

# SERVICING & STORMWATER MANAGEMENT REPORT 3475 ST JOSEPH BOULEVARD



Project No.: CCO-23-3287

City File No.: D07-12-XX-XXXX

Prepared for:

CSV Architects  
190 O'Connor Street  
Ottawa, Ontario  
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Prepared by:

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May 9<sup>th</sup>, 2023

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## 1.0 PROJECT DESCRIPTION

### 1.1 Purpose

McIntosh Perry (MP) has been retained by CSV Architects to prepare this Servicing and Stormwater Management Report in support of the Site Plan Control process for the proposed development located at 3745 St Joseph Boulevard 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 and available services will adequately service the proposed development.

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

- COO-23-3287, C101 – Removals, Erosion & Sediment Control, and Lot Grading & Drainage Plan
- COO-23-3287, C102 – Site Servicing Plan
- COO-23-3287, PRE – Pre-Development Drainage Plan (Appendix E)
- COO-23-3287, POST – Post-Development Drainage Plan (Appendix F)

### 1.2 Site Description

Figure 1: Site Map





The subject property, herein referred to as the site, is located at 3745 St Joseph Boulevard within the Orleans East-Cumberland ward. The site covers approximately 0.25 ha and is located along St Joseph Boulevard between Trim Road and Taylor Creek Drive. The site is zoned for Heavy Industrial (IL H(21)). See Site Location Plan in Appendix 'A' for more details.

### **1.3 Proposed Development and Statistics**

The proposed development consists of the addition of a 6-storey 990 m<sup>2</sup> mixed use building, complete with underground parking with street access from St Joseph Boulevard. Development is proposed within 0.25 ha of the site. Refer to Site Plan prepared by CSV Architects and included in Appendix B for further details.

### **1.4 Existing Conditions and Infrastructures**

The site is currently undeveloped.

Sewer and watermain mapping collected from the City of Ottawa indicate that the following services exist across the property frontages within the adjacent municipal rights-of-way(s), and along the rear of the property within a servicing easement:

- ❖ St Joseph Boulevard
  - 406 mm diameter PVC watermain
- ❖ Servicing Easement
  - 300 mm diameter PVC storm service; a
  - 1050 mm diameter concrete storm sewer, a
  - 135 mm diameter PVC sanitary service, and a
  - 250 mm diameter PVC sanitary sewer

### **1.5 Approvals**

The proposed development is subject to the City of Ottawa site plan control approval process. Site plan control requires the City to review, provide 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 since the proposed storm service services one parcel of land and does not propose industrial use.

## 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 proposed site were reviewed in order to identify infrastructure available to service the proposed development.

As-Built servicing of the adjacent property located at 3735 St Joseph Boulevard, prepared by McIntosh Perry, was also reviewed in order to identify infrastructure available to service the proposed development.

A topographic survey (E-2505-22) of the site was completed by AOV and dated May 27<sup>th</sup>, 2022.

The Site Plan (A100) was prepared by CSV Architects (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 PIEDTB-2016-01 City of Ottawa, September 2016. (PIEDTB-2016-01)
  - Technical Bulletin ISTB-2018-01 City of Ottawa, January 2018. (ISTB-2018-01)
  - Technical Bulletin ISTB-2018-04 City of Ottawa, March 2018. (ISTB-2018-04)
  - 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-2018-02 City of Ottawa, March 2018. (ISTB-2018-02)
  - Technical Bulletin ISTB-2021-03 City of Ottawa, August 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)

#### Other:

- ◆ Water Supply for Public Fire Protection, Fire Underwriters Survey, 2020. (FUS Guidelines)

### **3.0 PRE-CONSULTATION SUMMARY**

A pre-consultation meeting was held with City staff on January 12<sup>th</sup>, 2023 regarding the proposed site servicing. Specific design parameters to be incorporated within this design include the following:

- Control 5 through 100-year post-development flows to a maximum release rate of 26.4 L/s/ha, per the “On-Site Detention Design in The Taylor Creek Business Park Township of Cumberland” report.
- Ensure no overland flow for all storms up to and including the 100-year event.
- Quality controls requirements to be provided by RVCA

## 4.0 WATERMAIN

### 4.1 Existing Watermain

The site is located within the 1E pressure zone, as per the Water Distribution System mapping included in Appendix C. There are three municipal fire hydrants on St Joseph Boulevard available to service the proposed development.

### 4.2 Proposed Watermain

It is proposed to service the new building with a 150 mm diameter water service connected to the 406 mm diameter water main within St Joseph Boulevard.

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**

<b>Site Area</b>	0.25 ha
<b>Commercial</b>	28,000 L/gross ha/ d
<b>Hotel</b>	225 L/bed-space/d
<b>Max Day Peaking Factor – Commercial</b>	1.5 x avg. day
<b>Peak Hour Peaking Factor - Commercial</b>	1.8 x max. day

The Fire Underwriters Survey 2020 (FUS) method was utilized to estimate the required fire flow for the proposed building. Fire flow requirements were calculated per City of Ottawa Technical Bulletin ISTB-2018-02. The following parameters were coordinated with the architect:

**FUS:**

- ❖ Type of construction – Mass Timber Type IV-B
- ❖ Occupancy Type – Limited Combustible
- ❖ Sprinkler Protection – Standard Sprinkler System

The results of the FUS calculations yielded a required fire flow of 10,000 L/min (166.67 L/s). The detailed calculations for the FUS can be found in Appendix C.

The city provided the estimated water pressures at both 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 2, below.

**Table 2: Summary of Estimated Water Demand**

<b>Scenario</b>	<b>Proposed Demands (L/S)</b>	<b>Connection 1 HGL (m H<sub>2</sub>O)* /kPa</b>
<b>Average Day Demand</b>	0.25	50.2 / 492.5
<b>Max Day + Fire Flow Demand (FUS)</b>	167.04	41.0 / 402.2
<b>Peak Hourly Demand</b>	0.67	45.5 / 446.4

\* Adjusted for an estimated ground elevation of 63.9m above the connection point.

The normal operating pressure range is anticipated to be 446.4 kPa to 492.5 kPa and will not be less than 275 kPa (40 psi) or exceed 689 kPa (100 psi).

To confirm the adequacy of fire flow to protect the proposed development, existing hydrants within 150 m of the proposed building were analysed per City of Ottawa ISTB 2018-02 Appendix I Table 1. The results are summarized below.

**Table 3: Fire Protection Confirmation**

<b>Building</b>	<b>Fire Flow Demand (L/min.)</b>	<b>Fire Hydrant(s) within 75m (5,700 L/min)</b>	<b>Fire Hydrant(s) within 150m (3,800 L/min)</b>
3745 St Joseph Boulevard	10,000 (FUS)	1 Public	2 Public

Based on City guidelines (ISTB-2018-02), the existing hydrants provide adequate protection for the proposed development. A hydrant coverage figure can be found in Appendix C.



## 5.0 SANITARY DESIGN

### 5.1 Existing Sanitary Sewer

There is an existing 135 mm sanitary service and 250 mm diameter sanitary sewer at the rear of the site, available to service to proposed development.

### 5.2 Proposed Sanitary Sewer

A new 150 mm diameter gravity sanitary service will be extended from the existing maintenance hole to service the proposed building, complete with a monitoring maintenance hole located just outside of the building. Refer to drawing C102 for a detailed servicing layout.

Table 4, below, summarizes the wastewater design criteria identified by the Ottawa Sewer Guidelines.

**Table 4: Sanitary Design Criteria**

Design Parameter	Value
Site Area	0.25 ha
Commercial	28,000 L/gross ha/ d
Hotel Beds	225 L/(bed-space/ d)
Commercial Peaking Factor	1.5
Extraneous Flow Allowance	0.33 L/s/ha

Table 5 below, summarizes the estimated wastewater flow from the proposed building. Refer to Appendix D for detailed calculations.

**Table 5: Summary of Estimated Sanitary Flow**

Design Parameter	Total Flow (L/s)
Total Estimated Average Dry Weather Flow	0.26
Total Estimated Peak Dry Weather Flow	0.39
Total Estimated Peak Wet Weather Flow	0.46

As noted above, the development is proposed to be serviced via a proposed 150 mm sanitary service connection to the existing maintenance hole at the rear of the site. The maintenance hole will convey flow to the existing 250 mm diameter sanitary sewer.

The full flowing capacity of the existing 250 mm diameter sewer at 1.5% slope is estimated to be 75.98 L/s. Based on the servicing report for Project D07-12-18-0152, it is estimated that the existing sanitary sewer has an available capacity of approximately 74.93 L/s.

Per Table 5, a peak wet weather flow of 0.46 L/s will be conveyed within the 250 mm diameter sanitary sewer, therefore the existing system has sufficient capacity to accommodate the additional flows. Due to the complexity of the downstream network the City will need to advise of any downstream constraints.

## **6.0 STORM SEWER DESIGN**

### **6.1 Existing Storm Sewers**

Stormwater runoff from the existing site flows overland towards the rear of the site. There is an existing 300 mm diameter storm service and 1050 mm diameter storm sewer at the rear of the site, complete with a storm maintenance hole.

### **6.2 Proposed Storm Sewers**

The proposed development will be serviced through a new 250 mm diameter service connection to the existing 1050 mm diameter storm sewer. An internal cistern is proposed to store and control runoff from the development area.

Runoff from the roof of the proposed building will be collected using 4 roof drains. The roof drains will be used to convey runoff to the proposed internal cistern without restriction.

Foundation drainage is proposed to be directed to the internal cistern.

Surface runoff will be directed to the rear of the site, where it will be collected by a catch basin and landscaping catch basin. Collected runoff will be directed to the internal cistern via a 250 mm diameter storm service. A fixed rate mechanical pump will be used to limit flow from the cistern to the allowable release rate.

See COO-23-3287 - 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 PROPOSED STORMWATER MANAGEMENT

### 7.1 Design Criteria and Methodology

As per Section 6.2, stormwater management for the proposed development will be provided by storage within the proposed internal cistern. The controlled stormwater flow will be directed to the existing infrastructure at the rear of the site.

In summary, the following design criteria have been employed in developing the stormwater management design for the site as directed by the RVCA and City:

#### Quality Control

- Quality controls are anticipated to be required based on the proximity to Taylor Creek. RVCA and City to review and confirm.

#### Quantity Control

- Control the 5 through 100-year events to a maximum release rate of 26.4 L/s/ha, as per the findings of the “Guidelines for On-Site Detention Design in the Taylor Creek Business Park Township of Cumberland” report.

### 7.2 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 City of Ottawa - Sewer Design Guidelines, the 5-year balanced ‘C’ value must be increased by 25% for a 100-year storm event to a maximum of 1.0.

### 7.3 Pre-Development Drainage

It has been assumed that the development area contains 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 6. See COO-23-3287 - PRE in Appendix E and Appendix G for calculations.

**Table 6: Pre-Development Runoff Summary**

Drainage Area	Area (ha)	C 5 & 100- Year	Q (L/s)	
			5-Year	100-Year
A1	0.25	0.20/ 0.25	14.50	31.05
<b>Total</b>	<b>0.25</b>	-	<b>14.50</b>	<b>31.05</b>

#### 7.4 Post-Development Drainage

To meet the stormwater objectives, the development will contain flow attenuation via cistern storage. Table 7, below, summarizes the required restricted flow.

**Table 7: Required Restricted Flow**

Drainage Area	Area (ha)	Q (Max)	Q (L/s)
A1	0.25	26.4 L/s/ha	6.61

Based on the criteria listed in Section 7.1, the development will be required to restrict flows to a maximum release rate of 26.4 L/s/ha. It is estimated that the target release rate during the 100-year event will be 6.61 L/s. See Appendix G for calculations.

The proposed site drainage limits are demonstrated on the Post-Development Drainage Area Plan. See COO-23-3287 - 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 <sup>3</sup> )	100-year Storage Available (m <sup>3</sup> )
B1A	0.019	6.61	6.61	86.74	203.28
B1B	0.035				
B1C	0.022				
B1D	0.017				
B2	0.156				
<b>Total</b>	<b>0.25</b>	<b>6.61</b>	<b>6.61</b>	<b>86.74</b>	<b>203.28</b>

Runoff from areas B1A-B1D will be collected on the roof of the proposed building (**B1**) using 4 roof drains. The roof drains will convey runoff to the internal cistern without restriction.

Runoff for area B2 will flow overland towards the rear of the site where it will be captured by a catch basin and landscaping catch basin. A mechanical pump will limit flow to the specified



allowable release rate. Runoff for areas B1-B2 will be directed to the existing 1050 mm diameter storm sewer at the allowable release rate.

## **7.5 Quality Control**

As noted in Section 7.1, quality controls are anticipated to be required based on the proximity to Taylor Creek. RVCA and City to review and confirm.

## **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 are 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**

- A new 6-storey 990 m<sup>2</sup> ground floor area commercial building is proposed to be constructed at 3745 St Joseph Boulevard. The development is proposed within 0.25 ha of the site.
- It is proposed to service the new building through a new 150 mm diameter water service, 150 mm diameter sanitary service, and 250 mm diameter storm service.
- It is proposed to service the development area via cistern storage. The storm system will connect to the existing 1050 mm diameter storm sewer at the rear of the site.
- Storage for the 5- through 100-year storm events will be provided via cistern storage.
- Quality controls are anticipated to be required based on proximity to Taylor Creek.

## 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 3745 St Joseph Boulevard.

This report is respectfully being submitted for approval.

Regards,

McIntosh Perry Consulting Engineers Ltd.



A handwritten signature in blue ink, appearing to read "A MacLeod".

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A handwritten signature in blue ink, appearing to read "Francis Valenti".

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## **11.0 STATEMENT OF LIMITATIONS**

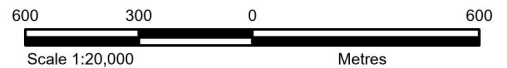
This report was produced for the exclusive use of CSV Architects. The purpose of the report is to assess the existing stormwater management system and provide recommendations and designs for the post-construction scenario that are in compliance with the guidelines and standards from the Ministry of the 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
- Watercourse
- Local Road
- Waterbody
- Major Road
- Wooded Area

**REFERENCE**

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2023.

CLIENT:		<b>CSV ARCHITECTS</b>	
PROJECT:		<b>3745 ST JOSEPH BOULEVARD</b>	
TITLE:		<b>SITE LOCATION</b>	
PROJECT NO: CCO-23-3287		FIGURE:	
Date	Apr., 13, 2023	<b>1</b>	
GIS	MG		
Checked By	FV		

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APPENDIX B  
BACKGROUND DOCUMENTS

**From:** [Murshid, Shoma](#)  
**To:** [McGirr, Emily \[NN-CA\]](#)  
**Cc:** [Charie, Kelsey](#); [Paudel, Neeti](#); [Rehman, Sami](#); [Wang, Randolph](#); [Maloney, David](#); [Richardson, Mark](#); [Pamela.Whyte@parsons.com](#); [Hofstetter, Payton](#); [Camille Lewis](#); [slsemajuste@gmail.com](#); [leonard.goddard](#); [Yigit Cuhacibasi](#)  
**Subject:** 3745 St. Joseph Boulevard Pre-Consultation Follow-up for Zoning By-law Amendment & Site Plan Control  
**Date:** January 24, 2023 3:56:45 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[preapplication\\_3745 St Joseph.pdf](#)  
[220980 3745 St. Joseph Blvd Site Plan.pdf](#)  
[design\\_brief\\_submission\\_requirements\\_3745 St. Joseph .pdf](#)

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Good afternoon Emily,

Thank you for meeting with us on January 12, 2023 to discuss a 6-storey building at 3745 St. Joseph Boulevard, as per the attached concept. It is understood a hotel use will occupy the top four storeys, whereas the first two storeys will be comprised of co-working spaces and potentially a café, gym and/or other retail or office spaces. The subject land is zoned IL H(21). You wish to rezone the lands to permit the hotel use and to amend a few of the zoning provisions, such as side yard interior setbacks.

I offer the **following planning notes and comments** for your consideration when preparing a final formal submission for zoning by-law amendment and site plan control:

- Please provide shade/canopy trees along the proposed MUP and/or street frontage and consider any existing hydro wires and setbacks.
- Please bring the building as close as possible to the street to provide a more pedestrian friendly public realm along St. Joseph Boulevard.
- Ensure this proposal takes into account the new Official Plan as well as the Orleans Corridor Secondary Plan policies.
- When seeking reduced setbacks, first ensure there is adequate space between the existing shared property lines as well as its buildings in order that there be adequate maintenance access both properties.
- Please do not forget to design and identify locations of temporary (and/or permanent) snow storage, garbage/green-bin/recyclable pick-up, emergency and protective service turn-arounds (in other words, demonstrate truck turning movements) on your submission documents.
- At time of site plan control approval, private easements and a copy of the JUMA between 3735 and 3745 St. Joseph Boulevard will be required, via a condition of site plan approval, for the City's review. This JUMA will include details on the shared infrastructure services (service lines for 3735 St. Joseph that run through the northern segment of 3745 St. Joseph Blvd.) as well as the required western side yard maintenance access corridor at 3745 St. Joseph, in favour of 3735 St. Joseph, etc.
- At time of site plan approval, cash in lieu of parkland will apply
- At time of site plan approval, the MUP conveyance to the City will be required.
- Bird safe design guidelines are applicable.



**Site Plan Control/Zoning By-law Amendment Categories, Required Plans/Studies and Fees for Submission:**

I understand the intent is to submit the Site Plan Control and Zoning By-law Amendment applications concurrently. Note, when submitted concurrently, there will be a 10% deduction to the planning fee component of each application.

This proposal triggers Application for “New Development, Complex” site plan control, as it is approximately 1620 m2 GFA in total for proposed retail uses requiring approximately 55 required parking spaces under the Zoning By-law. This site plan control category has a submission fee requirement that is (planning fee component) \$49,964.88 + the Initial Design Review and Inspection Fee, based on the value of Infrastructure and Landscaping (sliding scale between \$1,000 to \$10K) plus an Initial Conservation Authority Fee of \$1,065.00.

This proposal also triggers “Zoning By-law Amendment (Major)”. This development application has a submission fee requirement that is (planning fee component) \$22,472.80 + another Initial Conservation Authority Fee of \$400.00.

Plans and reports required at the time of zoning by-law amendment/site plan control submission (PDFs only) shall be:

Site Plan

Grade Control and Drainage/Ponding Plan

Existing Condition Storm Drainage Plan

Post Development Storm Drainage Plan

Landscape Plan (can be combined with TCR)

TCR, if applicable

Legal Survey Plan

Topographical Plan of Survey Plan with a published Bench Mark

Planning Rationale

Erosion and Sediment Control Plan

Site Servicing Plan

Site Servicing Study (can be combined with Stormwater Management Report)

Stormwater Management Report

Geotechnical Study

Noise Study

Plan Showing Parking Garage Layout

Elevations

Floor Plans

Phase 1 ESA

**Comments from Policy Review, David Maloney:**

The property at 3745 St. Joseph Boulevard is designated as ‘Trim Minor Corridor’ in the Orléans Corridor Secondary Plan. The applicable policies from the Orléans Corridor Secondary Plan are as follows:

The Trim Minor Corridor is intended to support the adjacent Local Production and Entertainment designation and the Trim O-train Station.

- 1) In addition to the uses permitted in the Local Production and Entertainment designation, commercial, restaurant and hotel uses may be permitted.
- 2) Residential is not permitted.
- 3) New or enhanced cycling and pedestrian connections will be pursued through tools such as: Site Plan Control, Community Benefits Agreements and traffic calming, in association with proposals for new development.
- 4) Development of sensitive uses such as a hotel is conditional on the submission of a Noise and Vibration study, and an analysis of existing or potential land use conflicts demonstrating compatibility.
- 5) Design strategies shall be implemented which may include locating non-residential sensitive land uses in a manner that shields them from nearby Class I or Class II industrial uses, framing the building to the adjacent street, maximizing setbacks in accordance with Provincial land use compatibility guidelines, and installing walls, fences, or landscaping to mitigate nuisances, where there is a current, or anticipated need.

The height schedule indicates a maximum height of six stories.

**Comments:**

The proposal is generally consistent with the intent of the applicable Orléans Corridor Secondary Plan. The proposed uses could meaningfully support the current activities of Taylor Creek, and its planned evolution. The proposed rooftop amenity space and restaurant, with views toward Petrie Island, Ottawa River and the Gatineau Hills is notable as this takes advantage of the site's locational assets and sloping grade. The co-working space, hotel, café, gym and the retail or office space will add important vitality to this area that will likely transform considerable with the arrival of the eastern terminus of the O-Train at Trim Station.

Policy Planning has a few specific comments to support the evolution of the project to achieve the active transportation objectives of the Secondary Plan. Other comments and to support efficient project design, with the understanding that existing zoning provisions have not been updated to align with the Secondary Plan.

- Dedication of land along the eastern property line for the purposes of a connection to Lacolle Way is important to establish a pedestrian and/or cycling shortcut from St. Joseph Boulevard into the Taylor Creek Business Park
  - Providing this connection to the 524 Lacolle Way property, entirely on the subject site would ensure its completion in the shorter term, as the City can leverage a potential easement on the vacant land to complete the link
  - Alternatives to a 6m wide multi-use pathway could be explored given the short length of this connection
  - Ensure the pathway / MUP connection is separated from vehicular traffic and buffered with landscaping to improve safety and enjoyability for users
- Reducing front and side yard setbacks are encouraged to frame the building on St. Joseph Boulevard and mitigate land use conflicts

- Understanding there are restraints caused by above grade infrastructure, but contributing to an urban edge along the north side of St. Joseph Boulevard is encouraged
- Reducing the side yard setback opposite the driveway is encouraged to allow for increased rear yard setback without losing potential GFA
- Flexible zoning provisions for permitted projections are encouraged to encourage optimal building placement and rear yard land use mitigation measures

-  
**Comments from Engineering, Kelsey Charie:**

-  
Please see the below engineering comments from the pre-consultation meeting for 3745 St. Joseph Boulevard which occurred on January 12, 2023.

*List of Reports and Plans (Concurrent Site Plan Control and Rezoning applications):*

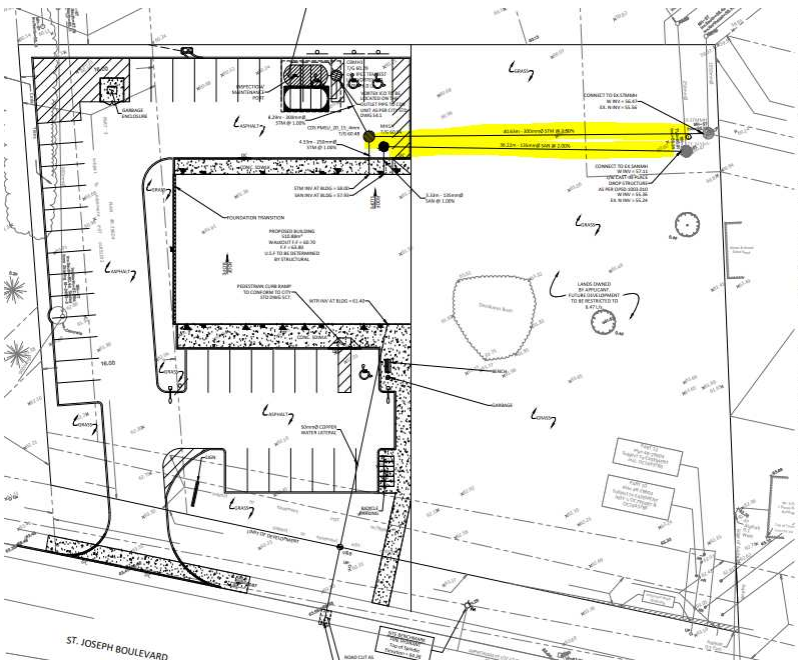
1. Site Servicing Plan
2. Site Grading and Ponding Plan
3. Erosion and Sediment Control Plan
4. Existing Condition Storm Drainage Plan
5. Post Development Storm Drainage Plan
6. Stormwater Management and Site Servicing Report
7. Geotechnical Investigation Report

*List of Reports and Plans (If applicant elects to pursue Rezoning in advance of SPC):*

1. Assessment of Adequacy of Public Services Report
2. Geotechnical Report

The applicant should also note that their submission should be coordinated with the plans and reports that were completed for the Phase 1 portion of this site: 3735 St. Joseph. The applicant's engineering consultant can obtain these plans and reports using the contact listed below and referencing Plan #16921.

One key item to note is the servicing for 3735 St. Joseph crosses the property of 3745 to connect to the public services at the North corner of the lot, see below snapshot of Phase 1 servicing plan:



These services may need to be redesigned/relocated based on the proposed footprint that is shown in the preliminary plans for 3745 St. Joseph.

Please note the following information regarding the engineering design submissions for the above noted site:

1. The Servicing Study Guidelines for Development Applications are available at the following address:
 

<https://ottawa.ca/en/city-hall/planning-and-development/how-develop-property/development-application-review-process-2/guide-preparing-studies-and-plans>
2. Servicing and site works shall be in accordance with the following documents:
  - Ottawa Sewer Design Guidelines, Second Edition, (October 2012), including Technical Bulletins, ISDTB-2014-01, PIEDTB-2016-01, ISTB 2018-01, ISTB-2018-04, and ISTB-2019-02
  - Ottawa Design Guidelines – Water Distribution, First Edition, (July 2010), including Technical Bulletins ISD-2010-2, ISDTB-2014-02, ISTB-2018-02, and ISTB-2021-03
  - Geotechnical Investigation and Reporting Guidelines for Development Applications in the City of Ottawa (Revised 2008)
  - City of Ottawa Slope Stability Guidelines for Development Applications (Revised 2012)
  - City of Ottawa Environmental Noise Control Guidelines (January, 2016)
  - City of Ottawa Hydrogeological and Terrain Analysis Guidelines (March 2021)
  - City of Ottawa Park and Pathway Development Manual (2012)
  - City of Ottawa Accessibility Design Standards (2012)
  - Ottawa Standard Tender Documents (latest version)
  - Ontario Provincial Standards for Roads & Public Works (2013)
3. Record drawings and utility plans are also available for purchase from the City (Contact the City's Information Centre by email at [InformationCentre@ottawa.ca](mailto:InformationCentre@ottawa.ca) or by phone at (613) 580-2424 x 44455

4. The Stormwater Management Criteria for the subject site is to be based on the following:
- The stormwater management for the subject site shall be designed per the “Guidelines for On-Site Detention Design in the Taylor Creek Business Park Township of Cumberland”
  - Flows to the storm sewer for the 5-Year and 100-Year storm events must be controlled on-site to a maximum release rate of 26.4 l/s/ha.
  - Ensure no overland flow for all storms up to and including the 100-year event. Provide adequate emergency overflow conveyance off-site
  - Quality control requirements to be provided by Rideau Valley Conservation Authority (RVCA).

5. Deep Services:



- i. A plan view of the approximate services may be seen above.
- a. Available infrastructure for future connections:
- 406 mm dia. PVC water main in St. Joseph Blvd.
  - 250 mm dia. PVC sanitary sewer with sanitary manhole at the North corner of the property
  - 1050 mm dia. PVC storm sewer with storm manhole at the North corner of the property
- ii. Provide existing servicing information and the recommended location for the proposed connections. Services should ideally be grouped in a common trench to minimize the number of road cuts.
- iii. Provide information on the monitoring manhole requirements – should be located in an accessible location on private property near the property line (ie. Not in a parking area).
- iv. Provide information on the type of connection permitted

Sewer connections to be made above the springline of the sewermain as per:

- a. Std Dwg S11.1 for flexible main sewers – *connections made using approved tee or wye fittings.*
  - b. Std Dwg S11 (For rigid main sewers) – *lateral must be less than 50% the diameter of the sewermain,*
  - c. Std Dwg S11.2 (for rigid main sewers using bell end insert method) – *for larger diameter laterals where manufactured inserts are not available; lateral must be less than 50% the diameter of the sewermain,*
  - d. Connections to manholes permitted when the connection is to rigid main sewers where the lateral exceeds 50% the diameter of the sewermain. – Connect obvert to obvert with the outlet pipe unless pipes are a similar size.
  - e. *No submerged outlet connections.*
- v. *Please provide estimated sanitary flows with the first submission, to allow the City to confirm whether there are any downstream capacity constraints.*

6. Civil consultant must request boundary conditions from the City's assigned Project Manager prior to first submission. Water Boundary condition requests must include the location of the service and the expected loads required by the proposed development. Please provide the following information:

- i. Location of service(s)
- ii. Type of development and the amount of fire flow required (as per FUS, 2020).
- iii. Average daily demand: \_\_\_ l/s.
- iv. Maximum daily demand: \_\_\_ l/s.
- v. Maximum hourly daily demand: \_\_\_ l/s.
- vi. Hydrant location and spacing to meet City's Water Design guidelines.
- vii. Water supply redundancy will be required for more than 50 m<sup>3</sup>/day water demand.

***Please note that a boundary condition request should be made to the City as early as possible, in order to identify any water supply constraints (if any exist).***

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

8. All development applications should be considered for an Environmental Compliance Approval (ECA) by the Ministry of the Environment, Conservation, and Parks (MECP);

- a. The consultants determine if an approval for sewage works under Section 53 of OWRA is required and determines what type of application. The City's project manager may help confirm and coordinate with the MECP as required.
- b. The project will be either transfer of review (standard), transfer of review (additional), direct submission, or exempt as per O. Reg. 525/98.
- c. Pre-consultation is not required if applying for standard or additional works (Schedule A

of the Agreement) under Transfer Review.

- d. Pre-consultation with local District office of MECP is recommended for direct submission.
- e. Consultant completes an MECP request form for a pre-consultation. Send request to [moeccottawasewage@ontario.ca](mailto:moeccottawasewage@ontario.ca)
- f. ECA applications are required to be submitted online through the MECP portal. A business account required to submit ECA application. For more information visit <https://www.ontario.ca/page/environmental-compliance-approval>

NOTE: Site Plan Approval, or Draft Approval, is required before an application is sent to the MECP.

#### 9. General Engineering Submission requirements:

- a. As per section 53 of the Professional Engineers Act, O. Reg 941/40, R.S.O. 1990, all documents prepared by engineers must be signed and dated on the seal.
- b. All required plans are to be submitted on standard A1 size sheets (594mm x 841mm) sheets, utilizing a reasonable and appropriate metric scale as per City of Ottawa Servicing and Grading Plan Requirements: title blocks are to be placed on the right of the sheets and not along the bottom. Engineering plans may be combined, but the Site Plans must be provided separately. Plans shall include the survey monument used to confirm datum. Information shall be provided to enable a non-surveyor to locate the survey monument presented by the consultant.
- c. All required plans & reports are to be provided in \*.pdf format (at application submission and for any, and all, re-submissions)

Should you have any questions or require additional information, please contact me directly at [kelsey.charie@ottawa.ca](mailto:kelsey.charie@ottawa.ca)

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#### **Design Review Comments, Randolph Wang:**

-

Here are urban design comments on this pre-consultation:

1. Design Brief is required for these applications. The Terms of Reference is attached.
2. Urban design has no concern on the proposed uses.
3. The building placement and massing appear to be appropriate for the proposed uses and the relationship with the abutting properties also appears to be appropriate. The proposed MUP is in keeping with the Secondary Plan. However, the proposed site plan is very tight and leaves very little room for on-site vehicle maneuvering:
  - a. Have pick-up and drop-off been considered for hotel guests?
  - b. How is garbage storage and pick up arranged?
  - c. Are pick-up and drop-off required for the function of the community facility?
4. Given the history and the said close relationship between owners of this property and the owner of the one-storey building to the west, considerations may be given to create a loop at the back both properties to allow for better vehicular circulation.

- 5. Continuous tree canopy and landscaping should be provided along St. Joseph and the proposed MUP.

-  
-

**Comments from PIED Forestry, Mark Richardson:**

- A Tree Conservation report is not needed unless there are trees on site that are greater than 10cm in diameter

**LP tree planting requirements:**

Minimum Setbacks

- Maintain 1.5m from sidewalk or MUP/cycle track or water service laterals.
- 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, except where otherwise approved in naturalization / afforestation areas. 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 document on the LP that adequate soil volumes can be 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

-  
**Comments from Environmental Policy, Sami Rehman:**

-  
 Given the vacant nature of the subject property, and distance between the it and the urban natural feature, I don't think there is much environmental concerns with this proposed development.

Because the proposed development is going to be over 4-storeys, my major recommendations for the Site Plan Control application would be:

- a. to ensure the applicant reviews and draws relevant design elements from the City's Bird-safe Design Guidelines:  
[Bird-Safe Design Guidelines | City of Ottawa](#)
- b. plant as many locally appropriate native trees/shrubs/plans as possible.

-  
**Comments from Transportation Engineering Review, Neeti Paudel:**

- Noise Impact Studies required for the following:
  - Road.
  - Stationary (if there will be any exposed mechanical equipment due to the proximity to neighbouring noise sensitive land uses)
- Right of Way Protection on St Joseph along the frontage is **37.5m** (18.75m from the centerline). This needs to be protected and shown on the site plan.
- Ensure there is sufficient throat length at the access as per TAC.
- Access should be designed as per City standards SC7.1. Recommend moving the access as far as possible from the intersection.
- As the proposed site is for the general public use, AODA legislation applies.
  - Clearly define accessible parking stalls and ensure they meet AODA standards (include an access aisle next to the parking stall and a pedestrian curb ramp at the end of the access aisle, as required).
  - Please consider using the City's Accessibility Design Standards, which provide a summary of AODA requirements. <https://ottawa.ca/en/city-hall/creating-equal-inclusive-and-diverse-city/accessibility-services/accessibility-design-standards-features#accessibility-design-standards>

-  
**Closing Thoughts:**

Sometime after June 2023, the regime of reviewing development review applications will change. It is advisable to submit before then so that these pre-consultation notes are still applicable. Also to note, sometime after May/June 2023, the High Performance Design Standards will become applicable, some of which will become mandatory and some of which will be voluntary measures. Community Benefits Charge By-law may also be applicable.

-  
**\*Minimum Drawing and File Requirements- All Plans** -Please note that Plans are to be submitted on standard **A1 size** (594mm x 841mm) sheets, saved as PDFs, utilizing an appropriate Metric scale (1:200, 1:250, 1:300, 1:400, or 1:500). **Provide individual PDF of the DWGs (plans – i.e. not 2 or more sheets per PDF) and for reports please provide one PDF file of the reports. All PDF documents are to be unlocked and flattened.**

If there is a need for clarifications or a need for more information, please do not hesitate to contact me.

Best wishes,

**Shoma Murshid, MCIP, RPP**

(she/ her/ elle)

**File Lead, Planner II**

**Responsable de dossier, urbaniste II**

City of Ottawa/ Ville d'Ottawa

Development Review (Suburban Services, East)/ Examen des projets d'aménagement (Services suburbains Est)

Planning, Real Estate and Economic Development Department / Direction générale de la planification, des biens immobiliers et du développement économique

110 Laurier Avenue West, 4th Floor, Ottawa ON K1P 1J1/ 110, avenue Laurier Ouest, 4<sup>e</sup> étage, Ottawa (Ontario) K1P 1J1

Mail Code/ Code de courrier : 01-14

Tel/ Tél: (613) 580-2424 ext. 15430

Fax/ Téléc. : (613) 580-4751

e-mail/ courriel : [shoma.murshid@ottawa.ca](mailto:shoma.murshid@ottawa.ca)

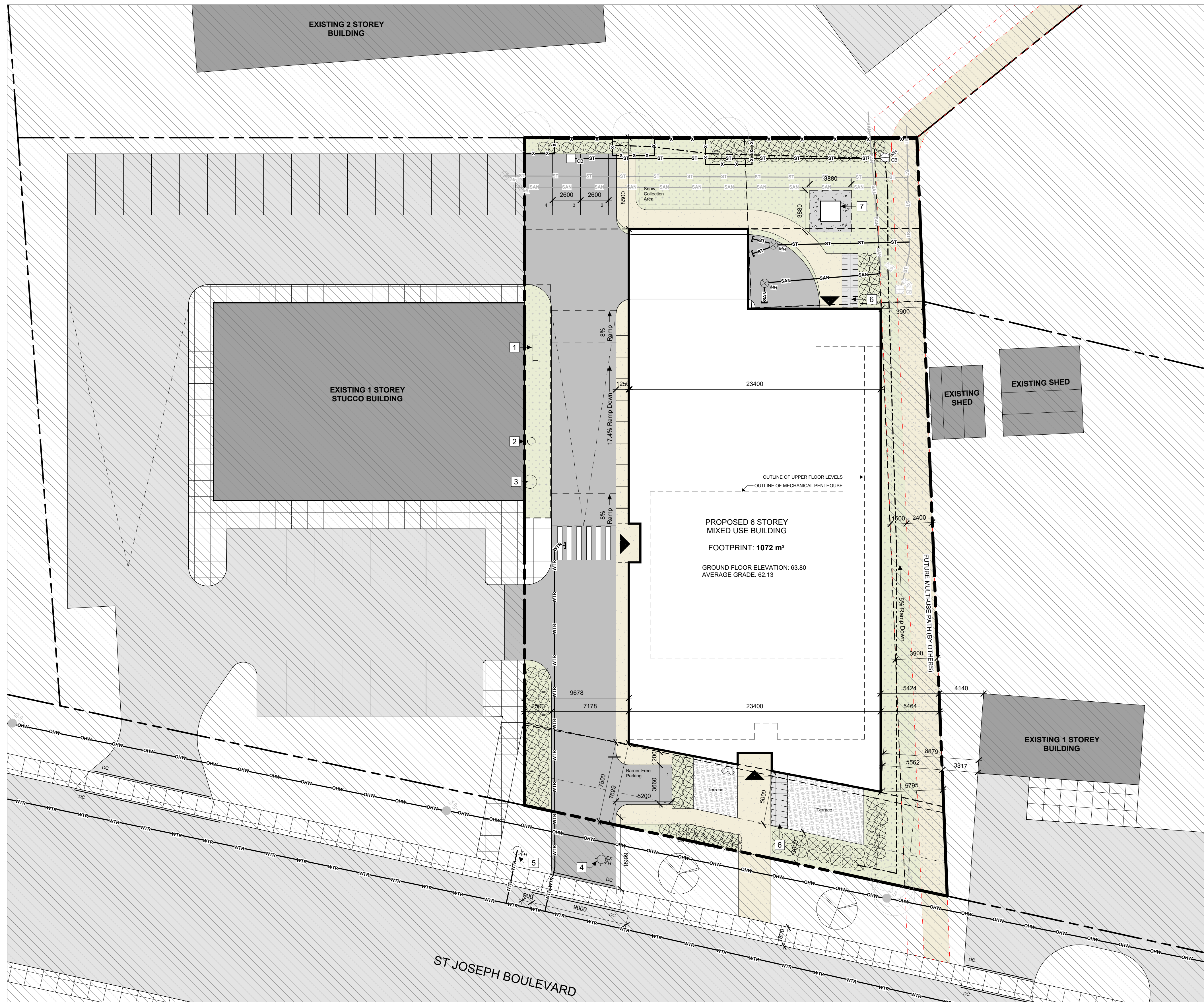
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**1 SITE PLAN**  
A100 | 1:200

**LEGAL DESCRIPTION:**  
PART OF LOT 30 CONCESSION 12 PART 1, 4R31503 IN THE CITY OF OTTAWA

**REFERENCE SURVEY:**  
BASED ON INFORMATION FROM A SURVEY PREPARED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD., DATED MAY 27, 2022.

**MUNICIPAL ADDRESS:**  
3745 ST. JOSEPH BOULEVARD

DEVELOPMENT INFORMATION:	UNIT MIX:
SITE AREA 2,502 m²	COMMERCIAL 1 81
BUILDING FOOTPRINT 1,080 m²	COMMERCIAL 2 82
GROSS FLOOR AREA 3,828 m²	COMMERCIAL 3 94
BUILDING HEIGHT 23.6 m (SIX STOREYS)	COMMERCIAL 4 86
ZONE PROVISIONS (IL H(21))	COMMERCIAL 5 85
SCHEDULE 1: AREA C SUBURBAN	COMMERCIAL 6 251
SCHEDULE 1A: AREA C	RESTAURANT 102
SCHEDULE 2B: RAPID TRANSIT STATIONS (EAST) DISTANCE EXCEEDS 600m.	<b>TOTAL COMMERCIAL GFA 881 m²</b>
	INSTRUCTIONAL 208 m²
	<b>HOTEL SUITES</b>
	BACHELOR HOTEL ROOM 42
	ONE BEDROOM HOTEL ROOM 11
	TWO BEDROOM HOTEL ROOM 8
	<b>TOTAL 61</b>

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	No Minimum	40.14 m
MIN. LOT AREA	No Minimum	2,502 m²
MAX. LOT COVERAGE	65%	43%
MIN. FRONT YARD SETBACK	7.5 m	7.5 m
MIN. REAR YARD SETBACK	7.5 m	8.5 m
MIN. INTERIOR YARD SETBACK		
East Lot Line	7.5 m	3.9 m
West Lot Line	7.5 m	9.68 m
MAX. BUILDING HEIGHT	21 m	23.6 m
FLOOR SPACE INDEX	2.0	1.52
MIN. WIDTH OF LANDSCAPED AREA		
Abutting a street	3.0 m	7.5 m
All other cases	No Minimum	N/A

ZONING PROVISION	REQUIRED	PROVIDED
CUMULATIVE GFA OF ADDITIONAL PERMITTED USES	2,999 m² max	403 m²
EACH ADDITIONAL PERMITTED USE NOT EXCEEDING 300m²		
Day Program (Instructional)	300 m²	208 m²
Restaurant (1 - Cafe)	300 m²	83 m²
Restaurant (2 - Full Service)	300 m²	102 m²

VEHICLE PARKING + LOADING	REQUIRED	PROVIDED
HOTEL		
Commercial 6 (Co-Working Space)	61	61
Atrium / Multi-Purpose Space		
Commercial 4 (Gym Space)		
COMMERCIAL 1 (Retail)	3	2
COMMERCIAL 2 (Cafe)	4	3
COMMERCIAL 3 (Retail)	3	-
COMMERCIAL 5 (Retail)	3	-
RESTAURANT (Full-Service)	10	8
DAY PROGRAM (Instructional)	7	6
<b>TOTAL</b>	<b>91 spaces</b>	<b>80 spaces</b>
<b>BICYCLE PARKING</b>		
HOTEL	1.7	3
COMMERCIAL 1	0.3	2
COMMERCIAL 2 (Cafe)	0.3	4
COMMERCIAL 3 (Retail)	0.4	2
COMMERCIAL 5 (Retail)	0.4	2
RESTAURANT (Full-Service)	0.5	6
DAY PROGRAM (Instructional)	1	1
<b>TOTAL</b>	<b>5</b>	<b>20</b>

**SITE PLAN GENERAL NOTES:**

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

**SITE PLAN KEYNOTES:**

- CONCRETE PAD, GAS METER (NEIGHBOUR)
- AIR CONDITIONER (NEIGHBOUR)
- ROOF LADDER (NEIGHBOUR)
- FIRE HYDRANT TO BE RELOCATED
- NEW FIRE HYDRANT LOCATION
- BICYCLE PARKING 500x1500mm (20 SPACES TOTAL)
- ELECTRICAL TRANSFORMER ON CONCRETE PAD 3880mm W x 3880mm L (TBC)

**SITE PLAN LEGEND:**

- EXISTING BUILDING
- ASPHALT PAVING
- NEW GRASS
- CONCRETE SIDEWALK
- CONCRETE PAD
- MULCH/PLANTING
- GRAVEL/RIVERSTONE/MAINTENANCE STRIP
- STONE DUST/SAND
- PAVER TYPE 1
- PAVER TYPE 2
- EMERGENCY EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- SET BACKS
- FENCE PER LANDSCAPE
- NEW DOMESTIC WATER
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- GAS
- SWALE
- CATCH BASIN
- LIGHT STANDARD
- FIRE HYDRANT
- MANHOLE
- UTILITY POLE
- CUSTOM SYMBOL
- CUSTOM SYMBOL EXISTING
- SIAMESE CONNECTION
- DROPPED CURB
- NEW TREE
- NEW SHRUB

**CSV ARCHITECTS**

sustainable design · conception écologique  
613.564.8118 190 O'Connor Street, Suite 100  
www.csv.ca Ottawa, Ontario, K2P 2R3

**STRUCTURAL ENGINEER**  
WSP  
2811 Queensview Drive, Suite 300  
Ottawa, ON, K2B 8K2  
(613) 829-2800

**MECHANICAL/ELECTRICAL ENGINEER**  
Smith + Anderson  
1600 Carling Ave #530,  
Ottawa, ON K1Z 1G3  
(613) 230-1186

**CIVIL ENGINEER**  
McIntosh Perry  
115 Walgreen Road  
R.R. 3 Carp, ON, K0A 1L0  
(613) 836-2184

**JAMES B. LENNOX & ASSOCIATES INC.**  
LANDSCAPE ARCHITECTS

**LANDSCAPE ARCHITECT**  
James B. Lennox & Associates Inc.  
3332 Carling Avenue,  
Ottawa, Ontario, K2H 5A8  
(613) 722-5168



STAMP

1 20230512 Issued for Site Plan Control  
REV DATE ISSUE

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4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT  
**13890767 Canada Inc.**

3735 Saint Joseph Boulevard  
Unit #1, Ottawa  
ON, K1C 1T1, CANADA

PROJECT  
**3745 ST JOSEPH**

3745 St. Joseph Ave, Orleans, ON

**SITE PLAN**

PROJECT NO: 220980  
DRAWN: CLYC  
APPROVED: DH/CL  
SCALE: 1:200  
DATE PRINTED: 2023-05-12 10:22:21 PM

REV DRAWING NO.  
1 A100





APPENDIX C  
WATERMAIN CALCULATIONS

# McINTOSH PERRY

## CCO-23-3287 - 3745 St Joseph Boulevard - Water Demands

Project:	3745 St. Joseph Boulevard
Project No.:	CCO-23-3287
Designed By:	FV
Checked By:	AM
Date:	May 9, 2023
Site Area:	0.25 gross ha

<b>Commercial</b>	2,160 m <sup>2</sup>	28,000	L/gross ha/d
<b>Hotel Beds</b>	69 bed-space	225	L/(bed-space/d)

### 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	
Shopping Centres	2,500	L/(1000m <sup>2</sup> /d)	
Hospital	900	L/(bed/day)	
Schools	70	L/(Student/d)	
Trailer Park with no Hook-Ups	340	L/(space/d)	
Trailer Park with Hook-Ups	800	L/(space/d)	
Campgrounds	225	L/(campsite/d)	
Mobile Home Parks	1,000	L/(Space/d)	
Motels	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	
<b>AVERAGE DAILY DEMAND</b>	Residential	0.00	L/s
	Commercial/Industrial/ Institutional	0.25	L/s

### MAXIMUM DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS	
Residential	9.5	x avg. day	
Industrial	1.5	x avg. day	
Commercial	1.5	x avg. day	
Institutional	1.5	x avg. day	
<b>MAXIMUM DAILY DEMAND</b>	Residential	0.00	L/s
	Commercial/Industrial/ Institutional	0.37	L/s

### MAXIMUM HOUR DEMAND

DEMAND TYPE	AMOUNT	UNITS	
Residential	14.3	x avg. day	
Industrial	1.8	x max. day	
Commercial	1.8	x max. day	
Institutional	1.8	x max. day	
<b>MAXIMUM HOUR DEMAND</b>	Residential	0.00	L/s
	Commercial/Industrial/ Institutional	0.67	L/s

WATER DEMAND DESIGN FLOWS PER UNIT COUNT  
CITY OF OTTAWA - WATER DISTRIBUTION GUIDELINES, JULY 2010

<b>AVERAGE DAILY DEMAND</b>	0.25	L/s
<b>MAXIMUM DAILY DEMAND</b>	0.37	L/s
<b>MAXIMUM HOUR DEMAND</b>	0.67	L/s

# McINTOSH PERRY

## CCO-23-3287 - 3745 St Joseph Boulevard - Fire Underwriters Survey

Project: 3745 St Joseph Boulevard  
 Project No.: CCO-23-3287  
 Designed By: FV  
 Checked By: AM  
 Date: May 9, 2023

### From the Fire Underwriters Survey (2020)

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

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

F = 220 x C x vA 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 Type IV-B Mass Timber Construction

C 0.9 A 6,361.0 m<sup>2</sup>

Total Floor Area (per the 2020 FUS Page 20 - Total Effective Area) 4,260.7 m<sup>2</sup>

Calculated Fire Flow 12,924.3 L/min  
 13,000.0 L/min

#### B. REDUCTION FOR OCCUPANCY TYPE (No Rounding)

From Page 24 of the Fire Underwriters Survey:  
 Limited Combustible -15%

Fire Flow 11,050.0 L/min

#### C. REDUCTION FOR SPRINKLER TYPE (No Rounding)

Standard Water Supply Sprinklered -40%

Reduction -4,420.0 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	20.1 to 30	Fire Resistive - Non Combustible (Unprotected Openings)	38.1	3	114.3	4%
Exposure 2	3.1 to 10	Wood frame	7.4	1	7.4	15%
Exposure 3	Over 30 m	Wood frame	10.0	2	20.0	0%
Exposure 4	3.1 to 10	Ordinary - Mass Timber (Unprotected)	18.0	1	18.0	10%
% Increase*						29%

Increase\* 3,204.5 L/min

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

Fire Flow 9,834.5 L/min  
 Fire Flow Required\*\* 10,000.0 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

## CCO-23-3287 - 3745 St Joseph Boulevard - Boundary Condition Unit Conversion

---

Project: 3745 St Joseph Boulevard

Project No.: CCO-23-3287

Designed By: FV

Checked By: AM

Date: May 9, 2023

---

### Boundary Conditions Unit Conversion

---

#### St Joseph Boulevard

---

Scenario	Height (m)	Elevation (m)	m H <sub>2</sub> O PSI		kPa
Avg. DD	114.1	63.9	50.2	71.4	492.5
Max Day + Fire Flow	104.9	63.9	41.0	58.3	402.2
Peak Hour	109.4	63.9	45.5	64.7	446.4



## Boundary Conditions 3745 St. Joseph Blvd.

### Provided Information

Scenario	Demand	
	L/min	L/s
Average Daily Demand	15	0.25
Maximum Daily Demand	22	0.37
Peak Hour	40	0.67
Fire Flow Demand #1	10,000	166.67

### Location



### Results

#### Connection 1 – St. Joseph Blvd.

Demand Scenario	Head (m)	Pressure <sup>1</sup> (psi)
Maximum HGL	114.1	71.3
Peak Hour	109.4	64.7
Max Day plus Fire Flow	104.9	58.3

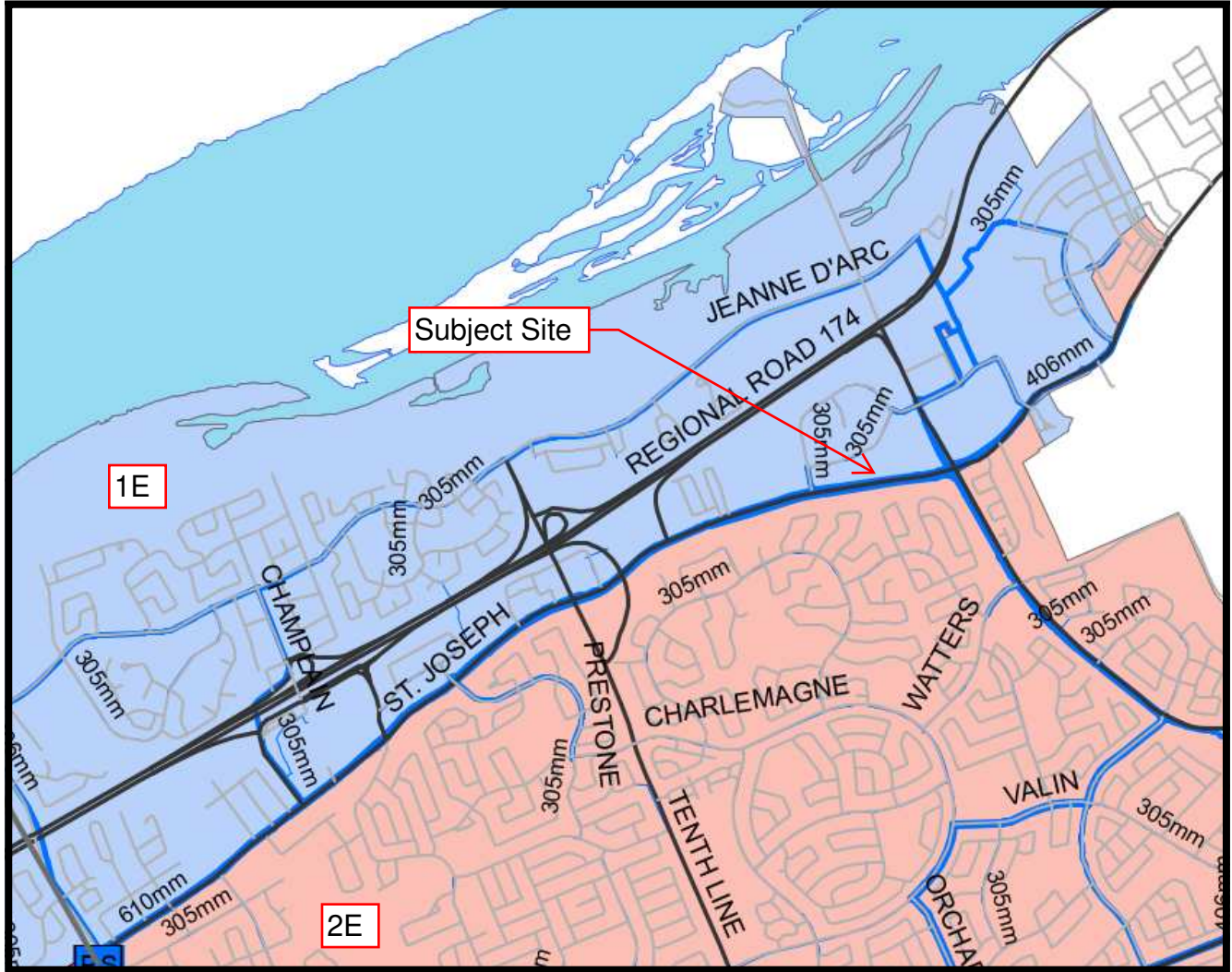
<sup>1</sup> Ground Elevation = 63.9 m

**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. Fire Flow analysis is a reflection of available flow in the watermain; there may be additional restrictions that occur between the watermain and the hydrant that the model cannot take into account.*

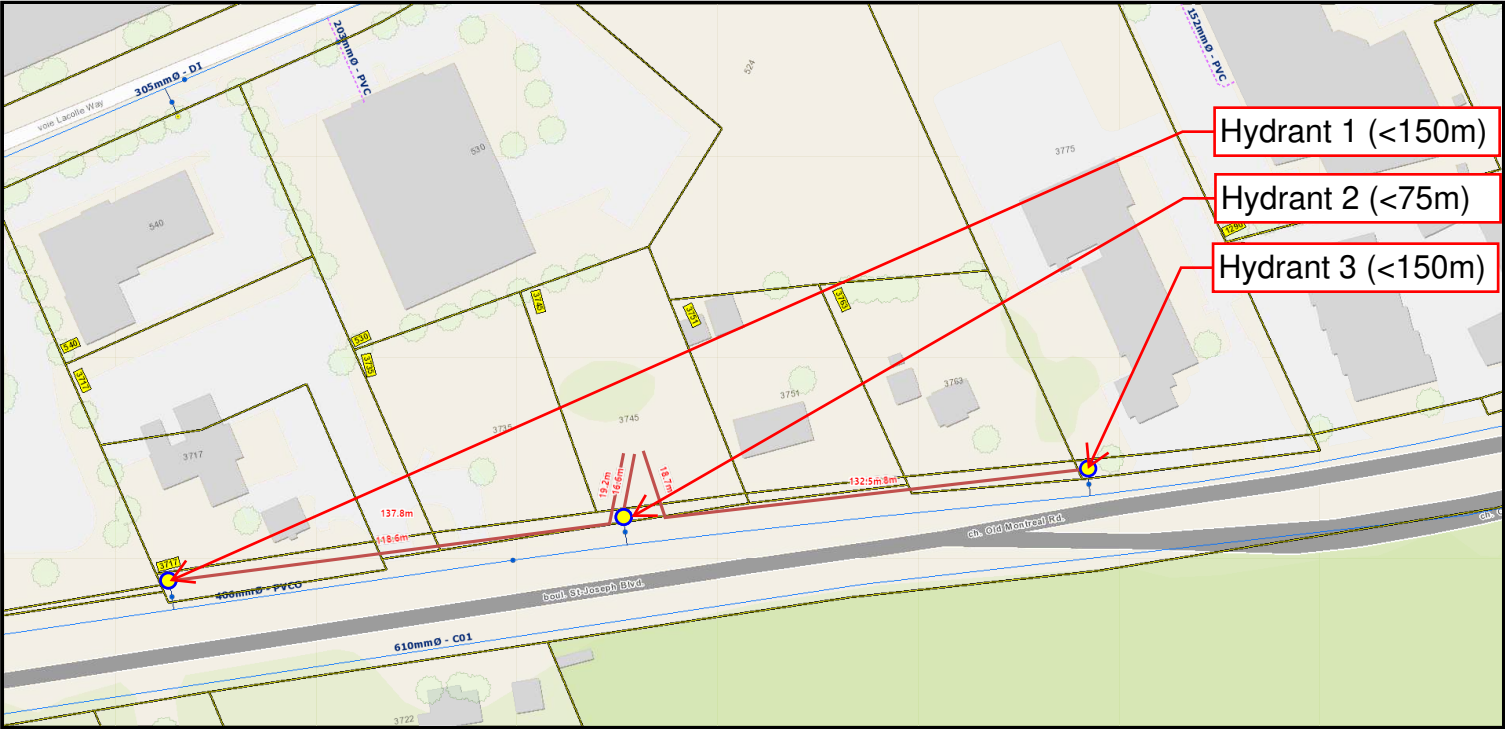
# 3745 St Joseph Boulevard

## Pressure Zone Figure



# 3745 St Joseph Boulevard

## Hydrant Coverage Figure





APPENDIX D  
SANITARY CALCULATIONS

# McINTOSH PERRY

## CCO-23-3287 - 3745 St Joseph - Sanitary Demands

Project:	3745 St. Joseph
Project No.:	CCO-23-3287
Designed By:	FV
Checked By:	BC
Date:	Apr-23

Site Area	0.25	Gross ha		
Commercial Area	2160.00	m <sup>2</sup>	28,000	L/gross ha/d
Hotel Beds	69.00	bed-space	225	L/(bed-space/d)

### DESIGN PARAMETERS

Commercial Peaking Factor	1.5	
Residential Peaking Factor	3.80	* 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	0.01
Wet	0.07
<b>Total</b>	<b>0.08</b>

### AVERAGE DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS	POPULATION / AREA	Flow (L/s)
Residential	280	L/c/d	0	0.00
Industrial - Light**	35,000	L/gross ha/d		0
Industrial - Heavy**	55,000	L/gross ha/d		0
Commercial / Amenity	2,800	L/(1000m <sup>2</sup> /d)	2160.00	0.07
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)	69	0.18
Office	75	L/7.0m <sup>2</sup> /d		0
Tourist Commercial	28,000	L/gross ha/d		0
Other Commercial	28,000	L/gross ha/d		0

AVERAGE ICI FLOW	0.25	L/s
PEAK INSTITUTIONAL/COMMERCIAL FLOW	0.37	L/s
PEAK INDUSTRIAL FLOW	0.00	L/s
<b>TOTAL PEAK ICI FLOW</b>	<b>0.37</b>	<b>L/s</b>

### TOTAL SANITARY DEMAND

TOTAL ESTIMATED AVERAGE DRY WEATHER FLOW	0.26	L/s
TOTAL ESTIMATED PEAK DRY WEATHER FLOW	0.39	L/s
TOTAL ESTIMATED PEAK WET WEATHER FLOW	0.46	L/s



# SANITARY SEWER DESIGN SHEET

PROJECT: CCO-23-3287  
 LOCATION: 3745 St Joseph Boulevard  
 CLIENT: CSV Architects



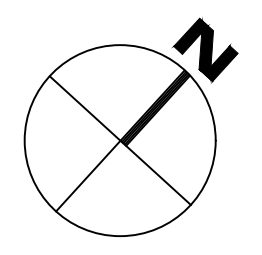
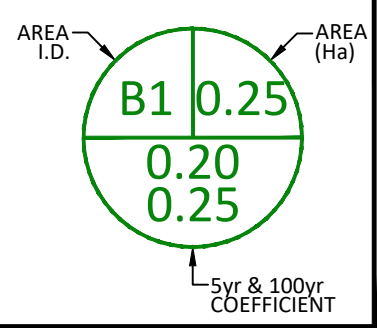
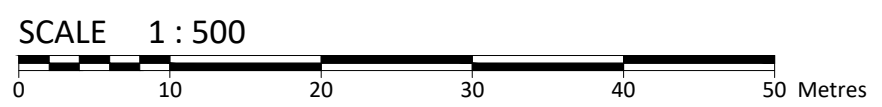
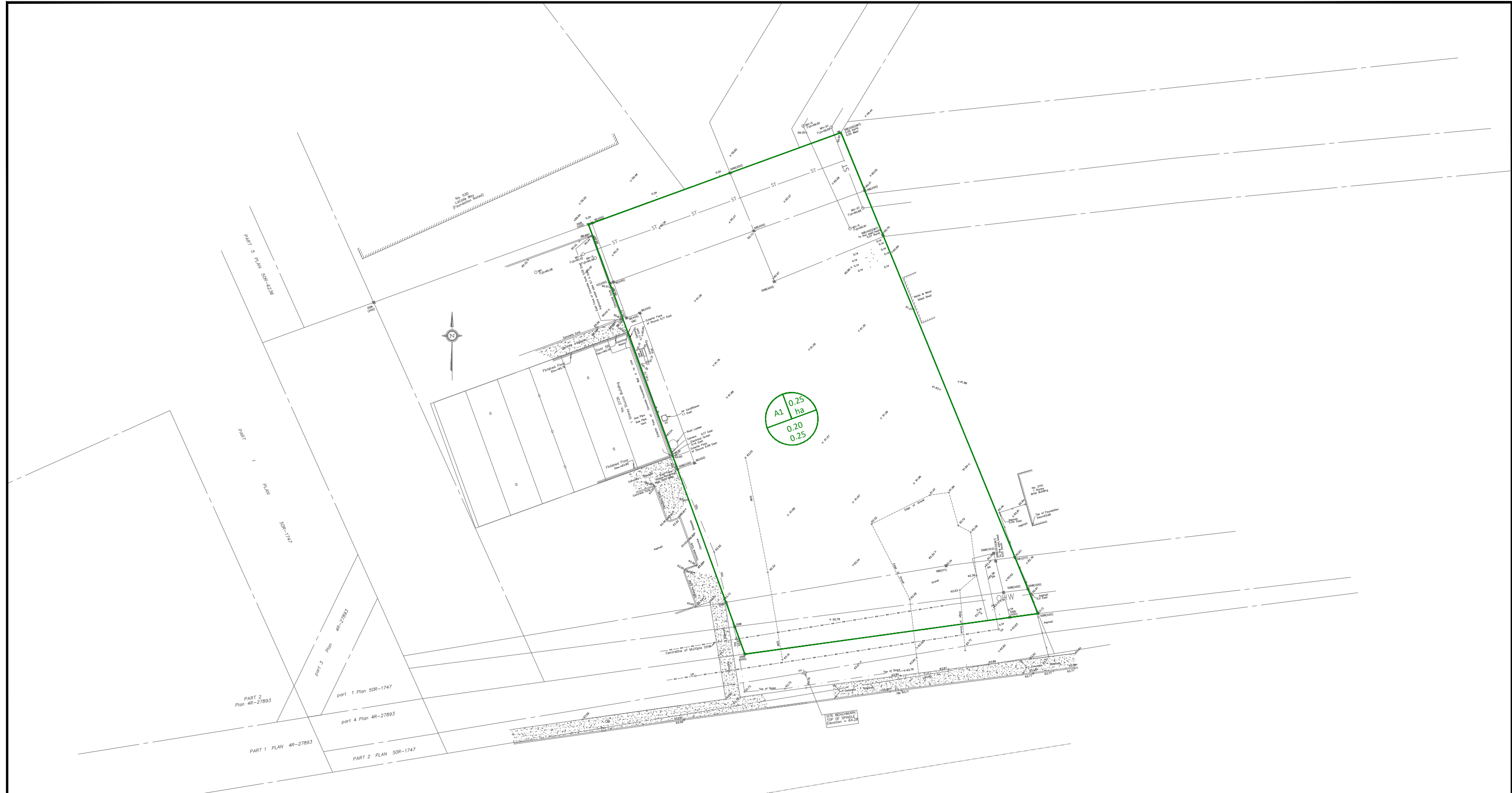
LOCATION				ICI AREAS						INFILTRATION ALLOWANCE			FLOW	SEWER DATA									
1	2	3	4	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		
STREET	AREA ID	FROM MH	TO MH	AREA (ha)						PEAK FLOW (L/s)	AREA (ha)		FLOW (L/s)	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	DIA (mm)	SLOPE (%)	VELOCITY (full) (m/s)	AVAILABLE CAPACITY			
				INSTITUTIONAL		COMMERCIAL		INDUSTRIAL			IND	CUM								L/s	%	L/s	%
				IND	CUM	IND	CUM	IND	CUM														
3735 St Joseph		Ex. Bldg	Ex. MH1											0.59	12.00	3.33	135	1.00	0.812	11.41	95.08		
3735 St Joseph		Ex. MH1	Ex. 250mm SAN											0.59	16.97	33.22	135	2.00	1.148	16.38	96.52		
3745 St Joseph		Prop. Bldg	Prop. MH1A		0.00	0.22		0.00	0.37	0.25	0.25	0.08	0.46	22.47	1.87	150	2.00	1.232	22.01	97.95			
3745 St Joseph		Prop. MH1A	Ex. MH2		0.00	0.22		0.00	0.37	0.25	0.25	0.08	0.46	22.47	10.71	150	2.00	1.232	22.01	97.95			
3735+3745 St Joseph		Ex. MH2	Ex. MH3											1.05	75.98	15.30	250	1.50	1.500	74.93	98.62		
Design Parameters:				Designed by: FV						No.			Revision			Date							
Residential				ICI Areas						1.			Revision 1			2023.05.09							
SF	3.4	p/p/u		INST		28,000	L/Ha/day	Peak Factor		Reviewed by: AM													
TH/SD	2.7	p/p/u		COM		28,000	L/Ha/day	1.5		CCO-23-3287													
APT	2.3	p/p/u		IND		35,000	L/Ha/day	MOE Chart															
Other	60	p/p/Ha														Sheet No: 1 of 1							





APPENDIX E  
PRE-DEVELOPMENT DRAINAGE PLAN

FILENAME: U:\Ottawa\01 - Projects - Proposals\2023 jobs\CCO\CCO-23-3287 CSV\_Multi-Use Building\_3745 St. Joseph Blvd\12 - Drawings\CCO-23-3287 Presentation.dwg  
 PROJECT: 3745 St. Joseph Blvd Multi-Use Building  
 LAST PLOTTED: Tuesday, May 09, 2023 10:03:03 AM  
 CTR FILE USED:



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

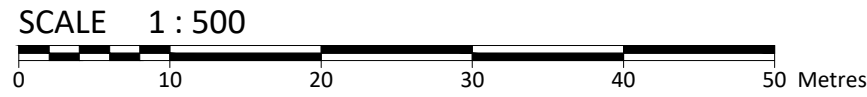
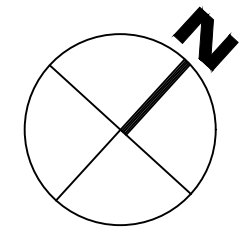
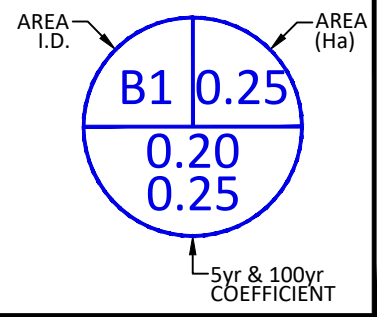
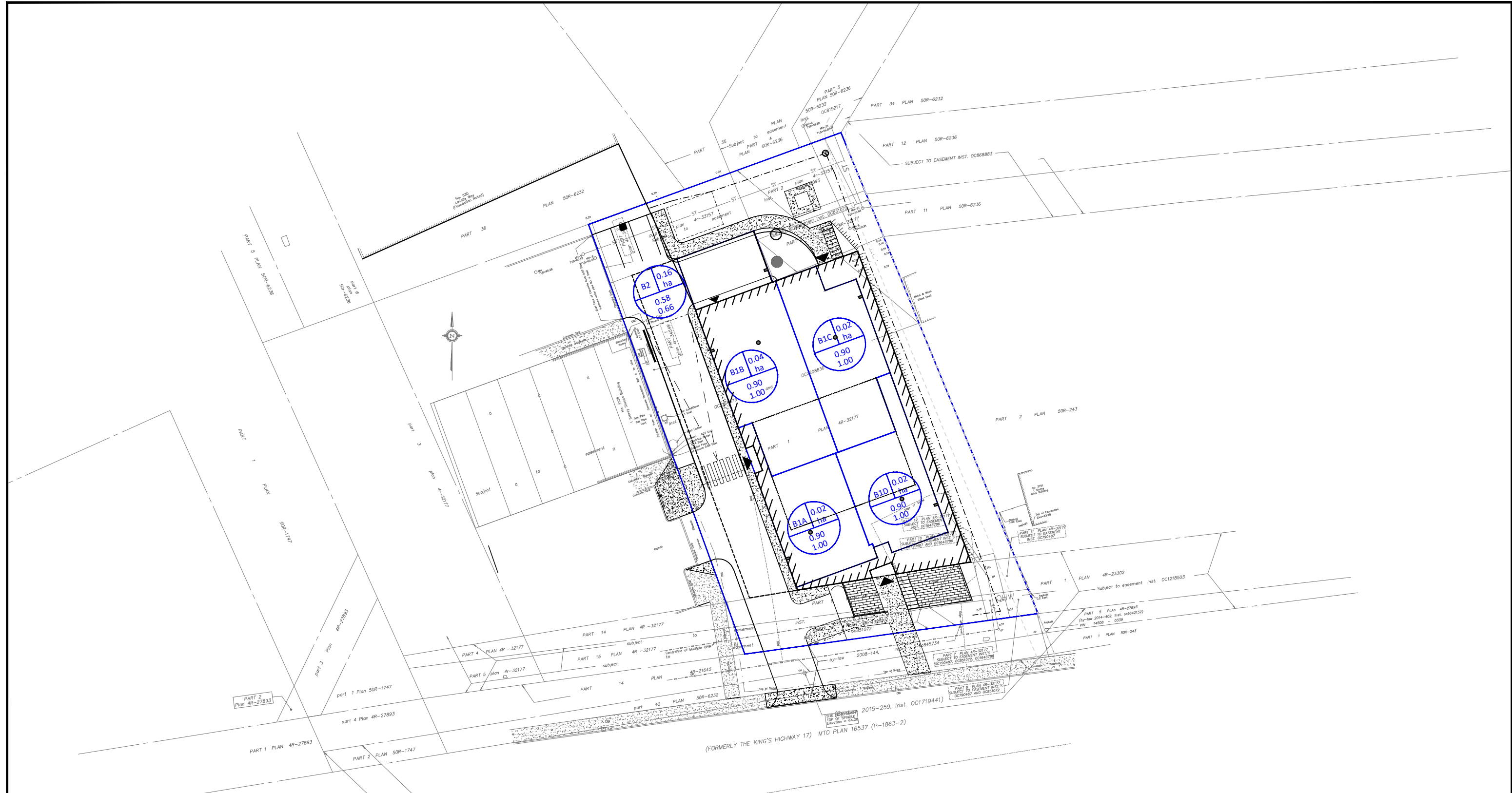
Client:	CSV ARCHITECTS 190 O'CONNOR STREET, SUITE 100		
Project:	COMMERCIAL BUILDING 3745 ST JOSEPH BOULEVARD, OTTAWA		
Drawing Title:	PRE-DEVELOPMENT DRAINAGE AREA PLAN		
Drawn by:	FV	Checked By:	AM
Scale:	1:500	Project Number:	CCO-23-3287
No.	2	Revisions	Date
	1		

**PRE**



APPENDIX F  
POST-DEVELOPMENT DRAINAGE PLAN

FILENAME: U:\Ottawa\01 - Projects - Proposals\2023 jobs\CCO\CCO-23-3287 CSV\_Multi-Use Building\_3745 St. Joseph Blvd\12 - Drawings\CCO-23-3287 Presentation.dwg  
 LAST PLOTTED: Friday, May 12, 2023 11:58:00 AM  
 CTD FILE USER: ...



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

Client:	CSV ARCHITECTS 190 O'CONNOR STREET, SUITE 100		
Project:	MIXED USE BUILDING 3745 ST JOSEPH BOULEVARD, OTTAWA		
Drawing Title:	POST-DEVELOPMENT DRAINAGE AREA PLAN		
Drawn by:	FV	Checked By:	AM
Scale:	1:500	Project Number:	CCO-23-3287
No.	2	Revisions	Date
	1		

**POST**



APPENDIX G  
STORMWATER MANAGEMENT CALCULATIONS



# McINTOSH PERRY

CCO-23-3287 - 3745 St Joseph Boulevard

1 of 2

Tc (min)	Intensity (mm/hr)	
	5-Year	100-Year
20	70.3	120.0
10	104.2	178.6

C-Values	
Impervious	0.90
Gravel	0.60
Pervious	0.20

### Pre-Development Runoff Coefficient

Drainage Area	Impervious Area (m <sup>2</sup> )	Gravel (m <sup>2</sup> )	Pervious Area (m <sup>2</sup> )	Average C (5-year)	Average C (100-year)
A1	0	0	2,502	0.20	0.25

### Pre-Development Runoff Calculations

Drainage Area	Area (ha)	C 5-Year	C 100-Year	Tc (min)	Q (L/s)	
					5-Year	100-Year
A1	0.25	0.20	0.25	10	14.50	31.05
<b>Total</b>	<b>0.25</b>				<b>14.50</b>	<b>31.05</b>

### Post-Development Runoff Coefficient

Drainage Area	Impervious Area (m <sup>2</sup> )	Gravel (m <sup>2</sup> )	Pervious Area (m <sup>2</sup> )	Average C (5-year)	Average C (100-year)
B1A	188	0	0	0.90	1.00
B1B	352	0	0	0.90	1.00
B1C	225	0	0	0.90	1.00
B1D	174	0	0	0.90	1.00
B2	852	0	711	0.58	0.66

Building Roof - Directed to Internal Cistern Without Restriction  
Surface Collected

### Post-Development Runoff Calculations

Drainage Area	Area (ha)	C 5-Year	C 100-Year	Tc (min)	Q (L/s)	
					5-Year	100-Year
B1A	0.019	0.90	1.00	10	4.90	9.32
B1B	0.035	0.90	1.00	10	9.19	17.49
B1C	0.022	0.90	1.00	10	5.86	11.16
B1D	0.017	0.90	1.00	10	4.55	8.66
B2	0.156	0.58	0.66	10	26.33	51.12
<b>Total</b>	<b>0.25</b>				<b>50.82</b>	<b>97.75</b>

Building Roof - Directed to Internal Cistern Without Restriction  
Surface Collected

### Required Restricted Flow

Drainage Area	Area (ha)	C 5-Year	Tc (min)	Q (L/s)
				5-Year
A1	0.25	0.20	10	6.61

Allowable outflow per Guidelines for On-Ste Detention Design in the Taylor Creek Business Park Township of Cumberland - 26.4 L/s/ha

### Post-Development Restricted Runoff Calculations

Drainage Area	Unrestricted Flow (L/S)		Restricted Flow (L/S)		Storage Required (m <sup>3</sup> )		Storage Provided (m <sup>3</sup> )	
	5-year	100-Year	5-Year	100-Year	5-Year	100-Year	5-Year	100-Year
B1A	4.90	9.32	6.61	6.61	35.88	86.74	203.28	203.28
B1B	9.19	17.49						
B1C	5.86	11.16						
B1D	4.55	8.66						
B2	26.33	51.12						
<b>Total</b>	<b>50.82</b>	<b>97.75</b>	<b>6.61</b>	<b>6.61</b>	<b>35.88</b>	<b>86.74</b>	<b>203.28</b>	<b>203.28</b>

# McINTOSH PERRY

CCO-23-3287 - 3745 St Joseph Boulevard

2 of 2

## Storage Requirements

### 5-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B1A	Runoff (L/s) B1B	Runoff (L/s) B1C	Runoff (L/s) B1D	Runoff (L/s) B2	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
10	104.2	4.90	9.19	5.86	4.55	26.33	6.61	44.22	26.53
20	70.3	3.30	6.20	3.95	3.07	17.77	6.61	27.68	33.22
30	53.9	2.53	4.75	3.03	2.35	13.62	6.61	19.68	35.43
40	44.2	2.08	3.90	2.49	1.93	11.17	6.61	14.95	35.88
50	37.7	1.77	3.32	2.12	1.65	9.53	6.61	11.78	35.34
60	32.9	1.55	2.90	1.85	1.44	8.31	6.61	9.44	33.98
70	29.4	1.38	2.59	1.65	1.28	7.43	6.61	7.73	32.47
80	26.6	1.25	2.34	1.50	1.16	6.72	6.61	6.36	30.55
90	24.3	1.14	2.14	1.37	1.06	6.14	6.61	5.24	28.31
100	22.4	1.05	1.97	1.26	0.98	5.66	6.61	4.32	25.90
110	20.8	0.98	1.83	1.17	0.91	5.26	6.61	3.54	23.34
120	19.5	0.92	1.72	1.10	0.85	4.93	6.61	2.90	20.89
130	18.3	0.86	1.61	1.03	0.80	4.62	6.61	2.32	18.07
140	17.3	0.81	1.53	0.97	0.76	4.37	6.61	1.83	15.36
150	16.4	0.77	1.45	0.92	0.72	4.14	6.61	1.39	12.51

Maximum Storage Required 5-year = 36 m<sup>3</sup>

### 100-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B1A	Runoff (L/s) B1B	Runoff (L/s) B1C	Runoff (L/s) B1D	Runoff (L/s) B2	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
10	178.6	9.33	17.49	11.16	8.66	51.13	6.61	91.17	54.70
20	120.0	6.27	11.75	7.50	5.82	34.36	6.61	59.09	70.90
30	91.9	4.80	9.00	5.74	4.46	26.31	6.61	43.70	78.66
40	75.1	3.92	7.36	4.69	3.64	21.50	6.61	34.50	82.81
50	64.0	3.34	6.27	4.00	3.10	18.32	6.61	28.43	85.28
60	55.9	2.92	5.48	3.49	2.71	16.00	6.61	23.99	86.37
70	49.8	2.60	4.88	3.11	2.41	14.26	6.61	20.65	86.74
80	45.0	2.35	4.41	2.81	2.18	12.88	6.61	18.03	86.52
90	41.1	2.15	4.03	2.57	1.99	11.77	6.61	15.89	85.81
100	37.9	1.98	3.71	2.37	1.84	10.85	6.61	14.14	84.83
110	35.2	1.84	3.45	2.20	1.71	10.08	6.61	12.66	83.56
120	32.9	1.72	3.22	2.06	1.60	9.42	6.61	11.40	82.09
130	30.9	1.61	3.03	1.93	1.50	8.85	6.61	10.31	80.39
140	29.2	1.52	2.86	1.82	1.42	8.36	6.61	9.38	78.76
150	27.6	1.44	2.70	1.72	1.34	7.90	6.61	8.50	76.50

### 5-Year Storm Event Storage Summary

Storage Available (m<sup>3</sup>) = 203.3  
Storage Required (m<sup>3</sup>) = 35.9

### 100-Year Storm Event Storage Summary

Storage Available (m<sup>3</sup>) = 203.3  
Storage Required (m<sup>3</sup>) = 86.7

# SANITARY SEWER DESIGN SHEET

PROJECT: CCO-23-3287  
 LOCATION: 3745 St Joseph Boulevard  
 CLIENT: CSV Architects



LOCATION				ICI AREAS							INFILTRATION ALLOWANCE			FLOW	SEWER DATA								
1	2	3	4	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		
STREET	AREA ID	FROM MH	TO MH	AREA (ha)						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			
				INSTITUTIONAL		COMMERCIAL		INDUSTRIAL			IND	CUM								L/s	%	L/s	%
				IND	CUM	IND	CUM	IND	CUM														
3735 St Joseph		EX. BLDG	EX. MH1											0.59	12.00	3.33	135	1.00	0.812	11.41	95.08		
3735 St Joseph		EX. MH1	EX. 250mm SAN											0.59	16.97	33.22	135	2.00	1.148	16.38	96.52		
3745 St Joseph		Prop. Bldg	Prop. MH1A		0.00	0.22		0.00	0.37	0.25	0.25	0.08	0.46	22.47	1.87	150	2.00	1.232	22.01	97.95			
3745 St Joseph		Prop. MH1A	EX. MH2		0.00	0.22		0.00	0.37	0.25	0.25	0.08	0.46	22.47	10.71	150	2.00	1.232	22.01	97.95			
3735+3745 St Joseph		EX. MH2	EX. MH3											1.05	75.98	15.30	250	1.50	1.500	74.93	98.62		
Design Parameters:				Designed by: FV							No.			Revision							Date		
Residential				ICI Areas							1.			Revision 1							2023.05.09		
SF	3.4	p/p/u		Peak Factor			Reviewed by: AM																
TH/SD	2.7	p/p/u	INST	28,000	L/Ha/day	1.5	CCO-23-3287																
APT	2.3	p/p/u	COM	28,000	L/Ha/day	1.5																	
Other	60	p/p/Ha	IND	35,000	L/Ha/day	MOE Chart																	
																			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).	Ste 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.	Ste 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"> <li>○ Metric scale</li> <li>○ North arrow (including construction North)</li> <li>○ Key plan</li> <li>○ Name and contact information of applicant and property owner</li> <li>○ Property limits including bearings and dimensions</li> <li>○ Existing and proposed structures and parking areas</li> <li>○ Easements, road widening and rights-of-way</li> <li>○ Adjacent street names</li> </ul>	Ste 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