

Prepared for:

12714001 CANADA INC.
100-768 Boulevard St-Joseph
Gatineau, QC
J8Y 4B8

Prepared by:

J.L. RICHARDS & ASSOCIATES LIMITED
343 Preston Street, Suite 900 and 1000
Ottawa, ON
K1S 1N4

Site Servicing Report

Mixed-Use Site Plan (Block 15) **2983, 3053 and 3079 Navan Road & 2690 Pagé Road**

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

Table of Contents

1.0	INTRODUCTION.....	1
1.1	General.....	1
1.2	Site Description.....	1
1.3	Proposed Development	1
1.4	Proposed Connections to Existing Infrastructure.....	1
1.5	Consultation and Permits.....	1
2.0	WATER SERVICING	2
2.1	Water Supply Design Criteria	2
2.2	Domestic Water Demands.....	2
2.3	Fire Flow Requirements.....	3
2.4	Proposed Water Servicing, Boundary Conditions and Water Model	3
2.4.1	Proposed Water Servicing	3
2.4.2	Boundary Conditions	3
2.4.3	Water Model	4
2.5	Simulation Results	4
2.5.1	Peak Hour.....	4
2.5.2	Maximum Day Plus Fire Flow	4
2.5.3	Maximum Pressure.....	5
2.6	Summary and Conclusions.....	5
3.0	WASTEWATER SERVICING.....	5
3.1	Design Criteria	5
3.2	Proposed Sanitary Servicing and Design Flows.....	6
3.3	Summary and Conclusions.....	6
4.0	STORM SERVICING AND STORMWATER MANAGEMENT	7
4.1	Design Criteria	7
4.2	Proposed Stormwater Management Approach.....	7
4.3	Proposed Minor System Servicing.....	8
4.3.1	Runoff Coefficient	8
4.4	Stormwater Management Modelling Approach.....	8
4.4.1	Dual Drainage Model	8
4.4.2	Boundary Conditions.....	8
4.4.3	Hydrological Modelling Parameters	9
4.4.4	Simulation of Storm Distributions.....	9
4.5	Simulation Results	9
4.5.1	Low Point Ponding Analysis.....	9
4.5.2	Roof Drainage.....	10
4.5.3	Parking Lot Drainage	10
4.5.4	Landscaped Drainage.....	11
4.5.5	Building Release Rates.....	11
4.6	Summary and Conclusions.....	11
5.0	Erosion and Sedimentation Control	12

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

List of Tables

Table 1: Water Demands	3
Table 2: Hydraulic Boundary Conditions.....	4
Table 3: Watermain Internal Diameters and C-Factors	4
Table 4: Wastewater Key Design Parameters	5
Table 5: Sanitary Design Flow Summary.....	6
Table 6: Catchbasin Ponding Depths	10
Table 7: Parking Area ICD Capture Analysis.....	10

List of Appendices

Appendix A	Draft Plan of Subdivision, Concept Plan and Topographical Plan
Appendix B	Pre-consultation Notes and Servicing Study Checklist
Appendix C	Water Servicing
Appendix D	Storm Servicing and Stormwater Management
Appendix E	Sanitary Servicing

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

1.0 INTRODUCTION

1.1 General

In 2023, J.L. Richards & Associates Limited (JLR) was retained by 12714001 Canada Inc. (the Owner) to prepare the detailed design of municipal infrastructure for Site Plan Approval (SPA) of the Mixed-Use Site Plan (Block 15). This Site Servicing Report (SSR) presents the servicing constraints and strategies for water, wastewater, stormwater servicing, and stormwater management in accordance with the City of Ottawa Design Guidelines, the associated technical bulletins and relevant design excerpts.

1.2 Site Description

The Mixed-Use Site Plan (Block 15) is located within the City of Ottawa's Official Plan boundary and consists of a 0.54 ha parcel bounded by Brian Coburn to the northwest and the proposed East Ridge Orleans Subdivision in the remaining directions (refer to the East Ridge Orleans Subdivision Site Servicing Report prepared by J.L. Richards and Associates, dated September 22, 2023). The legal description of the subject property can be found in the Draft Plan of Subdivision attached to Appendix A.

A topographical survey was completed by Stantec Inc. in August 2023 (Appendix A). The survey indicates that a portion of Block 15 adjacent to Brian Coburn conveys overland flow to existing ditch inlet catch basins along Brian Coburn. The remaining existing ground surface generally slopes in a southeasterly direction towards the future subdivision lands.

1.3 Proposed Development

The proposed development will consist of two (2) mid-rise residential condominiums with underground parking and one (1) storey of commercial space. One (1) of the condominium buildings consists of 47 units, and the second (2) consists of 36 units. Mixed-Use Site Plan (Block 15) has a total of 83 units. The Concept Plan for the Mixed-Use Site Plan (Block 15) is attached to Appendix A.

1.4 Proposed Connections to Existing Infrastructure

Block 15 is proposed to be serviced by the infrastructure that is part of the East Ridge Orleans Subdivision. One sanitary, storm and water service will extend to the parking garage footprint from the subdivision as shown in the servicing drawings.

1.5 Consultation and Permits

A pre-consultation meeting was held on September 13, 2023, to discuss the planning process, design criteria, and servicing constraints. A copy of the pre-consultation meeting notes and the site servicing checklist has been provided in Appendix B.

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

2.0 WATER SERVICING

2.1 Water Supply Design Criteria

A Hydraulic Network Analysis (HNA) was completed as part of the detailed design for the East Ridge Orleans subdivision to confirm that the proposed watermain could provide adequate supply while complying with both the Ottawa Design Guidelines for Water Distribution (July 2010) and Technical Bulletins ISDTB-2014-02, ISTB-2018-02 and ISTB-2021-03. These documents are herein referred to as the Design Guidelines and TB-2014-02, TB-2018-02, and TB-2021-03, respectively.

The HNA completed as part of the East Ridge Orleans Subdivision design included water demands for the Mixed Used Site Plan (Block 15). The HNA has since been updated to reflect the proposed water service lateral for Block 15 but is based on the same demands and the boundary conditions used in the original East Ridge Orleans Subdivision HNA (refer to Appendix C for a copy of City correspondence for boundary conditions).

Section 4.2.2 of the Design Guidelines states the following criteria for development additions to the public water distribution system:

- Under maximum hourly demand conditions (peak hour), the residual pressures shall not be less than 276 kPa (40 psi);
- During periods of maximum day and fire flow demand, the residual pressure at any point in the distribution system shall not be less than 140 kPa (20 psi);
- In accordance with the Ontario Building Code (OBC) in areas that may be occupied, the static pressure at any fixture shall not exceed 552 kPa (80 psi);
- The maximum pressure at any point in the distribution system in unoccupied areas shall not exceed 689 kPa (100 psi); and
- Feeder mains, which have been provided primarily for the purpose of redundancy, shall meet, at a minimum, the basic day plus fire flow demand.

2.2 Domestic Water Demands

The water demands presented in this section are based on the site layout and unit count shown in the Site Plan (Appendix A) and commercial flows. Domestic water demands were calculated for 83 apartment units with an average density of 1.8 persons per unit, giving a total population of 149 people. Commercial flows were calculated for a commercial area of 0.09 ha.

The residential and commercial consumption rates for average day, maximum day, and peak hour demand were set in accordance with Table 4-2 of the Design Guidelines. Table 1 summarizes the water consumption rates and peaking factors used in the HNA.

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

Table 1: Water Demands

Demand Scenario	Residential Water Consumption or Peaking Factor	Commercial Water Consumption of Peaking Factor	Total Demands (L/s)
Average Day Demand	280 L/c/d	28,000 L/ha/d	0.52
Maximum Day Demand	2.5 x Avg Day	1.5 x Avg Day	1.26
Peak Hour Demand	2.2 x Max Day	1.8 x Max Day	2.74

2.3 Fire Flow Requirements

The City has specified that the Fire Underwriters Survey (FUS) method shall be used for any public or private site where new fire hydrants are being designed. Specifically, the required fire flow (RFF) for each structure was calculated in accordance with TB-2018-02.

The required fire flow for the Mixed-Use Site Plan (Block 15) was calculated as 200 L/s for Building C and 217 L/s for Building D. Refer to Appendix C for the detailed RFF calculations for the critical fire area.

Both buildings within Block 15 will be equipped with a fully supervised automatic sprinkler designed and installed in accordance with NFPA 13. In the analysis, a sprinkler flow of 1500 L/min (25 L/s) was applied to each building as recommended by the Owner's Mechanical Engineer (refer to Appendix C).

2.4 Proposed Water Servicing, Boundary Conditions and Water Model

2.4.1 Proposed Water Servicing

Water will be supplied to the Mixed-Use Site Plan (Block 15) by a 150 mm diameter water service that will connect to the 200 mm diameter watermain loop within the East Ridge Orleans subdivision. Fire protection will be provided by each building's sprinkler system and the proposed hydrants within the East Ridge Orleans Subdivision. The Siamese connection for each building is shown on the Servicing Drawings and is located no more than 45 m away from a hydrant as required by the OBC (refer to hydrant coverage markup in Appendix C).

2.4.2 Boundary Conditions

Hydraulic boundary conditions were provided by the City at the two proposed connection locations for the East Ridge Orleans subdivision (Connection 1 and Connection 2). Table 2 summarizes the hydraulic boundary conditions received (refer to Appendix C for a copy of the City correspondence).

The boundary condition for 233 L/s was used in this analysis since this is above the maximum required fire flow for the site (refer to Section 2.3).

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

Table 2: Hydraulic Boundary Conditions

Demand Scenarios	Connection 1 Head (m)	Connection 2 Head (m)
Maximum HGL	130.7	130.7
Peak Hour	127.0	126.8
Max Day plus Fire Flow #3 13,980 L/min (233.00 L/s)	124.9	122.7

2.4.3 Water Model

A hydraulic water model within the WaterCAD® software platform was used to carry out the HNA (refer to the overall schematics presented in Appendix C). The water demands from Table 1 and the boundary conditions from Table 2 were input into the model for each demand scenario. Table 3 summarizes the watermain diameters and roughness coefficients used in the model, based on Sections 4.2.12 and 4.3.5 of the Design Guidelines.

Table 3: Watermain Internal Diameters and C-Factors

Nominal Diameter	Inside Diameter	C-Factor
150 mm	155 mm	100
200 mm	204 mm	110
300 mm	297 mm	120

2.5 Simulation Results

The HNA was carried out under steady-state peak hour, maximum day plus fire flow, and maximum pressure conditions to confirm that the proposed water servicing can meet the design criteria outlined in Section 2.1.

2.5.1 Peak Hour

The simulation results found the minimum pressure at the site (node J-23 in the model) during the peak hour condition to be 406 kPa (58.9 psi) (refer to Appendix C), which exceeds the minimum pressure criterion of 276 kPa (40 psi) per the Design Guidelines.

2.5.2 Maximum Day Plus Fire Flow

Fire water supply will be provided by the fully automatic sprinkler system and the hydrants within the East Ridge Orleans subdivision. To ensure adequate fire protection, the maximum day demand shown in Table 1 was analyzed simultaneously with the fire flow requirements. As mentioned in Section 2.3, a sprinkler system flow of 1500 L/min (25 L/s)

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

was assumed for Block 15 and it was assumed that only one (1) building would require fire flow at once.

Once the maximum day demands, the sprinkler system demands, and the 14,000 L/min (233 L/s) boundary condition provided by the City (refer to Table 2) were input in the model, the fire flow simulation was carried out by allowing WaterCAD® to calculate the available fire flow that can be drawn from a hydrant without allowing any part of the system to experience pressures less than 140 kPa (20 psi).

From the simulation results, the system is expected to deliver a minimum of 14,000 L/min (233 L/s) to the site through the contribution of the sprinkler system and the nearby hydrants. Attached to Appendix C is a map of the hydrant coverage for Block 15 which confirms that both buildings within the block meet the RFF of 233 L/s through the aggregate sum of hydrant flows. Based on Appendix I of TB-2018-02 hydrants within 75 m of a building can provide 95 L/s of fire flow and hydrants within 75 to 150 m of a building can provide 63 L/s of fire flow.

2.5.3 Maximum Pressure

Based on a zero (0 L/s) demand condition, the simulation results found the maximum pressure at the site to be 444 kPa (64.40 psi). This value is below the maximum pressure constraint of 552 kPa (80 psi), therefore pressure reducing valves (PRVs) are not anticipated to be required.

2.6 Summary and Conclusions

Based on the water simulation results, the proposed development can be serviced by the proposed 150 mm water service lateral connected to the 200 mm watermain loop within the East Ridge Orleans Subdivision. Furthermore, adequate fire water supply can be achieved with the proposed hydrants within the East Ridge Orleans Subdivision.

3.0 WASTEWATER SERVICING

3.1 Design Criteria

The sanitary sewer system within the Mixed-Use Site Plan (Block 15) is designed in accordance with the Ottawa Sewer Design Guidelines and subsequent technical bulletins. The design parameters are applied under two scenarios as per ISTB Technical Bulletin 2018-01. The key design parameters have been summarized in the table below.

Table 4: Wastewater Key Design Parameters

Design Parameter	Design Value
Commercial Average Flow	28,000 L/gross ha/Day
Residential Average Flow	280 L/Cap/Day
Residential Peaking Factor	Harmon's Formula
Commercial Peaking Factor	1.5
Harmon's Correction Factor (K)	0.8
Infiltration Allowance	0.33 L/s/ha

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

Design Parameter	Design Value
Manning's Roughness Coefficient (n)	0.013
Allowable Slopes	Varies (Refer to Section 6.1.2.2 of ODSG)
Allowable Velocities	0.6 m/s – 3.0 m/s
Allowable Freeboard	-

3.2 Proposed Sanitary Servicing and Design Flows

Wastewater generated from Block 15 will be conveyed via a proposed 200 mm diameter sanitary service lateral, which will then discharge into the East Ridge Orleans Subdivision. Based on the design criteria above and the site constraints, a total design peak flow of 1.95 L/s is calculated for the development. The table below summarizes the peak sanitary flow for the site plan. A detailed design sheet can be found in Appendix E.

Table 5: Sanitary Design Flow Summary

Area	Site Area	Unit Count	Unit Density	Pop.	Harmon's Peaking Factor	Res. Peak Flow	Comm. Peak Flow	Infilt. Flow	Total Flow
Block 15	0.54 ha	83	1.8 ppu	149 persons	3.55	1.72 L/s	0.05 L/s	0.18 L/s	1.95 L/s

A 200 mm diameter sanitary service lateral is expected to have sufficient capacity to convey the wastewater flows for the site. The flows from this block were already incorporated in the design of the sanitary sewer for the subdivision (refer to the East Ridge Orleans Subdivision Site Servicing Report prepared by J.L. Richards and Associates, dated February 16, 2024). As shown in this report, the subdivision will consist of 200 mm diameter pipes which will have, at minimum, 20.24 L/s of capacity. Furthermore, the overall subdivision inclusive of the Site Plan Blocks 14, 15 and 17 is expected to generate 12.98 L/s of wastewater flows which is less than the minimum expected capacity of the pipes by 35%. Therefore, it is anticipated that the sanitary sewer system downstream will have sufficient capacity for the 1.95 L/s of wastewater flows generated by Block 15.

Furthermore, it has been confirmed by the Mechanical Engineer on file that a 200mm diameter service will be sufficient to convey the flows generated by the mechanical fixtures (refer to Appendix E).

3.3 Summary and Conclusions

Wastewater servicing for Block 15 will be designed in accordance with the City of Ottawa Sewer Design Guidelines, the associated technical bulletins, and various background documents as highlighted throughout this section. Wastewater will be conveyed via a proposed 200 mm diameter sanitary service lateral which will then discharge into the East Ridge Orleans Subdivision.

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

4.0 STORM SERVICING AND STORMWATER MANAGEMENT

4.1 Design Criteria

Storm and stormwater management servicing for the Mixed-Use Site Plan (Block 15) was developed in accordance with the City of Ottawa 2012 Sewer Design Guidelines (OSDG) and the more recent Technical Bulletin PIEDTB-2016-01 (September 6, 2016). These two documents are herein referred to as the Design Guidelines in this section. A summary of the key storm and stormwater management criteria follows:

- Control minor system flows to the allowable release rates of 44 L/s as identified in Table 5-4 Site Servicing Report 2983, 3053 and 3079 Navan Road & 2690 Pagé Road, Ottawa, Ontario (JLR 2024);
- The runoff coefficients (C-factors) to be calculated based on the ratio of pervious and impervious surfaces depicted on proposed site plans;
- Minimum roadway slope of 0.1% from crest-to-crest for overland flow route;
- Minimum rear yard slope in the absence of perforated pipe system of 1.5% along with swale side slopes of 3 horizontal to 1 vertical;
- Maximum parking ponding depth of 350 mm (static and dynamic) as per the Design Guidelines and maximum depth of surface flow to be 300 mm;
- Minimum vertical clearance of 0.15 m between the spill elevation on the street and the finished grade (garage elevation);
- Minimum vertical clearance of 0.30 m between the surface spill elevation and the ground elevation at the building in the rear yards;
- Major system flows, up to and including the 1:100-year design storm event, are contained within the site using the parking lot area and surface drainage.
- Quality control will be accommodated by Pond #3 to meet an MECP Enhanced Level of Protection (80% TSS removal) as identified in Site Servicing Report 2983, 3053 and 3079 Navan Road & 2690 Pagé Road, Ottawa, Ontario (JLR 2024).
- Provide measures to ensure that site preparation and construction is in accordance with the current Best Management Practices for Erosion and Sediment Control.

4.2 Proposed Stormwater Management Approach

In order to achieve the allowable release rates, the stormwater management of the site will include:

- Rooftop control with rooftop storage and released at a cumulative controlled release rate of 2 L/s for each building; per WATTS RD-200 detail for Small Area Roof Drain (Appendix D) and as recommended by the landowner's mechanical engineer.
- Surface storage within the parking lots in greater than a 1:2-year event with captured flows conveyed to the building plumbing system and internal cistern;
- Ramp runoff captured and conveyed to the building plumbing system and internal cistern;
- Storage in the building cistern with flows pumped at a controlled rate to the minor system with a backwater valve at the connection; and,
- Controlled release of the flows captured in the ditch drainage system for the surrounding landscaped areas.

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

Foundation drains will be connected to the internal building plumbing system therefore no HGL analysis is required.

4.3 Proposed Minor System Servicing

4.3.1 Runoff Coefficient

A minor system connection will be provided from the building envelope to the minor system within the subdivision. The connection will be sized based on the 1:2-year release from the site. The runoff coefficient is based on the ratio of impervious surfaces and grassed or landscaped areas. The breakdown between pervious and impervious surfaces is shown on the figure entitled Overall Site Imperviousness in Appendix D.

4.4 Stormwater Management Modelling Approach

4.4.1 Dual Drainage Model

The analysis of both major and minor drainage systems was carried out to demonstrate their compliance with respect to the design criteria described in Section 4.1. The performance of the major overland system and minor storm sewer system was analyzed with PCSWMM. This software is a dynamic model which allows both hydrologic and hydraulic components to be simulated in the same platform and also allows the simulation of the interaction between the major and minor systems. The PCSWMM software platform was used to:

- Generate the surface runoff hydrograph for each sub-area under various recurrences.
- Subdivide each inflow hydrograph into its minor and major system components based on the proposed inlet capture rates and roadway sag storage.
- Assess cascading, if any, and carry out dynamic routing of storm flows to determine flow depths along the roadways. As previously stated, the maximum major overland flow depths within the parking lot areas are to be limited to 350 mm or less, as per Technical Bulletin PIEDTB-2016-01.

PCSWMM was set-up to evaluate the proposed servicing as detailed on Drawing C01 and C02. Subcatchments were delineated for the structure roof areas, parking lot low points and landscaped low points. Model schematics are prepared in Appendix D.

4.4.2 Boundary Conditions

Boundary conditions are taken from the downstream subdivision model issued as part of the Site Servicing Report 2983, 3053 and 3079 Navan Road & 2690 Pagé Road, Ottawa, Ontario (JLR 2024).

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

The downstream 1:100-year HGL at the connection to the Subdivision at MH514 is identified as 81.07 m which is lower than any minor system within the site and therefore there is no backflow from the boundary condition and no impacts on HGL.

The rear-yard outlet connection into the subdivision connects directly into the pipe from STM STUB 16 to EXST MH514. The downstream 1:100-year HGL at STM STUB 16 is 81.28 m which is below the catch basin invert of 83.28 m at CB112.

4.4.3 Hydrological Modelling Parameters

The following parameters were used in the hydrologic component of PCSWMM:

- **Areas and Imperviousness:** Catchment ID and drainage areas used by PCSWMM match those shown on either Drawing DST or Figure 1 (Appendix D).
- **Catchment Width:** The catchment width is estimated at the width of overland sheet flow based on the grading of the catchment and slope direction.
- **Manning's Roughness Coefficient:** Manning's Roughness Coefficients of 0.013 and 0.25 were used for the impervious and pervious surfaces, respectively.
- **Horton Infiltration parameters:** City of Ottawa OSDG Horton Infiltration Parameters have been used in the modelling.
- **Initial Abstraction:** Initial abstraction of 4.67 mm and 1.57 mm was used for the pervious and impervious surfaces respectively, consistent with the OSDG.

4.4.4 Simulation of Storm Distributions

To assess peak flow rates and peak volume storage requirements the 3-hour Chicago storm has been simulated for the site for the 1:2-year event and 1:100-year event and the 24-hour SCS storms for the 1:100-year event.

4.5 Simulation Results

4.5.1 Low Point Ponding Analysis

Ponding depths in the low points in the parking area and landscaped areas are shown in Table 6.

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

Table 6: Catchbasin Ponding Depths

Low Point ID	Top of Grate (m)	Maximum Static Depth (mm)	3-hour Chicago 1:2 year Depth (mm)	3-hour Chicago 1:100 year Depth (mm)	24-hour SCS 1:100 year Depth (mm)
1	85.30	200	10*	30	30
2	85.25	200	20*	50	40
3	85.20	150	20*	30	30
4	85.15	150	20*	40	30
5	85.22	180	0*	10	10
6	85.30	300	0	0	0
7	85.20	180	0	0	0
8	85.15	100	0	0	0

Those values marked with * are greater than 0 mm in the 2-year event due to the model setup. In order to represent the Zurn inlet control device, the orifice has been set at the top of grate elevation as the control is at the surface. Therefore, the model requires a head buildup over the structure for simulation of flows.

The simulation results compiled in Table 6 shows that:

- No ponding nor dynamic flow will occur in the 1:2-year event;
- Maximum ponding depth of 50 mm during the 1:100-year event; and,
- There is no spill from the site in the 1:100-year event.

4.5.2 Roof Drainage

The roof drainage system is to be designed by the Mechanical Engineer to achieve a flow rate of 2 L/s from each roof structure. The maximum depth of ponding required, assuming storage across 66% of the rooftop area, is 80 mm.

4.5.3 Parking Lot Drainage

The parking lot drainage system connects to the building cistern and is controlled by the ZURN_Z150F-6NH (detail provided in Appendix D) to allow the 1:2-year event to drain and for the surface to provide storage during greater events up to the 1:100 year. Capture rates are shown in **Error! Reference source not found..**

Table 7: Parking Area ICD Capture Analysis

Low Point	ICD Type	1:2 year Rational Flow (l/s)	1:100 year 3-hour Chicago Flow (l/s)	1:100 year 3-hour Chicago Head (m)
1	ZURN_Z150F-6NH	3	20	30
2		11	36	50

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

Low Point	ICD Type	1:2 year Rational Flow (l/s)	1:100 year 3-hour Chicago Flow (l/s)	1:100 year 3-hour Chicago Head (m)
3		7	20	30
4		10	27	40
5		1	6	10

The table shows that the parking lot ICDs capture the 1:2-year design flow.

4.5.4 Landscaped Drainage

The landscaped drainage consists of typical rear yard system of swales and perforated pipes. At the downstream end the Vortex ICD 95 provides flow control to 10 L/s in the 1:100-year event with a head of 1.63m. The release is greater than the rational method 1:2-year design flow of 4 L/s for the combined upstream catchments. The Vortex ICD sizing ensures that there is no spill from Low Point 8 in the 1:100 year event.

4.5.5 Building Release Rates

To maintain overall release rate from the site at the allowable flow rate of 44 L/s, the building drainage system must be controlled to 29 L/s. Based on a pumped rate of 29 L/s a cistern size of 49 m³ is required in the building basement.

4.6 Summary and Conclusions

The stormwater servicing achieves a release rate from the site to the minor system limited to the allowable release rate and contains up to the 1:100 year on site.

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

5.0 Erosion and Sedimentation Control

Erosion and sediment control measures, as outlined in the Ontario Ministry of Natural Resources (MNR) Guidelines on Erosion and Sediment Control for Urban Construction Sites, will be implemented to trap sediment on site. The following erosion and sediment control measures can be implemented during construction as shown on the Erosion and Sediment Control Plan (Drawing ESC):

- Supply and installation of a silt fence barrier, as per OPSD 219.110.
- Supply and installation of siltsack or sentinel CB inserts between the frame and cover of catch basins and maintenance holes adjacent to the project area during construction, to prevent sediment from entering the sewer system.
- Stockpiling of material during construction is to be located along flat areas away from drainage paths. For material placed on sloped areas, stockpiles are to be enclosed with a silt fence to protect watercourses.
- All catch basins are to be equipped with sumps, inspected frequently, and cleaned as required.
- Temporary ICD to be placed blocking part of the sanitary sewer pipe in the connecting maintenance holes to eliminate construction debris from entering the existing sanitary sewer system. The ICDs are to be removed after the proposed sanitary sewers have been fully cleaned.

The proposed removal and reinstatement measures as well as the erosion control measures shall conform to the following documents:

- “Guidelines on Erosion and Sediment Control for Urban Construction Sites” published by Ontario Ministries of Natural Resources, Environment, Municipal Affairs, and Transportation & Communication, Association of Construction Authorities of Ontario and Urban Development Institute, Ontario, May 1987.
- “MTO Drainage Manual”, Chapter F: “Erosion of Materials and Sediment Control”, Ministry of Transportation & Communications, 1985.
- “Erosion and Sediment Control” Training Manual by Ministry of Environment, Spring 1998.
- Applicable Regulations and Guidelines of the Ministry of Natural Resources.

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road

This report has been prepared by J.L. Richards & Associates Limited for Minto Communities Inc.'s exclusive use. Its discussions and conclusions are summary in nature and cannot properly be used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report is based on information, drawings, data, or reports provided by the named client, its agents, and certain other suppliers or third parties, as applicable, and relies upon the accuracy and completeness of such information. Any inaccuracy or omissions in information provided, or changes to applications, designs, or materials may have a significant impact on the accuracy, reliability, findings, or conclusions of this report.

This report was prepared for the sole benefit and use of the named client and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited, and anyone intending to rely upon this report is advised to contact J.L. Richards & Associates Limited in order to obtain permission and to ensure that the report is suitable for their purpose.

J.L. RICHARDS & ASSOCIATES LIMITED

Water and Wastewater
Prepared by:

Stormwater
Prepared by:

Mahad Musse, EIT
Engineering Graduate

Mathieu Lacelle, EIT
Engineering Graduate

Reviewed by:

Reviewed by:

Karla Ferrey, P.Eng.,
Senior Associate, Manager, Ottawa, Civil
Development, Senior Civil Engineer

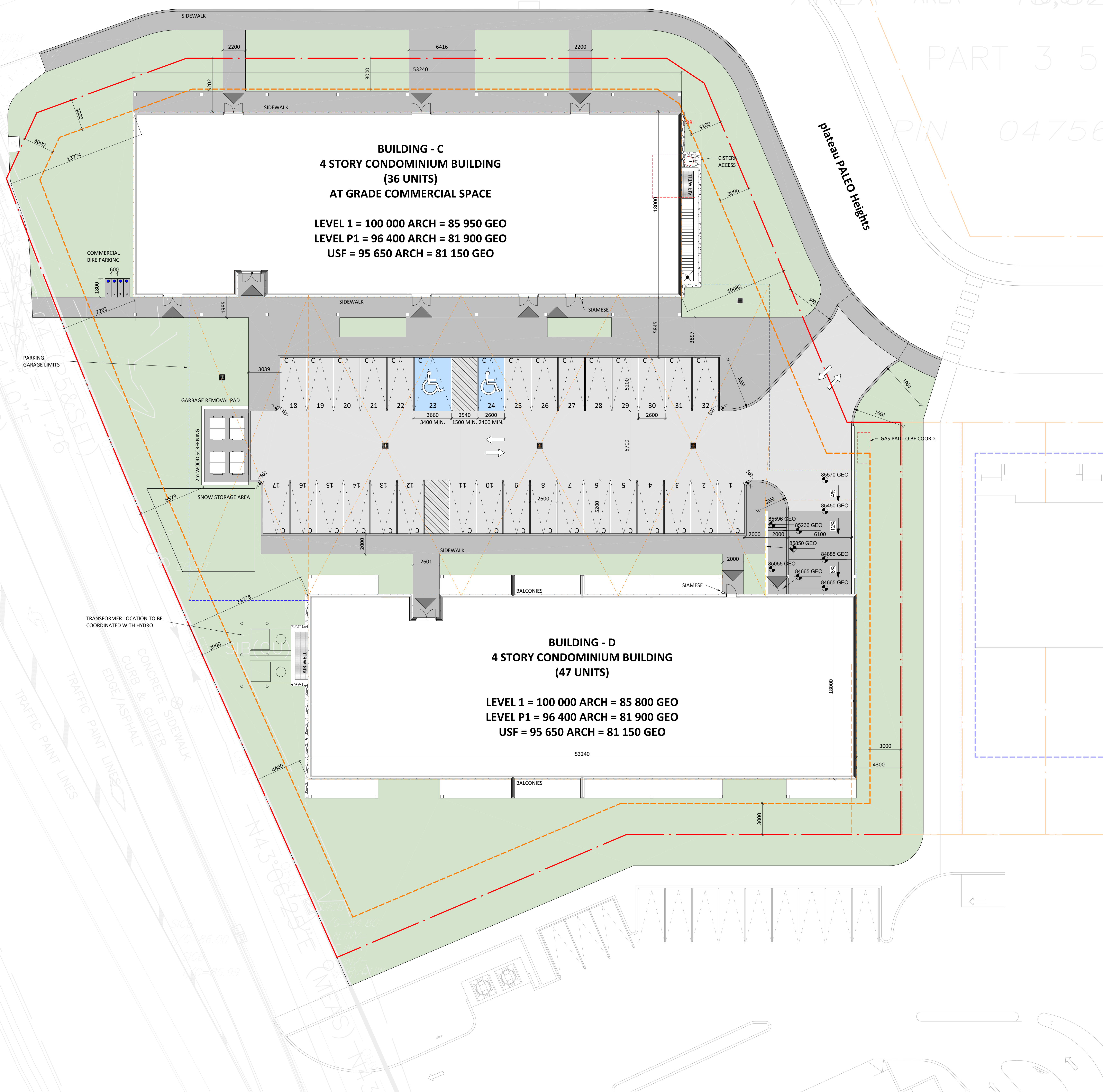
Bobby Pettigrew, P. Eng.,
Associate, Senior Water Resources Engineer,
Water Resources Practice Lead

Appendix A

Concept Plan, Draft Plan of
Subdivision and Topographical
Survey

LEGEND - SITE PLAN

- LOT LINE
- SETBACKS
- ELECTRICAL LINE
- EASEMENTS
- 0000 GEO. ÉLEVATION GÉODÉSIQUE
- EXISTING BUILDING
- DEMOLISHED BUILDING
- EXISTING TREE
- DEMOLISHED TREE
- NEW TREE
- NEW PLANT
- GRASS
- PEA GRAVEL
- SIDEWALK
- ASPHALT
- RADIANT ZONE
- LANDSCAPED AREA



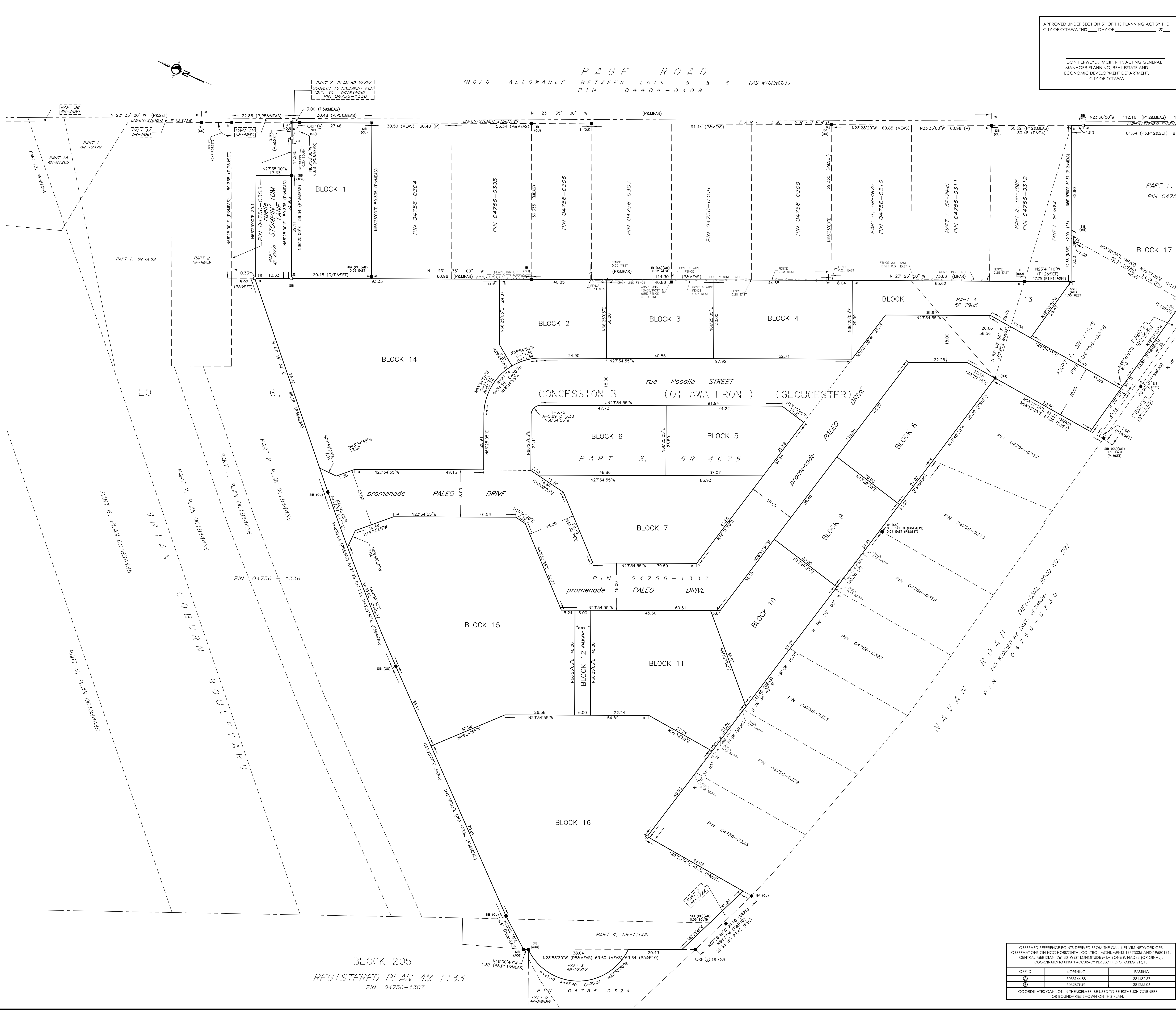
REVISIONS		
NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2024-02-17
2	FOR CITY REVIEW	2024-03-25

NOTE
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED. ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED BY THE ARCHITECT.

DO NOT USE FOR
CONSTRUCTION

DATE 2024-07-17	DESIGNED P.POMERLEAU
	DRAWN P.POMERLEAU
PROJECT No 20054	CHECKED P.MARTIN
SHEET TITLE SITE PLAN - BLOCK 15	



APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE
CITY OF OTTAWA THIS ____ DAY OF _____, 20____.

DON HERWEYER, MCIP, RPP, ACTING GENERAL
MANAGER PLANNING, REAL ESTATE AND
ECONOMIC DEVELOPMENT DEPARTMENT,
CITY OF OTTAWA

PLAN 4M-

I HEREBY CERTIFY THAT THIS PLAN 4M-_____ IS REGISTERED IN THE
LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON (No.4) AT _____ O'CLOCK ON THE _____ DAY OF
_____, 2023 AND ENTERED IN THE REGISTER FOR P.L.N.'s
04756-0303, 04756-0315, 04756-0316 & 04756-1337, AND THE REQUIRED
CONSENTS ARE REGISTERED AS PLAN DOCUMENT NUMBER
OC-_____.

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES OF ALL OF PINS 04756-0303, 04756-0315, 04756-0316 & 04756-1337.

DRAFT PLAN OF SUBDIVISION OF
**PART OF LOT 6
CONCESSION 3 (OTTAWA FRONT)**
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA

Scale 1:500
0 5 10 20 30 METRES

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.999994

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS
ON NCC-HORIZONTAL CONTROL MONUMENTS 1977035 AND 19480191, CENTRAL
MERIDIAN, 74° 30' WEST LONGITUDE WITH ZONE 9, NAD83 (ORIGINAL).
FOR BEARING COMPARISONS, BEARINGS ON PLANS P. P1, P2 & P3 HAVE BEEN
ROTATED 0°41'30" COUNTERCLOCKWISE.

LEGEND

DENOTES	FOUND MONUMENTS
■	SET MONUMENTS (SB)
□	UNLESS OTHERWISE NOTED
IB	IRON BAR
IBD	ROUND IRON BAR
SB	STANDARD IRON BAR
SSB	SHORT STANDARD IRON BAR
CC	CUT CROSS
CP	CONCRETE PIN
WIT	WITNESS
PN	MEASURED
MEAS	PROPERTY IDENTIFICATION NUMBER
PROP	PROPORTIONED
OU	ORIGIN UNKNOWN
SG	STANTEC GEOMATICS LTD.
ORP	OBSERVED REFERENCE POINT
P	PLAN SR-4475
P1	PLAN SR-11075
P2	PLAN SR-7995
P3	PLAN SR-9893
P4	PLAN SR-8022
P5	PLAN OC183445
P6	PLAN SR-4900
P7	PLAN SR-6659
P8	PLAN BY FRM DATED SEPTEMBER 9, 2015
P9	PLAN BY 1175 DATED SEPTEMBER 30, 1987
P10	PLAN SR-11065
P11	REGISTERED PLAN 4M-1133
P12	PLAN BY 1465 DATED DECEMBER 10, 2020
C/P	CALCULATION FOR

NOTES

1. ALL PLANTED MONUMENTS SHOWN HEREON ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE

ALL OF PINS 04756-0303, 04756-0315, 04756-0316 & 04756-1337.
THIS IS TO CERTIFY THAT:

1. BLOCKS 1 TO 11, BOTH INCLUSIVE, BLOCKS 13 TO 17, BOTH INCLUSIVE, THE STREETS,
NAMESLY PROMENADE PALEO DRIVE, rue Rosalie STREET and rue STOMPIN TOM
LANE AND LANE, NAMESLY BLOCK 12, HAVE BEEN LAID OUT IN ACCORDANCE WITH
OUR INSTRUCTIONS.

2. THE STREETS ARE DEDICATED TO CITY OF OTTAWA AS PUBLIC HIGHWAYS.

DATE _____

I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER
THEM.

2. THE SURVEY WAS COMPLETED ON THE ____-th DAY OF _____, 2023.

DATE _____

I HAVE THE AUTHORITY TO BIND THE CORPORATION

Stantec Geomatics Ltd.
CANADIAN SURVEYORS
OTTAWA LAND SURVEYORS
1331 CLOVE AVENUE, SUITE 300
OTTAWA, ONTARIO, K1C 3Z4
TEL: 416-752-4400 FAX: 416-722-2799
stantec.com

DRAWN: ME/MTM CHECKED: _____ PK: _____ FIELD: BSL/G PROJECT No.: 161614345-132

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC-HORIZONTAL CONTROL MONUMENTS 1977035 AND 19480191, CENTRAL MERIDIAN, 74° 30' WEST LONGITUDE WITH ZONE 9, NAD83 (ORIGINAL). COORDINATES TO UTM ACCURACY PER SEC 1401 OF 0.000 25410		
ORP ID	NORTHING	EASTING
①	933144.88	381482.57
②	933287.91	381255.06
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999964

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF PAGE ROAD, AS SHOWN ON PLAN SR-4980, HAVING A BEARING OF N22°53'30"W.

A BEARING ROTATION CLOCKWISE OF 0°41'20" HAVE BEEN APPLIED TO BEARINGS SHOWN ON PS, P6, AND P7.

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC [CGVD-1928/1978] AND ARE DERIVED FROM THE CANADIAN NET WORK.

[illegible]

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF DECEMBER, 2020.

DATE _____

FRANCIS LAU
ONTARIO LAND SURVEYOR

Appendix B

Pre Consultation Meeting Notes
and Site Servicing Report
Checklist

Carmine Zayoun
12714001 Canada Inc (Zayoun Group)
Via email: carmine@zayoungroup.com

**Subject: Pre-Consultation: Meeting Feedback
Proposed Site Plan Application – 2983 Navan Road
Four residential and two mixed-use buildings – PC2023-0226**

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on September 13, 2023.

Pre-Consultation Preliminary Assessment

1 ☐	2 ☐	3 ☐	4 ☒	5 ☐
----------------------------	----------------------------	----------------------------	---------------------------------------	----------------------------

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

Next Steps

1. A review of the proposal and materials submitted for the above-noted pre-consultation has been undertaken. Please proceed to complete a Phase 2 / Phase 3 Pre-consultation Application Form and submit it together with the necessary studies and/or plans to planningcirculations@ottawa.ca.
2. In your subsequent pre-consultation submission, please ensure that all comments or issues detailed herein are addressed. A detailed cover letter stating how each issue has been addressed must be included with the submission materials. Please coordinate the numbering of your responses within the cover letter with the comment number(s) herein.
3. Please note, if your development proposal changes significantly in scope, design, or density before the Phase 3 pre-consultation, you may be required to complete or repeat the Phase 2 pre-consultation process.

Supporting Information and Material Requirements

1. The attached **Study and Plan Identification List** outlines the information and material that has been identified, during this phase of pre-consultation, as either required (R) or advised (A) as part of a future complete application submission.
 - a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline

the specific requirements that must be met for each plan or study to be deemed adequate.

Consultation with Technical Agencies

1. You are encouraged to consult with technical agencies early in the development process and throughout the development of your project concept. A list of technical agencies and their contact information is enclosed.

Planning

Comments:

1. In the Official Plan the subject site is designated as Neighbourhood is modified with the Evolving Neighbourhood overlay. Brian Coburn Boulevard is also designated as a Minor Corridor. The property is further identified as Low-density residential in the EUC – Phases 1 Community Design Plans (CDP). The subject lands are currently zoned GM[2546]H(14.5) General Mixed-Use, Exception and DR Development Reserve.

2. Committee of Adjustment

No variances have been identified at this point. I would be supportive of reducing the parking requirement for the residential units if it will result in addition landscaping and tree cover. Staff will set up a meeting with a Committee of Adjustment Plan if any required.

3. Design guidelines

The following guidelines are meant as a starting place to help guide the design. I realize that they are specifically related to your project. [Urban Design Guidelines for Low-rise Infill Housing](#)

4. Landscape requirements

All required yards are to be landscaped with parking located between the buildings. Green spaces and tree canopy needs to be maximized.

5. Parking requirements

Parking should comply with Sections 100, 101, 106, 109 and 111

Vehicle and bicycle parking should be situated with easily access while minimizing pavement.

6. Easements

Will there be any easements required?

7. Commercial units should be orientated to the streets as much as possible.
8. Provide locations of signage and ensure that space is made available for tree planting

Urban Design

9. This proposal does not run along or does not meet the threshold in one of the City's Design Priority Areas and need not attend the City's UDRP. Staff will be responsible for evaluating the Urban Design Brief and providing design direction.
10. An Urban Design Brief is a required submittal Re-zoning applications. The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of these Terms of Reference. Please see the Urban Design Brief Terms of Reference provided.
11. We recommend further detail be provided about the low-rise apartments to better understand their relationship to the surrounding buildings and properties.
12. If this site is located outside the greenbelt, a shadow analysis will be required.
13. We recommend the low-rise buildings fronting City streets consider grade related units accessed from the street to further 'fit-in' with the surrounding low-rise residential community where feasible.
14. We recommend additional landscaping detail be provided around the low-rise apartments to better understand how the buildings relate to their context.
15. We recommend additional detail be provided of the front yards of the townhouse units facing City streets to better understand how they will integrate with the public realm.
16. We recommend tree planting in front yards facing public right-of-way.
17. When a wind and/or shadow studies are required please refer to the Terms of Reference for the wind analysis and shadow analysis to conduct the studies and evaluate the impacts.
18. Note. The Urban Design Brief submittal should have a section which addresses these pre-consultation comments.



This is an exciting project in an area full of potential. We look forward to helping you achieve its goals with the highest level of design resolution. We are happy to assist and answer any questions regarding the above. Feel free to contact the Urban Design Planner, Christopher Moise, at Christopher.Moise@ottawa.ca, for follow-up questions

Engineering

Comments:

19. The Stormwater Management Criteria, for the subject site, is to be based on the following:

- a. The 5-yr storm event using the IDF information derived from the Meteorological Services of Canada rainfall data, taken from the MacDonald Cartier Airport, collected 1966 to 1997.
- b. For separated sewer system built pre-1970 the design of the storm sewers are based on a 2 year storm.
- c. The pre-development runoff coefficient or a maximum equivalent 'C' of 0.5, whichever is less (§ 8.3.7.3).
- d. A calculated time of concentration (Cannot be less than 10 minutes).
- e. Flows to the storm sewer in excess of the 5-year storm release rate, up to and including the 100-year storm event, must be detained on site.
- f. For a combined sewer system the maximum C= 0.4 or the pre-development C value, whichever is less. In the absence of other information the allowable release rate shall be based on a 2 year storm event.

20. Deep Services (Storm, Sanitary & Water Supply)

- a. 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.
- b. Connections to trunk sewers and easement sewers are typically not permitted.
- c. 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).
- d. Review provision of a high-level sewer.

- e. Sewer connections to be made above the springline of the sewermain as per:
 - i. Std Dwg S11.1 for flexible main sewers – connections made using approved tee or wye fittings.
 - ii. Std Dwg S11 (For rigid main sewers) – lateral must be less than 50% the diameter of the sewermain,
 - iii. 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,
 - iv. 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.
 - v. No submerged outlet connections.

21. Water Boundary condition requests must include the location of the service (map or plan with connection location(s) indicated) and the expected loads required by the proposed development, including calculations. Please provide the following information:

no BCR will be requested for res site plans, no watermains built, navaan connection already provided as part of subdivision

- a. Location of service
- b. Type of development and the amount of fire flow required (as per FUS).
- c. Average daily demand: ____ l/s.
- d. Maximum daily demand: ____ l/s.
- e. Maximum hourly daily demand: ____ l/s.

22. An MECP Environmental Compliance Approval **[Industrial Sewage Works or Municipal/Private Sewage Works]** will be required for the proposed development. Please contact the Ministry of the Environment, Conservation and Parks, Ottawa District Office to arrange a pre-submission consultation:

- a. Charlie Primeau at (613) 521-3450, ext. 251 or Charlie.Primeau@ontario.ca
- b. Emily Diamond at (613) 521-3450, ext. 238 or Emily.Diamond@ontario.ca

General Comments:

23. Review of the Phase 3 submission for this application will not occur until the detailed design of the subdivision that it is within (D07-16-21-0027) is approved.
24. At the stage of site plan approval, a condition will be imposed detailing that a commence work notification will not be issued until the subdivision's infrastructure is in-service.
25. Engineering Studies:
26. All engineering studies (detailed in the Study and Plan Identification List form) are to follow the to be approved draft plan of subdivision D07-16-21-0027

Feel free to contact Derek Unrau, Infrastructure Project Manager, for follow-up questions.

Noise

Comments:

27. Noise report is required to identify and mitigate traffic noise from Brian Coburn Boulevard and Navan Road

Feel free to contact the Senior Transportation Engineer, Mike Giampa, at Mike.Giampa@ottawa.ca , for follow-up questions.

Transportation

Comments:

- a. A full TIA is not required as this site is covered under the recent subdivision TIA.
- b. A memo including the pertinent subdivision trips is sufficient.
- c. The right of way protection on Brian Coburn and Navan Roads is 40m and 37.5m, respectively

Feel free to contact the Senior Transportation Engineer, Mike Giampa, at Mike.Giampa@ottawa.ca , for follow-up questions.

Planning Forestry

Comments:

- 28. A Tree Conservation Report and Landscape Plan must be submitted with both SPC applications
- 29. A permit is required prior to any tree removal on site. The tree permit will be released upon site plan approval. Please contact the File Lead or the Planning Forester, Hayley Murray (hayley.murray@ottawa.ca) for information on obtaining the tree permit.
- 30. If marine clay soils are present, setbacks on City properties must adhere to the 2017 SMC guidelines (attached). The Geotechnical report must address the implications of these soils, if present, on tree planting in relation to private land.
- 31. If underground parking is planned, a design must be provided for the site to support tree planting
- 32. We expect a very strong landscape plan to re-establish canopy cover across the properties. Tree planting and protecting existing urban forest canopy is imperative to reach the City's target of 40% canopy cover.

Feel free to contact Hayley Murray, Planning Forester, for follow-up questions.

Parkland

Comments:

- 33. Parkland contributions were made through the Subdivision process.

Feel free to contact Jessica Button, Parks Planner, for follow-up questions

Conservation Authority

Comments:

- 34. The Rideau Valley Conservation authority will be commenting on this application

Feel free to contact RVCA, for follow-up questions.

Other

- 35. The High Performance Development Standard (HPDS) is a collection of voluntary and required standards that raise the performance of new building projects to achieve sustainable and resilient design. The HPDS was passed by Council on April 13, 2022.

- a. At this time, the HPDS is not in effect and Council has referred the 2023 HPDS Update Report back to staff with direction to bring forward an updated report to Committee with recommendations for revised phasing timelines, resource requirements and associated amendments to the Site Plan Control By-law by no later than Q1 2024.
- b. Please refer to the HPDS information attached and ottawa.ca/HPDS for more information.

Submission Requirements and Fees

1. Outlines the application type/subtype required and the associated fees
 - a. Additional information regarding fees related to planning applications can be found [here](#).
2. The attached **Study and Plan Identification List** outlines the information and material that has been identified as either required (R) or advised (A) as part of a future complete application submission.
 - a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.
3. All of the above comments or issues should be addressed to ensure the effectiveness of the application submission review.

Should there be any questions, please do not hesitate to contact myself or the contact identified for the above areas / disciplines.

Yours Truly,
Steve Belan

cc.

Tim Chadder
Raad Akrawi
Madelen Fellows
Karla Ferrey
Tatyana Roumie
Christopher Moise
Derek Unrau
Mike Giampa
Haley Murray
Jessica Button

12714001 Canada Inc – Mixed Use Site Plan (Block 15)
2983, 3053 and 3079 Navan Road & 2690 Pagé Road
SITE SERVICING REPORT CHECKLIST

REFERENCED STUDIES AND REPORTS	REFERENCE
Site Servicing Report for 12714001 Canada Inc, Mixed Used Site Plan (Block 15) 2983, 3053 and 3079 Navan Road & 2690 Pagé Road (J.L. Richards & Associates Limited, December 8, 2023)	Site Servicing Report

4.1	GENERAL CONTENT	REFERENCE
☐	Executive Summary (for larger reports only).	N/A
☒	Date and revision number of the report.	Site Servicing Report
☒	Location map and plan showing municipal address, boundary, and layout of proposed development.	Site Servicing Report (Appendix A) All Drawings
☒	Plan showing the site and location of all existing services.	Servicing Plan
☒	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.	Site Servicing Report
☒	Summary of Pre-consultation Meetings with City and other approval agencies.	Site Servicing Report (Appendix 'A')
☒	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.	Reference made to Stantec 2005 EUC ISSU
☒	Statement of objectives and servicing criteria.	Site Servicing Report
☒	Identification of existing and proposed infrastructure available in the immediate area.	Site Servicing Report Servicing Plan
☐	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).	N/A

☒	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.	Grading Plan
☐	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
☐	Proposed phasing of the development, if applicable.	N/A
☒	Reference to geotechnical studies and recommendations concerning servicing.	Site Servicing Report and Drawings
☒	All preliminary and formal site plan submissions should have the following information: ▪ 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	All Drawings

4.2	SITE SERVICING REPORT: WATER	REFERENCE
☐	Confirm consistency with Master Servicing Study, if available.	N/A
☒	Availability of public infrastructure to service proposed development.	Site Servicing Report (Section 2.0) Servicing Plan
☒	Identification of system constraints.	Site Servicing Report (Section 2.0) Servicing Plan
☒	Identify boundary conditions.	Site Servicing Report (Section 2.0)
☒	Confirmation of adequate domestic supply and pressure.	Site Servicing Report (Section 2.0)
☒	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.	Site Servicing Report (Section 2.0)
☒	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.	Site Servicing Report (Section 2.0)

☐	Definition of phasing constraints. Hydraulic modelling is required to confirm servicing for all defined phases of the project, including the ultimate design.	N/A
☒	Address reliability requirements, such as appropriate location of shutoff valves.	Site Servicing Report (Section 2.0)
☐	Check on the necessity of a pressure zone boundary modification.	N/A
☒	Reference to water supply analysis to show that major infrastructure can deliver 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.	Site Servicing Report (Section 2.0)
☒	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 Report (Section 2.0) Servicing Plan
☐	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
☒	Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	Site Servicing Report (Section 2.0)
☒	Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	Site Servicing Report (Section 2.0)

4.3	SITE SERVICING REPORT: WASTEWATER	REFERENCE
☒	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).	Site Servicing Report (Section 3.0,
☐	Confirm consistency with Master Servicing Study and/or justifications for deviations.	Stantec 2005 EUC ISSU
☐	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
☒	Description of existing sanitary sewer available for discharge of wastewater from proposed development.	Site Servicing Report (Section 3.0) Servicing Plan

☒	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.)	Site Servicing Report (Section 3.0)
☒	Calculations related to dry weather and wet weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.	Site Servicing Report (Section 3.0)
☒	Description of proposed sewer network, including sewers, pumping stations and forcemains.	Site Servicing Report (Section 3.0) Servicing Plan
☐	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
☐	Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.	N/A
☐	Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.	N/A
☐	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
☐	Special considerations, such as contamination, corrosive environment, etc.	N/A

4.4	SITE SERVICING REPORT: STORMWATER	REFERENCE
☒	Description of drainage outlets and downstream constraints, including legality of outlets (i.e., municipal drain, right-of-way, watercourse, or private property).	Site Servicing Report (Section 4.0)
☒	Analysis of available capacity in existing public infrastructure.	Site Servicing Report (Section 4.0)
☒	A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	Servicing, Grading and Drainage Plans
☒	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.	Site Servicing Report (Section 4.0)

☒	Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	Site Servicing Report (Section 4.0)
☒	Description of the stormwater management concept with facility locations and descriptions with references and supporting information.	Site Servicing Report (Section 4.0) Servicing, Grading and Drainage Plans
☐	Setback from private sewage disposal systems.	N/A
☐	Watercourse and hazard lands setbacks.	N/A
☒	Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	Site Servicing Report (Appendix 'A')
☐	Confirm consistency with subwatershed and Master Servicing Study, if applicable study exists.	Stantec 2005 EUC ISSU
☒	Storage requirements (complete with calculations) and conveyance capacity for minor events (1:2 year return period) and major events (1:100 year return period).	Site Servicing Report (Section 4.0)
☐	Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.	N/A
☒	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.	Site Servicing Report (Section 4.0)
☒	Any proposed diversion of drainage catchment areas from one outlet to another.	Site Servicing Report (Section 4.0)
☒	Proposed minor and major systems, including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	Servicing, Grading and Drainage Plans
☐	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.	Quantity control proposed per Site Servicing Report (Section 4.0)
☐	Identification of potential impacts to receiving watercourses.	N/A
☐	Identification of municipal drains and related approval requirements.	N/A
☒	Description of how the conveyance and storage capacity will be achieved for the development.	Site Servicing Report (Section 4.0)

☒	100 year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.	Site Servicing Report (Section 4.0) Servicing, Grading and Drainage Plans
☒	Inclusion of hydraulic analysis, including hydraulic grade line elevations.	Site Servicing Report (Section 4.0)
☒	Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	Site Servicing Report (Section 5.0) Servicing Plan
☐	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
☐	Identification of fill constraints related to floodplain and geotechnical investigation.	N/A

4.5	APPROVAL AND PERMIT REQUIREMENTS	REFERENCE
The Site Servicing Report shall provide a list of applicable permits and regulatory approvals necessary for the proposed development, as well as the relevant issues affecting such approval. The approval and permitting shall include but not be limited to the following:		
☐	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
☐	Application for Environmental Compliance Approval (ECA) under the Ontario Water Resources Act.	As part of future submission
☐	Changes to Municipal Drains.	N/A
☐	Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation, etc.).	N/A

4.6	CONCLUSION CHECKLIST	REFERENCE
☒	Clearly stated conclusions and recommendations.	Site Servicing Report
☒	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.	Not yet applicable

☒	All draft and final reports shall be signed and stamped by a Professional Engineer registered in Ontario.	Site Servicing Report All Drawings

Appendix C

Water Servicing

WATERMAIN DEMAND CALCULATION SHEET

PROJECT : NAVAN ROAD DEVELOPMENT PROJECT
LOCATION : CITY OF OTTAWA
DEVELOPER : 12714001 Canada Inc.

NODE	RESIDENTIAL			NON-RESIDENTIAL	AVERAGE DAILY DEMAND (l/s)			MAXIMUM DAILY DEMAND (l/s)			PEAK HOUR DEMAND (l/s)		
	UNITS		POP'N	COMM (ha.)	Res.	Non-res.	Total	Res.	Non-res.	Total	Res.	Non-res.	Total
	Townhouses (TH)	Condo Units (CU)											
J-23	0	83	149	0.09	0.48	0.03	0.52	1.21	0.05	1.26	2.66	0.08	2.74
TOTALS	0	83	149	0.09	0.48	0.03	0.52	1.21	0.05	1.26	2.66	0.08	2.74

ASSUMPTIONS			
RESIDENTIAL DENSITIES		AVG. DAILY DEMAND	MAX. HOURLY DEMAND
- Townhouse (TH)	2.7 p / p / u	- Residential 280 l / cap / day	- Residential 1,540 l / cap / day
		- Institutional 28,000 l / ha / day	- Institutional 75,600 l / ha / day
- Condo Units (CU)	1.8 p / p / u	- Commercial 28,000 l / ha / day	- Commercial 75,600 l / ha / day
	p / p / u	MAX. DAILY DEMAND	
	p / p / u	- Residential 700 l / cap / day	
		- Institutional 42,000 l / ha / day	
		- Commercial 42,000 l / ha / day	

FUS Fire Flow Calculations

NAVAN ROAD DEVELOPMENT PROJECT - Commercial Building (JLR 29899-002)

Step	Parameter	Value		Note
A	Type of Construction	Wood Frame		Building C (4 Story Mixed Use Condominium Building)
	Coefficient (C)	1.5		
B	Ground Floor Area	929	m ²	
C	Height in storeys	4	storeys	Basements are excluded.
	Total Floor Area	3716	m ²	
D	Fire Flow Formula	F=220C√A		
	Fire Flow	20116	L/min	
	Rounded Fire Flow	20000	L/min	Flow rounded to nearest 1000 L/min.
E	Occupancy Class	Limited Combustible		Residential buildings have a limited combustible occupancy.
	Occupancy Charge	-15%		
	Occupancy Increase or Decrease	-3000		
	Fire Flow	17000	L/min	No rounding applied.
F	Sprinkler Protection	Automatic Fully Supervised		
	Sprinkler Credit	-50%		
	Decrease for Sprinkler	-8500	L/min	
G	North Side Exposure			
	Exposing Wall:	Wood Frame		
	Exposed Wall:	Wood Frame		
	Length of Exposed Wall:	35.7	m	
	Height of Exposed Wall:	4	storeys	
	Length-Height Factor	142.9	m-storeys	
	Separation Distance	26	m	
	North Side Exposure Charge			
	10%			
	East Side Exposure			
	Exposing Wall:	Wood Frame		
	Exposed Wall:	Wood Frame		
	Length of Exposed Wall:	0.0	m	
	Height of Exposed Wall:	0	storeys	
	Length-Height Factor	0.0	m-storeys	
	Separation Distance	50	m	
	East Side Exposure Charge			
	0%			
	South Side Exposure			
	Exposing Wall:	Wood Frame		
	Exposed Wall:	Wood Frame		
	Length of Exposed Wall:	35.9	m	
	Height of Exposed Wall:	4	storeys	
	Length-Height Factor	143.5	m-storeys	
	Separation Distance	26.89	m	
	South Side Exposure Charge			
	10%			
	West Side Exposure			
	Exposing Wall:	Wood Frame		
	Exposed Wall:	Wood Frame		
	Length of Exposed Wall:	0.0	m	
	Height of Exposed Wall:	0	storeys	
	Length-Height Factor	0.0	m-storeys	
	Separation Distance	50	m	
West Side Exposure Charge				
0%				
Total Exposure Charge				
20%				
The total exposure charge is below the maximum value of 75%.				
Increase for Exposures				
3400				
L/min				
H	Fire Flow	11900	L/min	
	Rounded Fire Flow	12000	L/min	Flow rounded to nearest 1000 L/min.
City Cap	Required Fire Flow (RFF)	12000	L/min	
		200	L/s	

Fire Underwriters Survey (FUS) Fire Flow Calculations

In accordance with City of Ottawa Technical Bulletin ISTB-2018-02 dated March 21, 2018

FUS Fire Flow Calculations

NAVAN ROAD DEVELOPMENT PROJECT - Commercial Building (JLR 29899-002)

Step	Parameter	Value		Note
A	Type of Construction	Wood Frame		Building D (4 Story Mixed Use Condominium Building)
	Coefficient (C)	1.5		
B	Ground Floor Area	929	m ²	
C	Height in storeys	4	storeys	Basements are excluded.
	Total Floor Area	3716	m ²	
D	Fire Flow Formula	F=220C√A		
	Fire Flow	20116	L/min	
	Rounded Fire Flow	20000	L/min	Flow rounded to nearest 1000 L/min.
E	Occupancy Class	Limited Combustible		Residential buildings have a limited combustible occupancy.
	Occupancy Charge	-15%		
	Occupancy Increase or Decrease	-3000		
	Fire Flow	17000	L/min	No rounding applied.
F	Sprinkler Protection	Automatic Fully Supervised		
	Sprinkler Credit	-50%		
	Decrease for Sprinkler	-8500	L/min	
G	North Side Exposure			
	Exposing Wall:	Wood Frame		
	Exposed Wall:	Wood Frame		
	Length of Exposed Wall:	35.9	m	
	Height of Exposed Wall:	4	storeys	
	Length-Height Factor	143.5	m-storeys	
	Separation Distance	26.89	m	
	North Side Exposure Charge	10%		
	East Side Exposure			
	Exposing Wall:	Wood Frame		
	Exposed Wall:	Wood Frame		
	Length of Exposed Wall:	7.8	m	
	Height of Exposed Wall:	2	storeys	
	Length-Height Factor	15.5	m-storeys	
	Separation Distance	11.5	m	
	East Side Exposure Charge	12%		
	South Side Exposure			
	Exposing Wall:	Wood Frame		
	Exposed Wall:	Non-combustible		
	Length of Exposed Wall:	23.9	m	
	Height of Exposed Wall:	1	storeys	
	Length-Height Factor	23.9	m-storeys	
	Separation Distance	32.28	m	
	South Side Exposure Charge	5%		
	West Side Exposure			
	Exposing Wall:	Wood Frame		
	Exposed Wall:	Wood Frame		
	Length of Exposed Wall:	0.0	m	
	Height of Exposed Wall:	0	storeys	
	Length-Height Factor	0.0	m-storeys	
	Separation Distance	50	m	
	West Side Exposure Charge	0%		
	Total Exposure Charge	27%		The total exposure charge is below the maximum value of 75%.
	Increase for Exposures	4590	L/min	
H	Fire Flow	13090	L/min	
	Rounded Fire Flow	13000	L/min	Flow rounded to nearest 1000 L/min.
City Cap	Required Fire Flow (RFF)	13000	L/min	
		217	L/s	

Fire Underwriters Survey (FUS) Fire Flow Calculations

In accordance with City of Ottawa Technical Bulletin ISTB-2018-02 dated March 21, 2018

NAVAN ROAD
DEVELOPMENT2983, Navan Road, Orleans,
ON K1C 7G4

OWNER

788, BOUL. SAINT-JOSEPH, SUITE 100
GATINEAU, QC J8Y 4B8

ARCHITECTURAL

(416) 851-8954
INFO@PMAARCHITECTS.COM
3070, CHEMIN DES QUATRE-BORGEAIS
QUÉBEC, QC G1V 2M4
PMAARCHITECTS.COM53, BOUL. SAINT-RAYMOND,
GATINEAU, QC J8Y 1R8

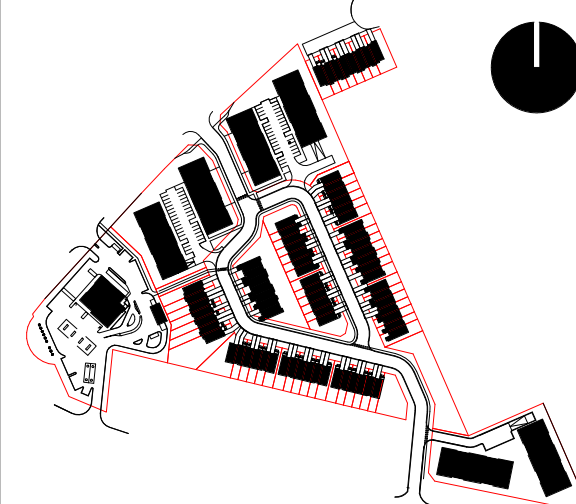
ENGINEERS / PLANNER

1565 CARLING AVENUE, SUITE 700,
OTTAWA, ON K1Z 6R1

SURVEYOR

1331 GLYDE AVENUE, SUITE 400,
OTTAWA, ON K2C 3G4

KEY PLAN



ARCHITECT SEAL

REVISIONS

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2022-11-28
2	FOR COORDINATION	2022-11-08
3	FOR COORDINATION	2022-11-01
4	FOR COORDINATION	2022-11-01
5	FOR COORDINATION	2022-11-01
6	FOR COORDINATION	2022-11-01
7	FOR COORDINATION	2022-11-01
8	FOR COORDINATION	2022-11-01
9	FOR COORDINATION	2022-11-01
10	FOR COORDINATION	2022-11-01

NOTE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS
ON THE SITE AND TO REPORT ALL ERRORS AND/OR
OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS
MUST COMPLY WITH ALL PERTINENT CODES AND BY-
LAWS. DO NOT SCALE DRAWINGS.THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED.
ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED
BY THE ARCHITECT.DO NOT USE FOR
CONSTRUCTION

DESIGNED

PP

DRAWN

PP

CHECKED

PM

SHEET TITLE

SITE PLAN

SHEET NO.

A100

LOTS AREAS		LOT NUMBER	
LOT NUMBER	AREAS (M2)	LOT NUMBER	AREAS (M2)
B01-1	394	B06-4	154
B01-2	184	B06-5	163
B01-3	184	B06-6	154
B01-4	189	B06-7	369
B01-5	189	B07	2,002
B01-6	184	B08-1	525
B01-7	184	B08-2	174
B01-8	299	B08-3	184
B02-1	281	B08-4	174
B02-2	176	B08-5	184
B02-3	184	B08-6	174
B02-4	184	B08-7	234
B02-5	174	B09-1	234
B02-6	233	B09-2	174
B03-1	250	B09-3	184
B03-2	182	B09-4	184
B03-3	182	B09-5	174
B03-4	182	B09-6	234
B03-5	182	B10-1	234
B03-6	182	B10-2	174
B03-7	250	B10-3	184
B04-1	233	B10-4	184
B04-2	174	B10-5	174
B04-3	184	B10-6	487
B04-4	174	B11-1	748
B04-5	184	B11-2	286
B04-6	174	B11-3	265
B04-7	278	B11-4	246
B05-1	368	B11-5	242
B05-2	154	B11-6	242
B05-3	163	B11-7	321
B05-4	163	B12	240
B05-5	154	B13	1,232
B05-6	206	B14	5,728
B06-1	206	B15	5,399
B06-2	154	B16	7,811
B06-3	163	B17	5,312

SITE PLAN LEGEND

	EXISTING BUILDING		LOT LINE
	NEW BUILDING		SETBACKS
	NEW BUILDING WITH COMMERCIAL SPACE AT-GRADE		NEW TREE
	GRASS		FIREWALL
	ASPHALT		SIDEWALK

SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS	PIN
	04756 - 0303
	04756 - 0315
	04756 - 0316
	04756 - 1337
ZONING	GM(2546) H(14.5)
SITE AREA	
TOTAL SITE AREA:	~53,441.14 m ² (5.34ha)
TOTAL DEVELOPABLE AREA:	~45,956.28 m ² (4.59ha)
NET SITE AREA:	~38,956.28 m ² (3.89ha)
UNITS	
TOWNHOUSES:	67 UNITS
BLOCK 01:	
1 X RESIDENTIAL APARTMENT BUILDING	48 UNITS
1 X MIXED USE BUILDING	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~929 m ²
BLOCK 02:	
1 X RESIDENTIAL APARTMENT BUILDING	47 UNITS
1 X MIXED USE BUILDING	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~929 m ²
BLOCK 03:	
2 X RESIDENTIAL APARTMENT BUILDING	96 UNITS
TOTAL NUMBER OF UNITS:	330 UNITS
TOTAL COMMERCIAL SPACES:	~1,858 m ²

	REQUIRED	PROVIDED
MAXIMUM DENSITY	NO MAX.	84.8 units/net ha
MINIMUM LOT WIDTH	NO MIN.	5.8 m
MINIMUM LOT AREA	NO MIN.	174 m ²
MAXIMUM BUILDING HEIGHT	14.5 m	14.5 m
SETBACKS		
MINIMUM FRONT YARD:	3 m	3 m
MINIMUM CORNER SIDE YARD:	3 m	3 m
MINIMUM INTERIOR SIDE YARD:		
NON-RESIDENTIAL OR MIXED-USE:	5 m	5 m
LOW-RISE RESIDENTIAL :	1.2 m	1.2 m
MID-RISE RESIDENTIAL :	3 m	3 m
MINIMUM REAR YARD:		
ABUTTING A STREET:	3 m	3 m
FROM A RESIDENTIAL ZONE:	7.5 m	7.5 m
FOR A RESIDENTIAL BUILDING:	7.5 m	7.5 m

PARKING RATES		
R9 - TOWNHOUSES:	1 p/unit = 67	67 (GARAGES)
VISITOR:	0	67 DRIVE AISLES
BLOCK 14:		
R12 - APARTEMENTS	1.2 p/unit = 101	101 (UNDERGROUND)
VISITOR:	0.2 p/unit = 17	17 (UNDERGROUND)
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 32	32 (EXTERIOR)
TOTAL:		150
BLOCK 15:		
R12 - APARTEMENTS	1.2 p/unit = 100	100 (UNDERGROUND)
VISITOR:	0.2 p/unit = 17	17 (UNDERGROUND)
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 32	32 (EXTERIOR)
TOTAL:		150
BLOCK 18:		
R12 - APARTEMENTS	1.2 p/unit = 116	145 (UNDERGROUND)
VISITOR:	0.2 p/unit = 17	17 (8 EXT. + 12 UND.)
TOTAL:		162

GROSS FLOOR AREA	
TOWNHOUSE A:	267 m ²
TOWNHOUSE B:	239 m ²
TOWNHOUSE C:	232 m ²
TOWNHOUSE C (CORNER UNIT):	236 m ²
TOWNHOUSE D:	225 m ²
TOTAL MODEL 01 (ABBBBBA)	1,968 m ²
TOTAL MODEL 02 (ABBBBBA)	1,729 m ²
TOTAL MODEL 03 (ABBBBA)	1,490 m ²
TOTAL MODEL 04 (CCDDCC)	1,611 m ²
TOTAL MODEL 05 (CCDDCC)	1,386 m ²

MIXED USE BUILDING (TOTAL OF 2 BUILDINGS):	TOTAL: 4,130 m ²
RESIDENTIAL:	3,201 m ²
COMMERCIAL:	929 m ²
RESIDENTIAL APARTMENT BUILDING (TOTAL OF 4 BUILDINGS) :	TOTAL: 4,130 m ²
RESIDENTIAL:	4,130 m ²

NOTE

1. ASSUMES TYPICAL RESIDENTIAL FLOOR HEIGHT OF 3m.
2. THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY, SURVEYED STANTEC GEOMATICS LTD.
3. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

2983, NAVAN ROAD - SITE PLAN
1:500

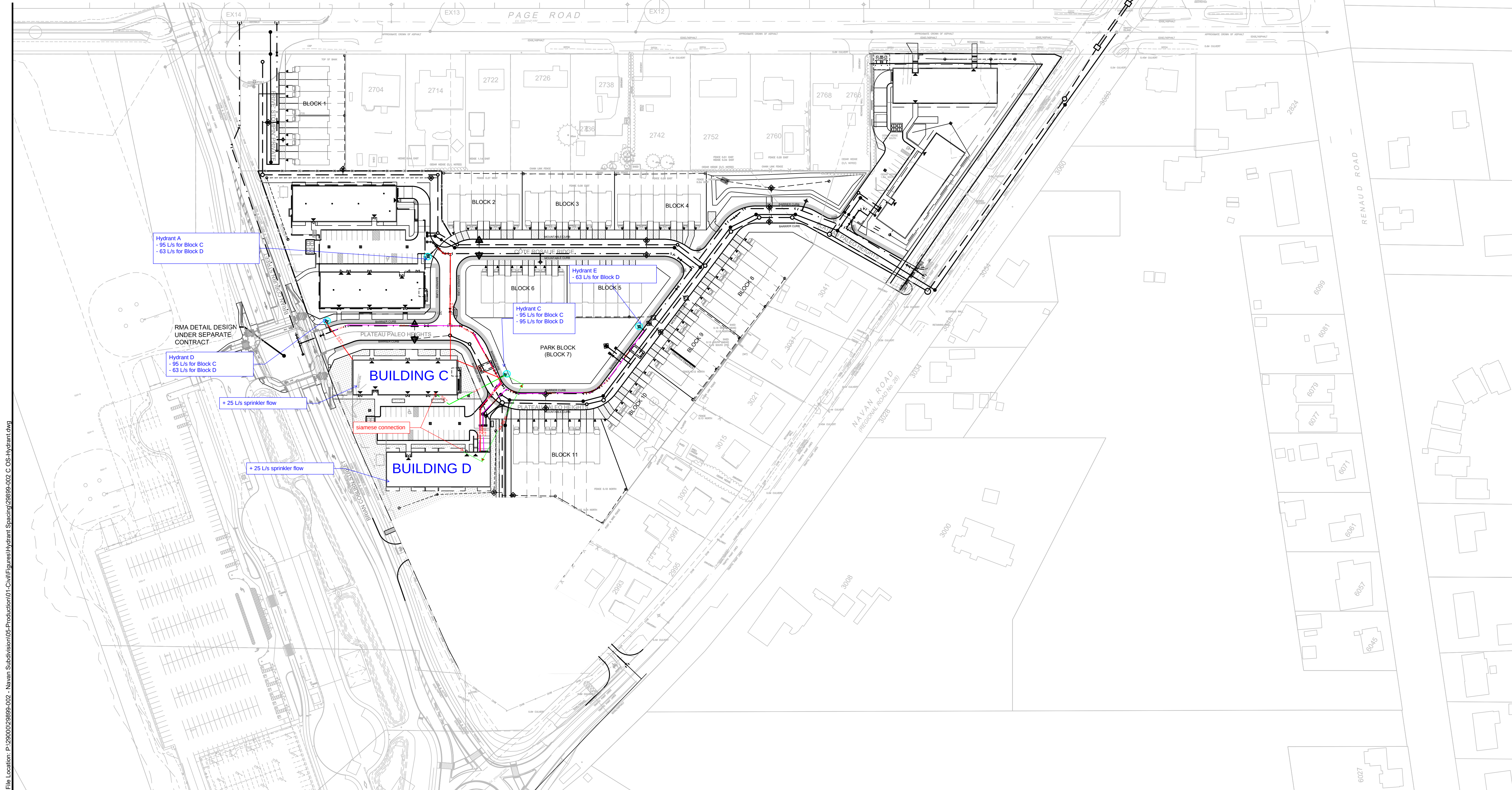
Table 1. Maximum flow to be considered from a given hydrant		
Hydrant Class	Distance to asset/structure/building (m) ^a	Contribution to required fire flow (L/min) ^b
AA	≤ 75	5,700
	> 75 and ≤ 150	3,800
A	≤ 75	3,800
	> 75 and ≤ 150	2,850
B	≤ 75	1,900
	> 75 and ≤ 150	1,500
C	≤ 75	800
	> 75 and ≤ 150	800

^a Distance of contributing hydrant from the structure, measured in accordance with NFPA 1 (Appendix A).

^b Maximum flow contribution to be considered for a given asset/structure/building, at a residual pressure of 20 psi, measured at the location of the main, at ground level.

Block 15

Required Fire Flow Building C = 200 L/s (
Required Fire Flow Building D = 233 L/s



KEY PLAN
N.T.S.

LEGEND

PROPOSED WATERMAIN, VALVE & HYDRANT

EXISTING WATERMAIN, VALVE & HYDRANT

EXISTING SANITARY SEWER & MANHOLE

EXISTING STORM SEWER & MANHOLE

PROPOSED SANITARY SEWER & MANHOLE

PROPOSED STORM SEWER & MANHOLE

STEPPED FOOTING

FIREWALL

PROPOSED CULVERT

DRAWING NUMBER

RIP-RAP TO OPSD 810.010 (TYPE B)

EXISTING CATCH BASIN

PROPOSED CATCH BASIN c/w ICD

PROPOSED CATCH BASIN & LEAD

PROPOSED TEE CATCH BASIN

PROPOSED S-WAY CATCH BASIN

CONC. SIDEWALK

ASPHALT

INFILTRATION TRENCH

TACTILE WALKING SURFACE INDICATOR (TWSI)

SPEED HUMP PER CITY DETAIL R19

Draft Print

2024-07-24 8:39:38 AM

04

RE-ISSUED TO CITY FOR ENGINEERING REVIEW (SECOND SUBMISSION)

16/02/24

03

ISSUED FOR MUNICIPAL CONSENT

09/02/24

02

ISSUED TO CITY FOR ENGINEERING REVIEW

22/09/23

01

ISSUE / REVISION

DD/MM/YY

THESE DRAWINGS HAVE BEEN PRODUCED BY J.L. RICHARDS & ASSOCIATES LIMITED AND ARE SUBJECT TO COPYRIGHT AND USE RESTRICTIONS SET OUT IN THE APPLICABLE PROJECT CONTRACT. ANY USE, REUSE, OR MODIFICATION OF THESE DRAWINGS FOR PURPOSES OTHER THAN THE ORIGINAL PROJECT OR EXECUTION OF THE DESCRIBED WORK IS NOT PERMITTED OR ENDORSED WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF J.L.R. J.L.R. MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF THE SUITABILITY OR FITNESS OF THESE DRAWINGS FOR ANY OTHER PURPOSE, AND ANY PARTY WHICH CHOOSES TO USE, MODIFY, OR OTHERWISE RELY ON THESE DRAWINGS WITHOUT J.L.R.'S AUTHORIZATION ACCEPTS THESE LIMITATIONS AND DOES SO AT THEIR SOLE RISK AND WITHOUT LIABILITY TO J.L.R.

VERIFY SHEET SIZE AND SCALES. THE BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 1:1000

CLIENT:

CONSULTANT:

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

NAVAN SUBDIVISION

2983, 3053, & 3079 NAVAN ROAD & 2690 PAGE ROAD
OTTAWA, ONTARIO

DRAWING:

OVERALL SERVICING

DESIGN: TR

DRAWN: KT

CHECKED: KF

JLR #: 29899-002

DRAWING #:

OS

File Location: P:\2000\29899-002 - Navan Subdivision\05-Production\01-Civil\Figures\Hydrant Spacing\29899-002 C OS-Hydrant.dwg

PLOT DATE: July 24, 2024 3:04:48 AM
CITY PLAN No. 18572 CITY FILE No. D07-16-21-0027

William Rugamba

From: William Rugamba
Sent: July 22, 2024 8:18 AM
To: William Rugamba
Subject: FW: Re-confirmation of Mechanical Items for Servicing Report

William Rugamba, M.Eng., B.A.Sc., EIT
Civil Engineering Graduate
Ottawa, ON
Work: [343-804-4374](tel:343-804-4374)

From: Sarith Lopez <slopez@qmeengineering.com>
Sent: Wednesday, July 17, 2024 8:07 PM
To: Mahad Musse <mmusse@jlrichards.ca>; Chuck Clark <CWC@qmeengineering.com>
Cc: Karla Ferrey <kferrey@jlrichards.ca>; Raad Akrawi <rakrawi@groupeheafey.com>; Carmine Zayoun <carmine@zayoungroup.com>
Subject: RE: Re-confirmation of Mechanical Items for Servicing Report

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. Do not forward suspicious emails, if you are unsure, please send a separate message to Helpdesk.

Hi Mahad,

All items below confirmed

Regards

Sarith López
Project Manager

9 Gurdwara Road, Unit 200
Ottawa, ON K2E 7X6
T: 613-366-4763 ext. 129
slopez@qmeengineering.com



From: Mahad Musse <mmusse@jlrichards.ca>

Sent: Tuesday, July 16, 2024 3:08 PM

To: Sarith Lopez <slopez@qmeengineering.com>; Chuck Clark <CWC@qmeengineering.com>

Cc: Karla Ferrey <kferrey@jlrichards.ca>; Raad Akrawi <rakrawi@groupeheafey.com>; Carmine Zayoun <carmine@zayoungroup.com>

Subject: Re-confirmation of Mechanical Items for Servicing Report

Hi Sarith/Chuck,

Thank you for the information below and in our meetings. I understand all these items have been discussed before but we need to submit something as part of our report. Can you just re-confirm the following questions below and then we will attach your confirmation to the Report.

1. Please confirm that the sanitary service size of 200mm diameter for the Site Plan Blocks (Block 14, 15 and 17) is preferred by the mechanical engineer on file;
2. Please confirm that a sprinkler flow of 25 L/s can be assumed for the Site Plan Blocks (Block 14, 15 and 17) at this stage.

Thanks
Mahad



Mahad Musse, B.Eng., EIT
Civil Engineering Graduate

1000-343 Preston Street
Ottawa, ON, K1S 1N4

Work: [343-633-1501](tel:343-633-1501)
mmusse@jlrichards.ca

William Rugamba

From: William Rugamba
Sent: July 15, 2024 4:00 PM
To: William Rugamba
Subject: FW: Navan Subdivision - Boundary Condition Request
Attachments: NavanSubdivision_Boundary Condition(4july2024).docx

William Rugamba, M.Eng., B.A.Sc., EIT
Civil Engineering Graduate
Ottawa, ON
Work: [343-804-4374](tel:343-804-4374)

From: Polyak, Alex <alex.polyak@ottawa.ca>
Sent: Monday, July 15, 2024 10:12 AM
To: Mahad Musse <mmusse@jlrichards.ca>
Cc: Karla Ferrey <kferrey@jlrichards.ca>; Raad Akrawi <rakrawi@groupeheafey.com>; Carmine Zayoun <carmine@zayoungroup.com>; Armstrong, Justin <justin.armstrong@ottawa.ca>; Tatyana Roumie <troumie@jlrichards.ca>
Subject: RE: Navan Subdivision - Boundary Condition Request

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. Do not forward suspicious emails, if you are unsure, please send a separate message to Helpdesk.

Good morning Mahad,

Please find the boundary conditions attached.

Regards,

Oleksandr (Alex) Polyak, B.Eng., C.E.T., P.Eng. 

Project Manager, Infrastructure Approvals, Development Review East Branch | Gestionnaire de projet, Direction de l'examen des projets d'aménagement – Est.
Planning, Development and Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB)

City of Ottawa | Ville d'Ottawa
110 Laurier Ave., 4th Fl East, Ottawa ON K1P 1J1
Email: alex.polyak@ottawa.ca
Cell : 613-857-4380
www.Ottawa.ca



From: Mahad Musse <mmusse@jlrichards.ca>

Sent: July 12, 2024 1:31 PM

To: Polyak, Alex <alex.polyak@ottawa.ca>

Cc: Karla Ferrey <kferrey@jlrichards.ca>; Raad Akrawi <rakrawi@groupeheafey.com>; Carmine Zayoun <carmine@zayoungroup.com>; Armstrong, Justin <justin.armstrong@ottawa.ca>; Tatyana Roumie <troumie@jlrichards.ca>

Subject: RE: Navan Subdivision - Boundary Condition Request

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Hi Alex,

Just wondering if you have a status update for the boundary conditions for Navan.

Thanks
Mahad



Mahad Musse, B.Eng., EIT
Civil Engineering Graduate

1000-343 Preston Street
Ottawa, ON, K1S 1N4

Work: [343-633-1501](tel:343-633-1501)
mmusse@jlrichards.ca

From: Mahad Musse <mmusse@jlrichards.ca>

Sent: Wednesday, July 3, 2024 11:02 AM

To: Polyak, Alex <alex.polyak@ottawa.ca>

Cc: Karla Ferrey <kferrey@jlrichards.ca>; Raad Akrawi <rakrawi@groupeheafey.com>; Carmine Zayoun <carmine@zayoungroup.com>; Armstrong, Justin <justin.armstrong@ottawa.ca>; Tatyana Roumie <troumie@jlrichards.ca>

Subject: RE: Navan Subdivision - Boundary Condition Request

Good morning Alex,

As we discussed last week our Client is looking into the option of converting the row townhouse units into duplex units (townhouse units with apartments in the basement). As a result, this will increase the total demand on the site and we will therefore require new water boundary conditions. We'd like to note that the footprint of the blocks will not change and neither will their layout or any of the offsets.

As a summary:

- Domestic demands were calculated based on a daily consumption rate of 280 L/cap/day with peaking factors consistent with City of Ottawa Guidelines
- Required Fire Flow (RFF) was calculated in accordance to the Fire Underwriters Survey (FUS) Water Supply for Public Fire Protection and the City of Ottawa FUS protocol (Bulletin ISDTB-2014-02 & Bulletin ISDTB-2018-02), which considers material, expose distance & height. We have attached the calculation spreadsheet and the figure.

We request boundary conditions under high pressure, peak hour, and maximum day + fire flow conditions (for each of the below fire flows). Domestic demand and fire flow calculations are attached. Please provide the boundary conditions at the proposed connection locations as shown in the attached figure.

Average Day Demand: 6.74 L/s

Maximum Day Demand: 10.53 L/s

Peak Hour Demand: 18.17 L/s

Required Fire Flow (per FUS): 6,000 L/min (100 L/s)

Required Fire Flow (per FUS): 10,000 L/min (167 L/s)

Required Fire Flow (per FUS): 14,000 L/min (233 L/s)

Required Fire Flow (per FUS): 15,000 L/min (250 L/s)

For your reference, the previous boundary condition received from the City is attached and below is the email chain.

If you have any questions or comments please let us know.

Thanks
Mahad



Mahad Musse, B.Eng., EIT
Civil Engineering Graduate

1000-343 Preston Street
Ottawa, ON, K1S 1N4

Work: [343-633-1501](tel:343-633-1501)
mmusse@jlrichards.ca

From: Polyak, Alex <alex.polyak@ottawa.ca>

Sent: Thursday, August 17, 2023 3:01 PM

To: William Rugamba <wrugamba@jlrichards.ca>

Cc: Karla Ferrey <kferrey@jlrichards.ca>; Raad Akrawi <rakrawi@groupeheafey.com>; Carmine Zayoun <carmine@zayoungroup.com>; Shahira Jalal <sjalal@jlrichards.ca>

Subject: RE: Navan Subdivision - Boundary Condition Request

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. Do not forward suspicious emails, if you are unsure, please send a separate message to Helpdesk.

Hello William,

Sorry that I missed your call, I was in a meeting. The boundary conditions are attached.

Regards,

Oleksandr (Alex) Polyak, B.Eng., P.Eng

Project Manager, Infrastructure Approvals, Development Review East Branch | Gestionnaire de projet, Direction de l'examen des projets d'aménagement – Est.
Planning, Real Estate and Economic Development Department | Direction générale de la planification, des biens immobiliers et du développement économique

City of Ottawa | Ville d'Ottawa
110 Laurier Ave., 4th Fl East, Ottawa ON K1P 1J1
Email: alex.polyak@ottawa.ca
Cell : 613-857-4380
www.Ottawa.ca



From: William Rugamba <wrugamba@jlrichards.ca>
Sent: August 15, 2023 9:26 AM
To: Polyak, Alex <alex.polyak@ottawa.ca>
Cc: Karla Ferrey <kferrey@jlrichards.ca>; Raad Akrawi <rakrawi@groupeheafey.com>; Carmine Zayoun <carmine@zayoungroup.com>; Shahira Jalal <sjalal@jlrichards.ca>
Subject: RE: Navan Subdivision - Boundary Condition Request

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Good morning Alex,

Just wanted to follow up on the status of this boundary request. Please let me know if you need anything else from us.

Thanks,
William

William Rugamba, M.Eng.
Civil Engineering Intern

J.L. Richards & Associates Limited
1000-343 Preston Street, Ottawa, ON K1S 1N4
Direct: 343-804-4374



From: Tatyana Roumie
Sent: Tuesday, July 25, 2023 3:53 PM
To: 'alex.polyak@ottawa.ca' <alex.polyak@ottawa.ca>
Cc: Karla Ferrey <kferrey@jlrichards.ca>; Raad Akrawi <rakrawi@groupeheafey.com>; carmine@zayoungroup.com; Shahira Jalal <sjalal@jlrichards.ca>
Subject: Navan Subdivision - Boundary Condition Request

Hello Alex.

To support our upcoming detailed design for the site, we are requesting updated boundary conditions for the 3079 Navan Road Development.

As a brief history, we received boundary conditions from the City in July 2021 (attached, but with incorrect connection locations) and again in April 2022 (also attached) in support of the functional servicing design. We understand from the April 2022 boundary conditions that the maximum available fire flow for the site is 250 L/s.

We are currently requesting updated boundary conditions for this site as we are commencing the detailed servicing design and this request will accommodate the recent site plan changes and proposed connection points. This request is also applicable to the upcoming site plan designs which will be submitted as separate applications.

We request boundary conditions under high pressure, peak hour, and maximum day + fire flow conditions (for each of the below fire flows). Domestic demand and fire flow calculations are attached. Please provide the boundary conditions at the proposed connection locations as shown in the attached figure.

Average Day Demand: 6.44 L/s
Maximum Day Demand: 9.77 L/s
Peak Hour Demand: 16.50 L/s
Required Fire Flow (per FUS): 6,000 L/min (100 L/s)
Required Fire Flow (per FUS): 10,000 L/min (167 L/s)
Required Fire Flow (per FUS): 14,000 L/min (233 L/s)
Required Fire Flow (per FUS): 15,000 L/min (250 L/s)

Thanks,
Tatyana

This e-mail originates from the City of Ottawa e-mail system. Any distribution, use or copying of this e-mail or the information it contains by other than the intended recipient(s) is unauthorized. Thank you.

Le présent courriel a été expédié par le système de courriels de la Ville d'Ottawa. Toute distribution, utilisation ou reproduction du courriel ou des renseignements qui s'y trouvent par une personne autre que son destinataire prévu est interdite. Je vous remercie de votre collaboration.

,

,

This e-mail originates from the City of Ottawa e-mail system. Any distribution, use or copying of this e-mail or the information it contains by other than the intended recipient(s) is unauthorized. Thank you.

Le présent courriel a été expédié par le système de courriels de la Ville d'Ottawa. Toute distribution, utilisation ou reproduction du courriel ou des renseignements qui s'y trouvent par une personne autre que son destinataire prévu est interdite. Je vous remercie de votre collaboration.

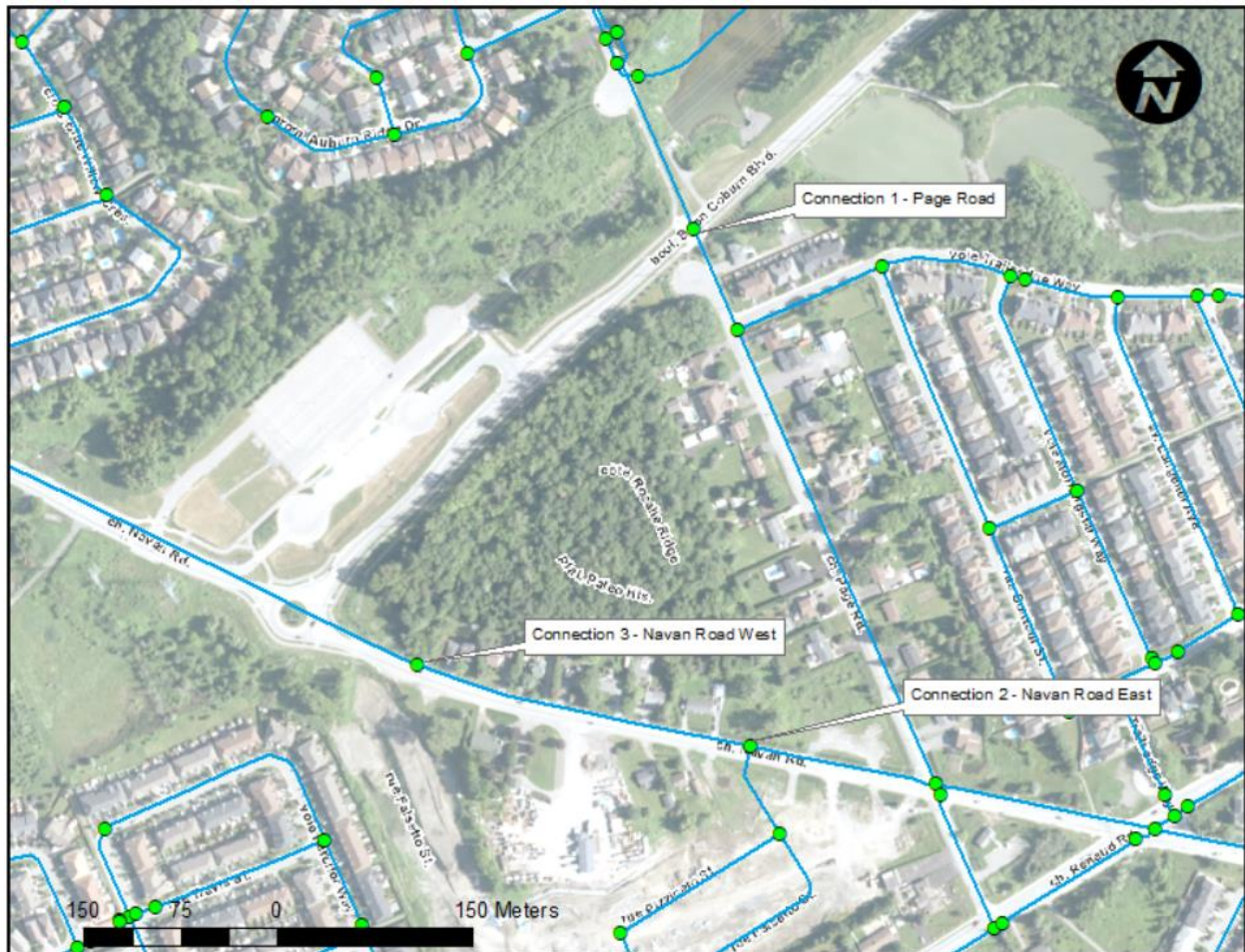
,

Boundary Conditions Navan Subdivision

Provided Information

Scenario	Demand	
	L/min	L/s
Average Daily Demand	404	6.74
Maximum Daily Demand	632	10.53
Peak Hour	1,090	18.17
Fire Flow Demand #1	6,000	100.00
Fire Flow Demand #2	10,000	166.67
Fire Flow Demand #3	14,000	233.33
Fire Flow Demand #4	15,000	250.00

Location



Results

Connection 1 - Page Road

Demand Scenario	Head (m)	Pressure¹ (psi)
Maximum HGL	130.7	64.0
Peak Hour	127.0	58.6
Max Day plus Fire Flow #1	128.2	60.4
Max Day plus Fire Flow #2	126.8	58.3
Max Day plus Fire Flow #3	124.9	55.7
Max Day plus Fire Flow #4	124.4	55.0

¹ Ground Elevation = 85.7 m

Connection 2 - Navan Road East

Demand Scenario	Head (m)	Pressure¹ (psi)
Maximum HGL	130.7	71.4
Peak Hour	126.8	65.9
Max Day plus Fire Flow #1	127.7	67.1
Max Day plus Fire Flow #2	125.5	64.1
Max Day plus Fire Flow #3	122.7	60.1
Max Day plus Fire Flow #4	121.9	58.9

¹ Ground Elevation = 80.5 m

Connection 3 - Navan Road West

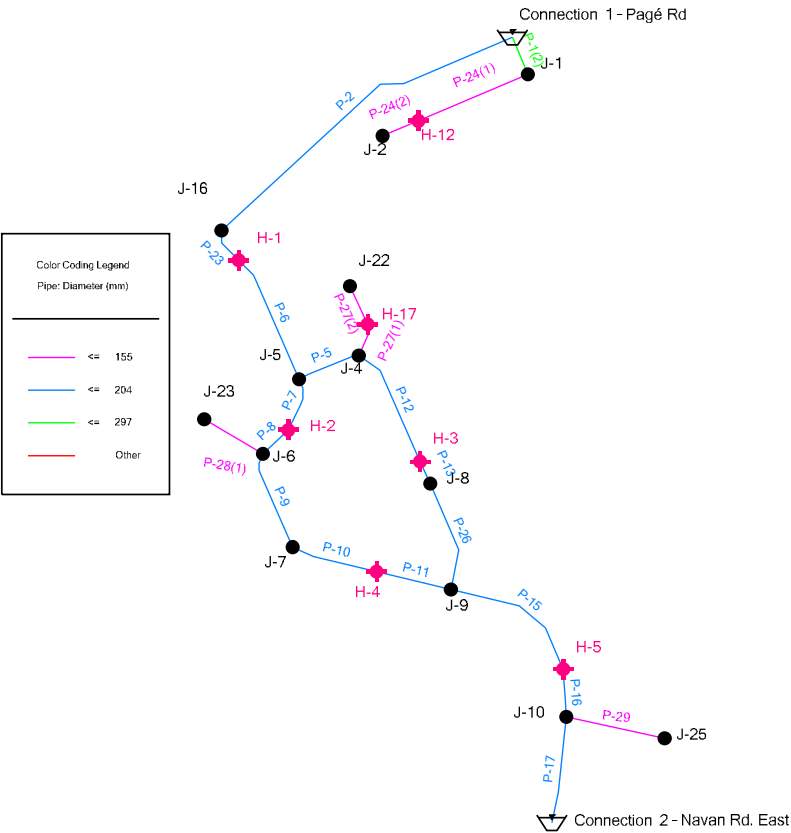
Demand Scenario	Head (m)	Pressure¹ (psi)
Maximum HGL	130.7	69.3
Peak Hour	126.8	63.8
Max Day plus Fire Flow #1	127.3	64.5
Max Day plus Fire Flow #2	124.6	60.6
Max Day plus Fire Flow #3	120.9	55.3
Max Day plus Fire Flow #4	119.8	53.8

¹ Ground Elevation = 81.9 m

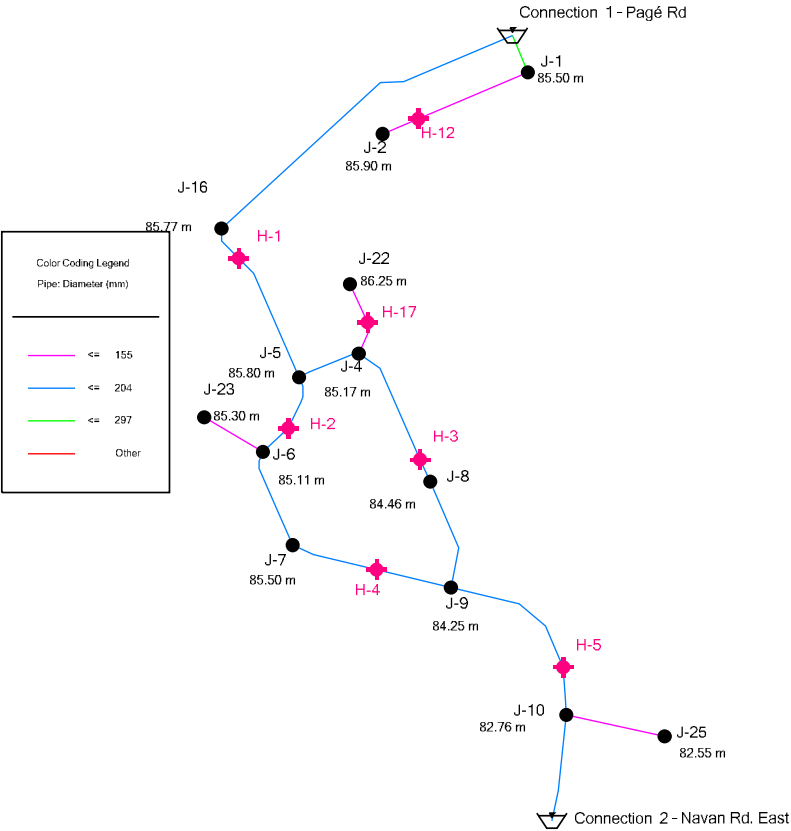
Disclaimer

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.

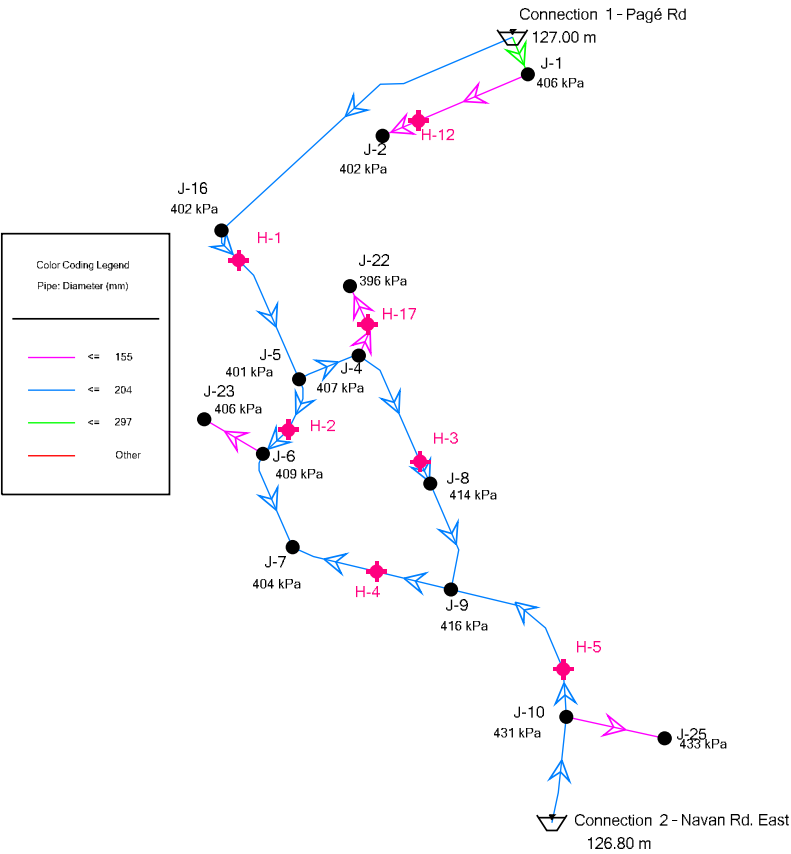
Mixed-Use Site Plan (Block 15)
Model Schematic



Mixed-Use Site Plan (Block 15)
Model Schematic
Elevation Model



Mixed-Use Site Plan (Block 15)
Peak Hour Demand



Mixed-Use Site Plan (Block 15)
Peak Hour Demand
Junction Table

Label	Elevation (m)	Demand (L/s)	Hydraulic Grade (m)	Pressure (kPa)
J-22	86.25	2.78	126.76	396
J-5	85.80	0.00	126.78	401
J-16	85.77	0.00	126.85	402
J-2	85.90	0.58	127.00	402
J-7	85.50	4.95	126.77	404
J-23	85.30	2.74	126.76	406
J-1	85.50	0.00	127.00	406
J-4	85.17	0.00	126.78	407
J-6	85.03	0.00	126.77	409
J-8	84.46	1.90	126.77	414
J-9	84.25	1.46	126.77	416
J-10	82.76	0.00	126.78	431
J-25	82.55	3.08	126.76	433

Mixed-Use Site Plan (Block 15)

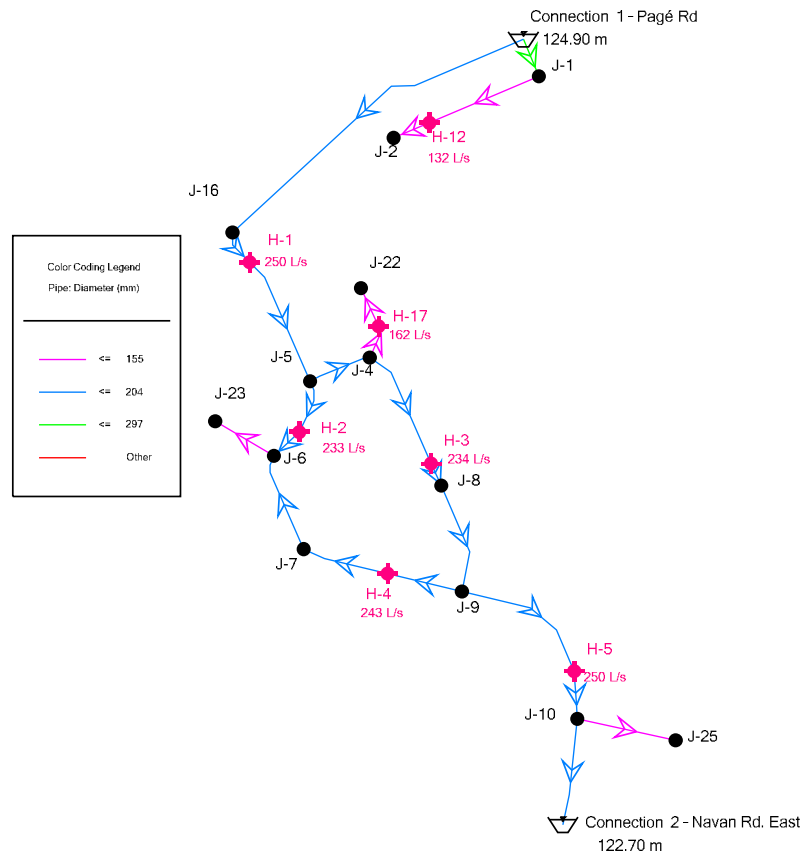
Peak Hour Demand

Pipe Table

ID	Label	Length (Scaled) (m)	Diameter (mm)	Material	Hazen-Williams C	Flow (L/s)	Velocity (m/s)
49	P-2	168	204	PVC	110.0	10	0.32
52	P-5	31	204	PVC	110.0	-5	0.15
82	P-6	64	204	PVC	110.0	-10	0.32
85	P-7	26	204	PVC	110.0	5	0.17
86	P-8	16	204	PVC	110.0	5	0.17
54	P-9	48	204	PVC	110.0	3	0.08
91	P-10	41	204	PVC	110.0	-2	0.07
92	P-11	36	204	PVC	110.0	-2	0.07
104	P-12	59	204	PVC	110.0	2	0.07
105	P-13	11	204	PVC	110.0	2	0.07
108	P-15	70	204	PVC	110.0	-3	0.10
109	P-16	23	204	PVC	110.0	-3	0.10
97	P-17	50	204	PVC	110.0	-6	0.20
110	P-23	17	204	PVC	110.0	10	0.32
129	P-24(1)	56	155	PVC	100.0	1	0.03
130	P-24(2)	18	155	PVC	100.0	1	0.03
123	P-26	53	204	PVC	110.0	0	0.01
154	P-27(1)	16	155	PVC	100.0	3	0.15
155	P-27(2)	20	155	PVC	100.0	3	0.15
171	P-28(1)	32	155	PVC	100.0	3	0.15
183	P-29	47	155	PVC	100.0	3	0.16

Mixed-Use Site Plan (Block 15)

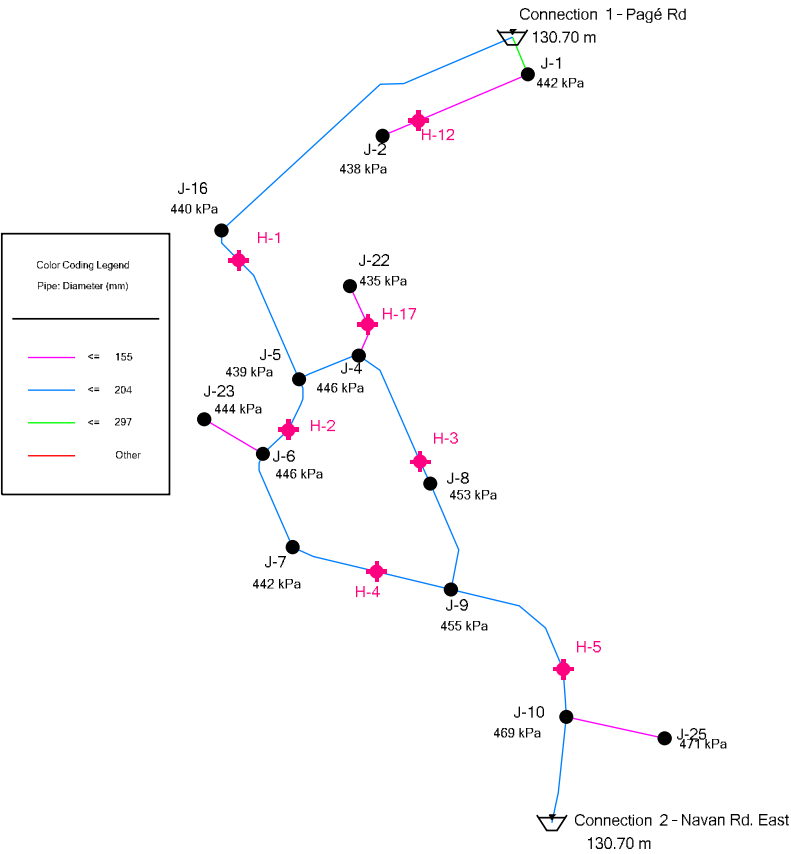
Max Day + Fire Flow Requirement



Mixed-Use Site Plan (Block 15)
Max Day + Fire Flow Requirement
Hydrant Table

Label	Satisfies Fire Flow Constraints?	Fire Flow (Available) (L/s)	Flow (Total Available) (L/s)	Pressure (Residual Lower Limit) (kPa)	Pressure (Calculated Residual) (kPa)	Pressure (Calculated System Lower Limit) (kPa)	Junction w/ Minimum Pressure (System)
H-1	True	250	250	140	152	178	J-16
H-2	True	233	233	140	140	142	J-23
H-4	True	243	243	140	140	142	J-7
H-3	True	234	234	140	140	158	J-8
H-5	True	250	250	140	256	247	J-23
H-12	True	132	132	140	142	140	J-2
H-17	True	162	162	140	143	140	J-22

Mixed-Use Site Plan (Block 15)
Maximum Pressure Analysis



Mixed-Use Site Plan (Block 15)

Maximum Pressure Analysis

Junction Table

Label	Elevation (m)	Demand (L/s)	Hydraulic Grade (m)	Pressure (kPa)
J-22	86.25	0	130.70	435
J-2	85.90	0	130.70	438
J-5	85.80	0	130.70	439
J-16	85.77	0	130.70	440
J-7	85.50	0	130.70	442
J-1	85.50	0	130.70	442
J-23	85.30	0	130.70	444
J-4	85.17	0	130.70	446
J-6	85.11	0	130.70	446
J-8	84.46	0	130.70	453
J-9	84.25	0	130.70	455
J-10	82.76	0	130.70	469
J-25	82.55	0	130.70	471

Mixed-Use Site Plan (Block 15)

Maximum Pressure Analysis

Pipe Table

ID	Label	Length (Scaled) (m)	Diameter (mm)	Material	Hazen-Williams C	Flow (L/s)	Velocity (m/s)
114	P-1(2)	19	297	PVC	120.0	0	0.00
49	P-2	168	204	PVC	110.0	0	0.00
52	P-5	31	204	PVC	110.0	0	0.00
82	P-6	64	204	PVC	110.0	0	0.00
85	P-7	26	204	PVC	110.0	0	0.00
86	P-8	16	204	PVC	110.0	0	0.00
54	P-9	48	204	PVC	110.0	0	0.00
91	P-10	41	204	PVC	110.0	0	0.00
92	P-11	36	204	PVC	110.0	0	0.00
104	P-12	59	204	PVC	110.0	0	0.00
105	P-13	11	204	PVC	110.0	0	0.00
108	P-15	70	204	PVC	110.0	0	0.00
109	P-16	23	204	PVC	110.0	0	0.00
97	P-17	50	204	PVC	110.0	0	0.00
110	P-23	17	204	PVC	110.0	0	0.00
129	P-24(1)	56	155	PVC	100.0	0	0.00
130	P-24(2)	18	155	PVC	100.0	0	0.00
123	P-26	53	204	PVC	110.0	0	0.00
154	P-27(1)	16	155	PVC	100.0	0	0.00
155	P-27(2)	20	155	PVC	100.0	0	0.00
171	P-28(1)	32	155	PVC	100.0	0	0.00
183	P-29	47	155	PVC	100.0	0	0.00

Appendix D

Stormwater Management

Notes on Peak Flow and Pipe Sizing

(6) Peak flows are equal to the allowable release rate for Block 15 (43 L/s), gas station controlled flow (65.09 L/s), roadway controlled flow (23 L/s and 26 L/s), rear yard controlled flow (12 L/s)

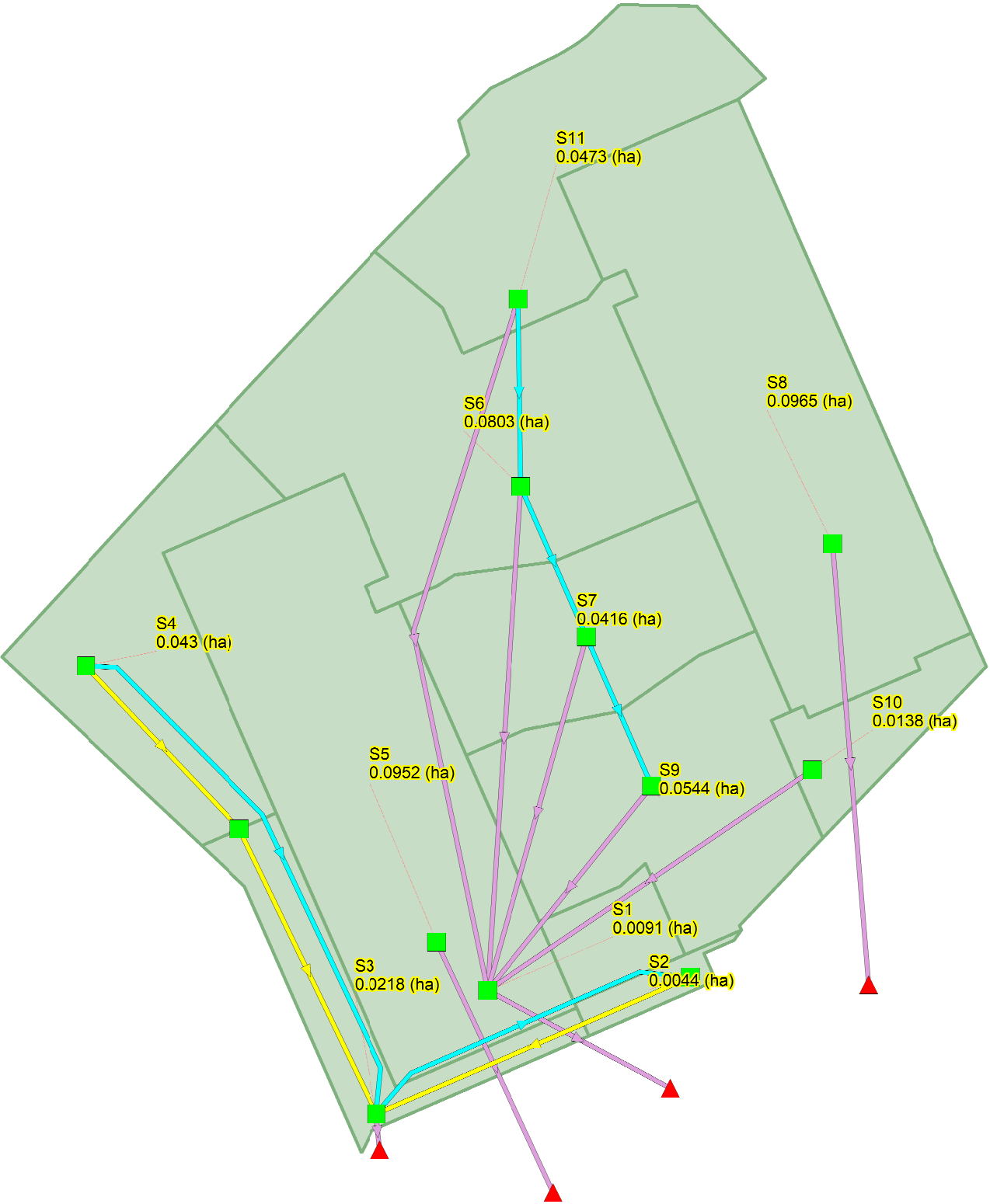
(7) Pipes are conservatively sized for 1/2 Year Peak Flow Rate

(8) Actual Velocities based on actual peak flows from Node 5

(9) Details from Existing Sewers Upstream of EXIST Mr-256 can be found within East Orleans Ridge Subdivision Design Sheet. This line is only used to carry over the upstream values for time of concentration and 1/2 year peak flow

REAR YARD CATCH BASIN TABLE													
Street Name	CB ID Number	T/G	Inlet				Outlet			COVER (m)	1:100 Yr Restricted Capture Rate (L/s)	CATCH BASIN TYPE	ICD TYPE
			Pipe Dia. (mm)	Pipe Length (m)	Slope	Invert	Pipe Dia. (mm)	Pipe Length (m)	Invert				
BLOCK 15	CB113	85.15	-	-	-	-	150	31.32	83.55	1.45	-	-	NO ICD
	CB110	85.30	-	-	-	-	150	20.47	83.75	1.40	-	-	NO ICD
	CB111	85.60	150	20.47	0.8%	83.59	150	28.91	83.59	1.86	-	-	NO ICD
	CB112 (NE)	85.20	150	31.32	0.6%	83.36	150	4.21	83.28	1.69	10.00	600 mm x 600 mm CATCH BASIN PER OPSD 705.010	Vortex_ICD_95
	CB112 (NW)	85.20	150	28.91	0.8%	83.34							

Street Name	CB ID Number	T/G	Inlet				Outlet			COVER (m)	1:100 Yr Restricted Capture Rate (L/s)	CATCH BASIN TYPE	ICD TYPE
			Pipe Dia. (mm)	Pipe Length (m)	Slope	Invert	Pipe Dia. (mm)	Pipe Length (m)	Invert				
BLOCK 15	CB113	85.15	-	-	-	-	150	31.32	83.55	1.45	-	-	NO ICD
	CB110	85.30	-	-	-	-	150	20.47	83.75	1.40	-	-	NO ICD
	CB111	85.60	150	20.47	0.8%	83.59	150	28.91	83.59	1.86	-	-	NO ICD
	CB112 (NE)	85.20	150	31.32	0.6%	83.36	150	4.21	83.28	1.69	10.00	600 mm x 600 mm CATCH BASIN PER OPSD 705.010	Vortex_ICD_95
	CB112 (NW)	85.20	150	28.91	0.8%	83.34							



Legend

- ▲ Outfalls
- Storages
- Conduits
- Weirs
- Outlets
- Subcatchments



150 m

PROJECT: NAVAN RESIDENTIAL AND COMMERCIAL SITE PLAN - BLOCK 15 Ottawa, ON			
DRAWING: Overall System Model Schematic			
 J.L. Richards ENGINEERS · ARCHITECTS · PLANNERS	This drawing is copyright protected and may not be reproduced or use for purposes other than execution of the described work without the express written consent of J.L. Richards & Associates Limited.		DESIGN: ML
			DRAWN: ML
			CHECKED: BP
		JLR NO.:	29899-002
		DRAWING NO.:	Figure 1



Legend

IMPERVIOUSNESS

Landscaped Areas (C-Factor - 0.2)

Pavement Areas (C-Factor - 0.9)

PROJECT:		NAVAN RESIDENTIAL AND COMMERCIAL BLOCK 15					
		OTTAWA, ONTARIO					
DRAWING:		OVERALL SITE IMPERVIOUSNESS					
JLR J.L.Richards ENGINEERS · ARCHITECTS · PLANNERS		This drawing is copyright protected and may not be reproduced or used for purposes other than execution of the described work without express written consent of J.L. Richards & Associates Limited.		DESIGN:	ML	JLR NO:	29899-002
				DRAWN:	ML	DRAWING NO: Figure	
				CHECKED:	BP		

MHF_IPEX_TYPE_D		1.6	0.0614	Vortex_ICD_55		1	0.0027
MHF_IPEX_TYPE_D		1.8	0.0611	Vortex_ICD_55		1.2	0.0031
MHF_IPEX_TYPE_D		2	0.0687	Vortex_ICD_55		1.4	0.0032
MHF_IPEX_TYPE_D		2.5	0.0768	Vortex_ICD_55		1.6	0.0034
MHF_IPEX_TYPE_D		3	0.0841	Vortex_ICD_55		1.8	0.0036
				Vortex_ICD_55		2	0.0038
				Vortex_ICD_55		2.5	0.0043
				Vortex_ICD_55		3	0.0047
;Tempest Rating Curve for MHF IPEX TYPE E, No grate allowance				;Tempest Rating Curve for Vortex ICD 60, No grate allowance			
MHF_IPEX_TYPE_E	Rating	0	0	Vortex_ICD_60	Rating	0	0
MHF_IPEX_TYPE_E		0.1	0.0205	Vortex_ICD_60		0.1	0.0011
MHF_IPEX_TYPE_E		0.2	0.0239	Vortex_ICD_60		0.2	0.0015
MHF_IPEX_TYPE_E		0.3	0.0355	Vortex_ICD_60		0.3	0.0018
MHF_IPEX_TYPE_E		0.4	0.0409	Vortex_ICD_60		0.4	0.0021
MHF_IPEX_TYPE_E		0.5	0.0458	Vortex_ICD_60		0.5	0.0023
MHF_IPEX_TYPE_E		0.6	0.0501	Vortex_ICD_60		0.6	0.0025
MHF_IPEX_TYPE_E		0.7	0.0542	Vortex_ICD_60		0.7	0.0027
MHF_IPEX_TYPE_E		0.8	0.0579	Vortex_ICD_60		0.8	0.0029
MHF_IPEX_TYPE_E		0.9	0.0614	Vortex_ICD_60		0.9	0.0031
MHF_IPEX_TYPE_E		1	0.0647	Vortex_ICD_60		1	0.0032
MHF_IPEX_TYPE_E		1.2	0.0709	Vortex_ICD_60		1.2	0.0036
MHF_IPEX_TYPE_E		1.4	0.0766	Vortex_ICD_60		1.4	0.0038
MHF_IPEX_TYPE_E		1.6	0.0819	Vortex_ICD_60		1.6	0.0041
MHF_IPEX_TYPE_E		1.8	0.0868	Vortex_ICD_60		1.8	0.0043
MHF_IPEX_TYPE_E		2	0.0915	Vortex_ICD_60		2	0.0046
MHF_IPEX_TYPE_E		2.5	0.1023	Vortex_ICD_60		2.5	0.0051
MHF_IPEX_TYPE_E		3	0.1121	Vortex_ICD_60		3	0.0056
O_Rooft1	Rating	0	0	;Tempest Rating Curve for Vortex ICD 65, No grate allowance			
O_Rooft1		0.001	0.002	Vortex_ICD_65	Rating	0	0
O_Rooft1		0.15	0.002	Vortex_ICD_65		0.1	0.0012
				Vortex_ICD_65		0.2	0.0016
O_Rooft2	Rating	0	0	Vortex_ICD_65		0.3	0.002
O_Rooft2		0.001	0.0025	Vortex_ICD_65		0.4	0.0023
O_Rooft2		0.15	0.0025	Vortex_ICD_65		0.5	0.0025
O_St_UnGrd	Rating	0	0	Vortex_ICD_65		0.6	0.0028
O_St_UnGrd		0.01	0.029	Vortex_ICD_65		0.7	0.003
O_St_UnGrd		1	0.029	Vortex_ICD_65		0.8	0.0032
				Vortex_ICD_65		0.9	0.0034
;Tempest Rating Curve for Vortex ICD 100, No grate allowance				Vortex_ICD_65		1.2	0.0036
Vortex_ICD_100	Rating	0	0	Vortex_ICD_65		1.4	0.0043
Vortex_ICD_100		0.1	0.0028	Vortex_ICD_65		1.6	0.0046
Vortex_ICD_100		0.2	0.004	Vortex_ICD_65		1.8	0.0049
Vortex_ICD_100		0.3	0.0049	Vortex_ICD_65		2	0.0051
Vortex_ICD_100		0.4	0.0056	Vortex_ICD_65		2.5	0.0057
Vortex_ICD_100		0.5	0.0063	Vortex_ICD_65		3	0.0063
Vortex_ICD_100		0.6	0.0069				
Vortex_ICD_100		0.7	0.0075	;Tempest Rating Curve for Vortex ICD 70, No grate allowance			
Vortex_ICD_100		0.8	0.008	Vortex_ICD_70	Rating	0	0
Vortex_ICD_100		0.9	0.0085	Vortex_ICD_70		0.1	0.0013
Vortex_ICD_100		1	0.0089	Vortex_ICD_70		0.2	0.0019
Vortex_ICD_100		1.2	0.0098	Vortex_ICD_70		0.3	0.0023
Vortex_ICD_100		1.4	0.0106	Vortex_ICD_70		0.4	0.0027
Vortex_ICD_100		1.6	0.0113	Vortex_ICD_70		0.5	0.003
Vortex_ICD_100		1.8	0.012	Vortex_ICD_70		0.6	0.0033
Vortex_ICD_100		2	0.0126	Vortex_ICD_70		0.7	0.0036
Vortex_ICD_100		2.5	0.0141	Vortex_ICD_70		0.8	0.0038
Vortex_ICD_100		3	0.0155	Vortex_ICD_70		0.9	0.0041
				Vortex_ICD_70		1.2	0.0047
;Tempest Rating Curve for Vortex ICD 105, No grate allowance				Vortex_ICD_70		1.4	0.0051
Vortex_ICD_105	Rating	0	0	Vortex_ICD_70		1.6</	

Post-Development 3-hour Chicago 1:100 year Event

***** Flow Routing Continuity *****	Volume hectare-m	Volume 10^6 ltr	CB114 -0.000	STORAGE	0.020	0.020	0	01:10	0.0161	0.0161
Dry Weather Inflow	0.000	0.000	CB115 -0.005	STORAGE	0.037	0.037	0	01:10	0.0452	0.0452
Wet Weather Inflow	0.029	0.293	CB116 -0.008	STORAGE	0.020	0.020	0	01:10	0.0276	0.0276
Groundwater Inflow	0.000	0.000	CB117 -0.006	STORAGE	0.027	0.027	0	01:10	0.0368	0.0368
RDII Inflow	0.000	0.000	CB118 -0.001	STORAGE	0.006	0.006	0	01:10	0.00424	0.00424
External Inflow	0.000	0.002	Roof_1 0.000	STORAGE	0.047	0.047	0	01:10	0.0669	0.0669
External Outflow	0.024	0.241	Roof_2 0.003	STORAGE	0.048	0.048	0	01:10	0.0678	0.0678
Flooding Loss	0.000	0.000	St_UnGrd 0.005	STORAGE	0.005	0.114	0	01:10	0.00886	0.139
Evaporation Loss	0.000	0.000	***** Node Surge Summary *****							
Exfiltration Loss	0.000	0.000	No nodes were surcharged.							
Initial Stored Volume	0.000	0.000	***** Node Flooding Summary *****							
Final Stored Volume	0.005	0.054	No nodes were flooded.							
Continuity Error (%)	-0.013		***** Storage Volume Summary *****							
***** Time-Step Critical Elements ***** None			----- Maximum Outflow Storage Unit CMS	Average Volume 1000 m³	Avg Pcnt Full	Evap Pcnt Loss	Exfil Pcnt Loss	Maximum Volume 1000 m³	Max Pcnt Full	Time of Max Occurrence days hr:min
***** Highest Flow Instability Indexes ***** Link OL7 (6)			----- CB110 0.014	0.000	0.0	0.0	0.0	0.000	0.4	0 01:13
***** Most Frequent Nonconverging Nodes ***** Convergence obtained at all time steps.			CB111 0.009	0.000	4.5	0.0	0.0	0.000	68.3	0 01:14
***** Routing Time Step Summary *****			CB112 0.000	0.000	1.6	0.0	0.0	0.001	20.7	0 01:15
Minimum Time Step : 0.29 sec			CB113 0.011	0.000	2.2	0.0	0.0	0.000	32.9	0 01:15
Average Time Step : 5.00 sec			CB114 0.020	0.000	0.1	0.0	0.0	0.000	2.4	0 01:10
Maximum Time Step : 5.00 sec			CB115 0.036	0.000	0.1	0.0	0.0	0.001	3.5	0 01:10
% of Time in Steady State : 0.00			CB116 0.020	0.000	0.1	0.0	0.0	0.000	1.3	0 01:10
Average Iterations per Step : 2.00			CB117 0.027	0.000	0.3	0.0	0.0	0.001	7.8	0 01:10
% of Steps Not Converging : 0.00			CB118 0.006	0.000	0.0	0.0	0.0	0.000	0.7	0 01:10
Time Step Frequencies :			Roof_1 0.002	0.034	35.4	0.0	0.0	0.049	51.3	0 02:20
5.000 - 3.155 sec : 99.98 %			Roof_2 0.002	0.034	35.7	0.0	0.0	0.050	51.5	0 02:21
3.155 - 1.991 sec : 0.00 %			St_UnGrd 0.029	0.005	10.2	0.0	0.0	0.048	98.1	0 01:20
1.991 - 1.256 sec : 0.02 %			***** Outfall Loading Summary *****							
1.256 - 0.792 sec : 0.00 %			----- Outfall Node	Flow Freq Pcnt	Avg Flow CMS	Max Flow CMS	Total Volume 10^6 ltr			
0.792 - 0.500 sec : 0.00 %			OF4	94.93	0.002	0.002	0.040			
***** Subcatchment Runoff Summary *****			OF7	59.70	0.011	0.029	0.139			
-----			STUB15	94.93	0.002	0.002	0.040			
Total	Total	Peak	STUB16	18.62	0.005	0.010	0.022			
Runoff	Runoff	Runoff	System	67.05	0.020	0.043	0.241			
mm	10^6 ltr	CMS								
S1		71.71								
70.25	0.01	0.00								
S10		0.980								
S11	0.00	0.01								
S2		0.429								
34.01	0.02	0.02								
S3		0.474								
27.60	0.00	0.00								
S4		0.385								
S5	0.01	0.01								
30.70	0.01	0.02								
S6		0.428								
70.24	0.07	0.05								
S7		0.980								
56.26	0.05	0.04								
S8		0.785								
66.26	0.03	0.02								
S9		0.924								
70.24	0.07	0.05								
S10		0.980								
67.59	0.04	0.03								
***** Node Depth Summary *****										

Node	Type	Average Depth Meters	Maximum Depth Meters	Maximum HGL Meters	Time of Max Occurrence days hr:min	Reported Max Depth Meters				
OF4	OUTFALL	0.48	0.48	81.11	0 00:00	0.48				
OF7	OUTFALL	0.48	0.48	81.11	0 00:00	0.48				
STUB15	OUTFALL	0.48	0.48	81.11	0 00:00	0.48				
STUB16	OUTFALL	0.63	0.63	81.28	0 00:00	0.63				
CB110	STORAGE	0.08	1.25	85.00	0 01:13	1.25				
CB111	STORAGE	0.09	1.37	84.96	0 01:14	1.37				
CB112	STORAGE	0.13	1.63	84.91	0 01:15	1.63				
CB113	STORAGE	0.09	1.36	84.91	0 01:15	1.36				
CB114	STORAGE	0.00	0.03	85.33	0 01:10	0.03				
CB115	STORAGE	0.00	0.05	85.30	0 01:10	0.05				
CB116	STORAGE	0.00	0.03	85.23	0 01:10	0.03				
CB117	STORAGE	0.00	0.04	85.19	0 01:10	0.04				
CB118	STORAGE	0.00	0.01	85.23	0 01:10	0.01				
Roof_1	STORAGE	0.05	0.08	96.43	0 02:20	0.08				
Roof_2	STORAGE	0.05	0.08	96.43	0 02:21	0.08				
St_UnGrd	STORAGE	0.10	0.98	82.78	0 01:20	0.98				
***** Node Inflow Summary *****										

Flow		Maximum	Maximum							
Balance		Lateral	Total	Time of Max	Lateral	Total				
Error		Inflow	Inflow	Occurrence	Inflow	Inflow				
Node	Type	CMS	CMS	days hr:min	10^6 ltr	10^6 ltr				
Percent										
OF4	OUTFALL	0.000	0.002	0 00:32	0	0.0402				
0.000										
OF7	OUTFALL	0.000	0.029	0 01:00	0	0.139				
0.000										
STUB15	OUTFALL	0.000	0.002	0 00:32	0	0.0402				
0.000										
STUB16	OUTFALL	0.000	0.010	0 01:15	0	0.0218				
0.000										
CB110	STORAGE	0.018	0.018	0 01:10	0.0132	0.0132				
-0.017										
CB111	STORAGE	0.000	0.014	0 01:10	0	0.0132				
-0.319										
CB112	STORAGE	0.010	0.018	0 01:10	0.00739	0.0229				
0.020										
CB113	STORAGE	0.002	0.007	0 01:05	0.00121	0.00227				
-0.044										
***** Conduit Surge Summary *****										

Conduit		Adjusted /Actual Length	Hours Full Upstream	Fraction of Time Down Sub Dry Crit	Hours Full Dnstream	Hours Above Full Normal Flow	Hours Capacity Limited			
C1		0.61	0.61	0.74	0.01	0.01				
C3		0.62	0.62	0.73	0.01	0.01				
C5		0.55	0.55	0.61	0.01	0.01				
***** Conduit Surcharge Summary *****										

Analysis begun on: Thu Oct 10 10:10:11 2024										
Analysis ended on: Thu Oct 10 10:10:12 2024										
Total elapsed time: 00:00:01										

Engineering Specification

Job Name _____

Contractor _____

Job Location _____

Approval _____

Engineer _____

Contractor's P.O. No. _____

Approval _____

Representative _____

Tag _____

RD-200

Small Area Roof Drain

Specification

Watts RD-200 epoxy coated cast iron roof drain with flashing clamp with integral gravel stop, self-locking polyethylene dome (standard), and no hub (standard) outlet.

Pipe Sizing	
Suffix	Description
2	2"(51) Pipe Size ☐
3	3"(76) Pipe Size ☐
4	4"(102) Pipe Size (NH Only) ☐

Outlet Type	
Suffix	Description
NH	No Hub (MJ) ☐
P	Push On ☐
T	Threaded ☐
X	Inside Caulk ☐

Options	
Suffix	Description
-13	Galvanized Body & Flashing Clamp ☐
-B	Sump Receiver ☐
-D	Underdeck Clamp ☐
-F	Deck Flange/Adj. Extension ☐
-GSS	Stainless Steel Ballast Guard ☐
-K	Ductile Iron Dome ☐
-K13	Galvanized Dome ☐
-K80	Aluminum Dome ☐
-K81	Rough Bronze Dome ☐
-K83	SS Mesh Covered Dome ☐
-L	Vandal Proof Dome ☐
-R	2" External Water Dam ☐
-SO	Side Outlet ☐
-W	Adjustable Internal Water Dam ☐

Optional Body Material	
Suffix	Description
-60	PVC Body w/Socket Outlet ☐
-61	ABS Body w/Socket Outlet ☐

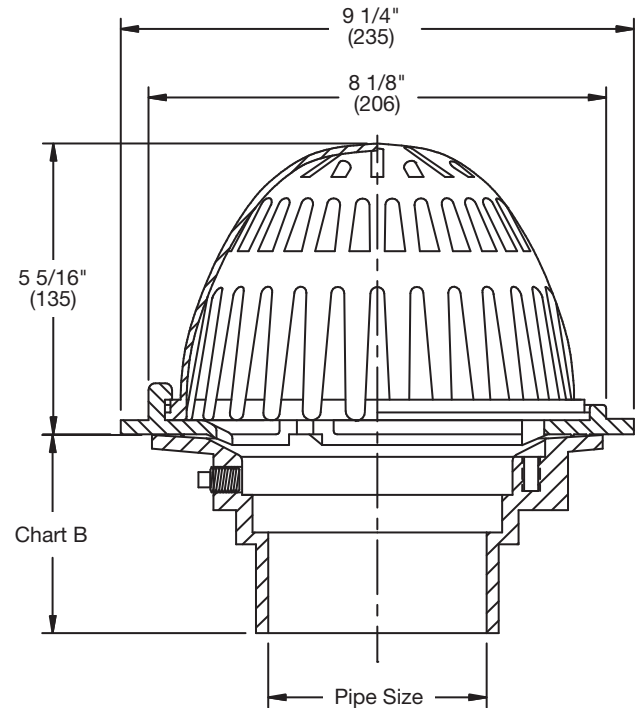


Chart B

Pipe Size	Std. No Hub	P Push On	T Female Thread	X Inside Caulk	60/61 PVC/ABS
2"(51)	3 5/8"(92)	4 1/4"(108)	4 1/4"(108)	4 1/2"(108)	4"(102)
3"(76)	3 5/8"(92)	4 1/4"(108)	4 1/4"(108)	4 1/2"(108)	4"(102)
4"(102)	3 5/8"(92)	4 1/4"(108)	4 1/4"(108)	4 1/2"(108)	4"(102)

Deck Opening 6 1/2"(165)
with Sump Receiver 8"(203)

NOTICE

The information contained herein is not intended to replace the full product installation and safety information available or the experience of a trained product installer. You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product.

Watts product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Watts Technical Service. Watts reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Watts products previously or subsequently sold.



USA: T: (800) 338-2581 • F: (828) 248-3929 • Watts.com

Canada: T: (888) 208-8927 • F: (905) 481-2316 • Watts.ca

Latin America: T: (52) 55-4122-0138 • Watts.com



Adjustable Accutrol Weir

Tag: _____

Adjustable Flow Control for Roof Drains

ADJUSTABLE ACCUTROL (for Large Sump Roof Drains only)

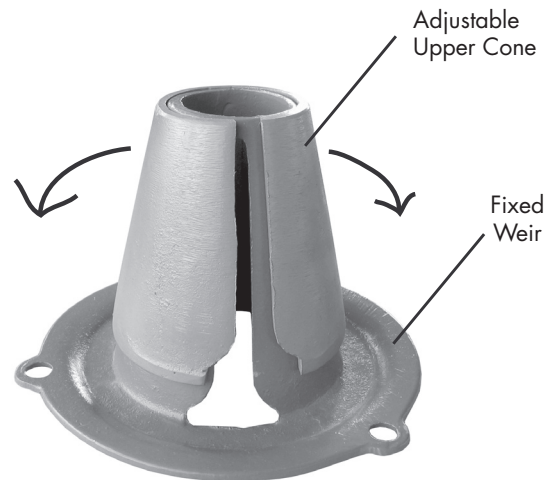
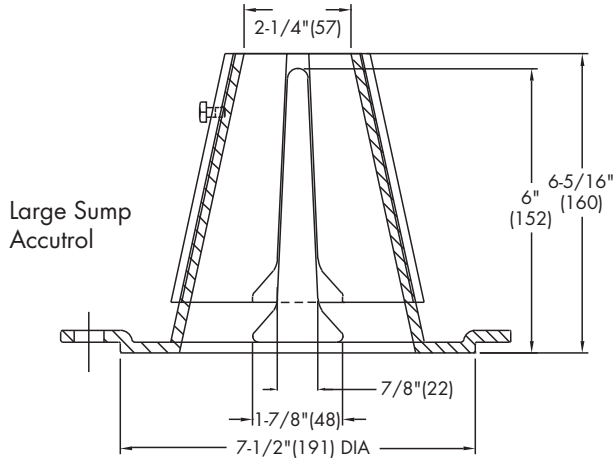
For more flexibility in controlling flow with heads deeper than 2", Watts Drainage offers the Adjustable Accutrol. The Adjustable Accutrol Weir is designed with a single parabolic opening that can be covered to restrict flow above 2" of head to less than 5 gpm per inch, up to 6" of head. To adjust the flow rate for depths over 2" of head, set the slot in the adjustable upper cone according to the flow rate required. Refer to Table 1 below.

Note: Flow rates are directly proportional to the amount of weir opening that is exposed.

EXAMPLE:

For example, if the adjustable upper cone is set to cover 1/2 of the weir opening, flow rates above 2" of head will be restricted to 2-1/2 gpm per inch of head.

Therefore, at 3" of head, the flow rate through the Accutrol Weir that has 1/2 the slot exposed will be:
[5 gpm (per inch of head) x 2 inches of head] + 2-1/2 gpm (for the third inch of head) = 12-1/2 gpm.



1/2 Weir Opening Exposed Shown Above

TABLE 1. Adjustable Accutrol Flow Rate Settings

Weir Opening Exposed	1"	2"	3"	4"	5"	6"
	Flow Rate (gallons per minute)					
Fully Exposed	5	10	15	20	25	30
3/4	5	10	13.75	17.5	21.25	25
1/2	5	10	12.5	15	17.5	20
1/4	5	10	11.25	12.5	13.75	15
Closed	5	5	5	5	5	5

Job Name _____

Contractor _____

Job Location _____

Contractor's P.O. No. _____

Engineer _____

Representative _____

Watts product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Watts Technical Service. Watts reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Watts products previously or subsequently sold.

USA: Tel: (800) 338-2581 • Fax: (828) 248-3929 • Watts.com

Canada: Tel: (905) 332-4090 • Fax: (905) 332-7068 • Watts.ca

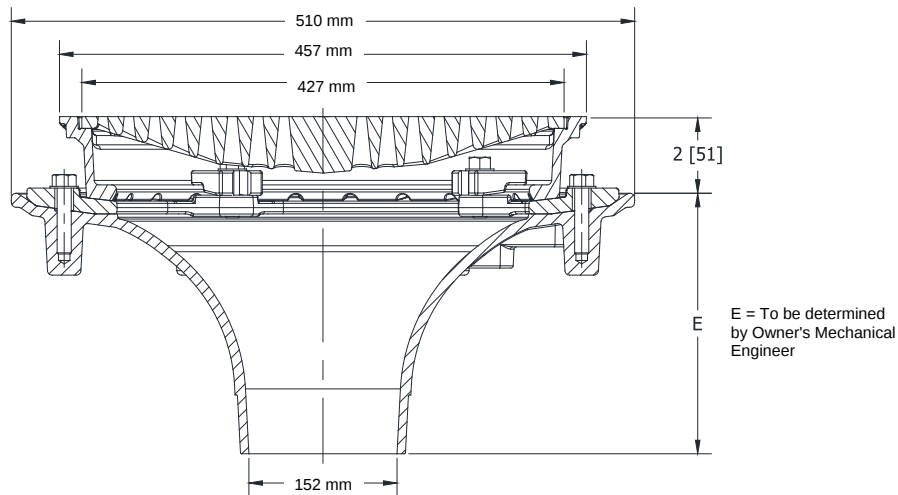
Latin America: Tel: (52) 81-1001-8600 • Fax: (52) 81-8000-7091 • Watts.com



A Watts Water Technologies Company

**Z150F****FLOFORCE™ HIGH PERFORMANCE PROMENADE DECK
DRAIN WITH ROTATABLE FRAME AND HEEL-PROOF GRATE****SPECIFICATION SHEET****TAG** _____

Design and Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



4 [102] No-Hub Illustrated

A Outlet Size In. [mm]	B Body Diameter In. [mm]	C Frame Size In. [mm]	D Grate Size In. [mm]	Weight lbs [kg]	Grate Open Area Sq. In. [cm ²]
2,3,4 [51,76,102]	16-9/16 [421]	14 [356]	12-13/16 [325]	66 [30]	44 [284]
6,8 [152, 203]	20-3/32 [510]	18 [457]	16-13/16 [427]	94 [43]	70 [452]

ENGINEERING SPECIFICATION: ZURN Z150F

FLOFORCE™ High efficient flow performing roof drain for promenade deck roof drain applications. Drain incorporates a smooth funnel-shaped interior surface, providing a seamless transition to outlet connection and eliminating internal obstructions within the body. Complete with Dura-Coated cast iron body with membrane flashing clamp, rotatable square promenade frame, seepage openings, securing clamps, and heavy-duty ductile iron heel-proof grate.

OPTIONS (Check/specify appropriate options)**PIPE SIZE**(Specify size/type) **OUTLET****E BODY HT. DIM.**

2, 3, 4 [51, 76, 102]	NH	No-Hub	6-15/16 [176]
6, 8 [152, 203]	NH	No-Hub	7-7/16 [189]
2, 3, 4 [51, 76, 102]	NL	Neo-Loc	7-3/8 [187]
6 [152]	NL	Neo-Loc	8-1/32 [204]
2, 3, 4 [51, 76, 102]	IP	Threaded	5-15/16, 6-3/16, 6-5/16 [151, 157, 160]
6, 8 [152, 203]	IP	Threaded	6-11/16, 6-3/4 [170, 171]
3, 4 [76, 102]	IC	Inside Caulk	5-13/16 [148]
6 [152]	IC	Inside Caulk	6-1/16 [154]

PREFIXES

___ Z	D.C.C.I. Body and Frame with Ductile Iron Grate*
___ ZN	D.C.C.I. Body and Frame with Ductile Iron Grate and Polished Nickel Bronze Veneer Finish

SUFFIXES

___ -AR	Acid Resistant Epoxy Coated	___ -R	Roof Sump Receiver
___ -C	Underdeck Clamp	___ -SC	Secondary Clamp Collar
___ -DP	Top-Set® Deck Plate (Replaces both the -C and -R)	___ -TC	Neo-Loc Test Cap Gasket (2, 3, 4 [51, 76, 102] NL Bottom Outlet Only)
___ -DR	Top-Set® Drain Riser	___ -VP	Vandal-Proof Secured Top
___ -E	Static Extension 1 [25] thru 4 [102] (Specify Ht.)	___ -Y	Type 304 [CF8] SS Sediment Bucket
___ -EA	Adjustable Extension Assembly 2-1/8 [54] thru 3-1/2 [89]	___ -85	Type 304 [CF8] Stainless Steel Perforated Extension
___ -G	Galvanized Cast Iron	___ -89	2 [51] High Overflow Dam and Low-Profile Pedestal Paver Dome
___ -PD	Low-Profile Pedestal Paver Dome		

* Regularly furnished unless otherwise specified

⚠ WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov**⚠ ADVERTENCIA: Cáncer y daño reproductivo - www.P65Warnings.ca.gov****⚠ AVERTISSEMENT: Cancer et effets néfastes sur la reproduction - www.P65Warnings.ca.gov**

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA 16502, Ph. 855.663.9876

In Canada | Zurn Industries Limited
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, Ph. 877.892.5216

www.zurn.com

Rev. -
Date: 08/08/2022
C.N. No. 144780
Prod. | Dwg. No. Z150F FLOFORCE™ Page 1 of 1

Site Servicing Report

2983, 3053 and 3079 Navan Road & 2690 Pagé Road, Ottawa, Ontario

Appendix E

Sanitary Servicing

JLR NO. 29899-002 (NAVAN BLOCK 15)																																					
Street Name	Pipe Reach							Commercial/Institutional				Infiltration			Peak Design Flow L/s	Pipe Data								Upstream Geometry				Downstream Geometry					Self Cleansing Velocities				
	From	To	Apartments	Pop.	Cum. Pop.	Peaking Factor	Residential Flow (L/s)	Area (ha)	Cum. Area (ha)	Peaking Factor	Inst. Flow (L/s)	Area (ha)	Cum. Area (ha)	Peak Extr. Flow L/s		Dia	Type	Actual Diameter	Slope	Q Full (L/s)	V Full	Length	Residual Capacity	% Full	TG From	Obvert	Invert	Cover	TG TO	Drop	Obvert	Invert	Cover	Q/Qf Ratio	Flow Depth (mm)	Actual Velocity (m/s)	Flow Depth to Dia. Ratio (d/D)
BLOCK 15	BLOCK 15	14	83	149	149	3.55	1.72	0.09	0.09	1.50	0.05	0.57	0.57	0.19	1.95	200	Circular	203.20	1.50%	41.91	1.29	6.10	39.95	5%	85.850	82.467	82.264	3.383	85.840	0.060	82.376	82.173	3.464	0.05	29.67	0.66	0.15
EAST ORLEANS RIDGE SUBDIVISION	14	13			149	3.55	1.72		0.09	1.50	0.05		0.57	0.19	1.95	200	Circular	203.20	1.50%	41.91	1.29	13.50	39.95	5%	85.840	82.316	82.113	3.524	84.940		82.113	81.910	2.827	0.05	29.67	0.66	0.15

Design Parameters		
Apartments Population	1.8	Cap/Unit
Residential Flows	280	L/Cap/Day
Infiltration Flows	0.33	L/s/ha
Harmon's Correction Factor	0.8	unitless
Commercial Peak Factor	1.5	unitless
Institutional/Commercial A	28000	L/gross ha/d
Manning Coefficient	0.013	unitless

William Rugamba

From: William Rugamba
Sent: July 22, 2024 8:18 AM
To: William Rugamba
Subject: FW: Re-confirmation of Mechanical Items for Servicing Report

William Rugamba, M.Eng., B.A.Sc., EIT
Civil Engineering Graduate
Ottawa, ON
Work: [343-804-4374](tel:343-804-4374)

From: Sarith Lopez <slopez@qmeengineering.com>
Sent: Wednesday, July 17, 2024 8:07 PM
To: Mahad Musse <mmusse@jlrichards.ca>; Chuck Clark <CWC@qmeengineering.com>
Cc: Karla Ferrey <kferrey@jlrichards.ca>; Raad Akrawi <rakrawi@groupeheafey.com>; Carmine Zayoun <carmine@zayoungroup.com>
Subject: RE: Re-confirmation of Mechanical Items for Servicing Report

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. Do not forward suspicious emails, if you are unsure, please send a separate message to Helpdesk.

Hi Mahad,

All items below confirmed

Regards

Sarith López
Project Manager

9 Gurdwara Road, Unit 200
Ottawa, ON K2E 7X6
T: 613-366-4763 ext. 129
slopez@qmeengineering.com



From: Mahad Musse <mmusse@jlrichards.ca>

Sent: Tuesday, July 16, 2024 3:08 PM

To: Sarith Lopez <slopez@qmeengineering.com>; Chuck Clark <CWC@qmeengineering.com>

Cc: Karla Ferrey <kferrey@jlrichards.ca>; Raad Akrawi <rakrawi@groupeheafey.com>; Carmine Zayoun <carmine@zayoungroup.com>

Subject: Re-confirmation of Mechanical Items for Servicing Report

Hi Sarith/Chuck,

Thank you for the information below and in our meetings. I understand all these items have been discussed before but we need to submit something as part of our report. Can you just re-confirm the following questions below and then we will attach your confirmation to the Report.

1. Please confirm that the sanitary service size of 200mm diameter for the Site Plan Blocks (Block 14, 15 and 17) is preferred by the mechanical engineer on file;
2. Please confirm that a sprinkler flow of 25 L/s can be assumed for the Site Plan Blocks (Block 14, 15 and 17) at this stage.

Thanks
Mahad



Mahad Musse, B.Eng., EIT
Civil Engineering Graduate

1000-343 Preston Street
Ottawa, ON, K1S 1N4

Work: [343-633-1501](tel:343-633-1501)
mmusse@jlrichards.ca



Platinum
member

www.jlrichards.ca

Ottawa

343 Preston Street
Tower II, Suite 1000
Ottawa ON Canada
K1S 1N4
Tel: 613 728-3571
ottawa@jlrichards.ca

Kingston

203-863 Princess Street
Kingston ON Canada
K7L 5N4
Tel: 613 544-1424
kingston@jlrichards.ca

Sudbury

314 Countryside Drive
Sudbury ON Canada
P3E 6G2
Tel: 705 522-8174
sudbury@jlrichards.ca

Timmins

834 Mountjoy Street S
Timmins ON Canada
P4N 7C5
Tel: 705 360-1899
timmins@jlrichards.ca

North Bay

501-555 Oak Street E
North Bay ON Canada
P1B 8E3
Tel: 705 495-7597
northbay@jlrichards.ca

Hawkesbury

326 Bertha Street
Hawkesbury ON Canada
K6A 2A8
Tel: 613 632-0287
hawkesbury@jlrichards.ca

Guelph

107-450 Speedvale Ave. West
Guelph ON Canada
N1H 7Y6
Tel: 519 763-0713
guelph@jlrichards.ca

