

ASSESSMENT OF ADEQUACY OF PUBLIC SERVICES REPORT 5646-5650 MANOTICK MAIN STREET



Project No.: CCO-22-2383

Prepared for:

Hawkins Properties
650a Eagleson Road
Ottawa, ON

Prepared by:

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December 23rd, 2022

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1.0 PROJECT DESCRIPTION

1.1 Purpose

McIntosh Perry (MP) has been retained by Hawkins Properties. to prepare this Assessment of Adequacy of Public Services Report in support of the Zoning By-Law Amendment for the contemplated development located at 5646-5650 Manotick Main Street within the City of Ottawa.

The main purpose of this report is to demonstrate that the contemplated development has access to sufficient public services 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 access to water, sanitary, and storm servicing for the development, ensuring that existing services will adequately service the contemplated development.

1.2 Site Description

The subject property, herein referred to as the site, is located at 5646-5650 Manotick Main within the Rideau-Jock Ward. The site covers approximately 0.41 ha and is located at the intersection of Manotick Main Street and Mahogany Harbour Lane. The site is zoned Rural Commercial (RC1). See Site Location Plan in Appendix 'A' for more details.

1.3 Contemplated Development and Statistics

The contemplated development consists of two 1-storey drive-through restaurants, complete with new drive aisles and parking areas with access from Manotick Main Street. Refer to Site Plan prepared by Rossman Architecture and included in Appendix B for reference.

1.4 Existing Conditions and Infrastructure

The site is currently developed containing a 2-storey commercial building and attached carwash. The existing building is serviced by an on-site well and septic system.

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):

- ❖ Manotick Main Street
 - 305 mm diameter PVC watermain,

1.5 Approvals

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

An Environmental Compliance Approval (ECA) through the Ministry of Environment, Conservation and Parks (MECP) is not anticipated to be required for the development since the development is does not outlet to a combined sewershed and does not propose industrial usage.

2.0 BACKGROUND STUDIES, STANDARDS, AND REFERENCES

2.1 Background Reports/ Reference Information

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

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-2018-03 City of Ottawa, March 2018. (ISTB-2018-03)
 - Technical Bulletin ISTB-2019-01 City of Ottawa, January 2019. (ISTB-2019-01)
 - Technical Bulletin ISTB-2019-02 City of Ottawa, February 2019. (ISTB-2019-02)
- ◆ Ottawa Design Guidelines – Water Distribution City of Ottawa, July 2010. (Ottawa Water Guidelines)
 - Technical Bulletin ISD-2010-2 City of Ottawa, December 15, 2010. (ISD-2010-2)
 - Technical Bulletin ISDTB-2014-02 City of Ottawa, May 2014. (ISDTB-2014-02)
 - Technical Bulletin ISTB-2018-02 City of Ottawa, March 2018. (ISTB-2018-02)

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. (FUSGuidelines)

3.0 PRE-CONSULTATION SUMMARY

A pre-consultation email was held with City staff on July 21st, 2022, regarding the contemplated site servicing. Specific design parameters to be incorporated include:

- Control 5 through 100-year post-development flows to the 2-year pre-development level, with a combined C value to a maximum of 0.50.
- Enhanced water quality protection will be required for the development per the RVCA

4.0 WATERMAIN

4.1 Existing Watermain

The site is located within the 3SW pressure zone, as per the Water Distribution System mapping included in Appendix C. There are two municipal fire hydrant along Manotick Main Street available to service the development.

4.2 Contemplated Watermain

It is estimated that a 150 mm diameter water service will provide sufficient servicing to the contemplated development.

The Ontario Building Code method was utilized to estimate the required fire flow for the contemplated buildings. The following parameters were assumed:

- ❖ K Value – 18 (Combustible with Fire Separations)
- ❖ Occupancy Type – A-2 – Assembly Occupancy

The results of the calculations yielded a required fire flow of 2,700 L/ min (45 L/s) for the OBC. The detailed calculations for the OBC can be found in Appendix C.

The water demands for the contemplated site have been calculated to adhere to the Ottawa Water Guidelines and can be found in Appendix C. The results have been summarized below:

Table 1: Water Supply Design Criteria and Water Demands

Site Area	0.41 ha
Commercial Area	446.4 m ²
Commercial Demand	28,000 L/gross ha/ d
Max Day Peaking Factor (Commercial)	1.5 x avg. day
Peak Hour Peaking Factor (Commercial)	1.8 x max day

The City provided the estimated water pressures at both for the average day scenario, peak hour scenario and the max day plus fire flow scenario for the demands indicated by the correspondence in Appendix C. The resulting pressures for the boundary conditions results are shown in Tables 2 and 3, below. Boundary conditions have been provided for the current pressure zone (3SW) as well as the future pressure zone (SJC).

Note the estimated water demand has decreased slightly from the values presented in the boundary condition request based on updates to the commercial area. Due to the decrease being very minor, the validity of the boundary condition results is not anticipated to be impacted.

Table 2: Boundary Conditions Results – Current 3SW Pressure Zone

Scenario	Estimated Demands (L/s)	HGL (m H ₂ O)* / kPa
Average Day Demand	0.01	69.7 / 688.3
Maximum Daily + Fire Flow Demand (OBC)	0.02 + 45	58.7 / 576.2
Peak Hourly Demand	0.04	52.9 / 519.3
* Adjusted for an estimated ground elevation of 87.4m above the connection point.		

The normal operating pressure range for the current pressure zone is anticipated to be 519.3 kPa to 688.3 kPa and will not be less than 275kPa (40 psi) or exceed 689 kPa (100 psi). The watermains will meet the minimum required 20 psi (140 kPa) from the Ottawa Water Guidelines at the ground level under maximum day demand and fire flow conditions. It is anticipated that pressure reducing valves will be required as pressure is expected to exceed 80 psi in the average day condition.

Table 3: Boundary Conditions Results – Future SUC Pressure Zone

Scenario	Estimated Demands (L/s)	HGL (m H ₂ O)* / kPa
Average Day Demand	0.01	60.3 / 591.1
Maximum Daily + Fire Flow Demand (OBC)	0.02 + 45	53.4 / 524.2
Peak Hourly Demand	0.04	54.9 / 539.0
* Adjusted for an estimated ground elevation of 87.4m above the connection point.		

The normal operating pressure range for the future pressure zone is anticipated to be 539.0 kPa to 541.9 kPa and will not be less than 275kPa (40 psi) or exceed 689 kPa (100 psi). The watermains will meet the minimum required 20 psi (140 kPa) from the Ottawa Water Guidelines at the ground level under maximum day demand and fire flow conditions. It is anticipated that pressure reducing valves will be required as pressure is expected to exceed 80 psi in the average day condition.

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

Table 4: Fire Protection Confirmation

Building	Fire Flow Demand (L/min.)	Fire Hydrant(s) within 75m (5,700 L/min)	Fire Hydrant(s) within 150m (3,800 L/min)	Combined Fire Flow (L/min.)
5646-5650 Manotick Main Street	2,700	1 Public	1 Public	9,500

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

5.0 SANITARY DESIGN

5.1 Existing Sanitary Sewer

There is no existing sanitary sewer within Manotick Main Street available to service the contemplated development. The subject site is currently serviced by an on-site septic system.

5.2 Contemplated Sanitary Sewer

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

Table 5: Sanitary Design Criteria

Design Parameter	Value
Site Area	0.41 ha
Commercial	2,800 L/(100m ² /d)
Extraneous Flow Allowance	0.33 L/s/ha
Commercial Peaking Factor	1.5

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

Table 6: Summary of Estimated Sanitary Flow

Design Parameter	Total Flow (L/s)
Total Estimated Average Dry Weather Flow	0.03
Total Estimated Peak Dry Weather Flow	0.04
Total Estimated Peak Wet Weather Flow	0.16

It is contemplated to service the development with a new septic system located along the southeast property line. The septic system will be sized to accommodate the contemplated development and will meet the required separation distances identified by the Ottawa Septic System Office.

The full flowing capacity of a 150 mm diameter sanitary service at an assumed 1.0% slope is estimated

to be 15.89 L/s. Per table 5, a peak wet weather flow of 0.16 L/s will be conveyed within a 150mm service, therefore a 150mm sanitary service is sufficiently sized for the contemplated buildings.

6.0 STORM SEWER DESIGN

6.1 Existing Storm Sewers

Stormwater runoff from the site is currently tributary to the Rideau River within the Lower Rideau River sub-watershed. There is no existing storm sewer available to service the contemplated development, however there is an existing catch basin fronting the subject site. The existing catch basin outlets through existing culverts to the existing municipal ditch northwest of the site.

6.2 Contemplated Storm Sewers

It is anticipated that runoff will be directed to the existing storm infrastructure at a restricted rate, as will be discussed in Section 7.1. It is anticipated that a combination of roof, surface and subsurface storage will be required to meet the SWM criteria identified by the City of Ottawa. Further details on the storm sewer design to be provided for the Site Plan Control application.

7.0 CONTEMPLATED STORMWATER MANAGEMENT

7.1 Design Criteria and Methodology

Stormwater management for the site will be maintained through positive drainage away from the contemplated building and towards the adjacent ROWs. The quantitative and qualitative properties of the storm runoff for both the pre- and post-development flows are further detailed below.

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 control up to an enhanced level of treatment will be required based on distance to the outlet.

Quantity Control

- Post-development to be restricted to the 2-year storm event, based on a calculated time of concentration of at least 10 minutes and a maximum rational method coefficient of 0.50. Refer to Section 7.2 for further details.

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
Gravel	0.60
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 existing development contained no stormwater management controls for flow attenuation. The estimated pre-development peak flows for the 5- and 100-year events are summarized below in Table 7. A pre-development drainage area plan can be found in Appendix E

Table 7: Pre-Development Runoff Summary

Drainage Area	Area (ha)	Q (L/s)		
		2-Year	5-Year	100-Year
A1	0.41	40.14	54.55	107.21

7.4 Post-Development Drainage

To meet the stormwater objectives the development will require a combination of flow attenuation with roof, surface, and subsurface storage.

Based on the criteria listed in Section 7.2, the development will be required to restrict flow to the 2-year storm event. It is estimated that the target release rate during the 100-year event will be 40.14 L/s. See Appendix G for calculations.

The following storage requirement estimate assumes roof storage will be available for both buildings (B1 & B2), and approximately 10% of the development area will be directed to the outlet without flow attenuation (Area B4). The collected runoff from area B3 will be discharged at the allowable release rate. A post-development drainage area plan can be found in Appendix F.

The estimated post-development peak flows for the 5 and 100-year events and the required storage volumes are summarized in Table 8, below.

Table 8: Post-Development Runoff Summary

Drainage Area	Area (ha)	5-year Peak Flow (L/s)	100-year Peak Flow (L/s)	100-year Storage Required (m ³)	100-year Storage Available (m ³)
B1	0.02	0.88	1.39	8.36	8.55
B2	0.02	0.88	1.39	8.36	8.55
B3	0.33	13.27	25.80	52.98	-
B4	0.04	5.95	11.56		
Total	0.41	20.99	40.14	69.70	

It is anticipated that approximately 69.70 m³ of storage will be required on site to attenuate flow to the established release rate of 40.14 L/s. Given the majority of the landscaped area will be

occupied by the contemplated septic system, it is expected that subsurface storage may be required. Actual storage volumes will need to be confirmed at the detailed design stage based on grading constraints.

A roof drainage summary for the contemplated buildings can be found in Table 9, below.

Table 9: Roof Drainage Summary

Drainage Area	Area (ha)	# of Roof Drains	Storage Depth (mm)		Flow Per Roof Drain (L/s)		Total Flow Rate (L/s)	
			5-Year	100-Year	5-Year	100-Year	5-Year	100-Year
B1	0.02	1	70	110	0.88	1.39	0.88	1.39
B2	0.02	1	70	110	0.88	1.39	0.88	1.39

Flow and storage calculations can be found within Appendix 'G'. Actual storage volumes will need to be confirmed at the detailed design stage based on grading constraints.

7.5 Quality Control

As noted in Section 7.1, quality controls will be required for the contemplated development up to an enhanced level of treatment (80% TSSremoval). Due to the septic system occupying the majority of the landscaped area, it is expected that there will be insufficient room for a treatment-train style approach to quality control. It is expected that an oil & grit separator structure will be required at the downstream end of the contemplated servicing to meet quality control requirements for area B3. Quality control options will be further reviewed during detailed design

8.0 SUMMARY

- The contemplated development consists of two 1-storey drive-through restaurants with drive access from Manotick Main Street
- The results of the OBC calculations yielded a required fire flow of 2,700 L/min (45 L/s)
- The development is anticipated to have a peak wet weather flow of 0.16 L/s.
- Based on City of Ottawa guidelines, the development will be required to attenuate post-development 5 and 100-year flows to the 2-year release rate of 40.14 L/s.
- It is contemplated that stormwater objectives may be met through storm water retention via roof, surface, and subsurface storage. It is anticipated that approximately 70 m³ of onsite storage will be required to attenuate flow to the established release rate.
- Quality controls are required for the contemplated development based on the distance to the outlet.

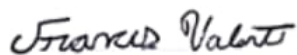
9.0 RECOMMENDATION

Based on the information presented in this report, we recommend that City of Ottawa approve this Assessment of Adequacy of Public Services report in support of the Zoning By-Law Amendment application for the contemplated development at 5646-5650 Manotick Main Street.

This report is respectfully being submitted for approval.

Regards,

McIntosh Perry Consulting Engineers Ltd.



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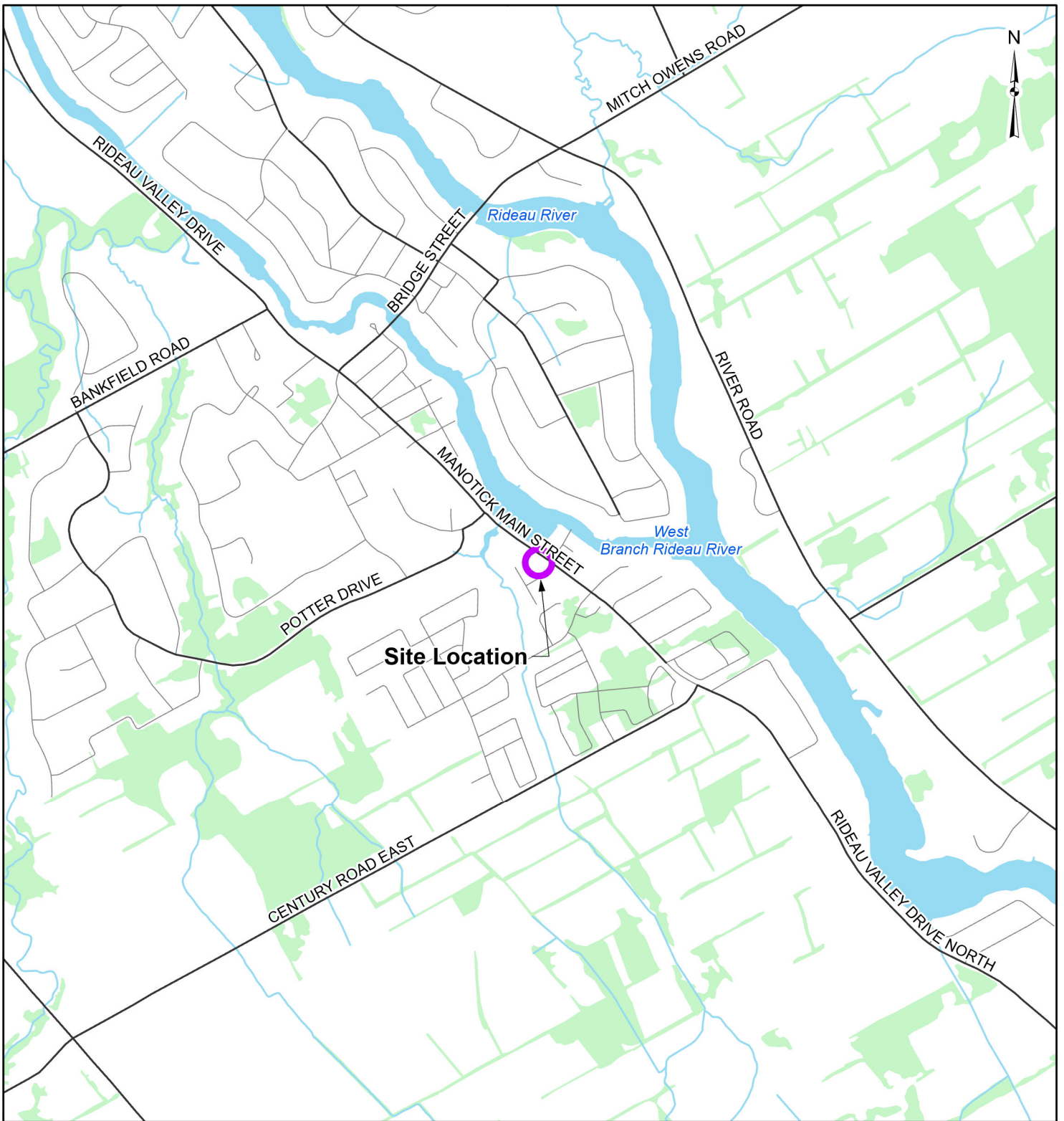
10.0 STATEMENT OF LIMITATIONS

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

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

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

APPENDIX A
KEY PLAN



LEGEND

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

REFERENCE

GIS data provided by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry, 2022.

CLIENT:		HAWKINS PROPERTIES	
PROJECT:		5646-5650 MANOTICK MAIN	
TITLE:		SITE LOCATION	
PROJECT NO: CCO-22-2383		FIGURE:	
Date	Dec., 21, 2022	1	
GIS	MG		
Checked By	FV		

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APPENDIX B
BACKGROUND DOCUMENTS

Site Plan Pre-Application Consultation

5646 and 5650 Manotick
Main Street

Meeting Date: July 21, 2022

PC2022-0111

Applicant: McIntosh Perry.

Ward 5- West Carleton -
March

Proposal Summary: Demolish the existing buildings at 5646 and 5650 Manotick Main Street and redevelop the land with a car wash hand drive-thru restaurant.

Attendees:

Sean Harrigan, File Lead, City of Ottawa

Brian Morgan, Infrastructure Project Manager, City of Ottawa

Mark Elliot, Environmental Planner, City of Ottawa

Patrick McMahon, Transportation Project Manager, City of Ottawa

Tessa Di Iorio, Hydrogeologist, City of Ottawa

Jasdeep Brar, Planning Student, City of Ottawa

Consultation Team

Bridgette Alchawa, Planner, McIntosh Perry

Mimmo Laduca – Project Manager

Peter Cai – Architect

Curtis Melanson – Engineer

Jade Hawkins

Regrets

Eric Lalonde, Rideau Valley Conservation Authority

Meeting Minutes

Proposal Details

- Demolish the existing two storey building with retail commercial use with an attached car wash on the ground floor with residential units above.
- Construct a 304 square metre restaurant with a drive-thru and new 223 square metre four bay carwash.
- Restaurant requires a Zoning By-law Amendment and Site Plan Control.

Planning Comments

Provided by Sean Harrigan

- The subject site is designated Village by Schedule B9 of the Official Plan. As per Official Plan section 9.4, villages are to be considered as rural neighbourhoods that should evolve into 15-minute neighbourhoods. Development should also maintain the rural and village character and facilitate the use of active transportation for short trips within each village.
- The site is further designated Mixed Residential-Commercial by Schedule A of the Village of Manotick Secondary Plan (Official Plan, Volume 2). The permitted uses include a variety of residential uses and a limited range of commercial and retail uses which would not compete with uses located in the Village Core. The Mud Creek Subwatershed Study (2015) will be used to evaluate any proposed development.
- Active transportation is a main objective/goal for Villages, as per the Official Plan and Secondary Plan. This should be reflected in the development design, Site Plan, and Planning Justification Report.
- The subject site is zoned RC1[152r] – Rural Commercial Zone, Subzone 1, exception 152. The exception prohibits a restaurant/bar and will have to be removed through a Zoning By-law Amendment for the proposed development.
- A **Planning Justification Report** will be required. This report must discuss how the proposed development and Zoning By-law Amendment adheres to the Official Plan, including the Village Secondary Plan. The report should also address the Secondary Plan's direction that this area should consist of residential development with limited commercial/retail, particularly when municipal wastewater services are extended to this area (the City does not have a timeframe for the extension at this point).
- A **Site Plan** is required and must show the property boundaries, dimensions of existing and proposed structures, zoning table, and other requirements listed in the Site Plan section within the [Guide to preparing studies and plans | City of Ottawa](#).
- As per Zoning By-law Section 101, the parking requirements are:
 - 10 spots per 100m² of gross floor area for the restaurant (31 spots required for the 304 m² restaurant)
 - 0 spots for the car wash

Please ensure the **Site Plan** lists the required and provided parking spaces per land use. In addition to the required vehicle parking, I would strongly recommend bicycle parking to help achieve the Official Plan's active transportation goal.

- Official Plan policy 4.7.2(9) provides guidance that new development that relies upon private sewage system should maintain a minimum area of 800m² of undeveloped land for the sewage system. The intent of this policy is to maintain sufficient space for the required septic system as well as a backup location should the proposed system fail anytime in the future. Please ensure the **Site Plan** illustrates the total undeveloped land maintained for the sewage system. The Hydrogeological Report should provide justification if the proposed development does not achieve the 800m².
- A **Landscape Plan** is required and should clearly illustrate the location and details of any existing and proposed vegetation. This plan may be combined with the **Tree Conservation Report** provided the details are clearly visible. I strongly recommend planting additional trees adjacent to parking and along the street frontage, and potentially between noise/visual nuisance generators and adjacent properties (i.e. visual buffer between drive thru menu and adjacent residential properties).
- Through preliminary review, I anticipate that the proposed rezoning to permit a restaurant with a drive thru might be appropriate development given the applicable policies (i.e. a drive thru is prohibit in the village core, so limited competition with village core uses. Although, restaurants in general may compete with village core uses). However, this will have to be thoroughly discussed in the **Planning Justification Report**. Also, while the proposed rezoning might be appropriate, I have significant concerns with the scale of development and limitations imposed by lot size. In particular, I anticipate significant challenges in finding a site layout that achieves minimum parking requirements, sufficient space for a septic system, clear throat requirements, and adequate stormwater management.

Engineering Comments

Provided by Brian Morgan

- Based on the City's Official Plan "4.4.1 – Servicing in Public Service Area" and Section 2.3.2, staff would strongly recommend connecting to municipal water services. This would negate the need for a well.
- The **Septic Impact Assessment** should discuss the existing system: location, size, age, condition, and capacity. Please include a calculation of the proposed outflow requirements. Note that septic flows above 10,000 litres/day require eCA approval from the MECP. Records at the OSSO office indicate that a septic permit was applied for in 19990, but no record of its completion or inspection. If it was installed, please provide proof of the installation and when this was done.
- It is understood that the car wash facility includes an oil/grit separator and holding tank. Please provide whatever information you have on this facility. Staff are concerned about excessive or contaminated runoff being directed towards

neighbouring lots or City streets. Please confirm if a permit was issued for the car wash.

- City records do not indicate the outlet for the catch basin located in the right-of-way. The outlet of this feature should be indicated on the Site Plan.
- The City will require proof that the fuel tank was removed.
- This application will require a **Phase 1 ESA**.
- The **Site Plan** should provide information on the existing site including: water, sewer and servicing locations, parking layout, surface types, building locations, basic grading.
- During the Pre-Application Consultation, the applicant’s engineer consultant asked for confirmation regarding some of the requirements for the site. I have consulted with the Senior Engineer and can confirm that:
 - The stormwater management criteria for this site is 100-year post to 2-year pre-development.
 - Stormwater management control will be required for this site
 - The ‘C’ values to be used on this project are given on Table 5.7 as provided in the Sewer Design Guidelines, Second Edition, Document SDG002, October 2012, City of Ottawa (Guidelines) including technical bulletins ISDTB-2014-01, PIEDTB-2016-01, ISTB 2018-01, and ISTB-2018-04.

Table 5.7 Runoff Coefficients for Various Soil Conditions

Topography and Vegetation	Soil Texture		
	Open Sandy Loam	Clay and Silt Loam	Tight Clay
Woodland			
Flat 0-5 % Slope	0.10	0.30	0.40
Rolling 5-10 % Slope	0.25	0.35	0.50
Hilly 10-30 % Slope	0.30	0.50	0.60
Pasture			
Flat 0-5 % Slope	0.10	0.30	0.40
Rolling 5-10 % Slope	0.16	0.36	0.55
Hilly 10-30 % Slope	0.22	0.42	0.60
Cultivated			
Flat 0-5 % Slope	0.30	0.50	0.60
Rolling 5-10 % Slope	0.40	0.60	0.70
Hilly 10-30 % Slope	0.53	0.72	0.82

For paved areas and roofs use: 0.9
 For Gravel Surfaces use: 0.25 to 0.7
 For Road shoulders use: 0.7

- The City will require a Noise Report regarding the car wash bays.

Guide to preparing City of Ottawa Studies and Plans: [Guide to preparing studies and plans | City of Ottawa](#)

To request City of Ottawa plan(s) or report information please contact the ISD Information Centre: Information Centre(613) 580-2424 ext. 44455

Transportation Comments

Provided by Patrick McMahon

- Submit a **TIA Screening Form**. After review, a TIA may be required. Please start this process as soon as possible. Communication with the City is required after every submission.
- On site plan/survey:
 - Show the ROW protection along the frontage.
 - Show lane/aisle widths.
- The clear throat requirement for a restaurant greater than 200 m² off of an arterial road is 40m. The site layout is not compatible and should be re-oriented to maximize this as much as possible.
- Indicate how many queueing spaces are intended to be provided for the drive-thru. At least seven before the menu board and a total of 11 are required.
- As the proposed site is commercial and for general public use, AODA legislation applies. Provide a pathway for pedestrians to Manotick Main from the restaurant use.
- Manotick Main Street is to be resurfaced in the next 1-2 years fronting this development, which will come with paved shoulders.
- No corner triangle is required.
- A stationary noise study is required for the car wash.

Hydrogeology Comments

Provided by Tessa Di Iorio

- The site is located within the Mud Creek Subwatershed Study (SWS) and all development is expected to comply with the regulations within that document.
- A **Hydrogeological and Terrain Analysis** will be required to assess the well and septic suitability
- Well:
 - Please confirm the water quantity requirement for the new development and compare the existing requirement (including all uses for the well; proposed restaurant, car wash, etc.). If the new development has a greater requirement for water, then a Well Pump test will be required to confirm the change in use can be supported by the existing well.
 - Water quality sampling is required to confirm quality meets Ontario Drinking Water Standards, Objectives and Guidelines. Note that the City of Ottawa has Hydrogeological and Terrain Analysis Guidelines (March 2021) that are in full effect. City Guidelines identify that the 'subdivision suite' of parameters needs to be assessed as well as metals. In addition, since the site was previously a gas station, testing should also include petroleum hydrocarbons, VOCs, and BTEX.

- If the existing well will be used as the supply well, the well should be inspected to ensure it meets current standards outlined in O. Reg. 903 under the Ontario Water Resources Act.
- The **Hydrogeological Report** should also include an assessment of potential contaminant sources (including the previous activities onsite) and discuss how the well will be protected from contamination in the long term.
- Please confirm if the former buried gas tanks were decommissioned and removed.
- As a proposed restaurant, the well would be servicing the public and would fall under O. Reg. 319 (Small Drinking Water Systems) under the Health Protection and Promotion Act administered by Ottawa Public Health (OPH). OPH will need to be notified that the system will be servicing the public (see section 5 of O. Reg. 319). It is understood that OPH will conduct a risk assessment and the owner will need to complete the requirements outlined by OPH prior to the provision of water.
- Please note that if this site is connected to municipal water, the well assessments (i.e. pump test and water quality sampling) will not be required. However, the potential impact of proposed activities onsite on adjacent wells and best management practices to protect local well users will still need to be addressed in a **Hydrogeological Report**.
- Septic:
 - If there is an increase in septic volume required (based on current standards), then a **Septic Impact Assessment** will be required. If the septic flow is greater than 10,000 L/day then the assessment should be done based on MECP Guideline D-5-4 and City Guidelines.

The hydrogeological consultant is welcome to contact the City's Hydrogeologist (Tessa Di Iorio: tessa.diiorio@ottawa.ca) if they would like to discuss the requirements related to the Hydrogeological or Septic Impact Assessment.

Environmental Comments

Provided by Mark Elliot

- The site is located within the Mud Creek Subwatershed Study (SWS) and all development is expected to comply with the regulations within that document.
- The nearest heritage features are more than 120 metres away and therefore do not trigger the need for an Environmental Impact Statement (EIS) under the requirements of the Old OP (section 4.7.8.7) or the new OP (section 5.6.4.1.4). These conditions are reiterated but not substantively altered in the Mud Creek SWS.
- Stormwater would be a concern for this site due to the expansion of impervious surface. The SWS encourages the use of lot-level retention through low-impact design measures in section 4.5.1 but does not require any specific measures. The Stormwater Management Report noted by staff engineers would be a sufficient vehicle through which to address these concerns.

- A **Tree Conservation Report** (TCR) will be required. As noted in the previous discussions for this site, attention should be paid to trees along the property line and their critical root zones. We ask that the applicant seek higher tree coverage pursuant to Urban Forest Canopy Goals in section 4.8.2 of the New OP. The applicant is encouraged to combine tree plantings with on-site stormwater retention through low-impact design measures.
- I have no concerns about endangered species on site other than Butternut which would be addressed in the TCR.

Rideau Valley Conservation Authority Comments

Provided by Eric Lalande

- The RVCA will require enhanced water quality protection for the development on site.

To request City of Ottawa plan(s) or report information please contact the City of Ottawa Information Centre:

informationcentre@ottawa.ca OR (613) 580-2424 ext. 44455

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.

Application Submission Information

Application Type: **Site Plan Control – Rural Small**

For information on Site Plan Control Applications, including fees, please visit: <https://ottawa.ca/en/city-hall/planning-and-development/information-developers/development-application-review-process/development-application-submission/fees-and-funding-programs/development-application-fees>

The application processing timeline generally depends on the quality of the submission. For more information on standard processing timelines, please visit: <https://ottawa.ca/en/city-hall/planning-and-development/information-developers/development-application-review-process/development-application-submission/development-application-forms#site-plan-control>

Prior to submitting a formal application, it is recommended that you pre-consult with the Ward Councillor.

Application Submission Requirements

For information on the preparation of Studies and Plans and the City's requirements, please visit: <https://ottawa.ca/en/city-hall/planning-and-development/information-developers/development-application-review-process/development-application-submission/guide-preparing-studies-and-plans>

Please provide electronic copy (PDF) of all plans and studies required.

All identified required plans are to be submitted on standards A1 size sheets and use an appropriate metric scale as per [City of Ottawa Servicing and Grading Plan Requirements](#), and shall note the survey monument used to establish datum (beyond the local benchmark) on the plans with sufficient information to enable a layperson to locate the document.

Note that many of the plans and studies collected with this application must be signed, sealed and dated by a qualified engineer, architect, surveyor, planner or designated specialist.

APPENDIX C
WATERMAIN CALCULATIONS

McINTOSH PERRY

000-22-2383 - 5646 Manotick Main Street - Water Demands

Project:	5646 Manotick Main Street
Project No.:	000-22-2383
Designed By:	FV
Checked By:	CJM
Date:	December 22, 2022
Site Area:	0.41 gross ha

Commercial 446 m2

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 ² /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
AVERAGE DAILY DEMAND	Residential	0.00 L/s
	Commercial/ Industrial/ Institutional	0.01 L/s

MAXIMUM DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS
Residential	9.5 x avg. day	L/c/d
Industrial	1.5 x avg. day	L/gross ha/d
Commercial	1.5 x avg. day	L/gross ha/d
Institutional	1.5 x avg. day	L/gross ha/d
MAXIMUM DAILY DEMAND	Residential	0.00 L/s
	Commercial/ Industrial/ Institutional	0.02 L/s

MAXIMUM HOUR DEMAND

DEMAND TYPE	AMOUNT	UNITS
Residential	14.3 x avg. day	L/c/d
Industrial	1.8 x max. day	L/gross ha/d
Commercial	1.8 x max. day	L/gross ha/d
Institutional	1.8 x max. day	L/gross ha/d
MAXIMUM HOUR DEMAND	Residential	0.00 L/s
	Commercial/ Industrial/ Institutional	0.04 L/s

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

AVERAGE DAILY DEMAND	0.01	L/s
MAXIMUM DAILY DEMAND	0.02	L/s
MAXIMUM HOUR DEMAND	0.04	L/s

McINTOSH PERRY

000-22-2383 - 5646 Manotick Main Street - OBC Fire Calculations - NW Building

Project: 5646 Manotick Main Street
 Project No.: 000-22-2383
 Designed By: FV
 Checked By: C.J.M.
 Date: December 22, 2022

Ontario 2006 Building Code Compendium (Div. B - Part 3)

Water Supply for Fire-Fighting - Drive-Through Restaurant

Building is classified as Group : A-2 - Assembly Occupancy

Building is of combustible construction with fire separations and fire resistance ratings provided in accordance with Subsection 3.2.2., including loadbearing walls, columns and arches. Noncombustible construction may be used in lieu of fire-resistance rating where permitted in Subsection 3.2.2.

From Div. B A-3.2.5.7. of the Ontario Building Code - 3. Building On-Site Water Supply:

(a) $Q = K \times V \times S_{tot}$

where:

Q = minimum supply of water in litres

K = water supply coefficient from Table 1

V = total building volume in cubic metres

S_{tot} = total of spatial coefficient values from the property line exposures on all sides as obtained from the formula:

$S_{tot} = 1.0 + [S_{side1} + S_{side2} + S_{side3} + \dots \text{etc.}]$

K	18	
V	2,455	(Total building volume in m ³ .)
S _{tot}	2.0	(From figure 1 pg A-32)
Q =	88,387.20 L	

			From Figure 1 (A-32)
North	38.04	m	0.0
East	4.2	m	0.5
South	5.3	m	0.5
West	35.48	m	0.0
			* approximate distances

From Table 2: Required Minimum Water Supply Flow Rate (L/s)

2700 L/min if Q < 108,000 L
 713 gpm

McINTOSH PERRY

000-22-2383 - 5646 Manotick Main Street - OBC Fire Calculations - SE Building

Project: 5646 Manotick Main Street
 Project No.: 000-22-2383
 Designed By: FV
 Checked By: CJM
 Date: December 22, 2022

Ontario 2006 Building Code Compendium (Div. B - Part 3)

Water Supply for Fire-Fighting - Drive-Through Restaurant

Building is classified as Group : A-2 - Assembly Occupancy

Building is of combustible construction with fire separations and fire resistance ratings provided in accordance with Subsection 3.2.2., including loadbearing walls, columns and arches. Noncombustible construction may be used in lieu of fire-resistance rating where permitted in Subsection 3.2.2.

From Div. B A-3.2.5.7. of the Ontario Building Code - 3. Building On-Site Water Supply:

(a) $Q = K \times V \times S_{tot}$

where:

Q = minimum supply of water in litres

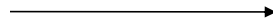
K = water supply coefficient from Table 1

V = total building volume in cubic metres

S_{tot} = total of spatial coefficient values from the property line exposures on all sides as obtained from the formula:

$S_{tot} = 1.0 + [S_{side1} + S_{side2} + S_{side3} + \dots \text{etc.}]$

K	18	
V	2,455	(Total building volume in m ³ .)
S _{tot}	1.4	(From figure 1 pg A-32)
Q =	61,871.04 L	



From Figure 1 (A-32)

Shorth	29.64	m	0.0
Seast	29.78	m	0.0
Ssouth	6.43	m	0.4
Swest	9.9	m	0.0

* approximate distances

From Table 2: Required Minimum Water Supply Flow Rate (L/s)

2700 L/min if Q < 108,000 L
 713 gpm

McINTOSH PERRY

000-22-2383 - 5646 Manotick Main Street - Boundary Condition Unit Conversion

Project: 5646 Manotick Main Street

Project No.: 000-22-2383

Designed By: FV

Checked By: CM

Date: December 22, 2022

Boundary Conditions Unit Conversion

Manotick Main - Current Pressure Zone (3SW)

Scenario	Height (m)	Elevation (m)	m H ₂ O	PSI	kPa
Avg. DD	157.1	87.4	69.7	99.1	683.3
Max Day + Fire Flow (45 L/s or 2,700 L/min)	146.1	87.4	58.7	83.6	576.2
Peak Hour	140.3	87.4	52.9	75.3	519.3

Manotick Main - Future Pressure Zone (SJC)

Scenario	Height (m)	Elevation (m)	m H ₂ O	PSI	kPa
Avg. DD	147.7	87.4	60.3	85.7	591.1
Max Day + Fire Flow (45 L/s or 2,700 L/min)	140.8	87.4	53.4	76.0	524.2
Peak Hour	142.3	87.4	54.9	78.2	539.0

Boundary Conditions for 5646 Manotick Main

Information Provided:

Date provided: Dec 2022

Scenario	Demand	
	L/min	L/s
Average Daily Demand	3	0.05
Maximum Daily Demand	4.2	0.07
Peak Hour	7.2	0.12
Fire Flow Demand #1	2700	45.0
Fire Flow Demand #2	4000	66.7

Location:



Results:

Current Pressure Zone 3SW

Connection 1 - Manotick Main

Demand Scenario	Head (m)	Pressure ¹ (psi)
Maximum HGL	157.1	99.1
Peak Hour	140.3	75.3
Max Day plus Fire #1	146.1	83.6
Max Day plus Fire #2	142.4	78.3

¹ Ground Elevation = 87.4m

Future Pressure Zone SUC (2024)

Connection 1 - Manotick Main

Demand Scenario	Head (m)	Pressure¹ (psi)
Maximum HGL	147.7	85.7
Peak Hour	142.3	78.2
Max Day plus Fire #1	140.8	76.0
Max Day plus Fire #2	137.3	71.1

¹ Ground Elevation = 87.4m

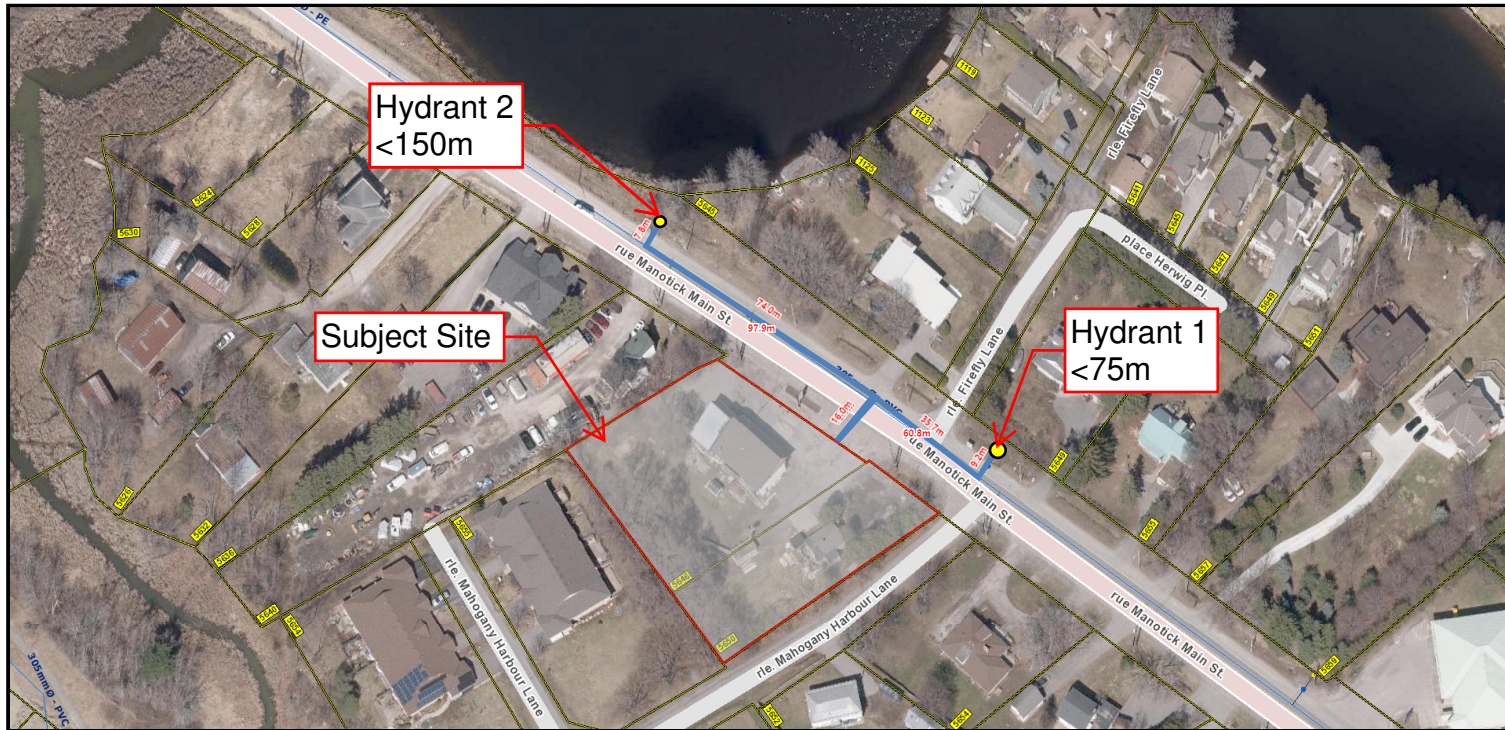
Notes:

- 1) As per the Ontario Building Code in areas that may be occupied, the static pressure at any fixture shall not exceed 552 kPa (80 psi.) Pressure control measures to be considered are as follows, in order of preference:
 - a) If possible, systems to be designed to residual pressures of 345 to 552 kPa (50 to 80 psi) in all occupied areas outside of the public right-of-way without special pressure control equipment.
 - b) Pressure reducing valves to be installed immediately downstream of the isolation valve in the home/ building, located downstream of the meter so it is owner maintained.

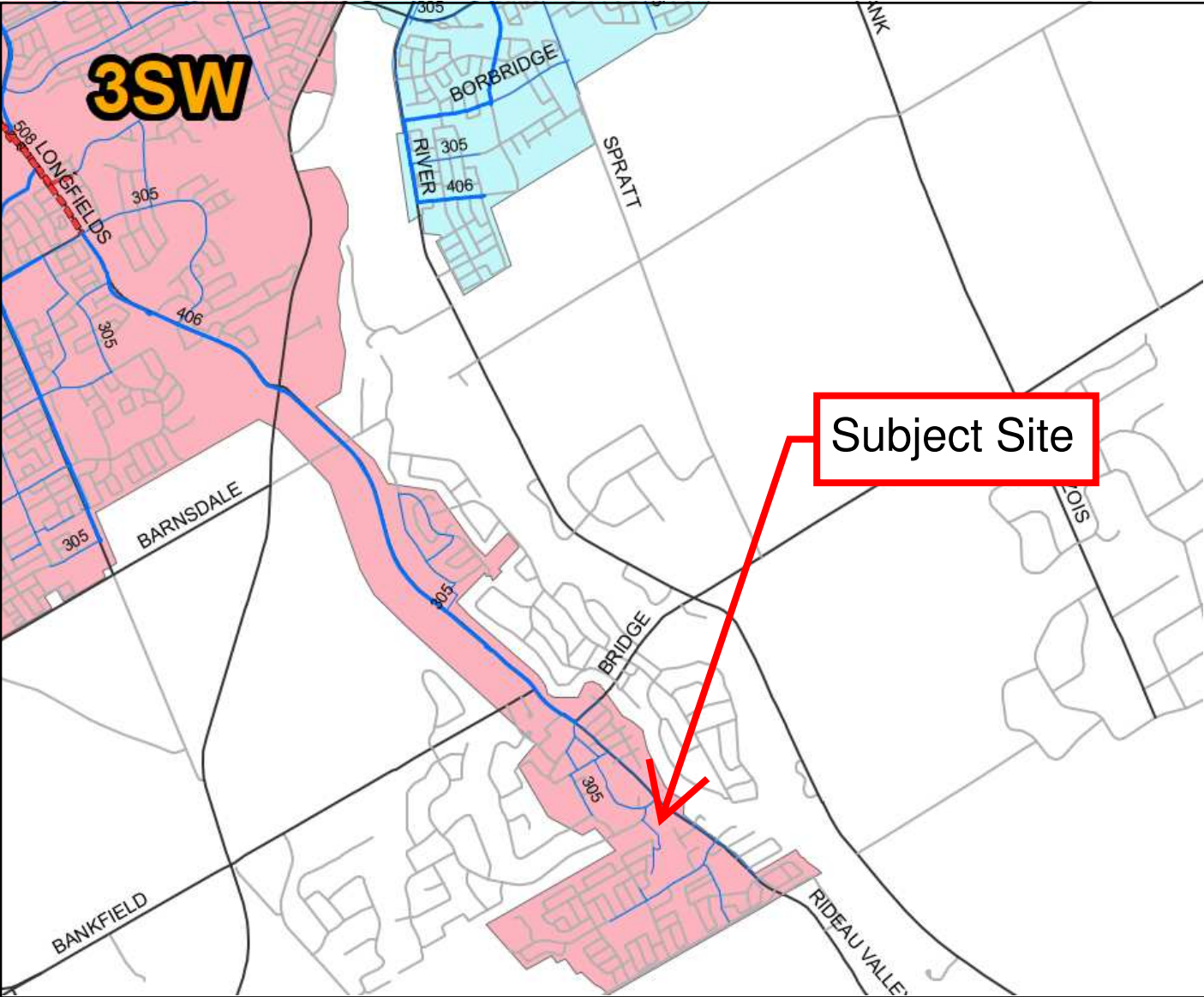
Disclaimer

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.

5646-5650 Manotick Main Hydrant Coverage Figure



5646-5650 Manotick Main Pressure Zone Figure



APPENDIX D
SANITARY CALCULATIONS

McINTOSH PERRY

000-22-2383 - 5646-5650 Manotick Main - Sanitary Demands

Project:	5646-5650 Manotick Main
Project No.:	000-22-2383
Designed By:	FV
Checked By:	CJM
Date:	Dec-22
Ste Area	0.41 Gross ha
Commercial Area	446.40 m ²

DESIGN PARAMETERS

Institutional/ Commercial Peaking Factor	1.5
Mannings coefficient (n)	0.013
Infiltration allowance	0.33 L/s/ Ha

EXTRANEEOUS FLOW ALLOWANCES

Infiltration / Inflow	Flow (L/s)
Dry	0.02
Wet	0.11
Total	0.13

AVERAGE DAILY DEMAND

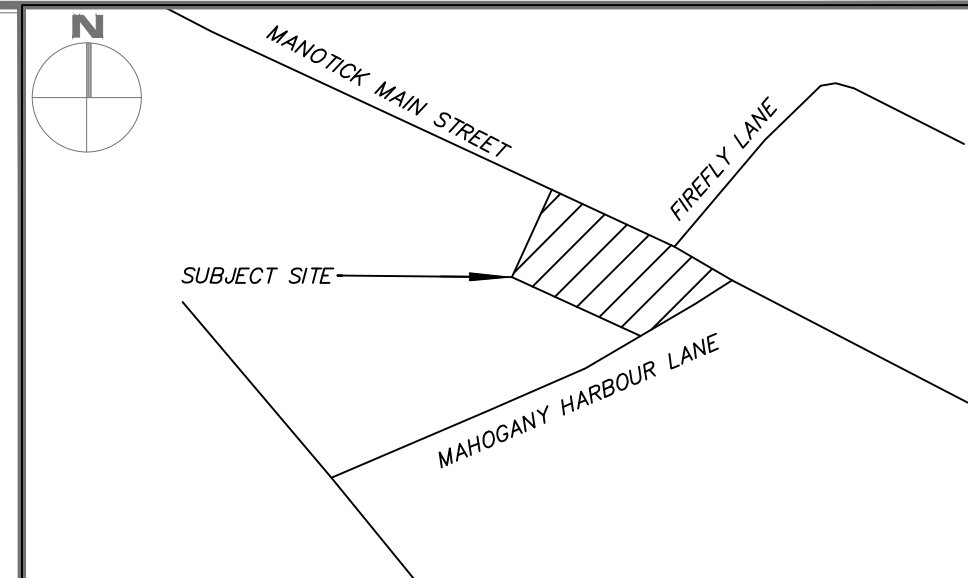
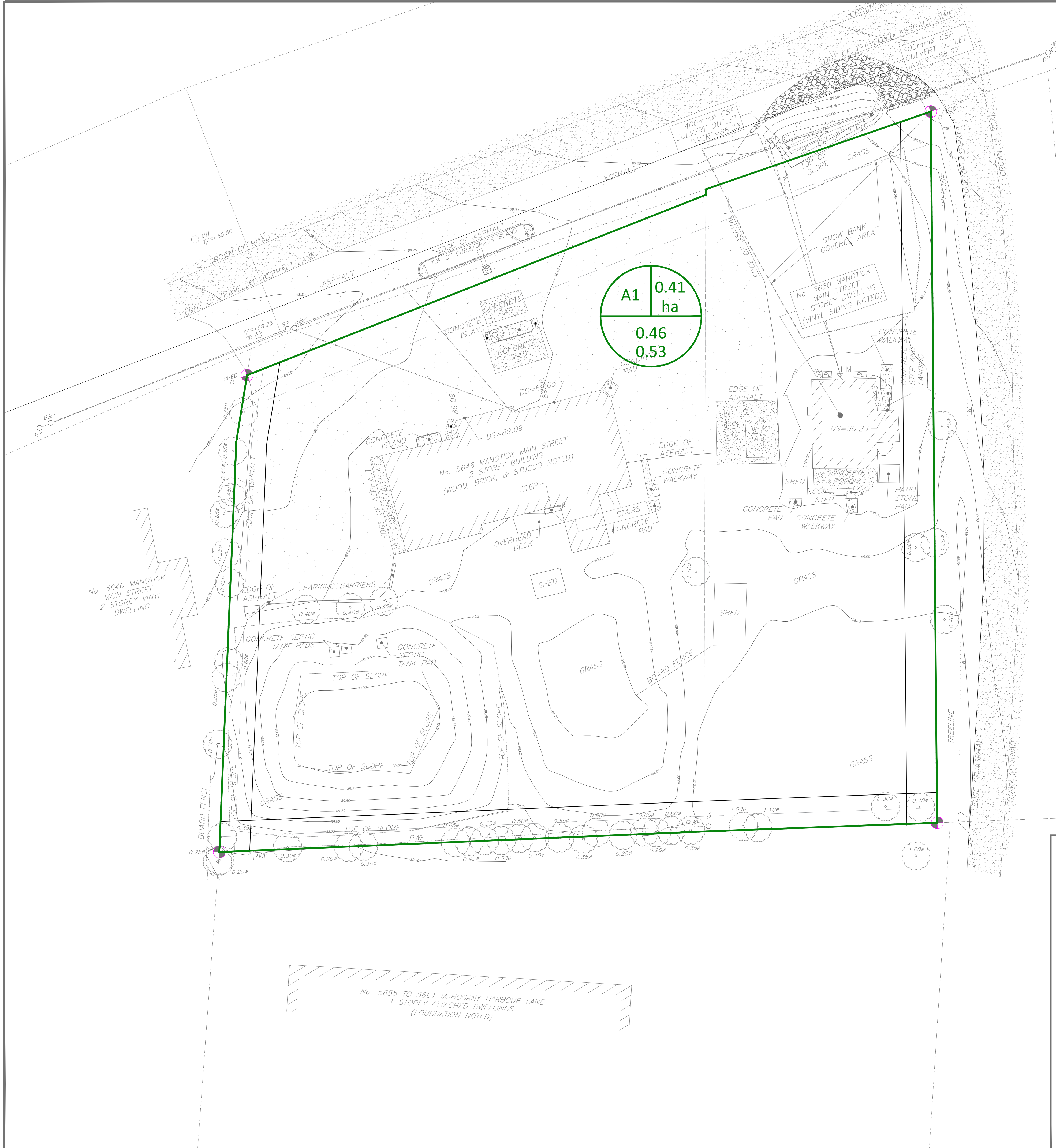
DEMAND TYPE	AMOUNT	UNITS	POPULATION / AREA	Flow (L/s)
Residential	280	L/c/d	0	0.00
Industrial - Light**	35,000	L/gross ha/d		0
Industrial - Heavy**	55,000	L/gross ha/d		0
Commercial / Amenity	2,800	L/(1000m ² /d)	446.40	0.01
Hospital	900	L/(bed/day)		0
Schools	70	L/(Student/d)		0
Trailer Parks no Hook-Ups	340	L/(space/d)		0
Trailer Park with Hook-Ups	800	L/(space/d)		0
Campgrounds	225	L/(campsite/d)		0
Mobile Home Parks	1,000	L/(Space/d)		0
Motels	150	L/(bed-space/d)		0
Hotels	225	L/(bed-space/d)		0
Office	75	L/7.0m ² /d		0
Tourist Commercial	28,000	L/gross ha/d		0
Other Commercial	28,000	L/gross ha/d		0

AVERAGE RESIDENTIAL FLOW	0.00	L/s
PEAK RESIDENTIAL FLOW	0.00	L/s
AVERAGE ICI FLOW	0.01	L/s
PEAK INSTITUTIONAL/ COMMERCIAL FLOW	0.02	L/s
PEAK INDUSTRIAL FLOW	0.00	L/s
TOTAL PEAK ICI FLOW	0.02	L/s

TOTAL SANITARY DEMAND

TOTAL ESTIMATED AVERAGE DRY WEATHER FLOW	0.03	L/s
TOTAL ESTIMATED PEAK DRY WEATHER FLOW	0.04	L/s
TOTAL ESTIMATED PEAK WET WEATHER FLOW	0.16	L/s

APPENDIX E
PRE-DEVELOPMENT DRAINAGE PLAN



LEGEND

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
1		

Check and verify all dimensions before proceeding with the work. Do not scale drawings.

SCALE 1:200

0 10 20 Metres

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

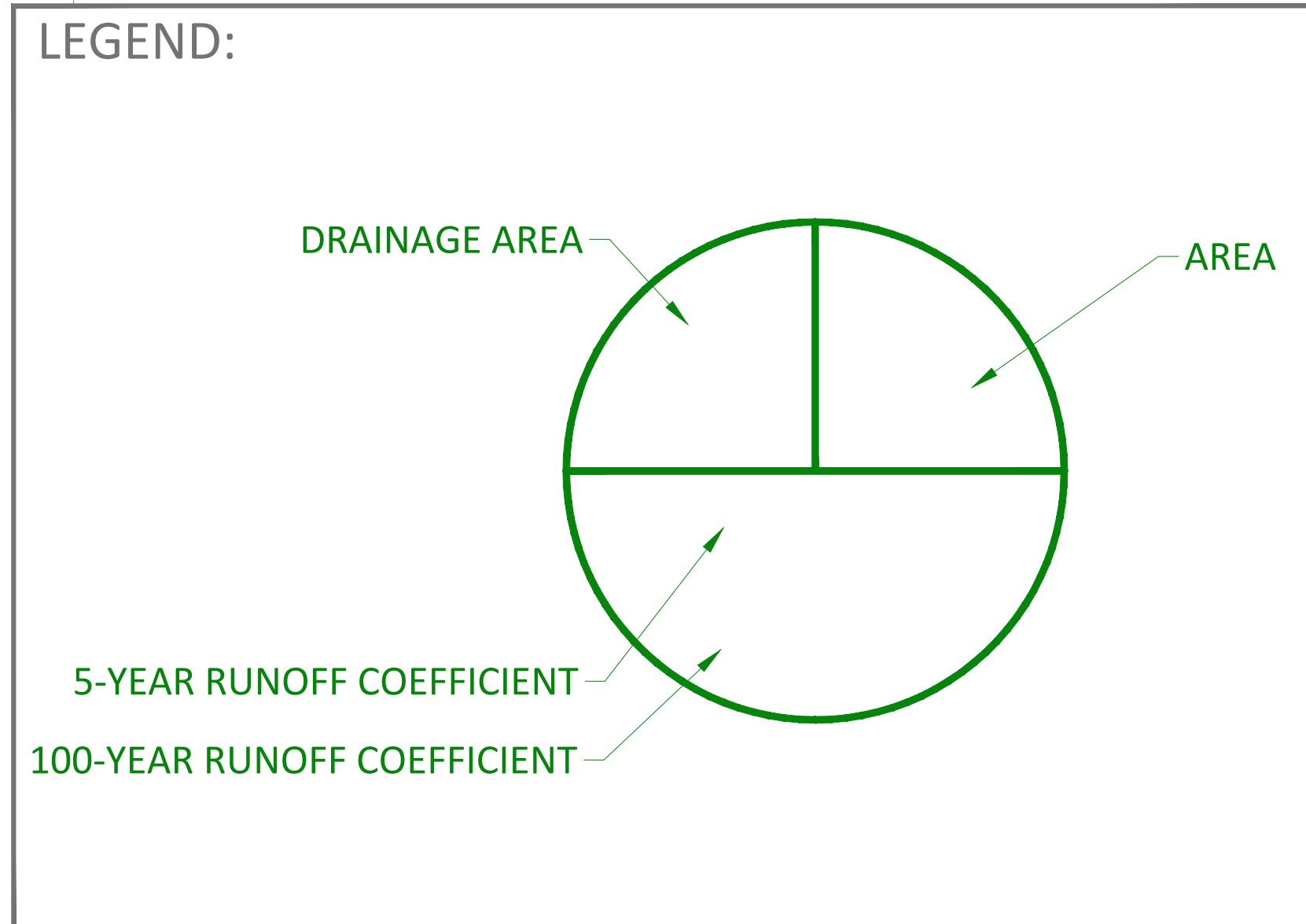
Stamp:

Client: **HAWKINS PROPERTIES**
650a Eagleson Road,
Ottawa, ON K2M 1H4

Project: **DRIVE-THROUGH RESTAURANTS**
5646-5650 Manotick Main

Drawing Title: **PRE-DEVELOPMENT DRAINAGE AREA PLAN**

Scale: 1:200	Project Number: CCO-22-2393
Drawn By: PV	Checked By: CIM
Designed By:	Drawing Number: PRE

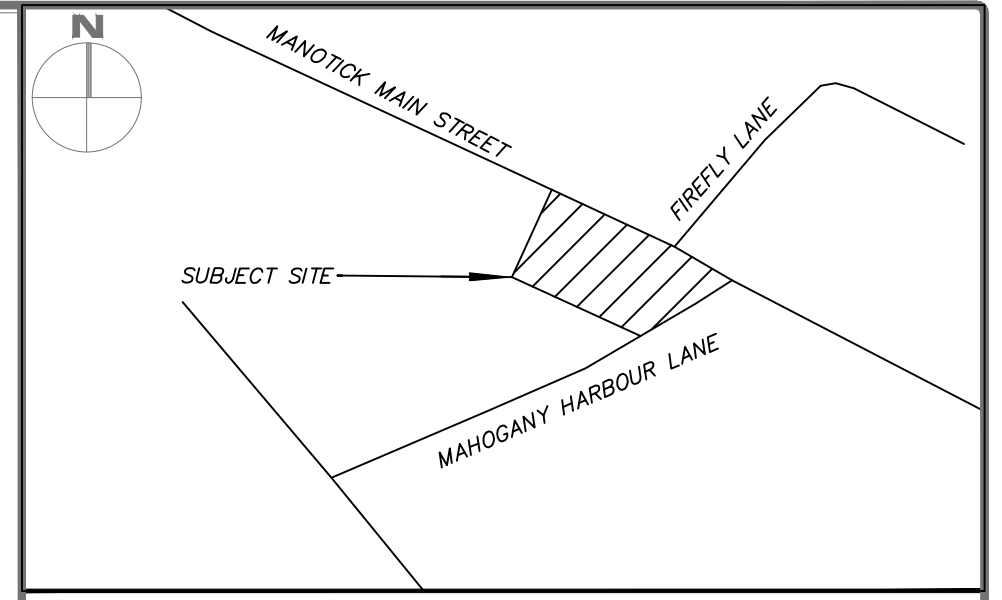
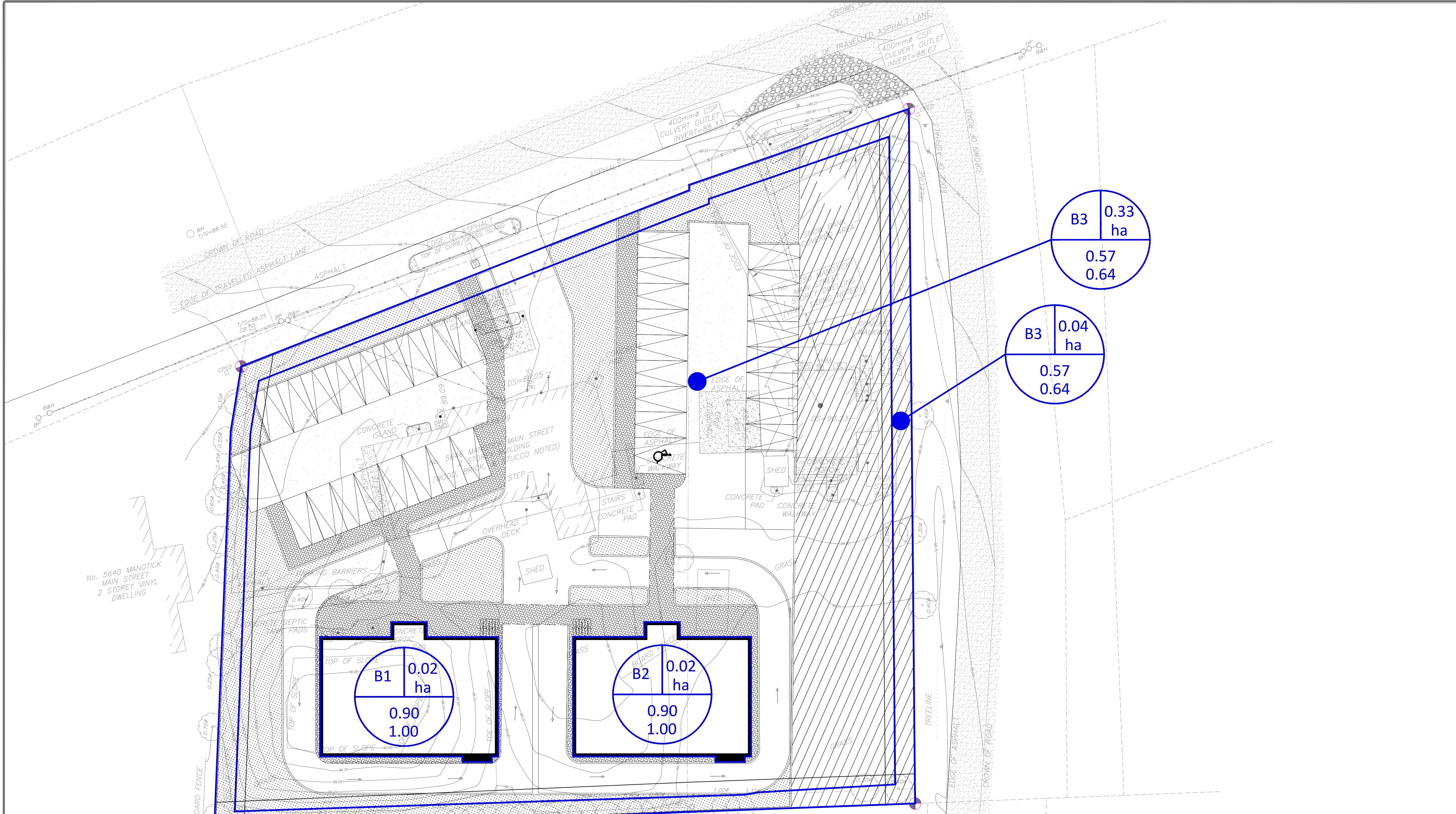


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 LAST PLOTTED: Friday, December 23, 2022 1:51:45 PM

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APPENDIX F
POST-DEVELOPMENT DRAINAGE PLAN



LEGEND

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
1		

Check and verify all dimensions before proceeding with the work. Do not scale drawings.

SCALE 1:200

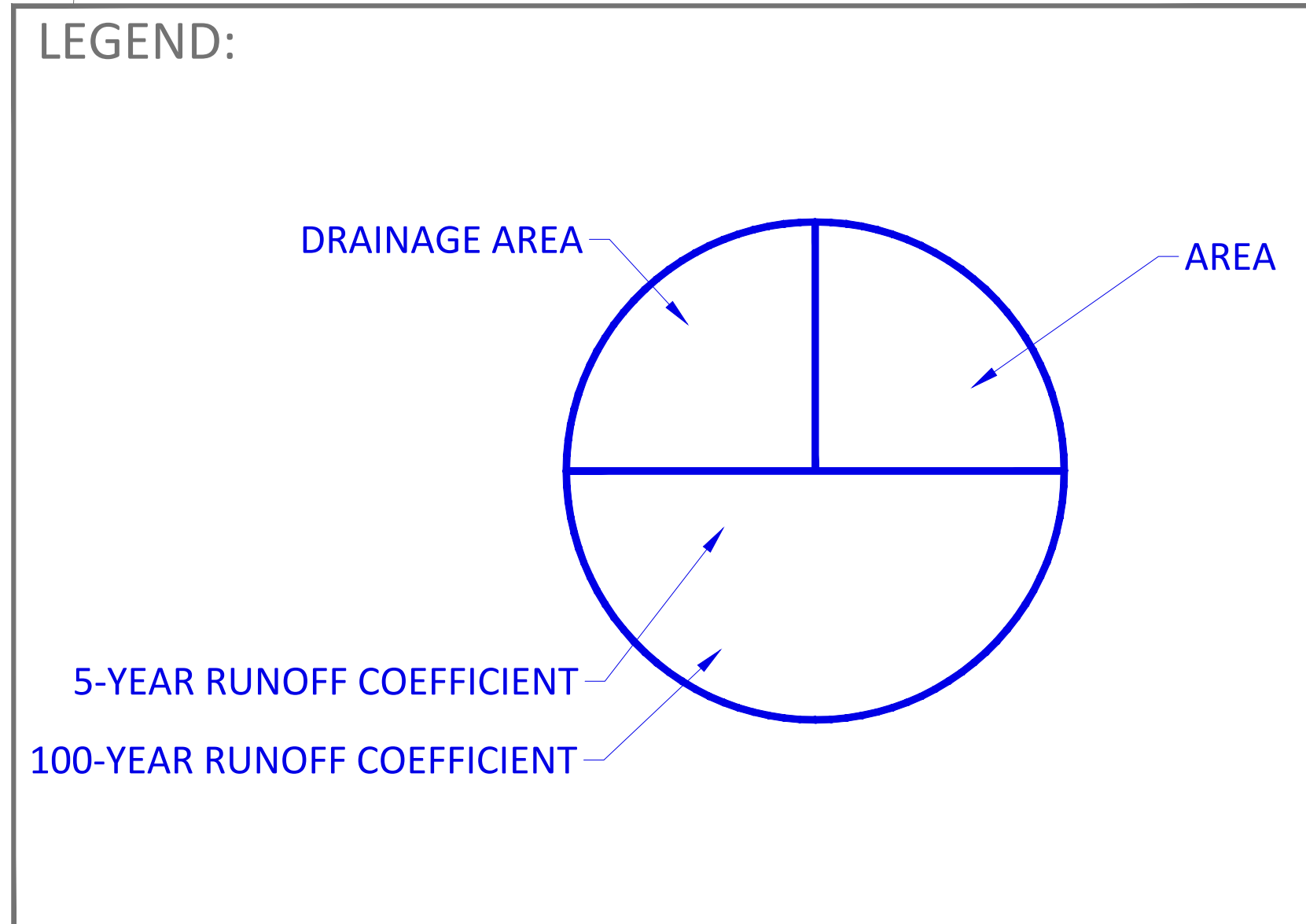
McINTOSH PERRY
115 Walgreen Road, RR3, Carp, ON K0A 1L0
Tel: 613-836-2184 Fax: 613-836-3742
www.mcintoshperry.com

Client: HAWKINS PROPERTIES
650a EAGLESON ROAD,
OTTAWA, ON K2M 1H4

Project: DRIVE-THROUGH RESTAURANTS
5646-5650 MANOTICK MAIN

Drawing Title: POST-DEVELOPMENT DRAINAGE AREA PLAN

Scale: 1:200	Project Number: CCO-22-2393
Drawn By: FV	Design Number: POST
Checked By: CIM	
Designed By:	



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D07-12-XX-XXXX

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APPENDIX G
STORMWATER MANAGEMENT CALCULATIONS

McINTOSH PERRY

CCO-22-2383 - 5646-5650 Manotick Main

1 of 6

Tc (min)	Intensity (mm/hr)		
	2-Year	5-Year	100-Year
20	52.0	70.3	120.0
10	76.8	104.2	178.6

C-Values	
Impervious	0.90
Gravel	0.60
Pervious	0.20

Pre-Development Runoff Coefficient

Drainage Area	Impervious Area (m ²)	Gravel (m ²)	Pervious Area (m ²)	Average C (5-year)	Average C (100-year)
A1	1,520	0	2,558	0.46	0.53

Pre-Development Runoff Calculations

Drainage Area	Area (ha)	C 2/5-Year	C 100-Year	Tc (min)	Q (L/s)		
					2-Year	5-Year	100-Year
A1	0.41	0.46	0.53	10	40.14	54.45	107.21
Total	0.41				40.14	54.45	107.21

Post-Development Runoff Coefficient

Drainage Area	Impervious Area (m ²)	Gravel (m ²)	Pervious Area (m ²)	Average C (5-year)	Average C (100-year)	
B1	233	0	0	0.90	1.00	NW Building
B2	233	0	0	0.90	1.00	SE Building
B3	1,712	0	1,539	0.57	0.64	Surface Restricted (Assumed 90%)
B4	190	0	171	0.57	0.64	Surface Unrestricted (Assumed 10%)

Post-Development Runoff Calculations

Drainage Area	Area (ha)	C 2/5-Year	C 100-Year	Tc (min)	Q (L/s)		
					5-Year	100-Year	
B1	0.02	0.90	1.00	10	6.08	11.58	NW Building
B2	0.02	0.90	1.00	10	6.08	11.58	SE Building
B3	0.33	0.57	0.64	10	53.54	104.08	Surface Restricted (Assumed 90%)
B4	0.04	0.57	0.64	10	5.95	11.56	Surface Unrestricted (Assumed 10%)
Total	0.41				71.65	138.79	

Required Restricted Flow

Drainage Area	Area (ha)	C 5-Year	Tc (min)	Q (L/s)
				2-Year
A1	0.41	0.46	10	40.14

Post-Development Restricted Runoff Calculations

Drainage Area	Unrestricted Flow (L/S)		Restricted Flow (L/S)		Storage Required (m ³)		Storage Provided (m ³)	
	5-year	100-Year	5-Year	100-Year	5-Year	100-Year	5-Year	100-Year
B1	6.08	11.58	0.88	1.39	4.07	8.36	4.08	8.55
B2	6.08	11.58	0.88	1.39	4.07	8.36	4.08	8.55
B3	53.54	104.08	13.27	25.80	27.43	52.98	27.43	52.98
B4	5.95	11.56	5.95	11.56				
Total	71.65	138.79	20.99	40.14	35.57	69.70	35.59	70.08

McINTOSH PERRY

CCO-22-2383 - 5646-5650 Manotick Main - Roof Storage - Area B1

2 of 6

5-Year Storm Event

Tc (min)	I (mm/hr)	B1 Runoff (L/s)	Allowable	Runoff to	Storage
			Outflow (L/s)	be Stored (L/s)	Required (m ³)
10	104.2	6.08	0.88	5.20	3.12
20	70.3	4.10	0.88	3.22	3.86
30	53.9	3.14	0.88	2.26	4.07
40	44.2	2.58	0.88	1.70	4.07
50	37.7	2.20	0.88	1.32	3.95
60	32.9	1.92	0.88	1.04	3.73
70	29.4	1.72	0.88	0.83	3.49
80	26.6	1.55	0.88	0.67	3.21

Maximum Storage Required 5-Year (m³) = 4.07

100-Year Storm Event

Tc (min)	I (mm/hr)	B1 Runoff (L/s)	Allowable	Runoff to	Storage
			Outflow (L/s)	be Stored (L/s)	Required (m ³)
10	178.6	11.58	1.39	10.19	6.11
20	120.0	7.78	1.39	6.39	7.67
30	91.9	5.96	1.39	4.57	8.22
40	75.1	4.87	1.39	3.48	8.36
50	64.0	4.15	1.39	2.76	8.27
60	55.9	3.62	1.39	2.24	8.05
70	49.8	3.23	1.39	1.84	7.73
80	45.0	2.92	1.39	1.53	7.34

Maximum Storage Required 100-Year (m³) = 8.36

Storage Parameters	
Roof Area (m ²)	233.20
Usable Roof Area (%)	75%
Usable Roof Area (m ²)	174.90

5-Year Storage Summary	
Max. Storage Available (m ³)	4.08
Storage Required (m ³)	4.07
Max. Ponding Depth (m)	0.07

100-Year Storage Summary	
Max. Storage Available (m ³)	8.55
100-Year Storage Required (m ³)	8.36
Max. Ponding Depth (m)	0.110

McINTOSH PERRY

CCO-22-2383 - 5646-5650 Manotick Main - Roof Storage - Area B1

Roof Drain Flow (B1)

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Roof Drains Summary		
Type of Control Device	Watts Drainage - Accutrol Weir	
Number of Roof Drains	1	
Roof Drain Position	Open	
	5-Year	100-Year
Rooftop Storage Available (m ³)	4.08	8.55
Rooftop Storage Required (m ³)	4.07	8.36
Storage Depth (m)	0.070	0.110
Flow (Per Roof Drain) (L/s)	0.88	1.39
Total Flow (L/s)	0.88	1.39

Flow Rate Vs. Build-Up (Individual Drain)	
Depth (mm)	Flow (L/s)
0	0.00
5	0.06
10	0.13
15	0.19
20	0.25
25	0.32
30	0.38
35	0.44
40	0.50
45	0.57
50	0.63
55	0.69
60	0.76
65	0.82
70	0.88
75	0.95
80	1.01
85	1.07
90	1.14
95	1.20
100	1.26
105	1.32
110	1.39
115	1.45
120	1.51
125	1.58
130	1.64
135	1.70
140	1.77
145	1.83
150	1.89

Roof Drain Flow		
Individual Flow (l/s)	Storage Depth (mm)	Cumulative Flow (l/s)
0.00	0	0.00
0.06	5	0.06
0.13	10	0.13
0.19	15	0.19
0.25	20	0.25
0.32	25	0.32
0.38	30	0.38
0.44	35	0.44
0.50	40	0.50
0.57	45	0.57
0.63	50	0.63
0.69	55	0.69
0.76	60	0.76
0.82	65	0.82
0.88	70	0.88
0.95	75	0.95
1.01	80	1.01
1.07	85	1.07
1.14	90	1.14
1.20	95	1.20
1.26	100	1.26
1.32	105	1.32
1.39	110	1.39
1.45	115	1.45
1.51	120	1.51
1.58	125	1.58
1.64	130	1.64
1.70	135	1.70
1.77	140	1.77
1.83	145	1.83
1.89	150	1.89

5-Year

100-Year

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

* Roof Drain Flow information taken from Watts Drainage website

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

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CCO-22-2383 - 5646-5650 Manotick Main - Roof Storage - Area B2

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5-Year Storm Event

Tc (min)	I (mm/hr)	B2 Runoff (L/s)	Allowable	Runoff to	Storage
			Outflow (L/s)	be Stored (L/s)	Required (m ³)
10	104.2	6.08	0.88	5.20	3.12
20	70.3	4.10	0.88	3.22	3.86
30	53.9	3.14	0.88	2.26	4.07
40	44.2	2.58	0.88	1.70	4.07
50	37.7	2.20	0.88	1.32	3.95
60	32.9	1.92	0.88	1.04	3.73
70	29.4	1.72	0.88	0.83	3.49
80	26.6	1.55	0.88	0.67	3.21

Maximum Storage Required 5-Year (m³) = 4.07

100-Year Storm Event

Tc (min)	I (mm/hr)	B2 Runoff (L/s)	Allowable	Runoff to	Storage
			Outflow (L/s)	be Stored (L/s)	Required (m ³)
10	178.6	11.58	1.39	10.19	6.11
20	120.0	7.78	1.39	6.39	7.67
30	91.9	5.96	1.39	4.57	8.22
40	75.1	4.87	1.39	3.48	8.36
50	64.0	4.15	1.39	2.76	8.27
60	55.9	3.62	1.39	2.24	8.05
70	49.8	3.23	1.39	1.84	7.73
80	45.0	2.92	1.39	1.53	7.34

Maximum Storage Required 100-Year (m³) = 8.36

Storage Parameters	
Roof Area (m ²)	233.20
Usable Roof Area (%)	75%
Usable Roof Area (m ²)	174.90

5-Year Storage Summary	
Max. Storage Available (m ³)	4.08
Storage Required (m ³)	4.07
Max. Ponding Depth (m)	0.07

100-Year Storage Summary	
Max. Storage Available (m ³)	8.55
100-Year Storage Required (m ³)	8.36
Max. Ponding Depth (m)	0.110

McINTOSH PERRY

CCO-22-2383 - 5646-5650 Manotick Main - Roof Storage - Area B2

Roof Drain Flow (B2)

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Roof Drains Summary		
Type of Control Device	Watts Drainage - Accutrol Weir	
Number of Roof Drains	1	
Roof Drain Position	Open	
	5-Year	100-Year
Rooftop Storage Available (m ³)	4.08	8.55
Rooftop Storage Required (m ³)	4.07	8.36
Storage Depth (m)	0.070	0.110
Flow (Per Roof Drain) (L/s)	0.88	1.39
Total Flow (L/s)	0.88	1.39

Flow Rate Vs. Build-Up (Individual Drain)	
Depth (mm)	Flow (L/s)
0	0.00
5	0.06
10	0.13
15	0.19
20	0.25
25	0.32
30	0.38
35	0.44
40	0.50
45	0.57
50	0.63
55	0.69
60	0.76
65	0.82
70	0.88
75	0.95
80	1.01
85	1.07
90	1.14
95	1.20
100	1.26
105	1.32
110	1.39
115	1.45
120	1.51
125	1.58
130	1.64
135	1.70
140	1.77
145	1.83
150	1.89

Roof Drain Flow			
	Individual Flow (l/s)	Storage Depth (mm)	Cumulative Flow (l/s)
	0.00	0	0.00
	0.06	5	0.06
	0.13	10	0.13
	0.19	15	0.19
	0.25	20	0.25
	0.32	25	0.32
	0.38	30	0.38
	0.44	35	0.44
	0.50	40	0.50
	0.57	45	0.57
	0.63	50	0.63
	0.69	55	0.69
	0.76	60	0.76
	0.82	65	0.82
5-Year	0.88	70	0.88
	0.95	75	0.95
	1.01	80	1.01
	1.07	85	1.07
	1.14	90	1.14
	1.20	95	1.20
	1.26	100	1.26
	1.32	105	1.32
100-Year	1.39	110	1.39
	1.45	115	1.45
	1.51	120	1.51
	1.58	125	1.58
	1.64	130	1.64
	1.70	135	1.70
	1.77	140	1.77
	1.83	145	1.83
	1.89	150	1.89

*Roof Drain model to be Accutrol Weirs, See attached sheets
 *Roof Drain Flow information taken from Watts Drainage website

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

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CCO-22-2383 - 5646-5650 Manotick Main

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Storage Requirements for Area B3

5-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B3	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m ³)
10	104.2	53.55	13.27	40.28	24.17
20	70.3	36.13	13.27	22.86	27.43
30	53.9	27.70	13.27	14.43	25.97

Maximum Storage Required 5-year = 27 m³

100-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B3	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m ³)
10	178.6	104.10	25.80	78.30	46.98
20	120.0	69.94	25.80	44.15	52.98
30	91.9	53.57	25.80	27.77	49.99
40	75.1	43.77	25.80	17.98	43.15

Maximum Storage Required 100-year = 53 m³

5-Year Storm Event Storage Summary

Storage Available (m ³) =
Storage Required (m ³) = 27.4

100-Year Storm Event Storage Summary

Storage Available (m ³) =
Storage Required (m ³) = 53.0

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"> ○ Metric scale ○ North arrow (including construction North) ○ Key plan ○ Name and contact information of applicant and property owner ○ Property limits including bearings and dimensions ○ Existing and proposed structures and parking areas ○ Easements, road widening and rights-of-way ○ Adjacent street names 	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