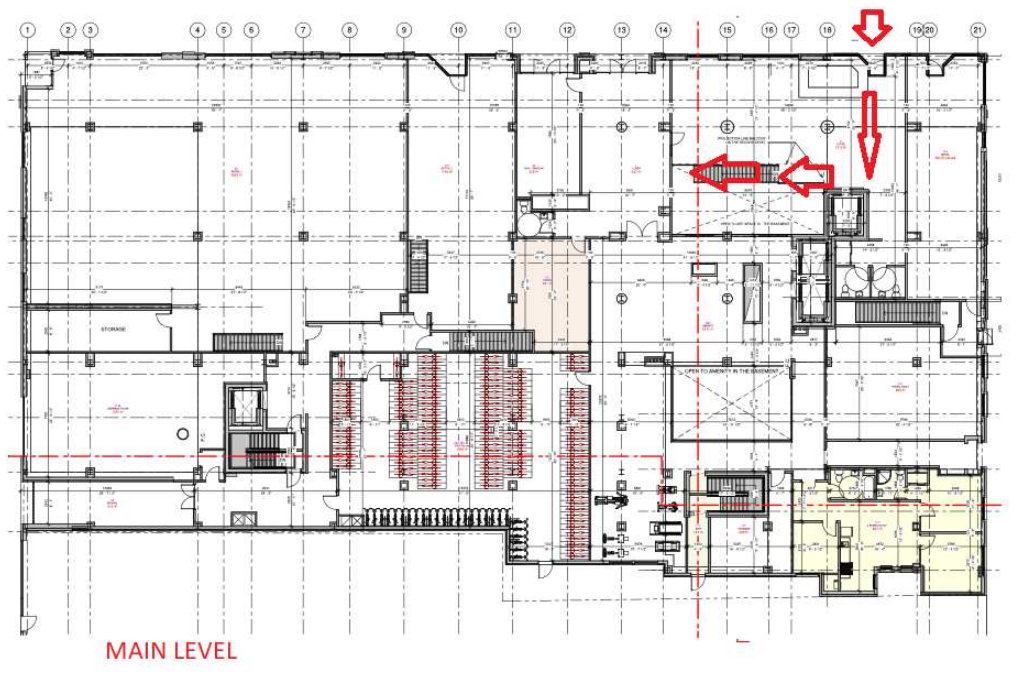
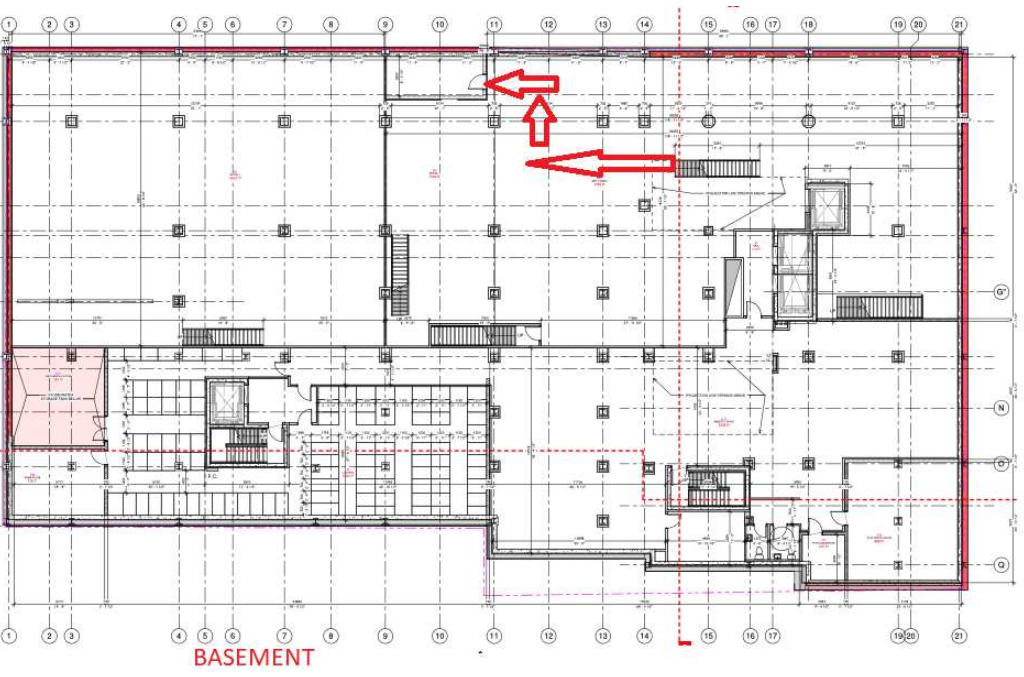
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## **Appendix C – Sanitary Sewer Design Sheets**

**Table C1: Sanitary Sewer Calculation Sheet**



## **Appendix D – SWM Design Sheets**

**Table D1: Calculation of Average Runoff Coefficients for Pre-Development Conditions**

**Table D2: Calculation of Peak Runoff Under Pre-Development Conditions**

**Table D3: Estimation of Allowable Peak Flows**

**Table D4: Average Runoff Coefficients For Post-Development Conditions**

**Table D5: Summary of Post-Development Peak Flows (Uncontrolled and Controlled)**

**Table D6: Storage Volumes for 2-year, 5-year, and 100-year Storms (MRM)**

**Correspondence with RVCA**

**TABLE D1**  
**CALCULATION OF AVERAGE RUNOFF COEFFICIENTS FOR PRE-DEVELOPMENT CONDITIONS**

Area No.	Outlet Location	Hardscape Areas		Gravel Areas		Grassed Areas		Sum AC	Total Area (m <sup>2</sup> )	C <sub>AVG</sub>
		C=0.90		C=0.70		C=0.20				
		Area (m <sup>2</sup> )	A * C	Area (m <sup>2</sup> )	A * C	Area (m <sup>2</sup> )	A * C			
E1	ROW	1882.000	1693.800	35.000	24.500	31.000	6.200	1724.5	1948.00	0.89

**TABLE D2**  
**CALCULATION OF PEAK RUNOFF UNDER PRE-DEVELOPMENT CONDITIONS**

Area No	Outlet Location	Area (ha)	Time of Conc, Tc (min)	Storm = 2 yr			Storm = 5 yr			Storm = 100 yr		
				I <sub>2</sub> (mm/hr)	Cavg	Q <sub>2</sub> (L/sec)	I <sub>5</sub> (mm/hr)	Cavg	Q <sub>5</sub> (L/sec)	I <sub>100</sub> (mm/hr)	Cavg	Q <sub>100</sub> (L/sec)
Site	ROW	0.19480	10	76.81	0.89	36.8	104.29	0.89	50.0	178.56	1.00	96.7

**Notes**

- 1) Intensity,  $I = 732.951 / (Tc + 6.199)^{0.810}$  (2-year, City of Ottawa)
- 2) Intensity,  $I = 998.071 / (Tc + 6.035)^{0.814}$  (5-year, City of Ottawa)
- 3) Intensity,  $I = 1735.688 / (Tc + 6.014)^{0.820}$  (100-year, City of Ottawa)
- 4) Cavg for 100-year is increased by 25% to a maximum of 1.0
- 5) Allowable Capture Rate is based on 2-year storm at Tc=10 minutes, and discharging to combined sewer on Bronson Avenue

**TABLE D3**  
**ESTIMATION OF ALLOWABLE PEAK FLOWS (Based on Max C=0.50 with Tc=10mins & 2-yr Storm)**

Area No	Outlet Location	Area (ha)	Time of Conc, Tc (min)	Storm = 2 yr		
				I <sub>2</sub> (mm/hr)	Cavg	Q <sub>2ALLOW</sub> (L/sec)
Site	ROW	0.19480	10	76.81	0.50	20.80

**Notes**

- 1) Intensity,  $I = 732.951 / (Tc + 6.199)^{0.810}$  (2-year, City of Ottawa)
- 2) Allowable Capture Rate is based on 2-year storm at Tc=10 minutes, and discharging to combined sewer on Bronson Avenue

Allowable Discharge (based on 2-yr storm)

**TABLE D4**  
**AVERAGE RUNOFF COEFFICIENTS FOR POST-DEVELOPMENT CONDITIONS**

C <sub>HARDSCAPE</sub> = 0.90    C <sub>GRAVEL</sub> = 0.70    C <sub>GRASS</sub> = 0.20										
Area No.	Hardscape Areas (m <sup>2</sup> )	A * C <sub>HARD</sub>	Gravel Areas (m <sup>2</sup> )	A * C <sub>GRAVEL</sub>	Grassed Areas (m <sup>2</sup> )	A * C <sub>GRASS</sub>	Sum AC	Total Area (m <sup>2</sup> )	C <sub>AVG</sub>	Comment
P1	1900	0.9		0.7		0.2	1710.0	1900	0.90	Building Area
P2	48	0.9		0.7		0.2	43.2	48	0.90	uncontrolled area at the back
Total							1948	1948	0.90	

**Notes**

**TABLE D5**  
**SUMMARY OF POST-DEVELOPMENT PEAK FLOWS (Uncontrolled and Controlled)**

Area No	Area (ha)	Time of Conc, Tc (min)	Storm = 2 yr				Storm = 5 yr			Storm = 100 yr				
			C <sub>AVG</sub>	I <sub>2</sub> (mm/hr)	Q (L/sec)	Q <sub>CAP</sub> (L/sec)	C <sub>AVG</sub>	I <sub>5</sub> (mm/hr)	Q (L/sec)	Q <sub>CAP</sub> (L/sec)	C <sub>AVG</sub>	I <sub>100</sub> (mm/hr)	Q (L/sec)	Q <sub>CAP</sub> (L/sec)
P1	0.1900	10	0.90	76.81	36.51	(7.12)	0.90	104.19	49.53	(9.66)	1.00	178.56	94.31	(18.40)
P2	0.0048	10	0.90	76.81	0.92	(0.92)	0.90	104.19	1.25	(1.25)	1.00	178.56	2.38	(2.38)
total (storm)		0.1948			37.43	8.05			50.78	10.91			96.70	20.78

foundation drain

**Notes**

- 1) Intensity,  $I = 732.951 / (Tc + 6.199)^{0.810}$  (2-year, City of Ottawa)
- 2) Intensity,  $I = 998.071 / (Tc + 6.035)^{0.814}$  (5-year, City of Ottawa)
- 3) Intensity,  $I = 1735.688 / (Tc + 6.014)^{0.820}$  (100-year, City of Ottawa)
- 4) Cavg for 100-year is increased by 25% to a maximum of 1.0
- 5) Time of Concentration, Tc = **10 mins**
- 6) For Flows under column Qcap which are shown in brackets (0.0), denotes flows that are uncontrolled

**Table D6 Storage Volumes for 2-year, 5-Year and 100-Year Storms (MRM)**

Area No: <b>P1</b> $C_{AVG} = \frac{0.90}{(2\text{-yr})}$ $C_{AVG} = \frac{0.90}{(5\text{-yr})}$ $C_{AVG} = \frac{1.00}{(100\text{-yr, Max 1.0})}$ Time Interval = <u>10.00</u> (mins) Drainage Area = <u>0.1900</u> (hectares)																	
Actual Release Rate (L/sec) = <u>18.40</u> Percentage of Actual Rate (City of Ottawa requirement) = <u>100%</u> Release Rate Used for Estimation of 100-year Storage (L/sec) = <u>18.4</u>																	
Duration (mins)	Release Rate = <u>7.12</u> (L/sec) Return Period = <u>2</u> (years) IDF Parameters, A = <u>733.0</u> , B = <u>0.810</u> $(I = A/(T_c+C))$ , C = <u>6.199</u>					Release Rate = <u>9.66</u> (L/sec) Return Period = <u>5</u> (years) IDF Parameters, A = <u>998.1</u> , B = <u>0.814</u> $(I = A/(T_c+C))$ , C = <u>6.053</u>					Release Rate = <u>18.4</u> (L/sec) Return Period = <u>100</u> (years) IDF Parameters, A = <u>1735.7</u> , B = <u>0.820</u> $(I = A/(T_c+C))$ , C = <u>6.014</u>						
	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m <sup>3</sup> )	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m <sup>3</sup> )	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m <sup>3</sup> )		
0	167.2	79.5	7.1	72.4	0.0	230.5	109.6	9.7	99.9	0.0	398.6	210.6	18.4	192.2	0.0		
10	76.8	36.5	7.1	29.4	17.6	104.2	49.5	9.7	39.9	23.9	178.6	94.3	18.4	75.9	45.5		
20	52.0	24.7	7.1	17.6	21.1	70.3	33.4	9.7	23.7	28.5	120.0	63.4	18.4	45.0	53.9		
30	40.0	19.0	7.1	11.9	21.4	53.9	25.6	9.7	16.0	28.8	91.9	48.5	18.4	30.1	54.2		
40	32.9	15.6	7.1	8.5	20.4	44.2	21.0	9.7	11.3	27.2	75.1	39.7	18.4	21.3	51.1		
50	28.0	13.3	7.1	6.2	18.6	37.7	17.9	9.7	8.2	24.7	64.0	33.8	18.4	15.4	46.1		
60	24.6	11.7	7.1	4.6	16.4	32.9	15.7	9.7	6.0	21.6	55.9	29.5	18.4	11.1	40.0		
70	21.9	10.4	7.1	3.3	13.8	29.4	14.0	9.7	4.3	18.1	49.8	26.3	18.4	7.9	33.2		
80	19.8	9.4	7.1	2.3	11.1	26.6	12.6	9.7	3.0	14.2	45.0	23.8	18.4	5.4	25.7		
90	18.1	8.6	7.1	1.5	8.1	24.3	11.5	9.7	1.9	10.2	41.1	21.7	18.4	3.3	17.9		
100	16.7	8.0	7.1	0.8	5.0	22.4	10.7	9.7	1.0	5.9	37.9	20.0	18.4	1.6	9.7		
110	15.6	7.4	7.1	0.3	1.8	20.8	9.9	9.7	0.2	1.6	35.2	18.6	18.4	0.2	1.3		
120	14.6	6.9	7.1	-0.2	-1.4	19.5	9.3	9.7	-0.4	-2.9	32.9	17.4	18.4	-1.0	-7.4		
130	13.7	6.5	7.1	-0.6	-4.8	18.3	8.7	9.7	-1.0	-7.5	30.9	16.3	18.4	-2.1	-16.2		
140	12.9	6.1	7.1	-1.0	-8.2	17.3	8.2	9.7	-1.5	-12.2	29.2	15.4	18.4	-3.0	-25.2		
150	12.3	5.8	7.1	-1.3	-11.7	16.4	7.8	9.7	-1.9	-17.0	27.6	14.6	18.4	-3.8	-34.3		
160	11.7	5.5	7.1	-1.6	-15.2	15.6	7.4	9.7	-2.3	-21.8	26.2	13.9	18.4	-4.5	-43.6		
170	11.1	5.3	7.1	-1.8	-18.8	14.8	7.1	9.7	-2.6	-26.6	25.0	13.2	18.4	-5.2	-52.9		
180	10.6	5.1	7.1	-2.1	-22.4	14.2	6.7	9.7	-2.9	-31.6	23.9	12.6	18.4	-5.8	-62.4		
190	10.2	4.8	7.1	-2.3	-26.0	13.6	6.5	9.7	-3.2	-36.5	22.9	12.1	18.4	-6.3	-71.9		
200	9.8	4.7	7.1	-2.5	-29.7	13.0	6.2	9.7	-3.5	-41.5	22.0	11.6	18.4	-6.8	-81.5		
210	9.4	4.5	7.1	-2.6	-33.4	12.6	6.0	9.7	-3.7	-46.6	21.1	11.2	18.4	-7.2	-91.1		
220	9.1	4.3	7.1	-2.8	-37.1	12.1	5.8	9.7	-3.9	-51.6	20.4	10.8	18.4	-7.6	-100.8		
230	8.8	4.2	7.1	-3.0	-40.8	11.7	5.6	9.7	-4.1	-56.7	19.7	10.4	18.4	-8.0	-110.6		
240	8.5	4.0	7.1	-3.1	-44.6	11.3	5.4	9.7	-4.3	-61.8	19.0	10.0	18.4	-8.4	-120.4		
250	8.2	3.9	7.1	-3.2	-48.3	10.9	5.2	9.7	-4.5	-67.0	18.4	9.7	18.4	-8.7	-130.3		
260	8.0	3.8	7.1	-3.3	-52.1	10.6	5.0	9.7	-4.6	-72.1	17.8	9.4	18.4	-9.0	-140.2		
270	7.7	3.7	7.1	-3.5	-55.9	10.3	4.9	9.7	-4.8	-77.3	17.3	9.1	18.4	-9.3	-150.1		
280	7.5	3.6	7.1	-3.6	-59.8	10.0	4.7	9.7	-4.9	-82.5	16.8	8.9	18.4	-9.5	-160.1		
290	7.3	3.5	7.1	-3.7	-63.6	9.7	4.6	9.7	-5.0	-87.8	16.3	8.6	18.4	-9.8	-170.1		
300	7.1	3.4	7.1	-3.7	-67.4	9.5	4.5	9.7	-5.2	-93.0	15.9	8.4	18.4	-10.0	-180.1		
310	6.9	3.3	7.1	-3.8	-71.3	9.2	4.4	9.7	-5.3	-98.3	15.5	8.2	18.4	-10.2	-190.2		
320	6.7	3.2	7.1	-3.9	-75.2	9.0	4.3	9.7	-5.4	-103.6	15.1	8.0	18.4	-10.4	-200.3		
330	6.6	3.1	7.1	-4.0	-79.1	8.8	4.2	9.7	-5.5	-108.8	14.7	7.8	18.4	-10.6	-210.4		
Max =					<b>21.4</b>	Max =					<b>28.8</b>	Max =					<b>54.2</b>
<b>Notes</b> 1) Peak flow is equal to the product of 2.78 x C x I x A 2) Rainfall Intensity, I = A/(T <sub>c</sub> +C) <sup>B</sup> 3) Release Rate = Min (Release Rate, Peak Flow) 4) Storage Rate = Peak Flow - Release Rate 5) Storage = Duration x Storage Rate 6) Maximum Storage = Max Storage Over Duration 7) Parameters a,b,c are for City of Ottawa																	
<b>City of Ottawa IDF Data (from SDG002)</b> <b>IDF curve equations (Intensity in mm/hr)</b> 100 year Intensity = 1735.688 / (Time in min + 6.014) <sup>0.820</sup> 50 year Intensity = 1569.580 / (Time in min + 6.014) <sup>0.820</sup> 25 year Intensity = 1402.884 / (Time in min + 6.018) <sup>0.819</sup> 10 year Intensity = 1174.184 / (Time in min + 6.014) <sup>0.816</sup> 5 year Intensity = 998.071 / (Time in min + 6.053) <sup>0.814</sup> 2 year Intensity = 732.951 / (Time in min + 6.199) <sup>0.810</sup>																	

## Momen Siam

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**Subject:** FW: 178 Nepean Street, 219/223 Bank Street Quality Control Requirements

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**From:** Eric Lalande <[eric.lalande@rvca.ca](mailto:eric.lalande@rvca.ca)>  
**Sent:** Monday, December 5, 2022 3:16 PM  
**To:** Yasser Ammouri <[Yasser.Ammouri@exp.com](mailto:Yasser.Ammouri@exp.com)>  
**Subject:** RE: 178 Nepean Street, 219/223 Bank Street Quality Control Requirements



**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Yasser,

Thanks for the clarification, based on the site plan, the RVCA will have no quality control requirements.

Thank you,

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

---

**From:** Yasser Ammouri <[Yasser.Ammouri@exp.com](mailto:Yasser.Ammouri@exp.com)>  
**Sent:** Monday, December 5, 2022 3:08 PM  
**To:** Eric Lalande <[eric.lalande@rvca.ca](mailto:eric.lalande@rvca.ca)>  
**Subject:** RE: 178 Nepean Street, 219/223 Bank Street Quality Control Requirements

Hello Eric,

No problem.

Attached is the site plan we have for the site.

Essentially, the site will be almost 100% covered by a new building. There will be no driveways or parking areas.

Stormwater quantity control will be provided on the roof.

The City has asked the RVCA to provide the quality control requirement in the pre-consultation meeting.

Please let me know if you would like to set up a call to discuss the project, and I'll be more than happy to set it up.

Thank you.

**Yasser Ammouri, M.Eng., P.Eng.**

EXP | Design Engineer

t : +1.343.804.4900 | e : [yasser.ammouri@exp.com](mailto:yasser.ammouri@exp.com)

[exp.com](http://exp.com) | [legal disclaimer](#)

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**From:** Eric Lalande <[eric.lalande@rvca.ca](mailto:eric.lalande@rvca.ca)>  
**Sent:** Monday, December 5, 2022 2:57 PM

To: Yasser Ammouri <[Yasser.Ammouri@exp.com](mailto:Yasser.Ammouri@exp.com)>

Subject: RE: 178 Nepean Street, 219/223 Bank Street Quality Control Requirements



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Hi Yasser,

Thanks for the catch. I just took a double check and you are correct, I had misread the routing of the outlet. That being said do you have a site plan of the project?

**Eric Lalande, MCIP, RPP**

Planner, RVCA

613-692-3571 x1137

---

**From:** Yasser Ammouri <[Yasser.Ammouri@exp.com](mailto:Yasser.Ammouri@exp.com)>

**Sent:** Monday, December 5, 2022 2:54 PM

**To:** Eric Lalande <[eric.lalande@rvca.ca](mailto:eric.lalande@rvca.ca)>

**Cc:** Chris Collins <[Chris.Collins@exp.com](mailto:Chris.Collins@exp.com)>; Momen Siam <[Momen.Siam@exp.com](mailto:Momen.Siam@exp.com)>

**Subject:** RE: 178 Nepean Street, 219/223 Bank Street Quality Control Requirements

Hello Eric,

Thank you for your email.

I wanted to double check with you since the city records do not show any combined sewers in the area. Attached is an image of the available infrastructure surrounding the site.

If RVCA has no requirements, we will pass this on to the City.

Thanks.

**Yasser Ammouri, M.Eng., P.Eng.**

EXP | Design Engineer

t : +1.343.804.4900 | e : [yasser.ammouri@exp.com](mailto:yasser.ammouri@exp.com)

[exp.com](#) | [legal disclaimer](#)

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**From:** Eric Lalande <[eric.lalande@rvca.ca](mailto:eric.lalande@rvca.ca)>

**Sent:** Thursday, December 1, 2022 4:08 PM

**To:** Yasser Ammouri <[Yasser.Ammouri@exp.com](mailto:Yasser.Ammouri@exp.com)>

**Cc:** Chris Collins <[Chris.Collins@exp.com](mailto:Chris.Collins@exp.com)>; Momen Siam <[Momen.Siam@exp.com](mailto:Momen.Siam@exp.com)>

**Subject:** RE: 178 Nepean Street, 219/223 Bank Street Quality Control Requirements



**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Yasser,



The Property is in an area of combined sewers, the RVCA has no quality control requirements for the site, and will rely on the municipal system for providing for Quality protections.

Thank you,

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

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**From:** Yasser Ammouri <[Yasser.Ammouri@exp.com](mailto:Yasser.Ammouri@exp.com)>  
**Sent:** Thursday, December 1, 2022 3:10 PM  
**To:** Eric Lalande <[eric.lalande@rvca.ca](mailto:eric.lalande@rvca.ca)>  
**Cc:** Chris Collins <[Chris.Collins@exp.com](mailto:Chris.Collins@exp.com)>; Momen Siam <[Momen.Siam@exp.com](mailto:Momen.Siam@exp.com)>  
**Subject:** 178 Nepean Street, 219/223 Bank Street Quality Control Requirements

Hello Eric,

We have been retained to complete the civil design as part of a site plan control application to redevelop the property on 178 Nepean Street, 219/223 Bank Street in Ottawa, Ontario.

As part of the requirements by the city of Ottawa, we would like you to confirm the site's stormwater management quality control requirements.

Please let us know the level of treatment that would be required for this site.

If you need any other information, please feel free to contact me.

Regards.



**Yasser Ammouri, M.Eng., P.Eng.**

EXP | Design Engineer

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