

Urbandale Corporation

Design Brief

801 Eagleson

July 2025

Design Brief

801 Eagleson

January 2025

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148792-6.0-6.04-03



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1 INTRODUCTION

801 Eagleson is located at the north intersection of Eagleson Road and Bridgestone Drive in Ottawa, Ontario. This proposed site is abutted by an elementary school to the East, residential properties to the North, Bridgestone Drive to the South and Eagleson Drive to the West. Arcadis Professional Services (Canada) Inc. (formerly IBI Group) has been retained by Urbandale Corporation to provide professional engineering services for 801 Eagleson. The subject site is approximately 1.72 ha and consists of 5 commercial buildings to be completed in one phase. Refer to key plan on **Figure 1.1** for Site location.

Figure 1.1 Site Location



1.1 Pre-Consultation Meeting

The City of Ottawa hosted a pre-consultation meeting on May 29th, 2024. Notes of the meeting and City of Ottawa Study and Plan Identification List are provided in **Appendix A**. There were no major engineering concerns flagged in this meeting.

1.2 Geotechnical Concerns

A geotechnical report entitled “Geotechnical Report – Proposed Commercial Development – 801 Eagleson Road – Ottawa, Ontario – PG2574-1” dated October 2024 by Paterson Group Inc. has been prepared for the subject site.

The objective of the investigation report include:

- Determination of the subsoil and groundwater conditions;
- Provision of geotechnical recommendations pertaining to the design and development of the subject site including construction considerations.

Among other items, the report comments on the following:

- Site grading;
- Foundation design;
- Pavement structure;
- Infrastructure construction;
- Groundwater control;
- Status of existing building pads placed for previous site plan design

The report concludes that the subject site is considered suitable for the proposed development.

1.3 Easements

There is an existing storm and sanitary sewer running through the site. These sewers are in an existing easement that the city has asked to be widened for easier servicing of the sewer. After discussions with the city, the north-south easement with the 1800mm storm and 600mm sanitary is to be widened 1.5m to a total width of 11.8m. A memo discussing the revised width is included in **Appendix A** for reference.

The easement over the sanitary sewer running east-west is to be widened to 9.0m. Revised easement lines are shown on drawing C-001 General Plan of Services in **Appendix A**.

2 WATER DISTRIBUTION

2.1 Existing Conditions

801 Eagleson will be serviced with potable water from the City of Ottawa's existing watermain. There is an existing 400 mm diameter watermain along Bridgestone Drive with a pre-installed 200 watermain service capped at the property line to the proposed site. This watermain falls within the City of Ottawa's pressure district Pressure Zone 3W which will provide the water supply to the site.

2.2 Design Criteria

2.2.1 Water Demands

The proposed development consists of 5 commercial buildings. In order to calculate water demand rates, the per unit population density and consumption rates are taken from Tables 4.1 and 4.2 of the Ottawa Design Guidelines – Water Distribution were used and are summarized as follows:

- | | |
|----------------------|----------------------|
| • Average Day Demand | 2,500 L/(1000m2)/day |
| • Peak Daily Demand | 1.5 x avg. day |
| • Peak Hour Demand | 1.8 x max. day |

A water demand calculation sheet is included in **Appendix B** and the total water demands are summarized as follows:

- | | |
|---------------|----------|
| • Average Day | 0.12 l/s |
| • Maximum Day | 0.18 l/s |
| • Peak Hour | 0.33 l/s |

2.2.2 System Pressures

The 2010 City of Ottawa Water Distribution Guidelines states that the preferred practice for the design of a new distribution system is to have normal operating pressures range between 345 kPa (50 psi) and 552 kPa (80 psi) under maximum daily flow conditions. Other pressure criteria identified in the guidelines are as follows:

- | | |
|------------------|--|
| Minimum Pressure | Minimum system pressure under peak hour demand conditions shall not be less than 276 kPa (40 psi). |
| Fire Flow | During the period of maximum day demand, the system pressure shall not be less than 150 kPa (21 psi) during a fire flow event. |

Maximum Pressure Maximum pressure at any point in the distribution system in unoccupied areas shall not exceed 689 kPa (100 psi). In accordance with the Ontario Building/Plumbing Code the maximum pressure should not exceed 552 kPa (80 psi) in occupied areas. Pressure reduction controls may be required for buildings when it is not possible/feasible to maintain the system pressure below 552 kPa.

2.2.3 Fire Flow Rate

The Fire Underwriters Survey was used to determine the fireflow for the site. The calculations result in a fire flow of 4,000 L/min (66.7 l/s) based on noncombustible building construction. A copy of the FUS calculation is included in **Appendix B**.

2.2.4 Boundary Conditions

The City of Ottawa has provided hydraulic boundary conditions for the two connections to Bridgestone Drive. The boundary conditions are based on the water demand and fire flow rates provided. A copy of the boundary conditions received November 22, 2024 is included in **Appendix B** and is summarized as follows:

Connection 1 – Bridgestone Drive West

BOUNDARY CONDITIONS		
SCENARIO	Hydraulic Head	Pressure (PSI)
Maximum HGL	161.0	92.9
Peak Hour	156.5	86.4
Max Day + Fire Flow (66.7 l/s)	157.0	87.1

Connection 2 – Bridgestone Drive East

BOUNDARY CONDITIONS		
SCENARIO	Hydraulic Head	Pressure (PSI)
Maximum HGL	161.0	91.4
Peak Hour	156.5	84.9
Max Day + Fire Flow (66.7 l/s)	157.0	85.6

2.3 Proposed Water Plan

The site will be serviced by two 150mm diameter watermain from Bridgestone Drive. There is an existing 200mm diameter watermain cap located at the property line from Bridgestone Drive, and an additional watermain connection to the existing 400mm diameter watermain along Bridgestone Drive will be provided in order to accommodate a looped system. There are two new hydrants proposed on site, in front of Building A-2 and A-3.

Per Section 2.2.4, each building will need a fire flow of up to 4,000 L/min. With at least one AA hydrant with 75m of each building, the capacity needed to deliver the required fire flow to the structures are being provided in accordance with Technical Bulletin ISTB-2018-02 dated March 21, 2018. Furthermore, the fire dept. connection for each building is also located within 45m of a hydrant.

HYDRANT AVAILABILITY		
BUILDING ID	NEW AA FIRE HYDRANTS WITHIN 75M (5,700 L/MIN)	AVAILABLE FLOW (L/MIN)
A-1	1	5,700
A-2	2	11,400
A-3	2	11,400
C	1	5,700
D	2	11,400
E	1	5,700

A computer model has been created for the subject site using the InfoWater Pro 2024 program. The model includes the hydraulic boundary condition at the existing main on Bridgestone Drive. The hydraulic model was run under basic day, maximum day with fire flows and under peak hour conditions. Watermain are sized to provide sufficient pressure and to deliver the required fire flow. All watermain on site are 150 mm diameter in order to provide the required fire flow. Results of the hydraulic analysis for the site is included in **Appendix B** and is summarized as follows:

SCENARIO	Pressure (kPa)
Basic Day (Max HGL) Pressure (kPa)	630.09 – 644.79
Residual Pressure for Maximum Day plus Fire Flow for Design Fire Flow of 4,000 l/min @ 150 kPa (kPa)	492.98-604.47
Peak Hour Pressure (kPa)	585.99-600.69

A comparison of the results and design criteria is summarized as follows:

Maximum Pressure	Under Basic Day all nodes have pressure that exceeds 552 kPa (80 psi), therefore pressure reducing control is required for the buildings. There is no area where the pressure exceeds the maximum level of 689 kPa (100 psi) in unoccupied areas.
Minimum Pressure	The lowest minimum pressure during peak hour conditions is 585.99 kPa which exceeds the minimum 276 kPa (40 psi) requirement.
Fire Flow	The minimum residual pressure during a design fireflow under maximum day conditions with minimum system pressure of 150 kPa (21psi) is 492.98 kPa which exceeds the minimum of 150 kPa.

The above results indicate the municipal infrastructure can support the proposed development.

3 WASTEWATER

3.1 Existing Conditions

There is an existing 600mm concrete sanitary sewer in an easement bisecting the subject site. There is currently no flow from the subject site to any sanitary sewer. The capacity of the 600mm concrete sewer is discussed in Section 3.3.

3.2 Design Criteria

The sanitary sewers for the subject site will be based on the City of Ottawa design criteria. It should be noted that the sanitary sewer design for this study incorporates the latest City of Ottawa design parameters identified in Technical Bulletin ISTB-2018-01. Some of the key criteria will include the following:

- | | |
|--------------------------|-------------------------------|
| • Commercial | 28,000 l/ha/d |
| • ICI Peaking factor | 1.5 |
| • Infiltration allowance | 0.33 l/s/ha |
| • Velocities | 0.60 m/s min. to 3.0 m/s max. |

3.3 Recommended Wastewater Plan

Wastewater flows have been calculated for the subject site, see detailed Sanitary Sewer Design Sheet in **Appendix C**.

As discussed in Section 3.1, there is an existing 600mm sanitary sewer located through an easement on the subject site. The City of Ottawa has provided confirmation that a total wastewater flow of up to 1.9 L/s would be negligible (see correspondence in **Appendix C**). Given that the wastewater design flow rate is less than this amount, it is concluded that the existing 600mm has sufficient capacity for the proposed development.

4 SITE STORMWATER MANAGEMENT

4.1 Existing Conditions

The subject site is currently undeveloped with no known stormwater management control measures. Stormwater currently flows overland to Eagleson Road and Bridgestone Drive.

An existing 1800mm storm sewer is located in an easement that bisects the site. This sewer is shallow at under 2m of soil cover.

Additionally, a 600mm storm sewer is in Eagleson Road.

4.2 Design Criteria

The stormwater management infrastructure was designed per the City of Ottawa 2012 Sewer Design Guidelines. Previous consultation with the City has also confirmed water quantity and quality requirements for this site, as summarized below,

- | | |
|---------------------------------|--------------------------------------|
| • Design Storm | 1:5-year return (Ottawa) |
| • Rational Method Sewer Sizing | |
| • Initial Time of Concentration | 10 minutes |
| • Runoff Coefficients | |
| - Softscape Areas | C = 0.20 |
| - Hardscape Areas | C = 0.90 |
| • Pipe Velocities | 0.80 m/s to 3.0 m/s |
| • Minimum Pipe Size | 250 mm diameter
(200 mm CB Leads) |

4.3 Stormwater Management

The subject site forms part of the lands included in the “Monahan Drain Constructed Wetlands: Updated Hydrologic and Hydraulic Analysis” Report by JFSA, dated March 2019. The site is part of the drainage area that discharges to the Bridgewood SWM Pond, also referred to as “Forebay 3” as part of the Monahan Drain Wetland Reconstruction project.

4.2.1 Stormwater Quality Control

Stormwater for this site is tributary to the Bridgewood Stormwater Management Facility, across Bridgestone Drive. This stormwater management pond is located in Cell 3 as shown in Figure 3, “Detailed Drainage Areas to Cell 1 + Water Levels along the MDCW”, prepared by JFSA (located in **Appendix D**). Per the Design Brief for the Monahan Drain Wetland Reconstruction report by DSEL, revised November 2013, the stormwater management facility has been designed with a permanent pool volume sized to provide an “enhanced level” of treatment for Cell 3 (see excerpt in **Appendix D**).

4.2.2 Stormwater Quantity Control

The subject site forms part of the lands included in the “Monahan Drain Constructed Wetlands: Updated Hydrologic and Hydraulic Analysis” Report by JFSA, dated March 2019. Table 1 in that report, “Assumed Future Impervious Cover by Zoning Code”, it is assumed that Commercial/Mixed-Use zones would have a total imperviousness of 90%. An excerpt from that

report containing Table 1 can be found in **Appendix D**.

The calculations for converting imperviousness to a runoff coefficient are as follows,

$$C = 0.7(\text{Imp}) + 0.2$$

$$C = 0.7 (0.90) + 0.2$$

$$C = 0.83$$

It can therefore be considered that the downstream stormwater management pond has been designed to accommodate the subject property with a runoff coefficient (C) of 0.83.

Additionally, the City of Ottawa has instructed that the release rate be held to the “Bridlewood Commercial Plaza Servicing Report” prepared by J.L. Richards dated May 2011, except with a T_c of 10min instead of 20min to match the latest City of Ottawa sewer design guidelines (see email correspondence and excerpt from the 2012 report in **Appendix D**).

The release rate can be therefore calculated as follows,

Q_{restricted}	= 2.78 x C x i_{5yr} x A where:
C	= Runoff coefficient = 0.40
i_{5yr}	= Intensity of 5-year storm event (mm/hr)
	= $998.071 \times (T_c + 6.053)^{0.814} = 104.19 \text{ mm/hr}$; where $T_c = 10 \text{ minutes}$
A	= 1.75 Ha
Q_{restricted}	= 2.78 x C x i_{5yr} x A
	= $2.78 \times 0.40 \times 104.19 \times 1.75$
	= 202.75 L/s

It is therefore proposed to restrict the 100-year stormwater outflow from the subject site to 202.75 L/s. This will be achieved through a combination of inlet control devices (ICD's), underground storage, surface storage where possible, and roof storage.

Surface flows in excess of the site's allowable release rate will be stored on site and gradually released into the minor system to respect the site's allowable release rate. The average rooftop retention depth located within the building area will be limited to 75mm during a 1:100-year event as shown on the ponding plan located in **Appendix D** and grading plans located in **Appendix E**.

Along the perimeter of the site, the opportunity to capture and store runoff is limited due to grading constraints and building geometry. These areas will discharge uncontrolled to Eagleson Road and Bridgestone Drive. These areas are located at the perimeter of the site where it is necessary to tie into public boulevards and adjacent properties or in areas where ponding stormwater is undesirable.

Based on the proposed site plan, the total uncontrolled area has been calculated to be (0.02 + 0.005) 0.025 Ha. For the detailed storm drainage area plan for the site, refer to Drawing 500 in **Appendix D**.

Based on a 1:100-year event, the flow from the 0.02 Ha uncontrolled area to the west can be determined as:

Q_{uncontrolled}	= 2.78 x C x i_{100yr} x A where:
C	= Average runoff coefficient = $0.52 \times 1.25 = 0.65$ (100 year C-value)
i_{100yr}	= Intensity of 100-year storm event (mm/hr)
	= $1735.688 \times (T_c + 6.014)^{0.820} = 178.56 \text{ mm/hr}$; where $T_c = 10 \text{ minutes}$
A	= Uncontrolled Area = 0.02 Ha

Therefore, the uncontrolled release rate can be determined as:

Q_{uncontrolled1}	= 2.78 x C x i_{100yr} x A
	= $2.78 \times 0.65 \times 178.56 \times 0.02$

$$= 6.45 \text{ L/s}$$

Similarly, the 0.005 Ha uncontrolled release rate from the south can be determined as:

$$\begin{aligned} Q_{\text{uncontrolled2}} &= 2.78 \times C \times i_{100\text{yr}} \times A \\ &= 2.78 \times 0.25 \times 178.56 \times 0.005 \\ &= 0.62 \text{ L/s} \end{aligned}$$

The Maximum allowable release rate from the site can be determined by subtracting the Uncontrolled release rate from the minor system restricted flow rate.

$$Q_{\text{max}} = Q_{\text{restricted}} - Q_{\text{uncontrolled1}} - Q_{\text{uncontrolled2}}$$

$$Q_{\text{max}} = 202.75 \text{ L/s} - 6.45 \text{ L/s} - 0.62 \text{ L/s}$$

$$Q_{\text{max}} = 195.68 \text{ L/s}$$

Therefore, the total restricted flow rate through the minor system will be the design flow rate of **195.68 L/s**. This will be achieved using Inlet Control Devices and surface ponding. A summary of the ICD's, their corresponding storage requirements, storage availability, and associated drainage areas has been provided below.

DRAINAGE AREA	ICD RESTRICTED FLOW (L/s)	100 YEAR STORAGE REQUIRED (m ³)	2 YEAR STORAGE REQUIRED (m ³)	STORAGE PROVIDED (m ³)
Bldg A-1 Roof	1.50	41.90	12.34	45.00
Bldg A-2 Roof	1.50	55.63	16.74	56.25
Bldg A-3 Roof	1.50	41.90	12.34	45.00
Bldg C Roof	1.50	28.94	8.24	33.75
Bldg D Roof	1.50	16.98	4.53	22.50
Bldg E Roof	1.50	28.94	8.24	33.75
MH105	95.00	256.76	49.95	257.20
CBMH6	91.00	164.46	27.62	165.73
TOTAL	195.00	635.50	140.01	659.18

Detailed stormwater management calculations for the 2-year event, 100-year event, and stress test (100-year plus 20%) event can be found in **Appendix D**.

There will be no 2-year surface ponding per the modified rational method calculations.

A 0.3m freeboard from downstream high points/maximum ponding elevations to first floor building opening is maintained in all scenarios including emergency overflow conditions.

Refer to the geotechnical report for information regarding foundation drainage. Foundation drainage systems are to be independent and connected to the storm service downstream of any stormwater management control device.

Detailed roof design to be completed by others at a later date. Roof design is to adhere to the requirements of this report (notably, the stormwater capacity and release rate) as well as any requirements in the Ontario Building Code (scupper details, emergency overflow, etc). Roof drain flow controls to be Watts Adjustable Accutrol Weir or equivalent (specification sheet found in **Appendix D**).

ICDs in MH105 and CBMH6 to be custom-sized orifices (see sizing calculations in **Appendix D**) by IPEX or equivalent.

5 SEDIMENT AND EROSION CONTROL PLAN

5.1 General

During construction, existing stream and conveyance systems can be exposed to significant sediment loadings. Although construction is only a temporary situation, it is proposed to introduce a number of mitigative construction techniques to reduce unnecessary construction sediment loadings. These will include:

- groundwater in trench will be pumped into a filter mechanism prior to release to the environment;
- bulkhead barriers will be installed at the nearest downstream manhole in each sewer which connects to an existing downstream sewer;
- seepage barriers will be constructed in any temporary drainage ditches; and
- silt sacks will remain on open surface structure such as manholes and catchbasins until these structures are commissioned and put into use.
- Prior to roads having a granular base, construction traffic exiting the site to be directed to a mud mat to reduce sediment tracked offsite

5.2 Trench Dewatering

During construction of municipal services, any trench dewatering using pumps will be discharged into a filter trap made up of geotextile filters and straw bales similar in design to the OPSD 219.240 Dewatering Trap. These will be constructed in a bowl shape with the fabric forming the bottom and the straw bales forming the sides. Any pumped groundwater will be filtered prior to release to the existing surface runoff. The contractor will inspect and maintain the filters as needed including sediment removal and disposal and material replacement as needed.

5.3 Bulkhead Barriers

At the first manhole constructed immediately upstream of an existing sewer, a ½ diameter bulkhead will be constructed over the lower half of the outletting sewer. This bulkhead will trap any sediment carrying flows, thus preventing any construction –related contamination of existing sewers. The bulkheads will be inspected and maintained including periodic sediment removal as needed.

5.4 Seepage Barriers

These barriers will consist of both the Light Duty Straw Bale Barrier as per OPSD 219.100 or the Light Duty Silt Fence Barrier as per OPSD 219.110 and will be installed in accordance with the sediment and erosion control drawing. The barriers are typically made of layers of straw bales or geotextile fabric staked in place. All seepage barriers will be inspected and maintained as needed.

5.5 Surface Structure Filters

All catchbasins, and to a lesser degree manholes, convey surface water to sewers. However, until the surrounding surface has been completed these structures will be covered to prevent sediment from entering the minor storm sewer system. Until rear yards are sodded or until streets are asphalted and curbed, all catchbasins and manholes will be equipped with geotextile filter socks. These will stay in place and be maintained during construction and build until it is appropriate to remove them.

5.6 Mud Mats

To reduce the amount of sediment tracked offsite onto municipal roads, construction traffic is to be directed to exit the site on a 150mm pad made of 50mm clear stone and placed on non-woven geotextile, known as a “mud mat”. The pad is to be maintained until onsite roads have a granular base.

6 CONCLUSIONS & RECOMMENDATIONS

6.1 Conclusions

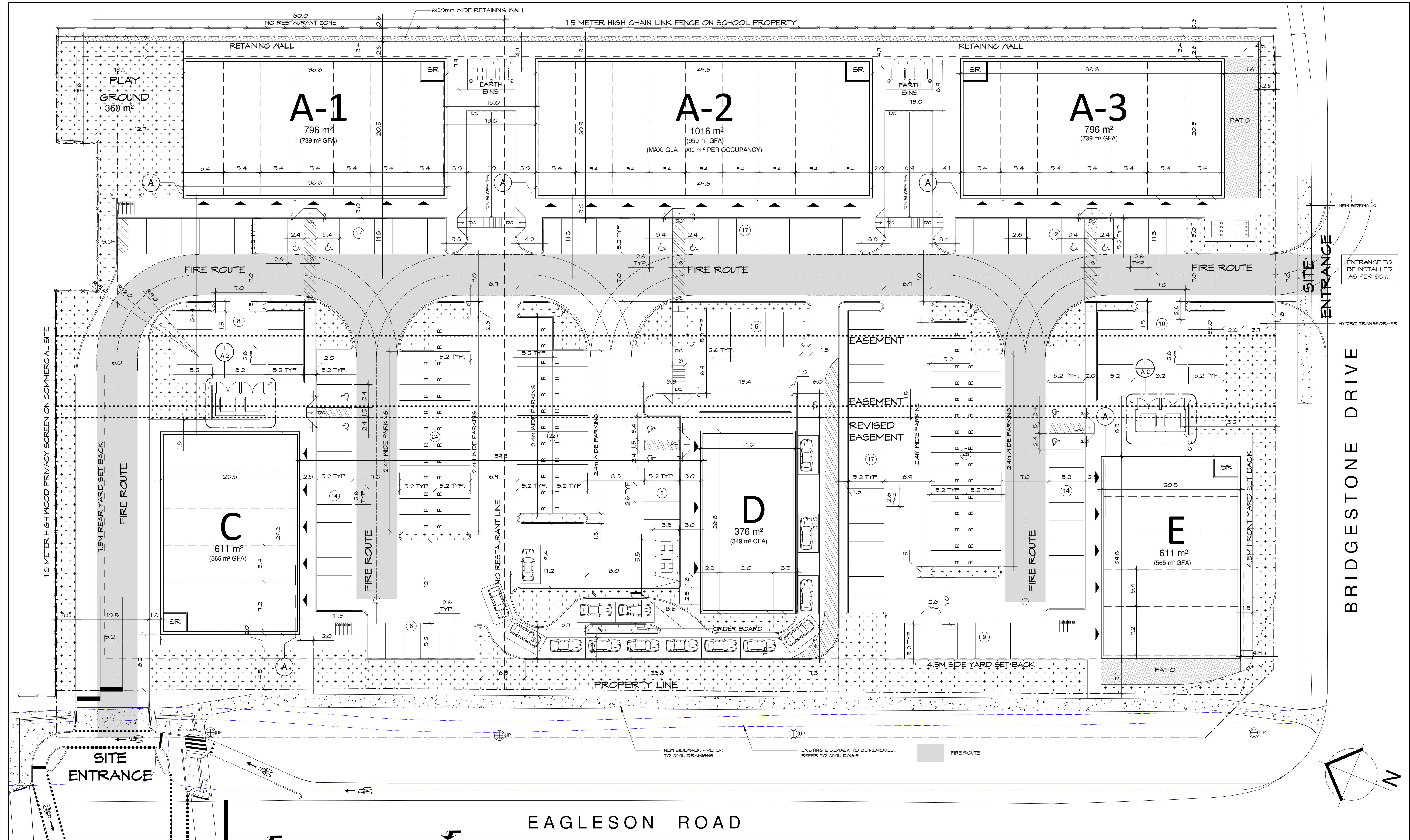
This report and the accompanying working drawings clearly indicate that the proposed development meets the requirements of the stakeholder regulators, including the City of Ottawa. The proposed development is also in general conformance with the recommendations made by the 2024 Preconsultation Meeting Notes.

There is a reliable water supply available adjacent to the proposed development; a wastewater outlet is available adjacent to the site; local storm sewers have been installed adjacent to the site.

6.2 Recommendations

It is recommended that the regulators review this submission with an aim of providing the requisite approvals to permit the owners to proceed to the construction stage of the subject site.

Appendix A



ISSUED FOR SITE PLAN APPLICATION 01 / 22 / 2025

Issue: Date:

Prime Consultant: Expert-Consult:

DREDGE LEAHY ARCHITECTS INC.
411-11 Holland Ave.
Ottawa, ON K1Y 4S1
613.724.9865
dl-arch.ca

Sub Consultant: Expert-Consult:

Project: Project: **EAGLESON PLAZA**

801 EAGLESON RD. KANATA, ON. K2M 0G7

Drawing: Dessin: **SITE PLAN**

Drawn by: RD
Dessiné par: **RD**

Designed by: MD
Conçu par: **MD**

Approved by: MD
Approuvé par: **MD**

Scale: As indicated
Échelle: **As indicated**

Date: **APR. 2025**

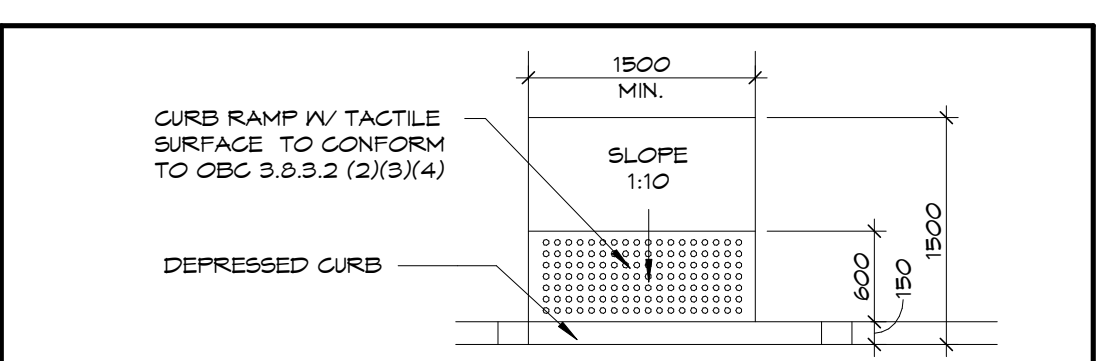
Client Project No.: No. du Projet: **1163-02**

Project No.: No. de la feuille: **A-1**

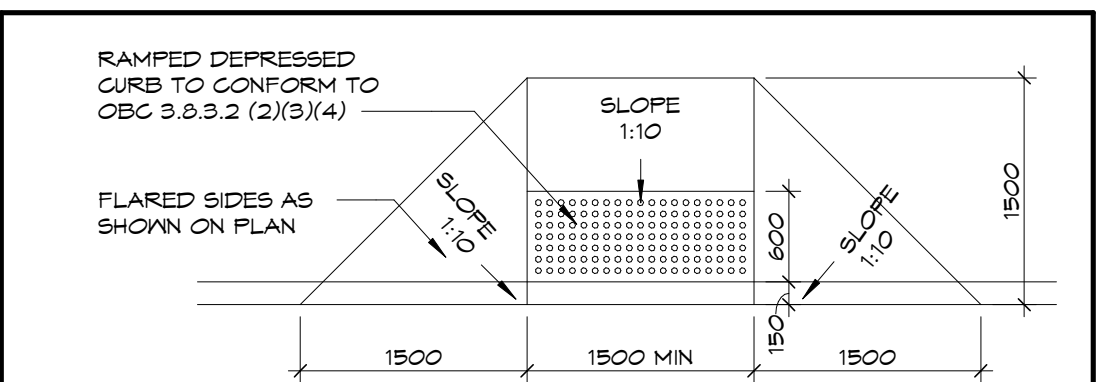
1 URBANDALE - EAGLESON SITE PLAN
A-1 SCALE: 1 : 300

EAGLESON AND BRIDGESTONE PLAZA 801 Eagleston Road Ottawa, Ontario	
OWNER / APPLICANT:	URBANDALE CORPORATION 2193 ARCH ST. OTTAWA, ON K1G 2H5
ARCHITECT:	DREDGE LEAHY ARCHITECTS INC. 11 HOLLAND AVE., SUITE 411 OTTAWA, ON K1Y 4R9
CIVIL ENGINEERING:	ARCADIS 333 PRESTON ST., SUITE 500 OTTAWA, ON K1S 5N4
PLANNING:	FOTENN 396 COOPER ST., SUITE 300 OTTAWA, ON K2P 2H7
M&E ENGINEERING:	JRP ENGINEERING 9 HURON ST. E. KANATA, ON K2K 1B4
LANDSCAPE ARCHITECT:	JAMES B. LENNOX & ASS. LANDSCAPE ARCHITECTS 3332 CARLING AVE OTTAWA, ON K2H 5A8
SURVEYOR:	FAIRHALL MOFFATT & WOODLAND LTD. 600 TERRY FOX DRIVE, SUITE 100 KANATA, ON K2L 4B6
GEOTECHNICAL:	PATERSON GROUP 9 AURIGA DRIVE OTTAWA, ON K2E 7Y9

- SITE PLAN NOTES:**
- BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY FAIRHALL MOFFATT & WOODLAND LTD., REF. NO. 110-6 (RF) NP DATED JAN. 25, 2018.
 - SNOW WILL BE REMOVED FROM SITE BY OWNER.
 - MAXIMUM GLA OF BUILDING A-2 IS 900m² PER OCCUPANCY.



2 TYPICAL BARRIER-FREE RAMP DETAIL
A-1 SCALE: 1 : 50



3 TYPICAL BARRIER-FREE RAMP W/SIDES
A-1 SCALE: 1 : 50

SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	NEW CURB
---	NEW DEPRESSURED CURB
▲	SITE / BUILDING ENTRANCE
▲	LAMP STANDARD
○	BOLLARD
□	ACCESSIBLE PARKING SIGN
□	FIRE ROUTE SIGN
□	STOP SIGN
□	ELECTRIC CAR CHARGING STATION
□	BICYCLE PARKING SPACE (2.0 x 1.0m)
□	ACCESSIBLE PARKING SPACE (TYPE A 5.4 x 5.2m) (TYPE B 2.4 x 5.2m)
□	STANDARD PARKING SPACE (2.6 x 5.2 m)
□	R - DENOTED REDUCED PARKING (2.4 x 5.2 m)
□	LANDSCAPED AREA
□	PAINTED LINES
□	EASEMENT AREA

ZONING COMPLIANCE TABLE		
Project: Eagleston and Bridgestone Plaza		
Address: 801 Eagleston Road, Ottawa, ON		
Zoning: L7 (226)		
Property Identification Number: 04742 - 4589		
Existing Lot Area: 17,172 m ²		
Site Development Area Frontage: 93 m (along Bridgestone)		
Gross Floor Area (all buildings): 3,936 m ²		
Legal Description:		
Part of Blocks AX and BX, Part of Bridgestone Drive (As Closed By-Law Inst. L7803175), Registered Plan M-183 and Part of Lot 28, Concession 6, (Rideau Front), Geographic Township of Nepean, City of Ottawa		
	REQUIRED	PROVIDED
Minimum Lot Area	no minimum	m ²
Minimum Lot Width	no minimum	97 m
Minimum Front Yard Setback	4.5 m	4.9 m
Minimum Corner Side Yard Setback	4.5 m	6.4 m
Minimum Interior Side Yard Setback	no minimum	3.4 m
Minimum Rear Yard Setback abutting Residential	7.5 m	15.3 m
Maximum Building Height	12.5 m	6 m
Minimum width of landscaping abutting a Street	3 m	>3 m
Minimum width of landscaping abutting a Residential/Inst. zone	3 m	>3 m
Minimum width of landscaping around a parking lot	3 m	>3 m
Parking Requirements		
Parking Spaces for Shopping Centre - 3.6/100 m ² GLA	142	210
Minimum queuing spaces for Drive-Thru	11	11
Barrier-free parking spaces	7	12
Bike Parking	16	20
Loading Spaces for Retail	0	0



File No.: PC2024-0186

June 6, 2024

Jordan Quintyne
Urbandale Corporation
Via email: jquintyne@urbandale.com

**Subject: Pre-Consultation: Meeting Feedback
Proposed Site Plan Control Application – 801 Eagleson Road**

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on May 29, 2024.

Pre-Consultation Preliminary Assessment

1 ☐	2 ☐	3 ☐	4 ☒	5 ☐
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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 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:

Policy

1. The following policies apply to the site:
 - a. The site is designated Mainstreet Corridor on Schedule B5 – Suburban (West) Transect.
 - b. Site abuts a major pathway running along Monahan Drain, identified on Schedule C3 – Active Transportation Network. The lands are also designated Open Space on Schedule C12 – Urban Greenspace.
 - c. Per Schedule C4 – Urban Road Network, Eagleson Road is classified as an Arterial Road and Bridgestone Drive is classified as a Major Collector Road.
 - d. Eagleson Road is subject to right-of-way protection, per Schedule C16 – Road Classification and Right-of-Way protection – 34 metres.
 - e. No area-specific polies or secondary plans.

Zoning

2. Provide more information on the proposed uses. Refer to Section 190(7) and Urban Exception 226 for permitted uses.
3. Gross Leasable Area
 - a. Please confirm the proposed gross leaseable area for each of the proposed occupancies/buildings.
 - b. Zoning Interpretation staff have confirmed that the maximum gross leasable area provisions identified in the LC parent zone apply to the permitted non-residential uses identified in the LC7 subzone. Therefore,

the following provisions related to maximum gross leaseable area apply to the proposed non-residential uses:

- i. Each separate occupancy may not exceed 900 square metres in gross leaseable area, per Section 189(1)(b).
- ii. The total area occupied by all the separate occupancies combined may not exceed a gross leaseable area of 3,000 square metres, per Section 189(1)(c).

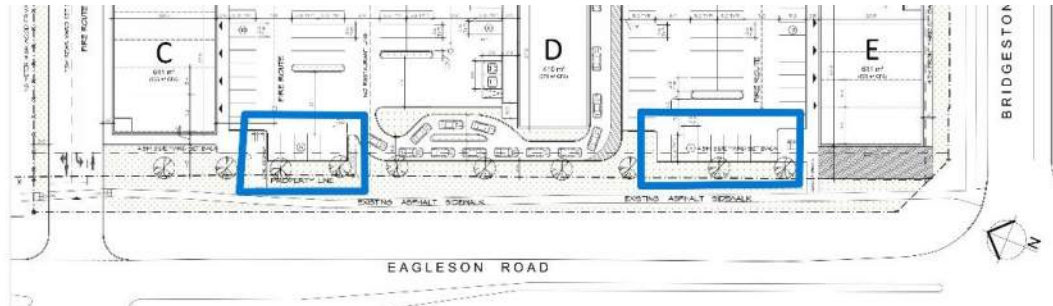
4. Landscaping requirements

- a. Please note a minimum of 3m landscaped buffer is required along the perimeter of the subject property, per Table 189(h). There appears to be deficiencies in the following locations:
 - i. Along the shared property line with 17 Bridgestone Drive (Maurice-Lapointe Elementary School), which is zoned institutional (I1A – Minor Institutional Zone).
 - ii. Some pinch points along the northern property line abutting the residential properties along Huntsmain Crescent, which are zoned residential (R1M – Residential First Density, Subzone M).
- b. Refer to Section 110(1) of the Zoning By-law for landscaping provisions for parking lots. Further information is required to confirm that the minimum landscape buffer and interior landscaping requirements are being achieved.
- c. Consider opportunities for additional landscaping throughout the proposed surface parking lot through landscaped islands, landscaped medians, etc.

5. Parking Requirements

- a. Please provide parking calculations as part of the next submission.
- b. Refer to Section 101 of the Zoning By-law for applicable parking rates.
- c. Please note that the following zoning provisions may impact the minimum parking requirements for the proposed development:
 - i. Section 101(6)(a) – additional parking provisions related to shopping centres.
 - ii. Section 101(6)(b) – additional parking provisions related to drive through facilities.
 - iii. Section 104 – shared parking provisions.

- d. Please note that motor vehicle parking is not permitted in a required corner side yard, per Section 109(2) in Zoning By-law. Please shift all parking out of the required 4.5m corner side yard setback along Eagleson.

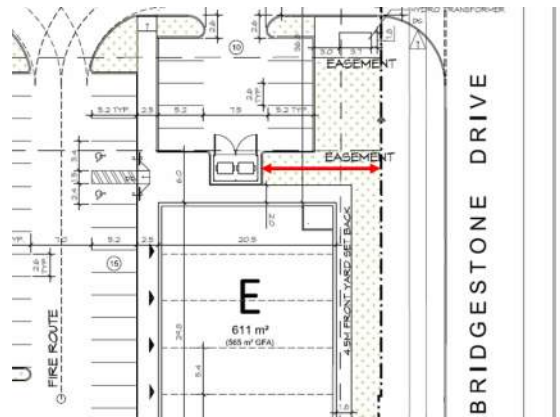


6. Aisle and Driveway requirements

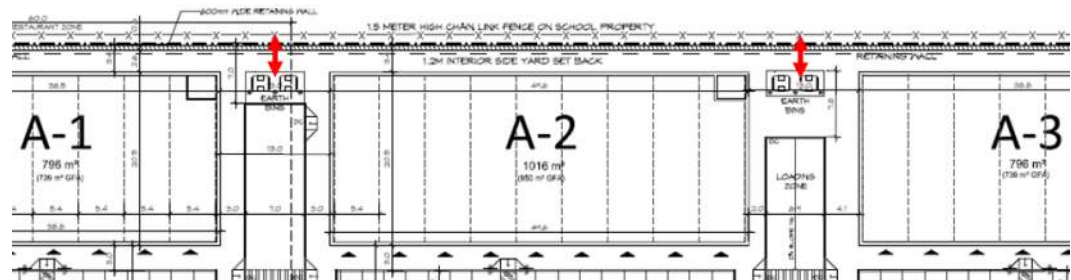
- a. Show width of the proposed access on Eagleson on the plan. Please note that a double traffic lane driveway providing access to a parking lot must have a minimum width of 6m, per Section 107(1)(a) in the Zoning By-law.
- b. Please ensure that the width of the aisle providing access to the proposed loading zones between the A-buildings are sufficiently wide. A minimum aisle width of 9m is required for a loading space angled between 60° to 90°, per Table 113B(b).

7. Waste Management Requirements

- a. Refer to Section 110(3) of the Zoning By-law for provisions related to outdoor refuse collection areas located within or accessed via a parking lot.
- b. Please note that all outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be screened from view by an opaque screen with a minimum height of 2.0 metres, per Section 110(3)(c); however, where an in-ground refuse container is provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping, per Section 110(3)(d).
 - i. Provide design details of the proposed waste enclosures.
 - ii. For in-ground containers, show proposed screening landscaping on the landscape plan.
- c. Show the distance between the proposed waste enclosure next to building E and Bridgestone Drive. Please note that the bins must be located at least 9m from a public street, per Section 110(3)(a).



- d. Confirm the distance between the proposed earth bins between the A buildings and the shared property line with the school. Please note that the bins must be located at least 3m from the lot line, per Section 110(3)(b).



8. Bicycle Parking Requirements

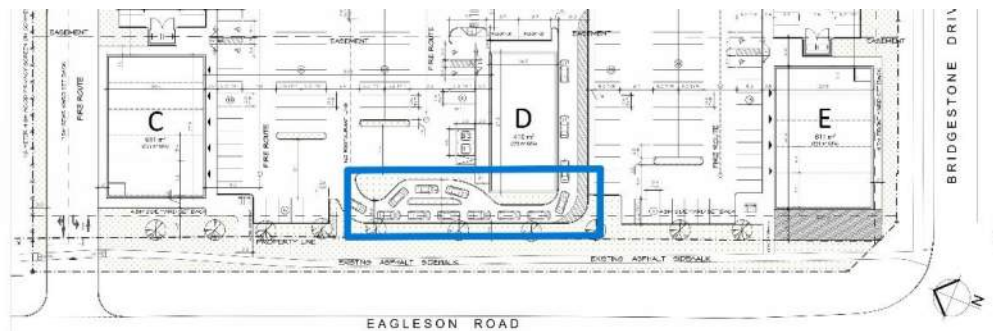
- a. Provide bicycle parking calculation in the next submission.
- b. Provide design details of the proposed bicycle parking in the next submission.
- c. Refer to Section 111 in the Zoning By-law for minimum bicycle parking rates and bicycle parking provisions.

9. Drive-through Facility

- a. Additional information required on the proposed drive-through facility to confirm zoning compliance:
 - i. Confirm the associated use (e.g., restaurant, car wash, etc.)
 - ii. If it is a restaurant use, please show the location of the order board on the site plan.

- iii. Show the dimensions of at least one queuing space on the site plan. Please note that all queuing spaces must be at least 3m wide and 5.7m long, per Section 112(2).
 - iv. Refer to Section 112 of the Zoning By-law for additional provisions related to drive-through facilities.
- b. Please note that the following zoning requirements for drive-through facilities are included in Urban Exception 226:
- i. it must not be located in the front or corner exterior side yard;
 - ii. it must be located a minimum of 30 m from any R1 subzone

The proposed drive-through facility is therefore not permitted within the required 4.5m corner side yard along Eagleson. The queuing lane is currently encroaching 1.3m into the required yard (see below). Please shift the queuing lane out of the required corner side yard setback.



10. Outdoor Commercial Patios – refer to Section 85 of the Zoning By-law for applicable provisions.

Concept Plan

- 11. Consider swapping the locations of Building D and the associated drive-through facility, so that Building D is along the Eagleson frontage, and the queuing lanes are interior to the site. Refer to guidelines 17-23 in the [Urban Design Guidelines for Drive-Through Facilities](#) for further direction on preferred configurations for drive-through facilities along a public street.
- 12. Explore opportunities for additional tree planting along Eagleson and Bridgestone.
- 13. Explore opportunities for additional landscaping throughout the surface parking area (e.g., landscaped islands, etc.).
- 14. Consider opportunities to screen the loading areas from the school through landscaping/hedges along the proposed fence.

Required Applications

15. The following development applications are required to permit the proposed development:
- a. Site Plan Control (Complex) – more information on the process can be found [here](#).
 - b. If required, zoning relief can be sought through either a Minor Variance application to the Committee of Adjustment or a Minor Zoning By-law Amendment application.
 - i. Minor Variance – more information on the process can be found [here](#).
 - ii. Zoning By-law Amendment (Minor) – more information on the process can be found [here](#).

Feel free to contact Colette Gorni, DR Planner, for follow-up questions.

Urban Design

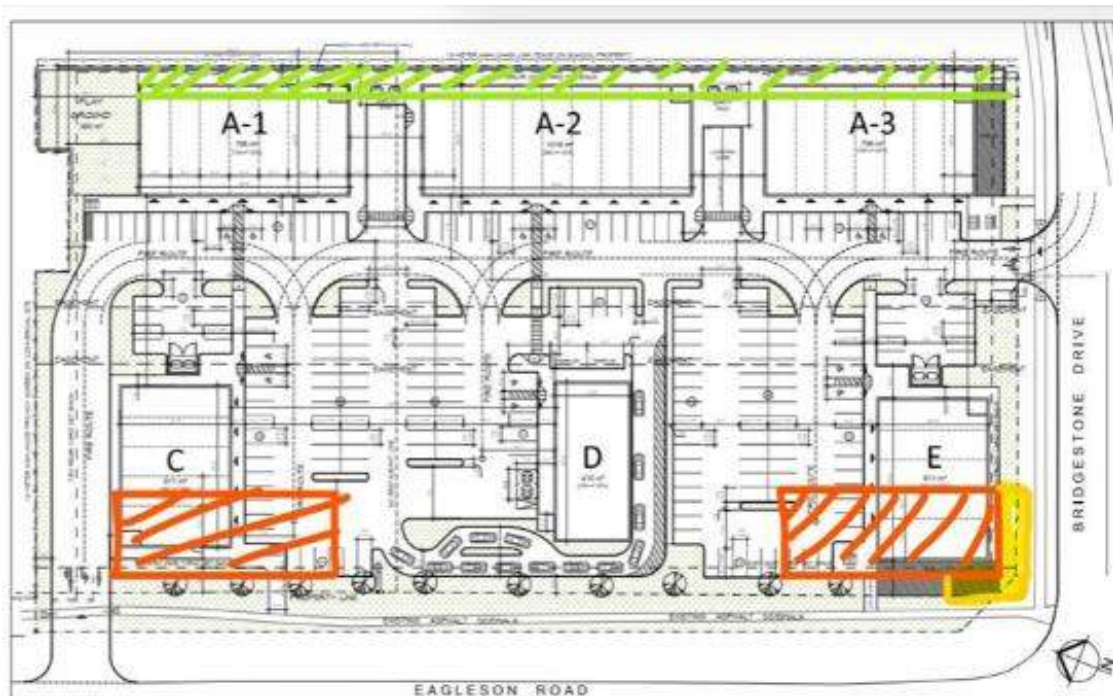
Comments:

Submission Requirements

16. Urban Design Brief is required. Please see attached customized Terms of Reference to guide the preparation.
- a. The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of these Terms of Reference.
 - b. The development is not subject to the Urban Design Review Panel.
17. Additional drawings and studies are required as shown on the SPIL. Please follow the terms of references ([Planning application submission information and materials | City of Ottawa](#)) to prepare these drawings and studies. These include:
- a. Design Brief
 - b. Site Plan
 - c. Landscape Plan
 - d. Elevations
 - e. Conceptual Floor Plans

Preliminary Design Comments

18. In addition to the Official Plan, please ensure that the Design Brief addresses:
 - a. Urban Design Guidelines for Large Format Retail
 - b. Urban Design Guidelines for Drive Throughs
19. Transition to surrounding properties should be considered: reducing retaining proposed to the extent possible, increasing setback and additional soft surface and landscaping should be considered to improve transition. CPTED principles should be considered for the program between the school and the “A” buildings.
20. Please consider how the proposed buildings address the public realm. Please consider rotating buildings C and E 90-degrees, similar to the concept below.



21. Please ensure that the architectural treatment activates the public realm. Please ensure that glazing is provided along the public roads.
22. Please provide additional landscaping along public roadway frontages including tree plantings and decorative landscaping. Please ensure that the drive through queuing lane is well screened.
23. Look for options to increase the amount of landscaping on the site including providing tree plantings within the parking boulevards and foundation plantings along the buildings.

24. Evaluate appropriate treatment for commercial patios including landscape buffering to ensure that they feel comfortable for patrons.

Feel free to contact Lisa Stern, Planner III (Urban Design), for follow-up questions.

Engineering

Watermain Design

25. Boundary Conditions - civil consultant to request boundary conditions from the City's assigned Project Manager, Development Review. Water boundary conditions request must include the location of the service and the expected loads required by the proposed development. Please provide all the following information:
 - a. Location of service (show on a plan or map)
 - b. Type of development
 - c. Average daily demand: ____ l/s.
 - d. Maximum daily demand: ____ l/s.
 - e. Maximum hourly daily demand: ____ l/s.
 - f. Required fire flow.
 - g. Supporting Calculations for all demands listed above and required fire flow as per Fire Underwriter Surveys.
26. Provide a watermain system analysis demonstrating adequate pressure as per section 4.2.2 of the Water Distribution Guidelines.
27. Two watermains separated by an isolation valve will be required to avoid the creation of a vulnerable service area for proposed demand greater than 50m³/day.
28. Demonstrate adequate hydrant coverage for fire protection. Please review Technical Bulletin ISTB-2018-02, Appendix I table 1 – maximum flow to be considered from a given hydrant.

Sanitary Design

29. Demonstrate there is adequate residual capacity in the receiving downstream sanitary sewer to accommodate the proposed development.
30. Please apply the wastewater design flow parameters in Technical Bulletin PIEDTB-2018-01.

Stormwater Management

31. The following Stormwater Management Criteria for the subject site are based on the 2012 approved Servicing report and the 2019 Monahan Drain Constructed Wetland (MDCW) study prepared by JFSA:
- a. Minor system to be designed for the 5-year storm event.
 - b. Post-Development peak flows to be no greater than the 5-year pre-development release rate using a calculated time of concentration of no less than 10 minutes. Events beyond the 5-year and up to the 100-year to be contained on site.
 - c. Storm drainage directed to the ditch along Eagleson to be controlled post to pre.
 - d. The post-development total imperviousness and percent of pervious area directly connected percentages for this site should be no greater than 90% and 100% respectively per the MDCW study.
32. Enhanced level water quality control (80% TSS) removal is required for this site as the receiving downstream stormwater management facility is currently at capacity and is unable to achieve the quality control target.
33. Storm sewer outlets should not be submerged.

Additional Comments

34. The City requests that the sewer easement be reconfigured to ensure a 4.5m clearance from the centre of nearest easement sewer to the nearest easement boundary. This will provide sufficient clearance for future maintenance of the sewer without impacting possible adjacent foundations.

Although the proposed Site Plan is not proposing any foundations within 4.5m of either easement sewer, the City needs to ensure that future developments cannot build foundations any closer than 4.5m from either of sewer.

Typically, the City does not allow servicing connections to easement infrastructure, nor does it allow private infrastructure within the easement. However, with the above request, the City is willing to permit servicing connections to the easement sewers as well as allow the private watermain to be within the easement where necessary. While this was permitted in the previously approved site plan, the City is not required to grant these permissions within the City easement for subsequent applications. If agreeable to the applicant, the City will include a condition to adjust the easement configuration in the site plan agreement.

35. Pre- and post-construction CCTV would also be required for the sanitary and storm collectors located within the City-owned sewer easement should the developer explore the approach to connect their development to the said sewers. The developer would be responsible to repair any damages done to the sewers during the construction of their development. If agreeable to the applicant, the City will also include a condition for the provision of CCTV in the site plan agreement.
36. 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.
37. Sewer connections to be made above the springline of the sewermain as per:
 - a. Std Dwg S11.1 for flexible main sewers – connections made using approved tee or wye fittings.
 - b. Std Dwg S11 (For rigid main sewers) – lateral must be less than 50% the diameter of the sewermain,
 - c. Std Dwg S11.2 (for rigid main sewers using bell end insert method) – for larger diameter laterals where manufactured inserts are not available; lateral must be less than 50% the diameter of the sewermain,
 - d. Connections to manholes permitted when the connection is to rigid main sewers where the lateral exceeds 50% the diameter of the sewermain. – Connect obvert to obvert with the outlet pipe unless pipes are a similar size.
38. Future road widening should be noted on all engineering plans.
39. Please include the location of the Hydro Ottawa easement on the engineering drawings.
40. A site lighting certification letter stating the following is required:
 - a. The exterior site lighting has been designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the IESNA or EIS and;
 - b. The exterior site lighting has been designed to meet minimal light spillage onto adjacent properties. 0.5 fc is normally the maximum allowable spillage.
41. It is Development Review's understanding following the external meeting with the developer that the retaining wall along the back of building A-1, A-2 and A-3 has been constructed back in 2022. Since this site is lower than the adjacent land, please ensure that all external drainage areas are considered in the

proposed stormwater management design. Note that an MECP Environmental Compliance Approval may be required as per Ontario Regulations 525/98 if the site is designed to service more than one lot or parcel of land.

Feel free to contact Jean-Miguel Roy, Infrastructure Project Manager, for follow-up questions.

Noise

Comments:

42. Stationery and road noise studies are required for the commercial and daycare, respectively.

Feel free to contact Mike Giampa, Transportation Project Manager, for follow-up questions.

Transportation

Comments:

43. If the proposed Eagleson access ties into the existing signal, an RMA submission (functional design, delegated authority report, internal detailed design, and external utility circulation) is required.
44. Right-of-way protection.
 - a. See [Schedule C16 of the Official Plan](#).
 - b. Any requests for exceptions to ROW protection requirements must be discussed with Transportation Planning and concurrence provided by Transportation Planning management.
45. Corner Sight Triangle policy (2024):
 - a. Arterial/Arterial: overlapping 5m x 15m triangles
 - b. Arterial/Collector: overlapping 5m x 15m triangles
 - c. Collector/Collector: overlapping 5m x 15m triangles
 - d. Arterial/Local: 3m x 9m with the longer dimension along the arterial road
46. TIA submission required. Proceed to scoping.

Feel free to contact Mike Giampa, Transportation Project Manager, for follow-up questions.

Environment

Comments:

47. Bird-Safe Design Guidelines

- a. Please review and incorporate bird safe design elements. Some of the risk factors include glass and related design traps such as corner glass and fly-through conditions, ventilation grates and open pipes, landscaping, light pollution. More guidance and solutions are available in the guidelines which can be found [here](#).

48. Urban Heat Island

- a. Please add features that reduce the urban heat island effect (see OP 10.3.3) produced by the parking lot and a building footprint. For example, this impact can be reduced by adding large canopy trees, green roofs or vegetation walls, or constructing the parking lot or building differently.

49. Landscaping

- a. Please consider providing shade trees for the outdoor play area(s).

Feel free to contact Matthew Hayley, Environmental Planner, for follow-up questions.

Forestry

Comments:

50. Existing Trees

- a. There are off-site trees adjacent to the site and one (possibly City-owned tree) on Eagleson so a Tree Conservation Report is required.
- b. If appropriate, you may combine the TCR with the LP.
- c. Contact Mark Richardson if you need additional information on the TCR requirements.

51. Proposed Trees

- a. Please find space for trees interior on the site.
- b. Soil Volume - Please demonstrate as per the **Landscape Plan Terms of Reference** that the available soil volumes for new plantings will meet or exceed the following:

Tree Type/Size	Single Tree Soil Volume (m3)	Multiple Tree Soil Volume (m3/tree)
Ornamental	15	9
Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

- c. Planted trees should meet minimum setback requirements
 - i. Maintain 1.5m from sidewalk or MUP/cycle track or water service laterals.
 - ii. Maintain 2.5m from curb.
 - iii. Coniferous species require a minimum 4.5m setback from curb, sidewalk, or MUP/cycle track/pathway.
- d. Efforts shall be made to provide as much future canopy cover as possible at a site level, through tree planting and tree retention. The Landscape Plan shall show/document that the proposed tree planting and retention will contribute to the City's overall canopy cover over time. Please provide a projection of the future canopy cover for the site to 40 years.

Feel free to contact Mark Richardson, Planning Forester, for follow-up questions.

Parkland

Comments:

52. Parkland Dedication:

- a. Parkland dedication was not provided as part of the previous Site Plan approval (D07-12-11-0106). Therefore, parkland is required through the current resubmission, unless it can be demonstrated that parkland was provided previously through another mechanism.
- b. The amount of parkland dedication that will be required will be calculated as per the City of Ottawa Parkland Dedication [By-law No. 2022-280](#), as amended.
- c. Parkland requirement for commercial / industrial uses is currently calculated as 2% of the gross land area of the site being developed.

- d. Parks & Facilities Planning estimates the gross land area of the redevelopment to be 17,178 square meters.
 - e. Therefore, for information purposes, the preliminary parkland dedication requirement is calculated to be 344 square meters, as shown below:
 - i. $17,178 \text{ m}^2 \times 2\% = 344 \text{ m}^2$ parkland dedication required
 - f. Please provide the City with a surveyor's plan/area certificate/memo which specifies the exact gross land area of the property parcel(s) being developed.
53. Form of Parkland Dedication:
- a. Parks & Facilities Planning anticipates requesting Cash-in-Lieu of Parkland for this proposal.
54. Design Brief
- a. PFP requests that parkland dedication be addressed in the Design Brief so that the requirement is formally acknowledged in the submitted documentation. Please include an explanation of how the proposed development will address the policies related to parkland as per Section 4.4 of the Official Plan and the requirements of the Parkland Dedication By-law.

Please note that the park comments regarding parkland dedication are preliminary and will be finalized (and subject to change) upon receipt of the development application and the requested supporting documentation. Additionally, if the proposed development and/or land use changes, then the parkland dedication requirement be re-evaluated accordingly.

Feel free to contact Jeannette Krabicka, Parks Planner, for follow-up questions.

Other

55. 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.

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

Yours Truly,
Colette Gorni, Planner (DR West)

- c.c. Nishant Dave, Planner (DR West)
Lisa Stern, Urban Design Planner
Jean-Miguel Roy, Infrastructure Project Manager
Rubina Rasool, Infrastructure Project Manager
Mike Giampa, Transportation Project Manager
Matthew Hayley, Environmental Planner
Mark Richardson, Planning Forester
Jeannette Krabicka, Parks Planner

APPLICANT'S STUDY AND PLAN IDENTIFICATION LIST

Proposed Site Plan Control Application – 801 Eagleson Road – PC2024-0186

Legend: **R** = Required, the study or plan is required with application submission

A = Advised, the study or plan is advised to evaluate the application or satisfy a condition of approval/draft approval

1 - OPA, **2** - ZBA, **3** - Plan of Subdivision, **4** - Plan of Condominium, **5** - SPC

Core studies required for certain applications all the time (Remaining studies are site specific)

For information and guidance on preparing required studies and plans refer [here](#):

ENGINEERING									
R	A	Study/ Plan Name	Description	When Required					Applicable Study Components & Other Comments
				1	2	3	4	5	
☒	☐	1. Environmental Site Assessment (Phase 1 & Phase 2)	Ensures development only takes place on sites where the environmental conditions are suitable for the proposed use	☒	☒	☒	☒	☒	Record of Site Condition Yes ☐ No ☐
				Study Trigger Details: All cases					
☒	☐	2. Geotechnical Study	Geotechnical design requirements for the subsurface conditions	☒	☒	☒	☒	☒	
				Study Trigger Details: All cases					
☒	☐	3. Grading and Drainage Plan	Grading relationships between connecting (or abutting) properties and surface runoff control	☐	☐	☒	☐	☒	
				Study Trigger Details: All cases					
☐	☐	4. Hydrogeological and Terrain Analysis	A scientific study or evaluation that includes a description of the ground and surface hydrology, geology, terrain, affected landform and its susceptibility	☐	☐	☒	☒	☒	Reasonable Use Study Yes ☐ No ☐ Groundwater Impact Study Yes ☐ No ☐
				Study Trigger Details: When developing on private services or when urban development is in close proximity to existing private serviced development					
☒	☐	5. Noise Control Study	Potential impacts of noise on a development	☒	☒	☒	☒	☒	Vibration Study Yes ☐ No ☐
				Study Trigger Details: See Terms of Reference for full details.					

☐	☐	6. Rail Proximity Study	Development on land adjacent to all Protected Transportation Corridors and facilities shown on Schedule C2 of the Official Plan, to follow rail safety and risk mitigation best practices	☐ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Within the Development Zone of Influence for existing and future rapid transit stations and corridors, as shown on Annex 2 of the OP OR on land adjacent to all Protected Transportation Corridors and facilities shown on Schedule C2 of the Official Plan	Rail Safety Report Yes ☐ No ☐ O-Train Network Proximity Study Yes ☐ No ☐
☒	☐	7. Site Servicing Study	Provides servicing details based on proposed scale of development with an engineering overview taking into consideration surrounding developments and connections.	☐ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> All cases	Fluvial Geomorphological Report Yes ☐ No ☐ Assessment of Adequacy of Public Services Yes ☒ No ☐ Servicing Options Report Yes ☐ No ☐ Erosion and Sediment Control Plan / Brief Yes ☒ No ☐ Hydraulic Water Main Analysis Yes ☒ No ☐ Stormwater Management Report and Detailed Design Brief Yes ☒ No ☐
☐	☐	8. Slope Stability Study	Assessment of slope stability and measures to provide safe set-back.	☐ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Where the potential for Hazard Lands exists on a site.	Retrogressive Landslide Analysis Yes ☐ No ☐
☒	☐	9. Transportation Impact Assessment	Identify on and off-site measures to align a development with City transportation objectives.	☐ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> If the development generates 60 person-trips or more; or if the development is located in a Location Trigger; or if the development has a Safety Trigger.	Roadway Modification Functional Design Yes ☐ No ☐

☐	☐	10. Water Budget Assessment	Identify impact of land use changes on the hydrologic cycle and post-development mitigation targets.	☐	☒	☒	☒	☒	<u>Study Trigger Details:</u> May be required for site plan control applications for sites with private servicing and / or proximity to hydrogeologically-sensitive areas. Draft plans of subdivision are required to integrate water budget assessments into supporting stormwater management plans and analysis for the study area.
☐	☐	11. Wellhead Protection Study	Delineate a Wellhead Protection Area (WHPA) and characterize vulnerability for new communal residential drinking water well systems, in accordance with Technical Rules under <i>Clean Water Act</i> .	☐	☒	☒	☒	☒	

PLANNING

R	A	Study/Plan Name	Description	When Required					Applicable Study Components & Other Comments
				1	2	3	4	5	
☐	☐	12. Agrology and Soil Capability Study	Confirm or recommend alterations to mapping of agricultural lands in the City.	☒	☐	☐	☐	☐	
				<u>Study Trigger Details:</u> For the expansion of a settlement area or identification of a new settlement area through a comprehensive review; or where it is demonstrated that the land does not meet the requirements for an Agricultural Resource Area.					
☐	☐	13. Archaeological Assessment	Discover any archaeological resources on site, evaluate cultural heritage value and conservation strategies	☒	☒	☒	☒	☒	
				<u>Study Trigger Details:</u> When the land has either: a known archaeological site; or the potential to have archaeological sites; or where the City's Archaeological Resource Potential Mapping Study indicates archaeological potential, outside of the historic core; or upon discovery of any archaeological resource during construction in the City's historic core area.					
☒	☐	14. Building Elevations	Visual of proposed development to understand facing of building including direction of sunlight, height, doors, and windows.	☒	☒	☐	☐	☒	
				<u>Study Trigger Details:</u> Site Plan: for residential buildings with 25 or more residential units; or for residential buildings with less than 25 residential units, if the units are within the Urban area or the High-performance Development Standard threshold in the rural area. Official Plan or Zoning By-law: if staff deem it necessary to determine compliance with OP policies, the Zoning By-law or City of Ottawa Urban Design Guidelines.					

☐	☐	15. Heritage Impact Assessment	Determine impacts of proposed development on cultural heritage resources.	☒ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Where development or an application under the Ontario Heritage Act is proposed on, adjacent to, across the street from or within 30 metres of a protected heritage property; or for any development adjacent to the Rideau Canal UNESCO World Heritage Site and its landscaped buffer.	Conservation Plan Yes ☐ No ☐
☐	☐	16. Heritage Act Acknowledgement Report	A submission requirement to demonstrate that the <i>Ontario Heritage Act</i> requirements have been satisfied, to ensure that multiple applications are considered currently.	☐ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Where the subject property is listed on the Heritage Register and the applicant must submit a Heritage Permit Application (designated heritage property listed on the Heritage Register) or provide notice of intent to demolish or remove a building (non-designated property listed on the Heritage Register).	Heritage Permit Application Yes ☐ No ☐ Notice of Intent to Demolish Yes ☐ No ☐
☐	☐	17. Impact Assessment Study – Mineral Aggregate	Mineral aggregate extraction activities; and to protect known high quality mineral aggregate resources from development and activities that would preclude or hinder their existence (ability to be extracted) or expansion.	☒ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> New Development within 500 metres of lands within the Bedrock Overlay , or within 300 metres of lands within the Sand and Gravel Resource Area Overlay.	
☐	☐	18. Impact Assessment Study – Mining Hazards	To identify or confirm known mineral deposits or petroleum resources and significant areas of mineral potential. To protect mineral and petroleum resources from development and activities which would preclude or hinder the establishment of new operations or access to the resources.	☒ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> For all applications in proximity to mining operations.	

☐	☐	19. Impact Assessment Study – Waste Disposal Sites / Former Landfill Sites	To identify or confirm known proximity of existing or former waste disposal sites. To ensure issues of public health, public safety and environmental impact are addressed.	☒	☒	☒	☒	☒	<u>Study Trigger Details:</u> For the establishment of any new Solid Waste Disposal Site or for a footprint expansion of an operating Solid Waste Disposal Site; or development within three kilometers of an operating or non-operating Waste Disposal Site.	
☒	☐	20. Landscape Plan	A plan to demonstrate how the canopy cover, urban design, health, and climate change objectives of Official Plan will be met through tree planting and other site design elements.	☒	☒	☒	☒	☒	<u>Study Trigger Details:</u> Site Plan, Plan of Subdivision, and Plan of Condominium: always required, except where it is demonstrated that the landscape component of a project is not relevant to the review of the application. A high-level conceptual Landscape Plan may be required to support Zoning By-law and Official Plan Amendment applications.	
☐	☐	21. Mature Neighbourhood Streetscape Character Analysis	In the Mature Neighbourhoods a Streetscape Character Analysis is required to determine the applicable zoning requirements.	☐	☒	☐	☐	☐	<u>Study Trigger Details:</u> Zoning By-law amendment application in areas covered by the Mature Neighbourhoods zoning overlay for applications of residential development of four storeys or less located in a R1, R2, R3, or R4 zone.	
☐	☐	22. Minimum Distance Separation	Provincial land use planning tool that determines setback distances between livestock barns, manure storages or anaerobic digesters and surrounding land uses, with the objective of minimizing land use conflicts and nuisance complaints related to odour.	☒	☒	☒	☒	☒	<u>Study Trigger Details:</u> Applications in the Rural Area, outside of a village.	

☐	☐	23. Parking Plan	A tool to assess the sufficiency of on-street parking in plans of subdivision.	☐	☐	☒	☒	☐	<u>Study Trigger Details:</u> For new or revised plans of subdivision with public streets.
☒	☐	24. Plan of Survey	A Plan of Survey depicts legal boundaries and is a specialized map of a parcel of land and it delineates boundary locations, building locations, physical features and other items of spatial importance.	☒	☒	☒	☒	☒	<u>Study Trigger Details:</u> Required for all <i>Planning Act</i> applications.
☐	☐	25. Plan of Subdivision	Proposed subdivision layout to be used for application approval	☐	☒	☒	☐	☐	<u>Study Trigger Details:</u> Always required with the submission of plan of subdivision application. Only required with a Zoning By-law Amendment application, where such ZBLA is in response to enable a subdivision.
☐	☐	26. Plan of Condominium	Proposed condominium layout to be used for application approval	☐	☐	☐	☒	☐	<u>Study Trigger Details:</u> With the submission of plan of condominium application.
☐	☐	27. Planning Rationale	Provides the planning justification in support of the <i>Planning Act</i> application and to assist staff and the public in the review of the proposal.	☒	☒	☒	☐	☐	Integrated Environmental Review Summary Yes ☐ No ☐
☒	☐	28. Preliminary Construction Management Plan	A checklist that shows a development proposal's anticipated impacts to all modes of transportation and all elements in the right of way during construction.	☐	☐	☒	☐	☒	<u>Study Trigger Details:</u> For all Site Plan and plan of subdivision applications.

☐	☐	29. Public Consultation Strategy	Proposal to reach and collect public input as part of development application.	☒ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Official Plan Amendment, Zoning By-law Amendment and Subdivision: Always required. Condominium: Vacant Land only Site Plan: At the discretion of the City's file lead in consultation with the Business and Technical Support Services Manager.	
☐	☐	30. Shadow Analysis	A visual model of how the proposed development will cast its shadow.	☐ ☒ ☐ ☐ ☐	<u>Study Trigger Details:</u> When there is an increase in height or massing proposed for a residential, commercial or office use. Two triggers: 1. Inside the Greenbelt: proposed development is over 5 storeys in height (≤ 15 meters). If a development proposal is 5 storeys or less, but is proposing an increase in height and/or massing and is in close proximity to a shadow sensitive area, a shadow analysis may be requested. 2. Outside the Greenbelt: proposed development is over 3 storeys in height (≤ 9 meters) and is in close proximity to a shadow sensitive area. Where a proposed development is not in close proximity to a shadow sensitive area (e.g. industrial development) the trigger for a shadow analysis is over 5 storeys in height (≤ 15 meters).	
☒	☐	31. Site Plan	A Site Plan is a visual drawing that illustrates the proposed development of a site in two dimensions.	☒ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Site Plan: All Other applications: where a layout of the	Site Plan Yes ☐ No ☐ Concept Plan Yes ☐ No ☐

				public realm, building massing, heights, densities or massing of the proposal provides changes to the planned context; sites proposing multiple land uses; sites with multiple landowners; sites with two or more buildings, on-site park dedication, and/or a new public or private street(s); sites with proposed changes to connectivity (such as active transportation networks, vehicular circulation or access to transit); sites where the development potential on adjacent properties may be impacted by or could be integrated into the proposed site.					Facility Fit Plan Yes ☐ No ☐
☒	☐	32. Urban Design Brief	Illustrate how a development proposal represents high-quality and context sensitive design that implements policies of the Official Plan, relevant secondary plans, and Council approved plans and guidelines.	☒	☒	☒	☐	☒	<u>Study Trigger Details:</u> For all Official Plan amendment, Zoning By-law amendment, and plan of subdivision applications. For SPC applications: proposals for residential buildings with 25 or more residential units, or for proposals for residential buildings with less than 25 residential units, if the units are within the Urban area or the High-performance Development Standard threshold in the rural area where OP Policy 11.3 (3) is relevant; for non-residential and mixed-use proposals.
☐	☐	33. Urban Design Review Panel Report	Demonstrates that a development proposal has attended an Urban Design Review Panel formal review meeting, received, and responded to the associated recommendations, if applicable	☒	☒	☒	☒	☒	
☐	☐	34. Wind Analysis	A visual model and a written evaluation of how a proposed development will impact pedestrian-level wind conditions.	☐	☒	☐	☐	☒	<u>Study Trigger Details:</u> Applications seeking an increase in height and/or massing which is either: a tall building(s), 10 storeys or more or a proposed building that is more than twice the height of

				adjacent existing buildings and is greater than five storeys in height and is adjacent to existing or planned low rise development, open spaces, water bodies and large public amenity areas.	
☒	☐	35. Zoning Confirmation Report	The purpose of the Zoning Confirmation Report (ZCR) is to identify all zoning compliance issues, if any, at the outset of a planning application.	☐ ☒ ☐ ☐ ☒	Study Trigger Details: Required for all SPC and ZBLA applications.

ENVIRONMENTAL

R	A	Study / Plan Name	Description	When Required					Applicable Study Components & Other Comments
				1	2	3	4	5	
☐	☐	36. Community Energy Plan	Includes a community energy analysis, alongside mitigation measures, and other associated information. The community energy analysis refers to the overall assessment process to identify on and off-site measures to align the design of the development with City climate objectives.	☐	☐	☐	☐	☐	NOT IMPLEMENTED & NOT REQUIRED
☐	☐	37. Energy Modelling Report	The Energy Modeling Report is a Site Plan Control application submission requirement to show how climate change mitigation, and energy objectives will be met through exterior building design elements.	☐	☐	☐	☐	☐	
☐	☐	38. Environmental Impact Study	Assessment of environmental impacts of a project and documents the existing natural features, identifies the potential environmental impacts,	☒	☒	☒	☐	☒	Assessment of Landform Features Yes ☐ No ☐ Integrated Environmental Review Yes ☐ No ☐

			recommends ways to avoid and reduce the negative impacts, and proposes ways to enhance natural features and functions.	specified distance of environmentally designated lands, natural heritage features, the City's Natural Heritage System, or hazardous forest types for wildland fire. The EIS Decision Tool (Appendix 2 of the Environmental Impact Study Guidelines) provides a checklist of the natural heritage features and adjacent areas within which an EIS is required to support development applications under the <i>Planning Act</i> .	Protocol for Wildlife Protection during Construction Yes ☐ No ☐ Significant Woodlands Guidelines for Identification, Evaluation, and Impact Assessment Yes ☐ No ☐				
☐	☐	39. Environmental Management Plan	A comprehensive environmental planning document that identifies, evaluates, and mitigates the potential impacts of proposed development on the natural environment and its ecological functions at local planning stage.	☒ ☐ ☐ ☐ ☐	<u>Study Trigger Details:</u> Official Plan amendments for local plans (area-specific policy or secondary plan, where: there is significant change in the conditions upon which the original study was based; there are proposed changes to planned infrastructure needed to service a subdivision that would have a significant impact on the infrastructure needs of another subdivision within the EMP study area, or the applicable Class Environmental Assessment approval has expired.				
☐	☐	40. High-performance Development Standard	A collection of voluntary and required standards that raise performance of new building projects to achieve sustainable and resilient design	☐ ☐ ☐ ☐ ☐	NOT IMPLEMENTED & NOT REQUIRED				
☒	☐	41. Tree Conservation Report	Demonstrates how tree cover will be retained and protected on the site, including mature trees, stands of trees, and hedgerows.	☐ ☐ ☒ ☒ ☒	<u>Study Trigger Details:</u> Where there is a tree of 10 centimeters in diameter or greater on the site and/or if there is a tree on an adjacent site that has a Critical Root Zone (CRZ) extending onto the development site.				

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Date: 2025-06-11

Our Ref: 148792

Project Name: 801 Eagleson Road

Subject: Memo Re: 1800mm Storm Sewer Easement

Per City of Ottawa correspondences, the easement encompassing an existing 1800mm dia. storm sewer bisecting 801 Eagleson Road needs to expand to allow the City to service the pipe in the future as needed. The City has asked for this easement to be 4.5m (and more recently 5.0m) from the centerline of the existing storm sewer to allow for adequate access. The other side of the easement is to be 4.5m from the centerline of the existing 600mm dia. sanitary sewer, which is its current location and no extension is required.

No private infrastructure is permitted inside this easement (except to connect to city sewers), which has prompted a detailed look into the actual spacing requirements for the storm sewer.

The limits of the sewer as shown on drawings were design lines, not the asbuilt location. The centerline of the existing storm was surveyed and found the asbuilt sewer location to be slightly east of the design location. The existing easement line is 1.6m from the centerline of the asbuilt storm sewer location.

A cross-section was prepared to determine the minimum required easement, see attached. After discussion with Development Review at the City of Ottawa, it is our opinion that an easement of 3.1m from the centerline of the storm sewer (an increase of 1.5m from existing) would be satisfactory to all parties. This would result in a total easement width of 11.8m across both storm and sanitary, which is sufficient spacing for heavy equipment to operate.

Sincerely,

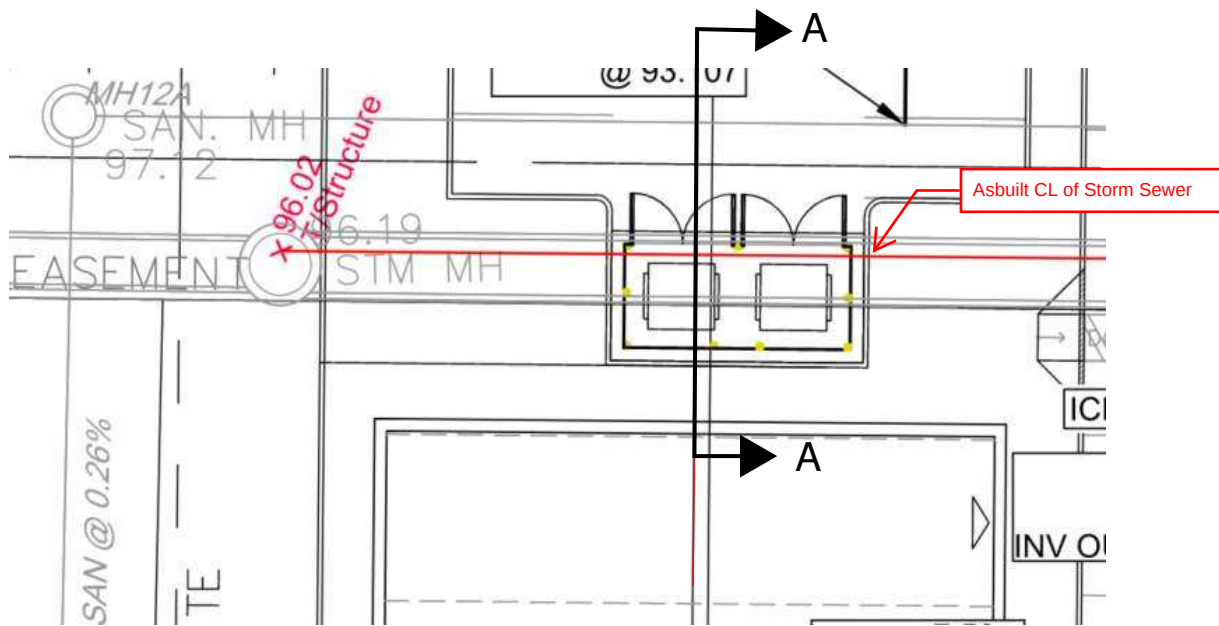
Arcadis Professional Services (Canada) Inc.

S. Labadie, P.Eng.

CC. Vincent Denomme – Urbandale Corporation
Roger Tuttle – Urbandale Corporation

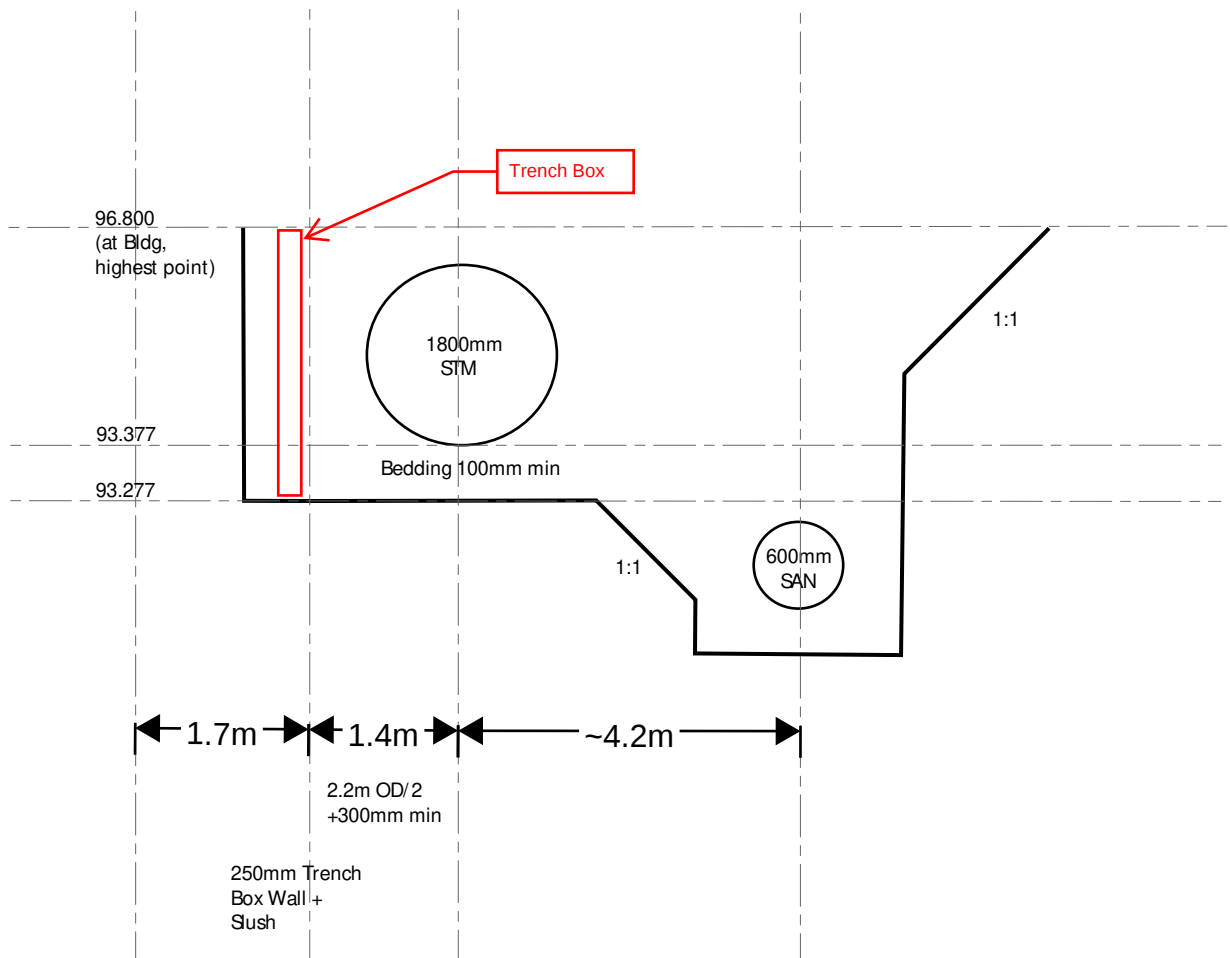
Cross Section of Sewers in Existing Easement

Station 0+119.5 (Center of Proposed Building C)



* Center of pipe (not MH) as shot by Arcadis

Trench Cross-Section A-A per OPSD S-100.040 with Trench Box (not to scale)



Storm invert = Invert at MH - 13.4m at 0.22%
 $= 93.606 - 13.4 \times 0.0022$
 $= 93.577$

Bottom of Pipe = Invert - Wall Thickness
 $= 93.577 - 0.20$
 $= 93.377$

Existing Easement line on sanitary side is 4.5m away from Sanitary CL, no change proposed

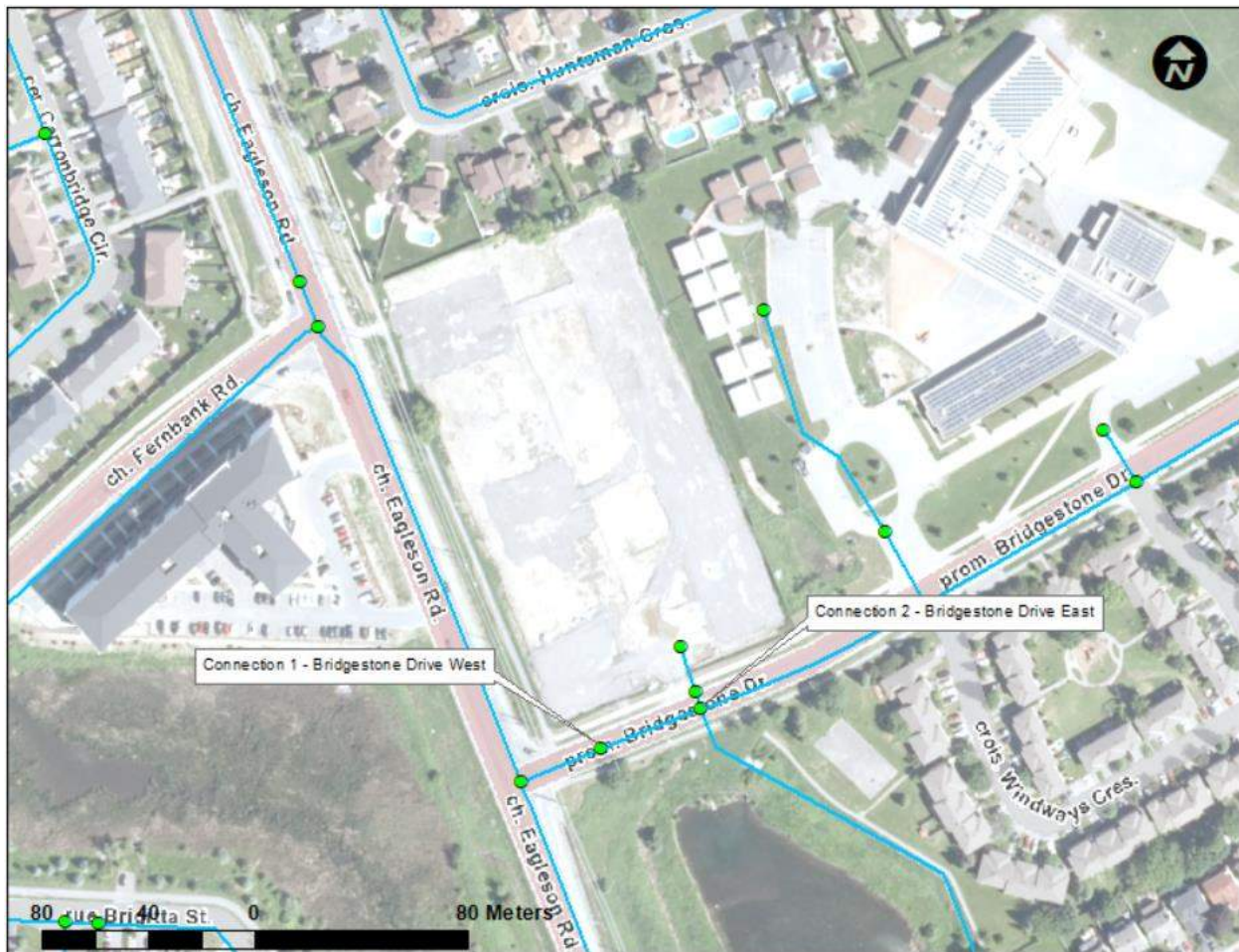
Appendix B

Boundary Conditions 801 Eagleson Road

Provided Information

Scenario	Demand	
	L/min	L/s
Average Daily Demand	7	0.12
Maximum Daily Demand	11	0.18
Peak Hour	20	0.33
Fire Flow Demand #1	4,000	66.67

Location



Results

Connection 1 - Bridgestone Drive West

Demand Scenario	Head (m)	Pressure¹ (psi)
Maximum HGL	161.0	92.9
Peak Hour	156.5	86.4
Max Day plus Fire Flow #1	157.0	87.1

¹ Ground Elevation = 95.7 m

Connection 2 - Bridgestone Drive East

Demand Scenario	Head (m)	Pressure¹ (psi)
Maximum HGL	161.0	91.4
Peak Hour	156.5	84.9
Max Day plus Fire Flow #1	157.0	85.6

¹ Ground Elevation = 96.7 m

Notes

1. As per the Ontario Building Code in areas that may be occupied, the static pressure at any fixture shall not exceed 552 kPa (80 psi.) Pressure control measures to be considered are as follows, in order of preference:
 - a. If possible, systems to be designed to residual pressures of 345 to 552 kPa (50 to 80 psi) in all occupied areas outside of the public right-of-way without special pressure control equipment.
 - b. Pressure reducing valves to be installed immediately downstream of the isolation valve in the home/ building, located downstream of the meter so it is owner maintained.
2. Demands for proposed Connection 2 at existing stub off Bridgestone Drive were assigned to upstream junction at the stub and the 406 mm water main on Bridgestone Drive off the public looped watermain. The engineer must calculate headloss off the dead-end main.
3. Any connection to a watermain 400 mm or larger should be approved by DWS as per the Water Design Guidelines Section 2.4 Review by Drinking Water Services.

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 watermain 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.



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IBI GROUP

WATERMAIN DEMAND CALCULATION SHEET

Eagleson Road Commercial | Urbandale
148792 -6.0 | Rev #1 | 2024-11-25
Prepared By: SL | Checked By: TB

NODE	RESIDENTIAL				NON-RESIDENTIAL (ICI)			AVERAGE DAILY DEMAND (l/s)			MAXIMUM DAILY DEMAND (l/s)			MAXIMUM HOURLY DEMAND (l/s)			FIRE DEMAND (l/min)
				POPULATION	INDUST. (ha)	COMM. (ha)	INSTIT. (ha)	RESIDENTIAL	ICI	TOTAL	RESIDENTIAL	ICI	TOTAL	RESIDENTIAL	ICI	TOTAL	
<u>Site</u>						0.4206			0.12	0.12		0.18	0.18		0.33	0.33	4,000
J20																	4,000
J22																	4,000
J24																	4,000
J26																	4,000
J28			A-3, A-2			0.1812			0.05	0.05		0.08	0.08		0.14	0.14	4,000
J30																	4,000
J32																	4,000
J34			A-1			0.0796			0.02	0.02		0.03	0.03		0.06	0.06	4,000
J36																	4,000
J38			C			0.0611			0.02	0.02		0.03	0.03		0.05	0.05	4,000
J40			D			0.0376			0.01	0.01		0.02	0.02		0.03	0.03	4,000
J42																	4,000
J44																	4,000
J46			E			0.0611			0.02	0.02		0.03	0.03		0.05	0.05	4,000
J48																	4,000
<u>TOTAL</u>						0.4206			0.12	0.12		0.18	0.18		0.33	0.33	4,000

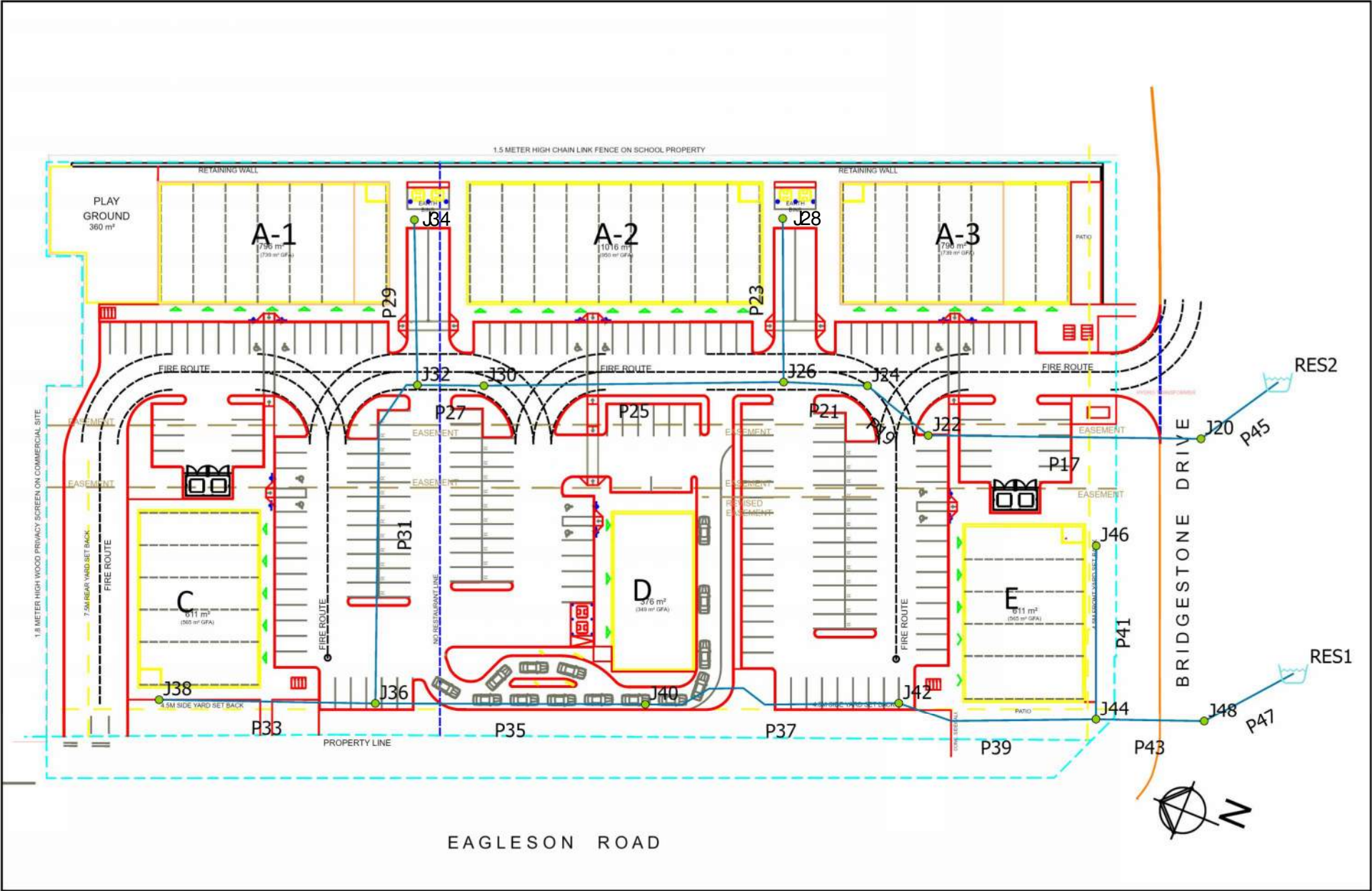
ASSUMPTIONS

<u>POPULATION DENSITY</u>		<u>WATER DEMAND RATES</u>		<u>PEAKING FACTORS</u>		<u>FIRE DEMANDS</u>	
Townhouse	2.7 persons/unit	Residential	280 l/cap/day	Maximum Daily		Commercial	4,000 L/min
				Residential	2.5 x avg. day		66.7 L/s
Medium Density (Stacks)	1.8 persons/unit			Commercial	1.5 x avg. day		
		Commercial Shopping Center	2,500 L/(1000m2)/day	Maximum Hourly			
				Residential	2.2 x max. day		
				Commercial	1.8 x max. day		

STEP	Contents	Description	Adjustment Factor	Result
1	Floor Area	Building A-2		950 m2
	Total Storey			1 storey
	Total Effective Floor Area			950 m2
2	Type of Construction	Type V Wood Frame 1.5 Type III Ordinary Construction 1.0 Type II Noncombustible Construction 0.8 Type I Fire Resistive Construction 0.6	Type II Noncombustible Construction 0.8	
3	Required Fire Flow	RFF = 220C√A		5000 L/min
4	Occupancy and Contents	Noncombustible Contents -25%	Combustible Contents 0%	0 L/min
		Limited Combustible Contents -15%		
		Combustible Contents 0%		
		Free Burning Contents 15%		
		Rapid Burning Contents 25%		
	Fire Flow			5000 L/min
5	Automatic Sprinkler Protection	Automatic Sprinkler Conforming to NFPA 13 -30%	Yes -30%	-1500 L/min
		Standard Water Supply for both the system and Fire Department Hose Lines -10%	No	0 L/min
		Fully Supervised System -10%	No	
		Fire Flow		
6	Exposure Adjustment	Based on Table 6 Exposure Adjustment Charges for Subject Building		
	North	Separation (m) 13	With unprotected opening 4%	200 L/min
		Length X Height Factor (m.storeys) 21		
		Construction Type Type II		
	South	Separation (m) 13	With unprotected opening 4%	200 L/min
		Length X Height Factor (m.storeys) 21		
		Construction Type Type II		
	East	Separation (m) 15	With unprotected opening 3%	150 L/min
Length X Height Factor (m.storeys) 11				
Construction Type Type II				
West	Separation (m) 32	With unprotected opening 0%	4 L/min	
	Length X Height Factor (m.storeys) 14			
	Construction Type Type II			
	Fire Flow			554 L/min
7	Total Required Fire Flow			4054
		Rounded to Nearest 1000 L/min		4000 L/min

Notes 1. Fire flow calculation are based on Fire Underwriters Survey version 2020.

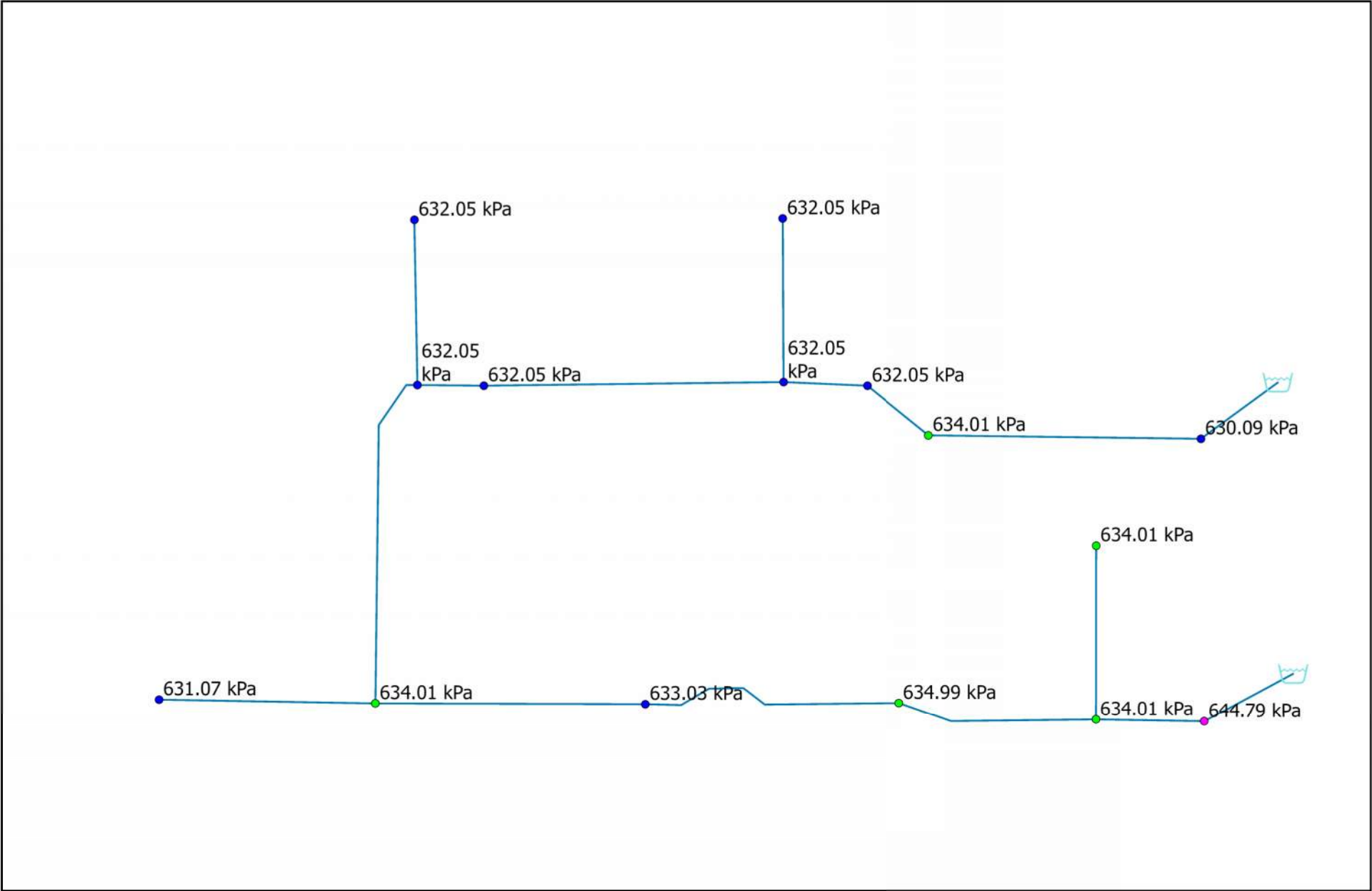
Node and Pipe IDs



Average Day

		ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)
1	☐	J20	0.00	96.70	161.00	630.09
2	☐	J22	0.00	96.30	161.00	634.01
3	☐	J24	0.00	96.50	161.00	632.05
4	☐	J26	0.00	96.50	161.00	632.05
5	☐	J28	0.05	96.50	161.00	632.05
6	☐	J30	0.00	96.50	161.00	632.05
7	☐	J32	0.00	96.50	161.00	632.05
8	☐	J34	0.02	96.50	161.00	632.05
9	☐	J36	0.00	96.30	161.00	634.01
10	☐	J38	0.02	96.60	161.00	631.07
11	☐	J40	0.01	96.40	161.00	633.03
12	☐	J42	0.00	96.20	161.00	634.99
13	☐	J44	0.00	96.30	161.00	634.01
14	☐	J46	0.02	96.30	161.00	634.01
15	☐	J48	0.00	95.20	161.00	644.79

Average Day



Max Day plus Fire 4000 L/min

		ID	Static Demand (L/s)	Static Pressure (kPa)	Static Head (m)	Fire-Flow Demand (L/s)	Residual Pressure (kPa)	Hydrant Available Flow (L/s)	Hydrant Pressure at Available Flow (kPa)
1	☐	J20	0.00	590.89	157.00	66.70	589.77	1,684.40	149.97
2	☐	J22	0.00	594.81	157.00	66.70	563.46	279.73	149.96
3	☐	J24	0.00	592.85	157.00	66.70	555.91	255.39	149.96
4	☐	J26	0.00	592.85	157.00	66.70	550.92	238.50	149.96
5	☐	J28	0.08	592.85	157.00	66.70	517.77	174.16	149.96
6	☐	J30	0.00	592.85	157.00	66.70	539.68	209.75	149.96
7	☐	J32	0.00	592.85	157.00	66.70	538.38	207.02	149.96
8	☐	J34	0.03	592.85	157.00	66.70	504.96	159.86	149.96
9	☐	J36	0.00	594.81	157.00	66.70	539.74	206.28	149.96
10	☐	J38	0.03	591.87	157.00	66.70	492.98	149.80	149.96
11	☐	J40	0.02	593.83	157.00	66.70	545.63	221.42	149.96
12	☐	J42	0.00	595.79	157.00	66.70	561.81	268.01	149.96
13	☐	J44	0.00	594.81	157.00	66.70	578.80	401.93	149.96
14	☐	J46	0.03	594.81	157.00	66.70	543.53	214.31	149.96
15	☐	J48	0.00	605.59	157.00	66.70	604.47	1,714.50	149.97

Max Day plus Fire Flow - Residual Pressure



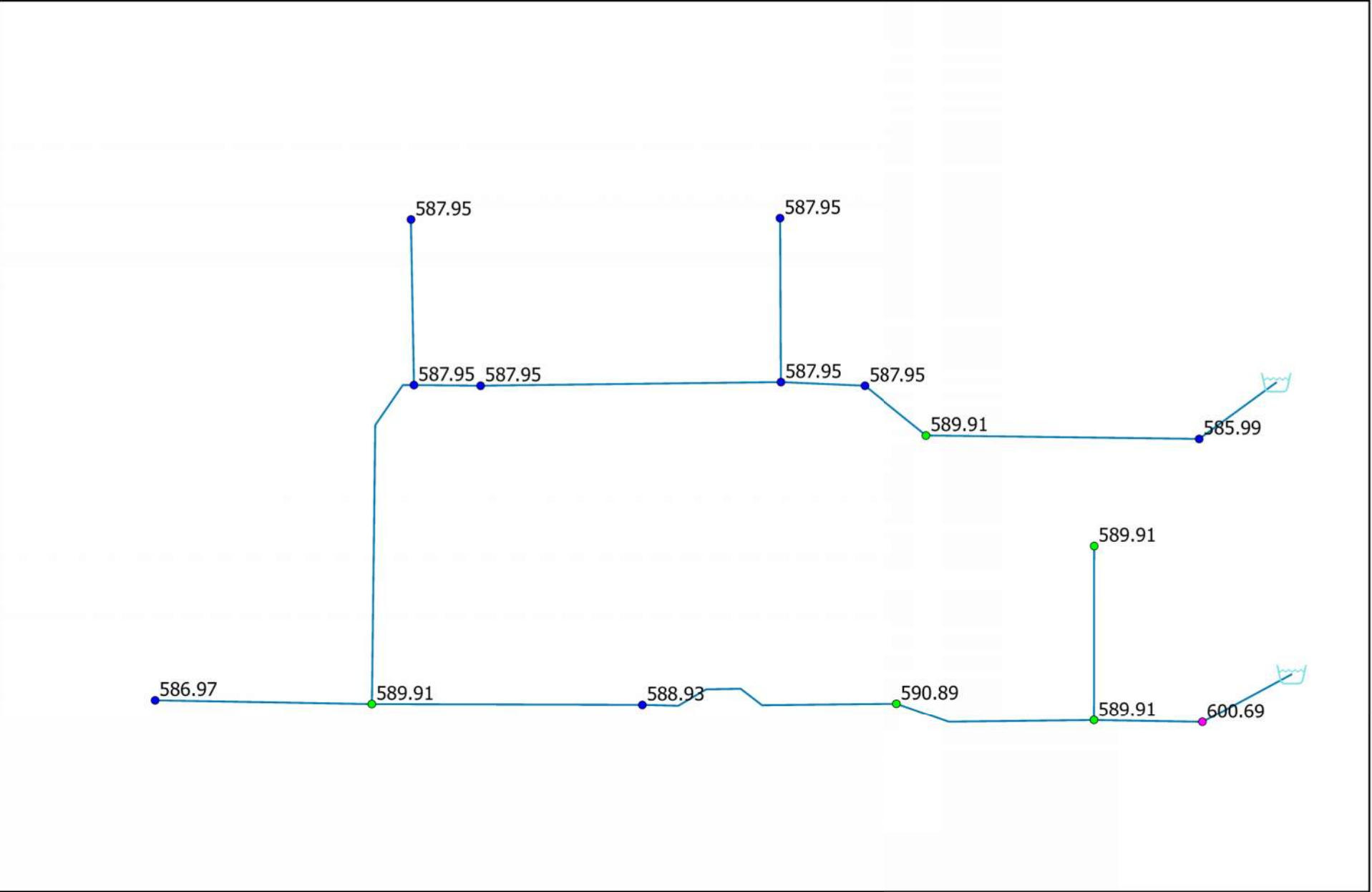
Peak Hour

		ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)
1	☐	J20	0.00	96.70	156.50	585.99
2	☐	J22	0.00	96.30	156.50	589.91
3	☐	J24	0.00	96.50	156.50	587.95
4	☐	J26	0.00	96.50	156.50	587.95
5	☐	J28	0.14	96.50	156.50	587.95
6	☐	J30	0.00	96.50	156.50	587.95
7	☐	J32	0.00	96.50	156.50	587.95
8	☐	J34	0.06	96.50	156.50	587.95
9	☐	J36	0.00	96.30	156.50	589.91
10	☐	J38	0.05	96.60	156.50	586.97
11	☐	J40	0.03	96.40	156.50	588.93
12	☐	J42	0.00	96.20	156.50	590.89
13	☐	J44	0.00	96.30	156.50	589.91
14	☐	J46	0.05	96.30	156.50	589.91
15	☐	J48	0.00	95.20	156.50	600.69

Peak Hour - Pipes

		ID	From Node	To Node	Length (m)	Diameter (mm)	Roughness	Flow (L/s)	Velocity (m/s)	Headloss (m)	HL/1000 (m/k-m)	Status	Flow Reversal Count
1	☐	P17	J20	J22	45.70	155.00	100.00	0.16	0.01	0.00	0.00	Open	0
2	☐	P19	J22	J24	13.25	155.00	100.00	0.16	0.01	0.00	0.00	Open	0
3	☐	P21	J24	J26	14.11	155.00	100.00	0.16	0.01	0.00	0.00	Open	0
4	☐	P23	J26	J28	27.42	155.00	100.00	0.14	0.01	0.00	0.00	Open	0
5	☐	P25	J26	J30	50.27	155.00	100.00	0.02	0.00	0.00	0.00	Open	0
6	☐	P27	J30	J32	11.14	155.00	100.00	0.02	0.00	0.00	0.00	Open	0
7	☐	P29	J32	J34	27.68	155.00	100.00	0.06	0.00	0.00	0.00	Open	0
8	☐	P31	J36	J32	56.66	155.00	100.00	0.04	0.00	0.00	0.00	Open	0
9	☐	P33	J36	J38	36.31	155.00	100.00	0.05	0.00	0.00	0.00	Open	0
10	☐	P35	J36	J40	45.28	155.00	100.00	-0.09	0.00	0.00	0.00	Open	0
11	☐	P37	J40	J42	44.32	155.00	100.00	-0.12	0.01	0.00	0.00	Open	0
12	☐	P39	J42	J44	33.59	155.00	100.00	-0.12	0.01	0.00	0.00	Open	0
13	☐	P41	J44	J46	29.21	155.00	100.00	0.05	0.00	0.00	0.00	Open	0
14	☐	P43	J44	J48	18.15	155.00	100.00	-0.17	0.01	0.00	0.00	Open	0
15	☐	P45	J20	RES2	1.00	155.00	100.00	-0.16	0.01	0.00	0.00	Open	0
16	☐	P47	J48	RES1	1.00	155.00	100.00	-0.17	0.01	0.00	0.00	Open	0

Peak Hour



Appendix C



ARCADIS IBI GROUP
500-355 Preston Street
Ottawa, Ontario K1S 5N4 Canada
ibi@group.com

IBI GROUP

SANITARY SEWER DESIGN SHEET

801 Eglinton
Landscape Corporation
CITY OF OTTAWA

LOCATION			RESIDENTIAL										ICI AREAS										INFILTRATION ALLOWANCE			FIXED FLOW (L/s)		TOTAL FLOW	CAPACITY	LENGTH	DIA	SLOPE	VELOCITY	AVAILABLE CAPACITY				
STREET	AREA ID	FROM MH	TO MH	AREA w/ Units (Hs)	1 Bed APT	2 Bed APT	3 Bed APT	Other APT	AREA w/ Units (Hs)	POPULATION IND	CUM	RES PEAK FACTOR	PEAK FLOW (L/s)	INSTITUTIONAL IND	CUM	COMMERCIAL IND	CUM	INDUSTRIAL IND	CUM	ICI PEAK FACTOR	PEAK FLOW (L/s)	AREA (Hs) IND	CUM	FLOW (L/s)	IND	CUM	(L/s)	(L/s)	(m)	(mm)	(%)	(ft/s)	L/s	(%)				
EAST OF EASEMENT																																						
	BLK A-3	BLDG A-3	MH100A							0.0	0.0	3.80	0.00	0.0	0.16	0.16		0.0	1.50	0.08	0.16	0.16	0.05	0.00	0.00	0.13	60.24	10.00	200	3.10	1.858	60.11	99.78%					
	MH100A	MH100A	MH101A							0.0	0.0	3.80	0.00	0.0	0.20	0.36		0.0	1.50	0.18	0.20	0.36	0.12	0.00	0.00	0.29	20.24	60.00	200	0.36	0.624	19.95	98.95%					
	BLK A-2	BLDG A-2	MH101A							0.0	0.0	3.80	0.00	0.0	0.19	0.19		0.0	1.50	0.09	0.19	0.19	0.06	0.00	0.00	0.16	59.26	10.00	200	3.00	1.828	59.11	99.74%					
	MH101A	MH101A	MH102A							0.0	0.0	3.80	0.00	0.0	0.16	0.71		0.0	1.50	0.35	0.16	0.71	0.23	0.00	0.00	0.58	20.24	65.48	200	0.35	0.624	19.66	97.14%					
	BLK A-1	BLDG A-1	MH102A							0.0	0.0	3.80	0.00	0.0	0.18	0.18		0.0	1.50	0.09	0.18	0.18	0.06	0.00	0.00	0.15	68.43	9.98	200	4.00	2.110	68.29	99.79%					
	MH102A	MH102A	EX SAN							0.0	0.0	3.80	0.00	0.0	0.08	0.97		0.0	1.50	0.47	0.08	0.97	0.32	0.00	0.00	0.79	20.24	13.75	200	0.35	0.624	19.45	95.09%					
WEST OF EASEMENT																																						
	BLK E	BLDG E	MH108A							0.0	0.0	3.80	0.00	0.0	0.13	0.13		0.0	1.50	0.06	0.13	0.13	0.04	0.00	0.00	0.11	48.39	8.50	200	2.00	1.492	48.28	99.78%					
	MH108A	MH108A	MH103A							0.0	0.0	3.80	0.00	0.0	0.12	0.25		0.0	1.50	0.12	0.12	0.25	0.08	0.00	0.00	0.20	20.24	9.32	200	0.35	0.624	20.04	98.99%					
	MH103A	MH103A	MH104A							0.0	0.0	3.80	0.00	0.0	0.08	0.33		0.0	1.50	0.16	0.08	0.33	0.11	0.00	0.00	0.27	20.24	39.96	200	0.35	0.624	19.97	98.67%					
	BLK D	BLDG D	MH104A							0.0	0.0	3.80	0.00	0.0	0.18	0.18		0.0	1.50	0.09	0.18	0.18	0.06	0.00	0.00	0.15	48.39	7.80	200	2.00	1.492	48.24	99.70%					
	MH104A	MH104A	MH105A							0.0	0.0	3.80	0.00	0.0	0.08	0.59		0.0	1.50	0.29	0.08	0.6	0.19	0.00	0.0	0.48	20.24	60.05	200	0.35	0.624	19.76	97.62%					
	BLK C	BLDG C	SAN							0.0	0.0	3.80	0.00	0.0	0.09	0.09		0.0	1.50	0.04	0.09	0.09	0.03	0.00	0.00	0.07	68.43	4.63	200	4.00	2.110	68.36	99.89%					
	MH105A	MH105A	MH106A							0.0	0.0	3.80	0.00	0.0	0.09	0.18		0.0	1.50	0.09	0.09	0.18	0.08	0.00	0.00	0.15	20.24	33.52	200	0.35	0.624	20.10	99.27%					
	MH106A	MH106A	EX SAN							0.0	0.0	3.80	0.00	0.0	0.1	0.88		0.0	1.50	0.43	0.11	0.3	0.10	0.00	0.0	0.52	20.24	5.90	200	0.35	0.624	19.72	97.41%					
Design Parameters:			Notes: 1. Mannings coefficient (n) = 0.013 2. Demand (per capita): 280 L/day 3. Infiltration allowance: 0.33 L/s/Ha 4. Residential Peaking Factor: Harmon Formula = 1+(14)/(4+(P/1000)^0.5))^0.8 where K = 0.8 Correction Factor 5. Commercial and Institutional Peak Factors based on total area, 1.5 if greater than 20%, otherwise 1.0										Designed: MP No. 1. 1. Checked: SL Dwg. Reference: 148792-400										Revision Site Servicing Report Submission 1 Site Servicing Report Submission 2 1. Date: 2025-07-03			Date: 2024-12-18 2025-07-03												
1-BD 1.4 p/cp/s 2-BD 2.1 p/cp/s 3-BD 3.1 p/cp/s Other 1.8 p/cp/s			INST 28,000 L/Ha/day COM 28,000 L/Ha/day ND 35,000 L/Ha/day 17,000 L/Ha/day		MDE Chart																						File Reference: 148792-6.04.04			Date: 2025-07-03			Sheet No: 1 of 1					

Labadie, Sam

From: Labadie, Sam
Sent: November 1, 2024 2:09 PM
To: Roy, Jean-Miguel
Cc: Brule, Terry; Fawzi, Mohammed
Subject: RE: 801 Eagleson - Reports Request

Hi Jean-Miguel,

Thank you, we will make the request to GI.

We expect a total sanitary flow rate of approximately 1.8 L/s, so we will proceed in designing the private system without capacity concerns for the public system.

Sam Labadie P.Eng
Civil Engineer
Arcadis Professional Services (Canada) Inc.
Suite 500, 333 Preston Street | Ottawa | ON | K1S 5N4 | Canada
C: +1 613 899 5717
www.arcadis.com



From: Roy, Jean-Miguel <Jean-Miguel.Roy@ottawa.ca>
Sent: November 1, 2024 1:54 PM
To: Labadie, Sam <samantha.labadie@arcadis.com>
Cc: Brule, Terry <terry.brule@arcadis.com>; Fawzi, Mohammed <mohammed.fawzi@ottawa.ca>
Subject: RE: 801 Eagleson - Reports Request

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Hi Sam,

The reports that you've mentioned can be purchased from geoinformation@ottawa.ca.

For the sanitary capacity, may I ask what is the expected release rate for this site? We've recently received confirmation from internally that a 1.9l/s, which is the calculated release rate from 2012, would be negligible. If your expected sanitary release rate is within that range, we would ask you to assess the capacity of your private system only. Please confirm.

Thanks,
JM

From: Labadie, Sam <samantha.labadie@arcadis.com>
Sent: October 25, 2024 2:53 PM

To: Roy, Jean-Miguel <Jean-Miguel.Roy@ottawa.ca>

Cc: Brule, Terry <terry.brule@arcadis.com>

Subject: 801 Eagleson - Reports 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 Jean-Miguel,

We are reviewing the Pre-Consultation Meeting Minutes for 801 Eagleson Road. Would you mind sending the 2012 approved Servicing Report and the 2019 MDCW study?

Also, can you direct us to the report or MSS document that we should be referencing for the Sanitary capacity?

Thank you,

Sam Labadie P.Eng

Civil Engineer

Arcadis Professional Services (Canada) Inc.

Suite 500, 333 Preston Street | Ottawa | ON | K1S 5N4 | Canada

C: +1 613 899 5717

www.arcadis.com

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Appendix D

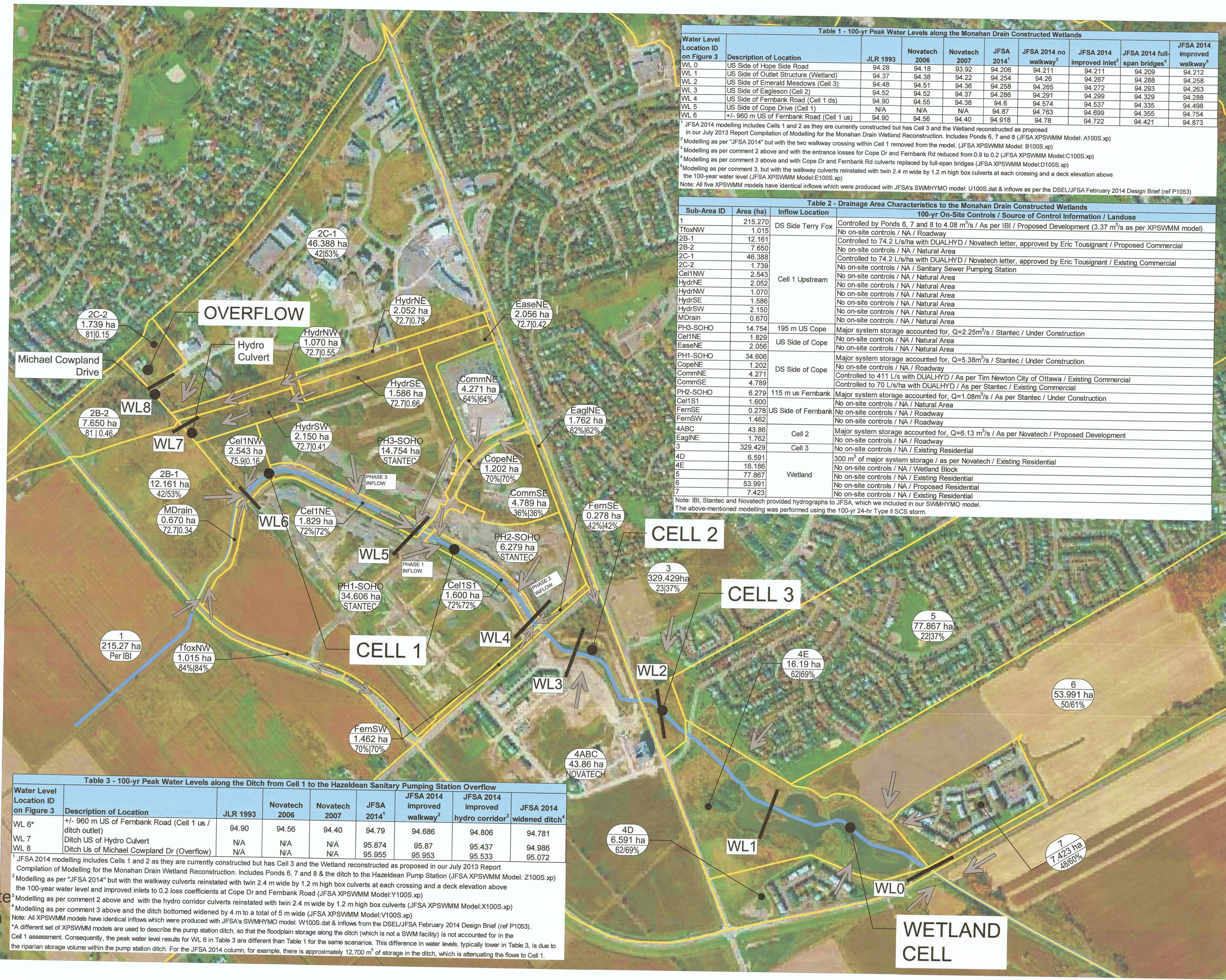


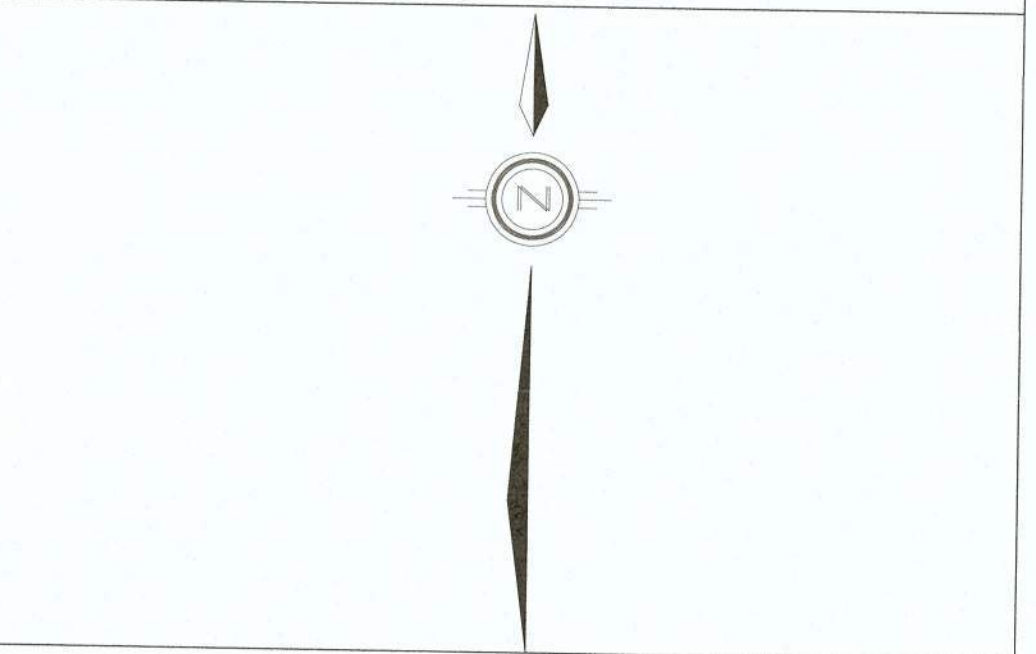
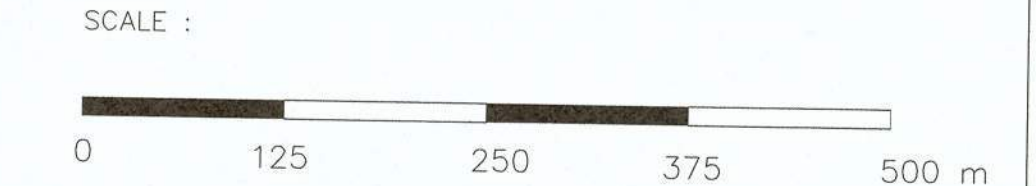
Table 1 - 100-yr Peak Water Levels along the Monahan Drain Constructed Wetlands								
Water Level Location ID on Figure 3	Description of Location	JLR 1993	Novatech 2006	Novatech 2007	JFSA 2014 ¹	JFSA 2014 no walkway ²	JFSA 2014 improved inlet ³	JFSA 2014 full-span bridges ⁴
WL 0	US Side of Hope Side Road	94.28	94.18	93.92	94.206	94.211	94.211	94.212
WL 1	US Side of Outlet Structure (Wetland)	94.37	94.38	94.22	94.254	94.26	94.267	94.258
WL 2	US Side of Emerald Meadows (Cell 3)	94.48	94.51	94.36	94.258	94.265	94.272	94.263
WL 3	US Side of Eagleson (Cell 2)	94.52	94.52	94.37	94.286	94.291	94.299	94.288
WL 4	US Side of Fernbank Road (Cell 1 ds)	94.90	94.55	94.38	94.6	94.574	94.537	94.498
WL 5	US Side of Cope Drive (Cell 1)	N/A	N/A	N/A	94.87	94.763	94.699	94.754
WL 6	+/- 960 m US of Fernbank Road (Cell 1 us)	94.90	94.56	94.40	94.918	94.78	94.722	94.873

¹ JFSA 2014 modelling includes Cells 1 and 2 as they are currently constructed but has Cell 3 and the Wetland reconstructed as proposed in our July 2013 Report Compilation of Modelling for the Monahan Drain Wetland Reconstruction. Includes Ponds 6, 7 and 8 (JFSA XPSWMM Model: A100S.xp)
² Modelling as per "JFSA 2014" but with the two walkway crossing within Cell 1 removed from the model. (JFSA XPSWMM Model: B100S.xp)
³ Modelling as per comment 2 above and with the entrance losses for Cope Dr and Fernbank Rd reduced from 0.9 to 0.2 (JFSA XPSWMM Model: C100S.xp)
⁴ Modelling as per comment 3 above and with Cope Dr and Fernbank Rd culverts replaced by full-span bridges (JFSA XPSWMM Model: D100S.xp)
Note: All five XPSWMM models have identical inflows which were produced with JFSA's SWMMHYMO model: U100S.dat & inflows as per the DSEL/JFSA February 2014 Design Brief (ref P1053)

Table 2 - Drainage Area Characteristics to the Monahan Drain Constructed Wetlands			
Sub-Area ID	Area (ha)	Inflow Location	100-yr On-Site Controls / Source of Control Information / Landuse
1	215.270	DS Side Terry Fox	Controlled by Ponds 6, 7 and 8 to 4.08 m³/s / As per IBI / Proposed Development (3.37 m³/s as per XPSWMM model)
1foxNW	1.015		No on-site controls / NA / Roadway
2B-1	12.161		Controlled to 74.2 L/s/ha with DUALHYD / Novatech letter, approved by Eric Tousignant / Proposed Commercial
2B-2	7.650		No on-site controls / NA / Natural Area
2C-1	46.388		Controlled to 74.2 L/s/ha with DUALHYD / Novatech letter, approved by Eric Tousignant / Existing Commercial
2C-2	1.739		No on-site controls / NA / Sanitary Sewer Pumping Station
Cel1NW	2.543		No on-site controls / NA / Natural Area
HydrNE	2.052		No on-site controls / NA / Natural Area
HydrNW	1.070		No on-site controls / NA / Natural Area
HydrSE	1.586		No on-site controls / NA / Natural Area
HydrSW	2.150		No on-site controls / NA / Natural Area
MDrain	0.670		No on-site controls / NA / Natural Area
PH3-SOHO	14.754	195 m US Cope	Major system storage accounted for, Q=2.25m³/s / Stantec / Under Construction
Cel1NE	1.829	US Side of Cope	No on-site controls / NA / Natural Area
EaseNE	2.056		No on-site controls / NA / Natural Area
PH1-SOHO	34.606	DS Side of Cope	Major system storage accounted for, Q=5.38m³/s / Stantec / Under Construction
CopeNE	1.202		No on-site controls / NA / Roadway
CommNE	4.271		Controlled to 411 L/s with DUALHYD / As per Tim Newton City of Ottawa / Existing Commercial
CommSE	4.789		Controlled to 70 L/s/ha with DUALHYD / As per Stantec / Existing Commercial
PH2-SOHO	6.279	115 m US Fernbank	Major system storage accounted for, Q=1.08m³/s / As per Stantec / Under Construction
Cel1S1	1.600	US Side of Fernbank	No on-site controls / NA / Natural Area
FernSE	0.278		No on-site controls / NA / Roadway
FernSW	1.462		No on-site controls / NA / Roadway
4ABC	43.86	Cell 2	Major system storage accounted for, Q=6.13 m³/s / As per Novatech / Proposed Development
EagINE	1.762	Cell 3	No on-site controls / NA / Roadway
3	329.429		No on-site controls / NA / Existing Residential
4D	6.591		300 m³ of major system storage / as per Novatech / Existing Residential
4E	16.186		No on-site controls / NA / Wetland Block
5	77.867		No on-site controls / NA / Existing Residential
6	53.991		No on-site controls / NA / Proposed Residential
7	7.423		No on-site controls / NA / Existing Residential

Note: IBI, Stantec and Novatech provided hydrographs to JFSA, which we included in our SWMMHYMO model. The above-mentioned modelling was performed using the 100-yr 24-hr Type II SCS storm.

- LEGEND :
- SUBCATCHMENT BOUNDARY
 - MONAHAN DRAIN
 - DRAINAGE DIRECTION / INFLOW LOCATION TO XPSWMM
 - SUB-CATCHMENT ID (STANDHYD)
 - SUB-CATCHMENT AREA (HA)
 - DIRECT / TOTAL IMPERVIOUSNESS (%)
 - SUB-CATCHMENT ID (NASHYD)
 - SUB-CATCHMENT AREA (HA)
 - CURVE NUMBER | TIME TO PEAK (H)
 - WL1 WATER LEVEL LOCATION refer to Table 1
 - APPROXIMATE LOCATION of WALKWAYS



J.F. Sabourin & Associates Inc.
WATER RESOURCES AND ENVIRONMENTAL CONSULTANTS
OTTAWA (613) 836-3884
GATINEAU (819) 243-6858

CLIENT :

PROJECT : CELL 1 MODELLING
MONAHAN DRAIN CONSTRUCTED
WETLANDS

CB	Sept/14	FINAL	3
CB	Feb/13	For Review / Comments	2
CB	Dec/13	For Discussion	1
CB	Sept/13	For Discussion	0
BY	DATE	DESCRIPTION	REV

DETAILED DRAINAGE AREAS TO CELL 1
+ WATER LEVELS ALONG the MDCW

FIGURE 3		DESIGNED:	CB
		DRAWN:	CB
		VERIFIED:	
		APPROVED:	
DRAWING REF:	902(03)-13\Design\CAD JFSA Figures 20140905.dwg	DATE	PROJECT No.
		Sept/14	902(03)-13

Table 3 - 100-yr Peak Water Levels along the Ditch from Cell 1 to the Hazeldean Sanitary Pumping Station Overflow							
Water Level Location ID on Figure 3	Description of Location	JLR 1993	Novatech 2006	Novatech 2007	JFSA 2014 ¹	JFSA 2014 improved walkway ²	JFSA 2014 improved hydro corridor ³ widened ditch ⁴
WL 6*	+/- 960 m US of Fernbank Road (Cell 1 us / ditch outlet)	94.90	94.56	94.40	94.79	94.686	94.806
WL 7	Ditch US of Hydro Culvert	N/A	N/A	N/A	95.874	95.87	95.437
WL 8	Ditch US of Michael Cowpland Dr (Overflow)	N/A	N/A	N/A	95.955	95.953	94.986

¹ JFSA 2014 modelling includes Cells 1 and 2 as they are currently constructed but has Cell 3 and the Wetland reconstructed as proposed in our July 2013 Report Compilation of Modelling for the Monahan Drain Wetland Reconstruction. Includes Ponds 6, 7 and 8 & the ditch to the Hazeldean Pump Station (JFSA XPSWMM Model: Z100S.xp)
² Modelling as per "JFSA 2014" but with the walkway culverts reinstated with twin 2.4 m wide by 1.2 m high box culverts at each crossing and a deck elevation above the 100-year water level and improved inlets to 0.2 loss coefficients at Cope Dr and Fernbank Road (JFSA XPSWMM Model: Y100S.xp)
³ Modelling as per comment 2 above and with the hydro corridor culverts reinstated with twin 2.4 m wide by 1.2 m high box culverts (JFSA XPSWMM Model: X100S.xp)
⁴ Modelling as per comment 3 above and the ditch bottomed widened by 4 m to a total of 5 m wide (JFSA XPSWMM Model: V100S.xp)
Note: All XPSWMM models have identical inflows which were produced with JFSA's SWMMHYMO model: W100S.dat & inflows from the DSEL/JFSA February 2014 Design Brief (ref P1053).
*A different set of XPSWMM models are used to describe the pump station ditch, so that the floodplain storage along the ditch (which is not a SWM facility) is not accounted for in the Cell 1 assessment. Consequently, the peak water level results for WL 6 in Table 3 are different than Table 1 for the same scenarios. This difference in water levels, typically lower in Table 3, is due to the riparian storage volume within the pump station ditch. For the JFSA 2014 column, for example, there is approximately 12,700 m³ of storage in the ditch, which is attenuating the flows to Cell 1.

**DESIGN BRIEF
FOR THE
MONAHAN DRAIN WETLAND RECONSTRUCTION**

CITY OF OTTAWA

**JUNE 2012
REVISED NOVEMBER 2013
OUR FILE: 12-591**

1.0 INTRODUCTION

The existing Monahan Drain Constructed Wetlands are located within the City of Ottawa, and consist of three quantity control cells (Cells 1, 2 and 3) and one quality and quantity control cell (Wetland Cell) in the Monahan Drain. Refer to **Appendix C** for a plan view of the cells by AECOM.

It is proposed that the existing Cell 3 and Wetland Cell be reconstructed to meet quality and quantity control stormwater management (SWM) requirements. As shown by **Figure 1**, the existing Cell 3 and Wetland Cell are located north of Hope Side Road, east of Eagleson Road, south of Bridgestone Drive and west of existing and future residential development. For the purposes of this report, Cell 3 and the Wetland Cell are henceforth referred to collectively as the SWM facility.

The Monahan Drain has a total drainage area of 4044.58 ha (refer to **Figure 2**, and to Table C-1 of **Appendix C**), 3142.95 ha of which discharge to the Monahan Drain downstream of the Constructed Wetlands. The SWM facility has a total drainage area of 901.63 ha, and provides treatment for 686.36 ha. The 901.63 ha can be described in the following way:

- 215.27 ha are treated for quality and quantity control separately (west of Terry Fox Drive).
- 194.87 ha are treated for quality control by separate SWM facilities and oil-and-grit separators, and for quantity control by Cells 1 and 2 before discharging to the downstream SWM facility (Cell 3 and the Wetland Cell).
- The remaining 491.49 ha are to be treated for quality and quantity control by the reconstructed SWM facility.

The SWM facility needs to provide sufficient quantity control such that, on the downstream side of Hope Side Road (total drainage area of 1393.29 ha) the peak upper limit of flow will not exceed 27.45 m³/s during a 100-year event.

The reconstructed SWM facility is a hybrid wet pond / wetland intended to satisfy various stormwater management requirements, including the following:

Water quality control: The permanent pool volume should be sized for an enhanced level of protection (82.00 m³/ha, 41% imperviousness). The active volume portion for water quality control (80 m³/ha) is greater than the typical 40 m³/ha to account for the upstream drainage areas treated separately. The active storage volume should have a detention time between 24 to 48 hours.

Table 1: Assumed Future Impervious Cover by Zoning Code

Land Use Type	Zone Codes	Total Imperviousness	Percent of Impervious Area Directly Connected
Residential	R1	70%	75%
	R2	70%	75%
	R3	75%	75%
	R4	85%	100%
	R5	85%	100%
	RM	70%	75%
Institutional zones	I1	90%	100%
	I2	90%	100%
Open space and leisure zones	O1	15%	0%
	L1	15%	0%
	L2	15%	0%
	L3	15%	0%
Environmental zone	EP	10%	0%
Commercial/Mixed use zones	LC	90%	100%
	GM	90%	100%
	TM	90%	100%
	AM	90%	100%
	MC	90%	100%
	MD	90%	100%
Industrial zones	IP	90%	100%
	IL	90%	100%
	IG	90%	100%
	IH	90%	100%
Transportation zones	T1	90%	100%
	T2	90%	100%
Rural zones	AG	15%	0%
Other zones	DR	77.5%	87.5%

5.0 STORM SERVICING AND STORMWATER MANAGEMENT

5.1 General

This Report addresses the dual drainage system (i.e., minor and major) design for the Bridlewood Commercial Plaza. The minor storm system is comprised of inlet catch basins, maintenance holes, and storm sewers. This system is designed to quickly capture and convey runoff from frequent storm events with a 1:5 year recurrence. The major system is concerned with overland drainage, and consists of ground surface features like swales, ditches, roadways, parking areas, and stormwater management facilities. The major system is designed to accommodate runoff during storm events ranging from a 1:5 year up to a 1:100 year recurrence. For the Plaza site, both systems drain to the existing Bridlewood forebay located on the south side of Bridgestone Drive. This sedimentation forebay provides pre-treatment prior to discharging to the Monahan Drain system, where stormwater quantity and quality treatment is provided.

Note that a hydraulic grade line (HGL) analysis has not been performed for the Plaza. Although it is standard practice to perform an HGL analysis to ensure a minimum freeboard of 0.30 m below the building underside of footing to prevent basement flooding, all of the buildings on this site will be built with slab on grade construction (i.e., no basements), so basement flooding is not a concern.

5.2 Design Criteria

5.2.1 General

Storm servicing for the Plaza was designed in accordance with the City of Ottawa Sewer Design Guidelines (November 2004). The general stormwater servicing design parameters used to complete the detailed design for the Plaza are listed in Table 5.1.

Table 5.1: Stormwater Servicing Design Criteria

General Design Criteria
Allowable post-development stormwater release rate restricted to pre-development rate of 136.7 L/s
Quality control measures not required as storm sewers outlet to pond on south side of Bridgestone Drive that provides quality control
Minimum swale grades at 1.5% (with lower grades sub-drain must be provided)
Minimum roadway profile grades at 0.5%
Minimum roadway slope of 0.1% from crest to crest for overland flow route

Minimum freeboard of 0.30 m between the finished floor elevation and the maximum street ponding elevation
Maximum ponding depth of approximately 0.25 m for the 1:100 year storm event
Minimum of 0.30 m clearance between the underside of footing and the 1:100 year HGL elevation (not applicable)
Minimum circular orifice diameter of 75 mm unless alternate self-scouring inlet control devices (ICDs) are used
Ensure ponding water does not directly enter the sanitary sewer system through sanitary maintenance holes
Storm sewers sized for the 1:5 year storm event using the Rational Method and City of Ottawa Intensity-Duration-Frequency (IDF) curves
Provide measures to ensure that site preparation and construction is in accordance with the current Best Management Practices for Erosion and Sediment Control
Temporary ICD to be installed at outlet to ensure flow attenuation is restricted to allowable release rate until all elements of system are operable (not applicable)

5.2.2 Minor System

Storm flows generated by the Plaza are proposed to be captured by catch basins and local storm sewers, and conveyed to the existing 1800 mm diameter storm trunk sewer that runs from north to south through the site within a 10.57 m wide easement. The trunk sewer crosses to the south side of Bridgestone Drive, and outlets to the existing Bridlewood sedimentation forebay.

The existing 1800 mm diameter storm trunk sewer has been approved by the City as an outlet for stormwater from the site. It is noted that the original design for the sewer infrastructure in this area was based on a residential type development where a school and proposed commercial block now exist (refer to Appendix 'E' for previous storm drainage design). The drainage area characteristics of the previous design were used to calculate a maximum allowable release rate of 136.7 L/s for the Plaza site, as follows:

Drainage Area (Plaza site),	$A = 1.75 \text{ ha};$
Runoff Coefficient (previous design),	$C = 0.4;$
Time of Concentration (pre-development),	$T_C = 20 \text{ min};$
5-Year Rainfall Intensity (Ottawa),	$I_5 = 70.25 \text{ mm/hr};$

Using Rational Method,	$Q = 2.78 \cdot C \cdot I \cdot A$
	$= 2.78 \cdot 0.4 \cdot 1.75 \cdot 70.25$
	$= 136.7 \text{ L/s}$

Therefore, the total of rooftop drainage, uncontrolled off-site and minor system flows, and ICD restricted flows must not exceed the calculated allowable release rate.

5.2.3 Major System

Surface runoff from the Plaza site in excess of the allowable minor system release rate (refer to Section 5.2.2) is to be contained on-site. The City Design Guidelines stipulate that on-site storage must be provided to contain runoff generated by the 1:100 year storm event. Additionally, the impact of the July 1, 1979 historical storm has been investigated, for information purposes. On-site storage will be achieved by the implementation of ponding in parking lot sags and on rooftops.

5.3 Proposed Minor System

5.3.1 Stormwater Quality and Quantity

Storm runoff generated by the Plaza is to be conveyed to the existing Bridlewood sedimentation forebay on the south side of Bridgestone Drive. This sedimentation forebay provides pre-treatment for stormwater runoff from the tributary lands in the Bridlewood Community, before outletting to the Monahan Drain, which itself is a tributary to the Jock River. The Monahan Drain system is approved by the RVCA and operated by the City to provide the necessary quantity and quality control for fish habitat protection in the Jock River and Rideau River watersheds.

Locally, the Plaza site has been designed to meet the maximum allowable release rate (refer to Section 5.2.2) by utilizing inlet control devices (ICDs) at the minor system outlets and on-site storage in parking lot sags and on rooftops. No additional water quality measures have been included in the servicing of the subject site, other than sumps in catch basins.

5.3.2 Storm Sewer Servicing

Storm sewers servicing the Plaza development were sized based on the 1:5 year peak flows calculated using the Rational Method. An inlet time of 10 minutes was used, as recommended in the City Design Guidelines for commercial sites. Refer to Appendix 'E' for the Storm Sewer Design Sheet and Drainage Plan.

As presented in Section 5.2.2, the post-development flows generated by the Plaza must be controlled to an allowable release rate of 136.7 L/s. This maximum release rate represents the total of rooftop drainage, uncontrolled off-site flows, uncontrolled minor

Labadie, Sam

From: Roy, Jean-Miguel <Jean-Miguel.Roy@ottawa.ca>
Sent: April 9, 2025 2:20 PM
To: Labadie, Sam
Cc: Brule, Terry; Fawzi, Mohammed
Subject: RE: 801 Eagleson - Comment Review

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Hi Sam and Terry,

Thank you for your patience on this matter.

Following internal discussions on the allowable release rate for this site, we can confirm that the criteria set out in the 2012 Approved Servicing Report that was based on the City's Sewer Design Guidelines should be adhered to. As indicated in the report, the 2019 MDCW study was completed to update the existing hydrologic and hydraulic models of the MDCW, to reflect current conditions and to investigate the impacts if future development progresses within the watershed. The study assesses three primary scenarios: the current conditions, a future condition where all vacant developable lands are built-out, and a future ultimate condition which assumes that all lands are built-out to their maximum zoning density allowances. The study is NOT intended to provide a criteria for future undeveloped lands.

However, we've reviewed the 2012 Servicing Report quantity control calculations and noticed that a minimum Tc of 20 mins was used instead of 10 mins, as it was based on the 2004 Sewer Design Guidelines. The City accepts that you use a Tc of 10 mins for your calculations to be in line with the latest Sewer Design Guidelines. This will increase the allowable release rate for this site.

With regards to the proposed locations for the monitoring maintenance holes, the City does not have any concern if the maintenance holes aren't directly at the easement limits. They can be a few meters away from the connections, as long as they aren't within the easement. That said, your proposed location for MH102A, MH102 & MH107 is fine and doesn't need to be revised, unless MH107 falls within the new easement limits.

Regards,

Jean-Miguel Roy

Project Manager, Infrastructure Approvals

Planning, Real Estate and Economic Development Department

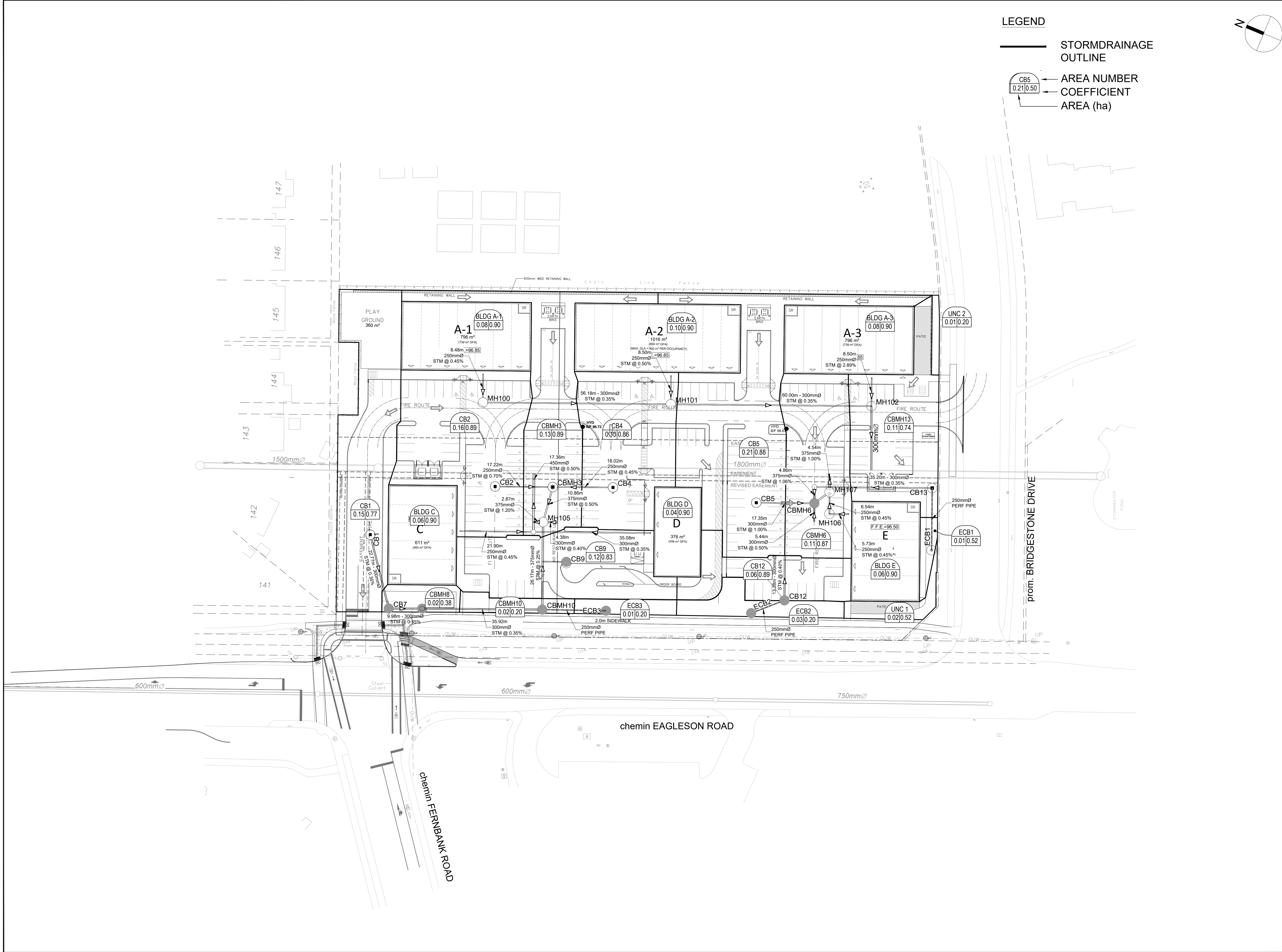
Services de la planification, Direction générale de la planification, de l'immobilier et du développement économique

110 Laurier Avenue West | 110 avenue Laurier Ouest

City of Ottawa | Ville d'Ottawa

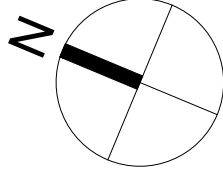
613.580.2424 x 27566

Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne



LEGEND

- STORMDRAINAGE OUTLINE
- AREA NUMBER
- COEFFICIENT
- AREA (ha)



CLIENT

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1	ISSUED FOR REVIEW	2024-12-19
2	CITY SUBMISSION No. 1	2025-01-22
3	CITY SUBMISSION No. 2	2025-07-09

KEY PLAN

CONSULTANTS

SEAL

PRIME CONSULTANT

333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT

COMMERCIAL SITE

801 EAGLESON ROAD

PROJECT NO:

148792

DRAWN BY:

D.D.

CHECKED BY:

M.P.

PROJECT MGR:

T.R.B.

APPROVED BY:

S.E.L.

SHEET TITLE

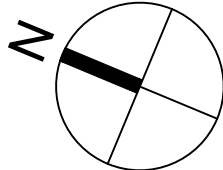
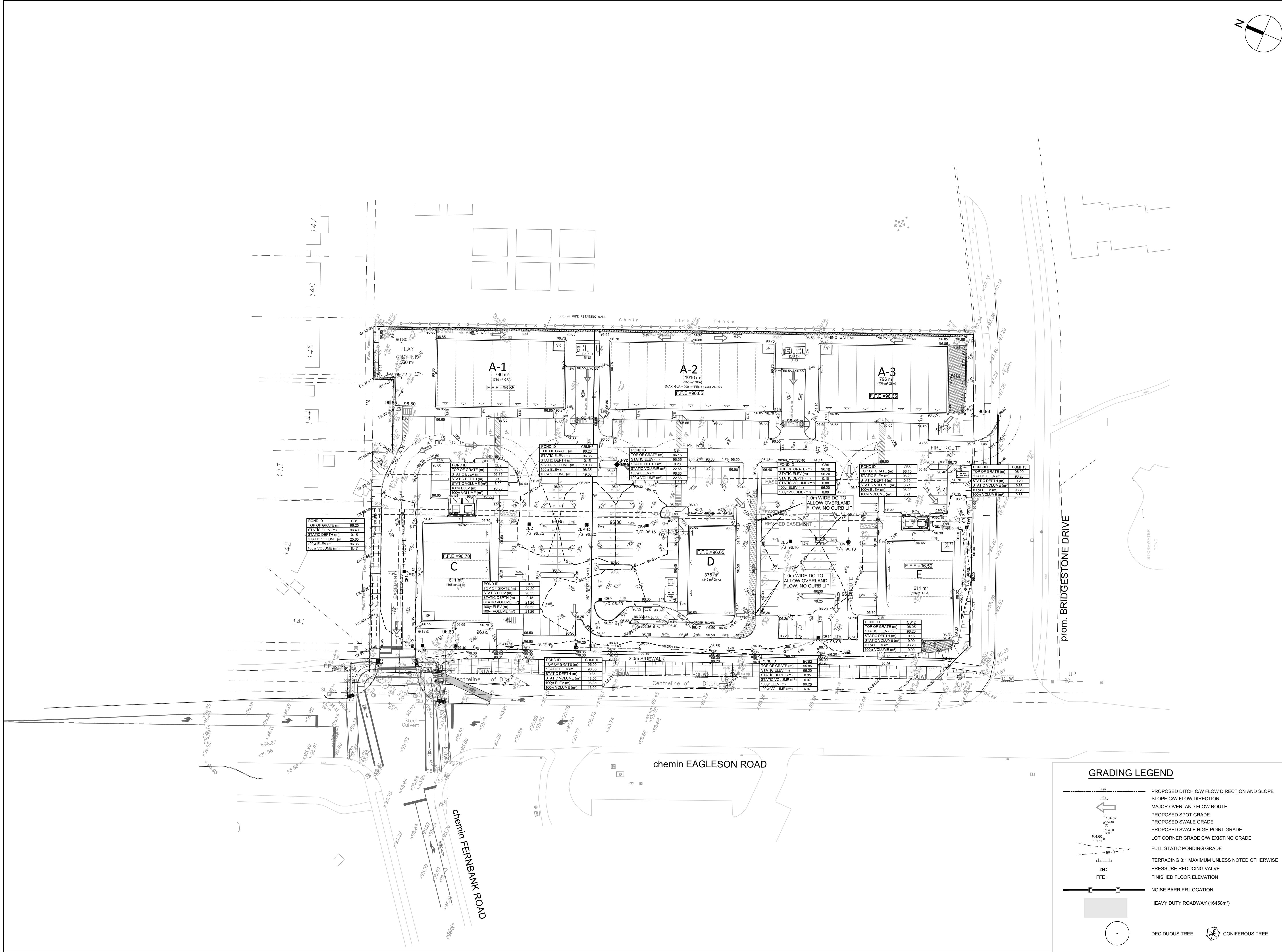
STORM DRAINAGE AREA PLAN

SHEET NUMBER

C-500

ISSUE

3



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Arcadis Professional Services (Canada) Inc.
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ISSUES		
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KEY PLAN

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1:500

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PROJECT

COMMERCIAL SITE

801 EAGLESON ROAD

PROJECT NO:
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DRAWN BY:
D.D.

CHECKED BY:
M.P.

PROJECT MGR:
T.R.B.

APPROVED BY:
S.E.L.

SHEET TITLE

PONDING PLAN

SHEET NUMBER

C-600

ISSUE

3

GRADING LEGEND

PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
SLOPE C/W FLOW DIRECTION
MAJOR OVERLAND FLOW ROUTE
PROPOSED SPOT GRADE
PROPOSED SWALE GRADE
PROPOSED SWALE HIGH POINT GRADE
LOT CORNER GRADE C/W EXISTING GRADE
FULL STATIC PONDING GRADE
TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
PRESSURE REDUCING VALVE
FINISHED FLOOR ELEVATION
NOISE BARRIER LOCATION
HEAVY DUTY ROADWAY (16458m²)

DECIDUOUS TREE
CONIFEROUS TREE

Formulas and Descriptions

$i_{2yr} = 1.2$ year Intensity = $732.951 / (T_c + 6.199)^{0.810}$
 $i_{5yr} = 1.5$ year Intensity = $998.071 / (T_c + 6.053)^{0.814}$
 $i_{100yr} = 1:100$ year Intensity = $1735.688 / (T_c + 6.014)^{0.820}$
 T_c = Time of Concentration (min)
 C = Average Runoff Coefficient
 A = Area (Ha)
 Q = Flow = $2.78CIA$ (L/s)

Maximum Allowable Release Rate

Restricted Flowrate ($Q_{restricted} = 2.78 * C * i_{5yr} * A$, 5-year flowrate captured, based on Imp of 0.40, $T_c=10min$)

Per J.L. Richards Servicing Report 18845 Dated May 2011
 Commercial/Mixed-use zones, imperviousness of 40%, Time of concentration of 10 mins

$A = 1.75$ ha
 $C = 0.4$
 $T_c = 10$ mins
 $i_{5yr} = 104.19$ mm/hr

$$Q_{restricted} = 2.78 * 0.4 * 1.75 * 104.19$$

$$Q_{restricted} = 202.75 \text{ L/s}$$

Uncontrolled Release ($Q_{uncontrolled} = 2.78 * C * i_{100yr} * A_{uncontrolled}$)

UNC 1 - South

$C_{100yr} = 0.65$ (C increased 25% for 100-yr)
 $T_c = 10$ min
 $i_{100yr} = 178.56$ mm/hr
 $A_{uncontrolled} = 0.02$ Ha

$$Q_{uncontrolled} = 6.45 \text{ L/s}$$

UNC 2 - Retaining Wall

$C_{100yr} = 0.25$ (C increased 25% for 100-yr)
 $T_c = 10$ min
 $i_{100yr} = 178.56$ mm/hr
 $A_{uncontrolled} = 0.005$ Ha

$$Q_{uncontrolled} = 0.62 \text{ L/s}$$

Maximum Allowable Release Rate ($Q_{max allowable} = Q_{restricted} - Q_{uncontrolled}$)

$$Q_{max allowable} = 195.68 \text{ L/s}$$

MODIFIED RATIONAL METHOD (100-Year, 5-Year & 2-Year Ponding)

Drainage Area		Bldg A-1 Roof							
Area (Ha)	0.08	Restricted Flow ICD_{Actual} (L/s)=	1.50						
C =	1.00	Restricted Flow Q_r for semi calc. (L/s)=	1.50						
50% reduction if sub-surface storage considered									
100-Year Ponding					100-Year +20% Ponding				
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78Ci_{100yr}A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)	
120	32.89	7.32	1.50	5.82	41.87				
125	31.86	7.09	1.50	5.59	41.90				
130	30.90	6.87	1.50	5.37	41.90	8.25	6.75	52.62	
135	30.00	6.67	1.50	5.17	41.89				
140	29.15	6.48	1.50	4.98	41.86				
Storage (m^3)					100+20				
Overflow	Required	Surface	Sub-surface	Balance	Overflow	Required	Balance		
	41.90	45.00		0.00	0.00	52.62	7.62		
					convert to flow with peak T_c (L/s)				
					0.98				

Drainage Area		Bldg A-1 Roof			
Area (Ha)		0.08			
C =		0.90			
		Restricted Flow Q_r (L/s)= 1.50			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume (m^3)
50	28.04	5.61	1.50	4.11	12.34
51	27.64	5.53	1.50	4.03	12.34
52	27.26	5.46	1.50	3.96	12.34
53	26.88	5.38	1.50	3.88	12.34
54	26.52	5.31	1.50	3.81	12.34
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	12.34	45.00	0	0.00	
overflows to: Out					

Drainage Area		Bldg A-2 Roof						
Area (Ha)	0.10	Restricted Flow ICD_{Actual} (L/s)= 1.50						
C =	1.00	Restricted Flow Q_r for semi calc. (L/s)= 1.50 50% reduction if sub-surface storage considered						
100-Year Ponding					100-Year +20% Ponding			
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 Ci_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
155	26.91	7.48	1.50	5.98	55.61			
160	26.24	7.29	1.50	5.79	55.63			
165	25.61	7.12	1.50	5.62	55.63	8.54	7.04	69.73
170	25.01	6.95	1.50	5.45	55.62			
175	24.44	6.80	1.50	5.30	55.60			
Storage (m^3)					100+20			
Overflow	Required	Surface	Sub-surface	Balance	Overflow	Required	Balance	
0.00	55.63	56.25		0.00	0.00	69.73	13.48	1.36
overflows to: Out					convert to flow with peak T_c (L/s)			

Drainage Area		Bldg A-2 Roof			
Area (Ha)		0.10			
C =		0.90	Restricted Flow Q_r (L/s)= 1.50		
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
65	23.15	5.79	1.50	4.29	16.74
66	22.89	5.73	1.50	4.23	16.74
67	22.64	5.66	1.50	4.16	16.74
68	22.39	5.60	1.50	4.10	16.74
69	22.15	5.54	1.50	4.04	16.73
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	16.74	56.25	0	0.00	
overflows to: Out					

Drainage Area		Bldg A-3 Roof						
Area (Ha)	0.08	Restricted Flow ICD_{Actual} (L/s)= 1.50						
C =	1.00	Restricted Flow Q_r for semi calc. (L/s)= 1.50						
		50% reduction if sub-surface storage considered						
100-Year Ponding					100-Year +20% Ponding			
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78Ci_{100yr}A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
115	34.01	7.56	1.50	6.06	41.83			
120	32.89	7.32	1.50	5.82	41.87			
125	31.86	7.09	1.50	5.59	41.90	8.50	7.00	52.52
130	30.90	6.87	1.50	5.37	41.90			
135	30.00	6.67	1.50	5.17	41.89			
Storage (m^3)					100+20			
Overflow	Required	Surface	Sub-surface	Balance	Overflow	Required	Balance	
0.00	41.90	45.00		0.00	0.00	52.52	7.52	
					convert to flow with peak T_c (L/s)			
					1.00			
					overflows to: Out			

Drainage Area		Bldg A-3 Roof			
Area (Ha)		0.08			
C =		0.90	Restricted Flow Q_r (L/s)= 1.50		
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
50	28.04	5.61	1.50	4.11	12.34
51	27.64	5.53	1.50	4.03	12.34
52	27.26	5.46	1.50	3.96	12.34
53	26.88	5.38	1.50	3.88	12.34
54	26.52	5.31	1.50	3.81	12.34
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	12.34	45.00	0	0.00	
overflows to: Out					

Drainage Area		Bldg C Roof						
Area (Ha)	0.06	Restricted Flow ICD_{Actual} (L/s)= 1.50						
C =	1.00	Restricted Flow Q_r for semi calc. (L/s)= 1.50						
		50% reduction if sub-surface storage considered						
100-Year Ponding					100-Year +20% Ponding			
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times Ci_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
85	42.95	7.16	1.50	5.66	28.89			
90	41.11	6.86	1.50	5.36	28.93			
95	39.43	6.58	1.50	5.08	28.94	7.89	6.39	36.44
100	37.90	6.32	1.50	4.82	28.93			
105	36.50	6.09	1.50	4.59	28.90			
Storage (m^3)					100+20			
Overflow	Required	Surface	Sub-surface	Balance	Overflow	Required	Balance	
0.00	28.94	33.75		0.00	0.00	36.44	2.69	0.47
					convert to flow with peak T_c (L/s)			
					overflows to: Out			

Drainage Area		Bldg C Roof			
Area (Ha)		0.06			
C =		0.90	Restricted Flow Q_r (L/s)= 1.50		
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
38	34.06	5.11	1.50	3.61	8.24
39	33.45	5.02	1.50	3.52	8.24
40	32.86	4.93	1.50	3.43	8.24
41	32.30	4.85	1.50	3.35	8.24
42	31.76	4.77	1.50	3.27	8.23
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	8.24	33.75	0	0.00	
overflows to: Out					

Drainage Area		Bldg D Roof			
Area (Ha)		0.04			
C =	0.90	Restricted Flow $Q_r (L/s)$ = 1.50			
2-year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume $2yr$ (m^3)
25	45.17	4.52	1.50	3.02	4.53
26	44.03	4.41	1.50	2.91	4.53
27	42.95	4.30	1.50	2.80	4.53
28	41.93	4.20	1.50	2.70	4.53
29	40.96	4.10	1.50	2.60	4.52
Storage (m^3)					
Overflow 0.00	Required 4.53	Surface 22.50	Sub-surface 0	Balance 0.00	

overflows to: Out

Drainage Area		Bldg E Roof			
Area (Ha)		0.06			
C =	0.90	Restricted Flow Q_r (L/s)= 1.50			
2-year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78xCi_{2yr}A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume $2yr$ (m^3)
38	34.06	5.11	1.50	3.61	8.24
39	33.45	5.02	1.50	3.52	8.24
40	32.86	4.93	1.50	3.43	8.24
41	32.30	4.85	1.50	3.35	8.24
42	31.76	4.77	1.50	3.27	8.23
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	8.24	33.75	0	0.00	

overflows by Out

Drainage Area		MH105			
Area (Ha)		0.74			
C =	0.81	Restricted Flow $Q_r (L/s)$ = 47.50			
2-year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78xCi_{2yr}A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m ³)
12	69.89	118.39	47.50	68.89	49.60
13	66.93	111.45	47.50	63.95	49.88
14	64.23	106.96	47.50	59.46	49.95
15	61.77	102.86	47.50	55.36	49.82
16	59.50	99.09	47.50	51.59	49.52
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	49.95	90.50	166.7	0.00	

overflows to: Out/CRM-H6

Drainage Area		CBMH6	
Area (Ha)	0.54		
C =	0.80	Restricted Flow Q _r (L/s)=	45.50
2-Year Ponding			
T_c	i_{2yr}	Peak Flow	
Variable		Q_p = 2.78xCi_{2yr}A	Q_r
(min)	(mm/hour)	(L/s)	(L/s)
8	85.46	101.85	45.50
9	80.87	96.39	45.50
10	76.81	91.54	45.50
11	73.17	87.20	45.50
12	69.89	83.30	45.50
			Q_p-Q_r
			(L/s)
			56.35
			50.89
			46.04
			41.70
			37.80
			27.05
			27.48
			27.62
			27.52
			27.22
Storage (m³)			
Overflow	Required	Surface	Sub-surface
0.00	27.62	39.21	126.52
			Balance
			0.00
overflows to: Out			

OK
OK
OK
OK
OK
OK
OK
OK

**801 EAGLESON
RUNOFF COEFFICIENT CALCULATION SHEET**

RESTRICTED

CB1	Area (m²)	C
Softscape	284	0.20
Hardscape	1220	0.90
Total	1504	0.77

CB2	Area (m²)	C
Softscape	34	0.20
Hardscape	1595	0.90
Total	1629	0.89

CBMH3	Area (m²)	C
Softscape	21	0.20
Hardscape	1290	0.90
Total	1311	0.89

CB4	Area (m²)	C
Softscape	66	0.20
Hardscape	1204	0.90
Total	1270	0.86

CB5	Area (m²)	C
Softscape	66	0.20
Hardscape	2035	0.90
Total	2101	0.88

CB6	Area (m²)	C
Softscape	53	0.20
Hardscape	1036	0.90
Total	1089	0.87

CBMH8	Area (m²)	C
Softscape	139	0.20
Hardscape	48	0.90
Total	187	0.38

CB9	Area (m²)	C
Softscape	124	0.20
Hardscape	1066	0.90
Total	1190	0.83

CBMH10	Area (m²)	C
Softscape	167	0.20
Hardscape	0	0.90
Total	167	0.20

CB12	Area (m²)	C
Softscape	12	0.20
Hardscape	621	0.90
Total	633	0.89

CBMH13	Area (m²)	C
Softscape	257	0.20
Hardscape	891	0.90
Total	1148	0.74

ECB1	Area (m²)	C
Softscape	51	0.20
Hardscape	43	0.90
Total	94	0.52

ECB2	Area (m²)	C
Softscape	294	0.20
Hardscape	0	0.90
Total	294	0.20

ECB3	Area (m²)	C
Softscape	137	0.20
Hardscape	0	0.90
Total	137	0.20

UNRESTRICTED

UNC 1 (BLDG E PATIO)	Area (m²)	C
Softscape	94	0.20
Hardscape	77	0.90
Total	171	0.52

UNC 2 (EAST RET. WALL)	Area (m²)	C
Softscape	51	0.20
Hardscape	0	0.90
Total	51	0.20

GROUPED AREAS

MH105	Area (m²)	C
CB1	1504	0.77
CBMH8	187	0.38
ECB3	137	0.20
CBMH10	167	0.20
CB9	1190	0.83
CB4	1270	0.86
CB2	1629	0.89
CBMH3	1311	0.89
Total	7395	0.81

MH108	Area (m²)	C
ECB2	294	0.20
CB12	633	0.89
ECB1	94	0.52
CBMH13	1148	0.74
CB5	2101	0.88
CB6	1089	0.87
Total	5359	0.80

UNDERGROUND STORAGE CALCULATIONS

Pipe Storage MH105					
From	To	Length	Diameter	X-sec Area	Volume
CB1	CB7	22.77	300	0.071	1.61
CB7	CBMH8	9.98	300	0.071	0.71
CBMH8	CBMH10	35.92	300	0.071	2.54
ECB3	CBMH10	18.90	250	0.049	0.93
CBMH10	MH105	26.17	375	0.110	2.89
CB9	STM	7.07	250	0.049	0.35
CB4	CBMH3	18.02	250	0.049	0.88
CB2	CBMH3	17.22	250	0.049	0.85
CBMH3	MH105	10.86	375	0.110	1.20
CB4	STORAGE	2.90	300	0.071	0.20
STORAGE	MH105	4.38	300	0.071	0.31
Total					12.46

Structure Storage MH105						
	Base	Top	Height	diameter	X-sec Area	Volume
CB01	95.223	96.25	1.03	600	0.360	0.37
CB7	95.114	96.35	1.24	600	0.360	0.44
CBMH8	95.059	96.35	1.29	1200	1.131	1.46
ECB3	95.000	96.00	1.00	250	0.049	0.05
CBMH10	94.858	96.00	1.14	1200	1.131	1.29
CB9	95.010	96.20	1.19	600	0.360	0.43
CB4	94.999	96.15	1.15	600	0.360	0.41
CB2	95.308	96.25	0.94	600	0.360	0.34
CBMH3	94.793	96.20	1.41	1200	1.131	1.59
MH105	94.678	96.33	1.65	1200	1.131	1.87
EZ STORM STORAGE SYSTEM (SEE SEPARATE DETAIL SHEET)						145.98
Total						154.24

TOTAL MH105 166.70

Pipe Storage CBMH6					
From	To	Length	Diameter	X-sec Area	Volume
ECB1	CB13	18.59	250	0.049	0.91
CB13	MH108	35.20	300	0.090	3.17
MH108	CBMH6	4.86	300	0.090	0.44
CB5	CBMH6	17.35	300	0.090	1.56
ECB2	CB12	10.64	250	0.063	0.67
CB12	STORAGE	9.19	300	0.090	0.83
STORAGE	CBMH6	5.44	300	0.090	0.49
Total					8.06

Structure Storage CBMH6						
	Base	Top	Height	diameter	X-sec Area	Volume
ECB1	95.400	96.00	0.60	250	0.049	0.03
CB13	95.100	96.00	0.90	600	0.360	0.32
MH108	94.436	96.16	1.72	1200	1.131	1.95
CB5	94.600	96.10	1.50	600	0.360	0.54
ECB2	95.250	95.85	0.60	250	0.049	0.03
CB12	94.461	96.05	1.59	600	0.360	0.57
CBMH6	94.267	96.10	1.83	1200	1.131	2.07
EZ STORM STORAGE SYSTEM (SEE SEPARATE DETAIL SHEET)						112.94
Total						118.46

TOTAL CBMH6 126.52

EZstorm system overview

Project details :

Project description :	Eagleson
Date :	7/8/2025
Location :	Ottawa, ON

Client details :

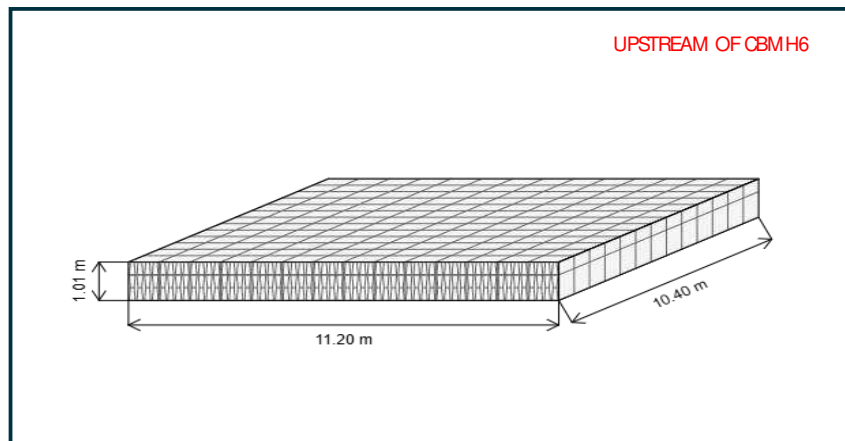
Contact:	
E-mail :	

EZstorm configuration

EZstorm application	Retention / Detention
Load type	Light traffic
Height	1.01 m
Length	11.20 m
Width	10.40 m
EZstorm storage volume	112.94 m ³
Total storage volume	112.94 m ³

Fill materiel

Fill materiel	3/4" granular fill / Sand
Storage in stone	No
Stone porosity	-
Stone above system	-
Perimeter stone	-
Stone below system	-
Storage in stone	-

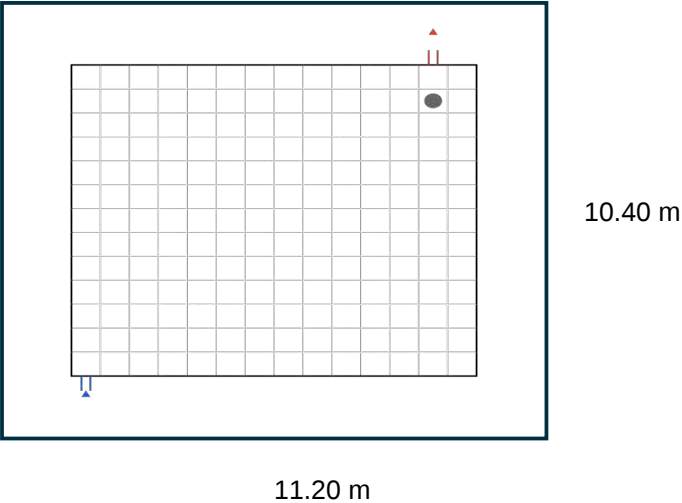


Summary

Total storage volume provided :	112.94 m ³
EZstorm storage volume	112.94 m ³
Storage in stone	-
Stone quantity (fill) required for this project :	55.86 m ³

EZstorm system accessories

-  Inlet
-  Inlet with HDS
-  Outlet
-  Inspection port
-  Pretreatment row
-  EZaccess manhole



Material list

EZstorm material list		Qty
	EZstorm half blocs	182
	EZstorm lateral side grid	54
	EZstorm lateral side grid (half blocs)	54
	EZstorm cover plates	182
	EZstorm access chimney (frame and cover included)	1
	EZaccess (frame and cover included)	0
	Geotextile surface area required	663.82
	Geomembrane surface area required	304.25



EZstorm system overview

Project details :

Project description :	Eagleson
Date :	7/8/2025
Location :	Ottawa, ON

Client details :

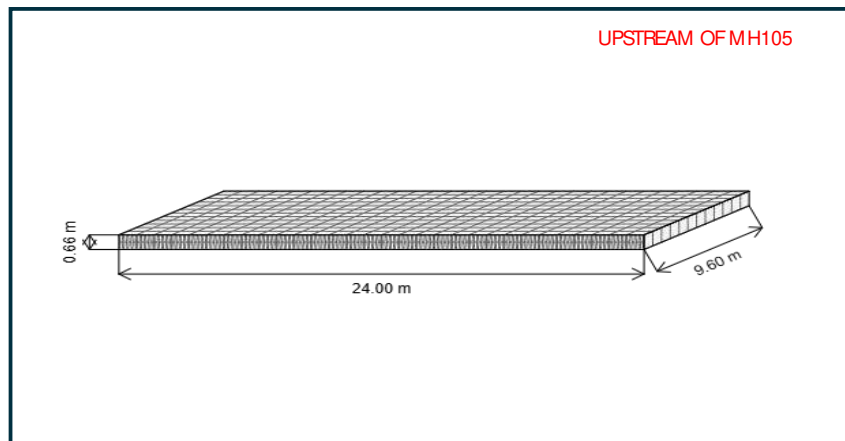
Contact:	
E-mail :	

EZstorm configuration

EZstorm application	Retention / Detention
Load type	Light traffic
Height	0.66 m
Length	24.00 m
Width	9.60 m
EZstorm storage volume	145.98 m ³
Total storage volume	145.98 m ³

Fill materiel

Fill materiel	3/4" granular fill / Sand
Storage in stone	No
Stone porosity	-
Stone above system	-
Perimeter stone	-
Stone below system	-
Storage in stone	-

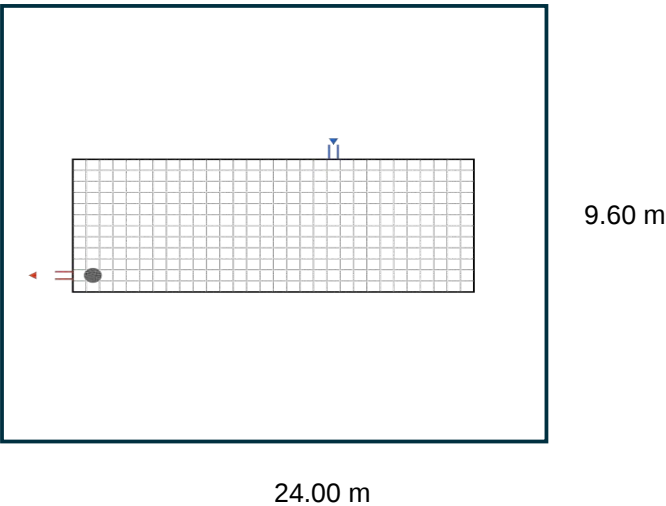


Summary

Total storage volume provided :	145.98 m ³
EZstorm storage volume	145.98 m ³
Storage in stone	-
Stone quantity (fill) required for this project :	102.94 m ³

EZstorm system accessories

-  Inlet
-  Inlet with HDS
-  Outlet
-  Inspection port
-  Pretreatment row
-  EZaccess manhole



Material list

EZstorm material list		Qty
	EZstorm half blocs	0
	EZstorm lateral side grid	84
	EZstorm access chimney (frame and cover included)	1
	EZaccess (frame and cover included)	0
	Geotextile surface area required	1212.36
	Geomembrane surface area required	555.67





Adjustable Accutrol Weir

Tag: _____

Adjustable Flow Control for Roof Drains

ADJUSTABLE ACCUTROL (for Large Sump Roof Drains only)

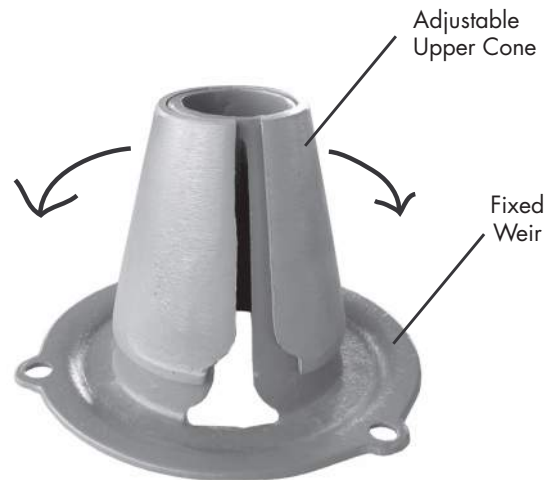
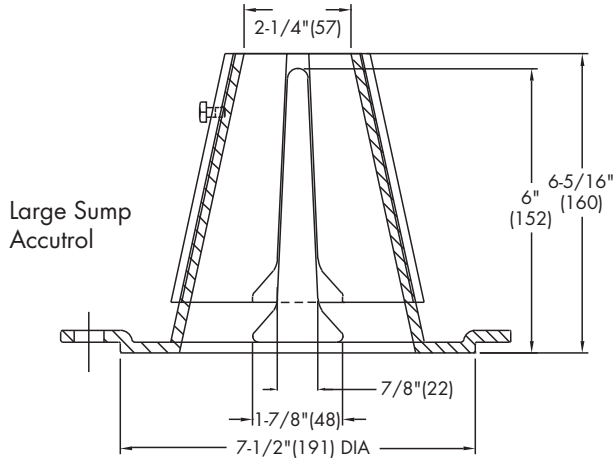
For more flexibility in controlling flow with heads deeper than 2", Watts Drainage offers the Adjustable Accutrol. The Adjustable Accutrol Weir is designed with a single parabolic opening that can be covered to restrict flow above 2" of head to less than 5 gpm per inch, up to 6" of head. To adjust the 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 _____

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A Watts Water Technologies Company



ARCADIS PROFESSIONAL SERVICES (CANADA) INC.

500-333 Preston Street
Ottawa, Ontario K1S 5N4 Canada
arcadis.com

ORIFICE SIZING

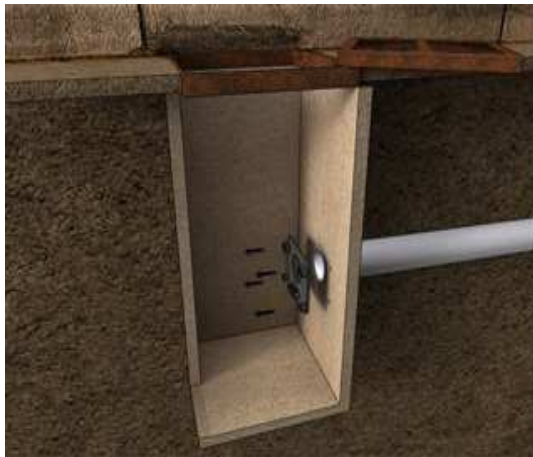
801 Eagleson | Urbandale Corporation
123456-6.0 | Rev #1 | 2025-07-09
Prepared By: MP | Checked By: SL

Orifice coefficients	
Cv =	0.60

	Invert (m)	Diameter (mm)	Centre ICD (m)	Max. Pond Elevation (m)	Hydraulic Slope (m)	Target Flow (l/s)	Theoretical		Recommended	
							Orifice (m)	Actual Flow (l/s)	Orifice (m)	Actual Flow (l/s)
MH105	94.678	375	94.866	96.350	1.485	95.00	0.1713	95.00	0.171	95.00
CBMH6	94.342	375	94.530	96.200	1.671	91.00	0.1628	91.00	0.163	91.00
						186.0				186.0

Square CB Installation Notes:

1. Materials and tooling verification:
 - Tooling: impact drill, 3/8'' concrete bit, torque wrench for 9/16'' nut, hand hammer, level, and marker.
 - Material: (4) concrete anchor 3/8x3-1/2, (4) washers, (4) nuts
2. Use the mounting wall plate to locate and mark the hole (4) pattern on the catch basin wall. You should use a level to ensure that the plate is at the horizontal.
3. Use an impact drill with a 3/8'' concrete bit to make the four holes at a minimum of 1-1/2'' depth up to 2-1/2''. Clean the concrete dust from the holes.
4. Install the anchors (4) in the holes by using a hammer. Put the nuts on the top of the anchors to protect the threads when you will hit the anchors with the hammer. Remove the nuts on the ends of the anchors
5. Install the wall mounting plate on the anchors and screw the nut in place with a maximum torque of 40 N.m (30 lbf-ft). There should be no gap between the wall mounting plate and the catch basin wall.
6. From ground above using a reach bar, lower the device by hooking the end of the reach bar to the handle of the LMF device. Align the triangular plate portion into the mounting wall plate. Push down the device to be sure it has centered in to the wall mounting plate and has created a seal.



Round CB Installation Notes: (Refer to square install notes above for steps 1 , 3, & 4)

2. Use spigot catch basin wall plate to locate and mark the hole (4) pattern on the catch basin wall. You should use a level to ensure that the plate is at the horizontal.
5. Install the CB spigot wall plate on the anchors and screw the 4 nuts in place with a maximum torque of 40 N.m (30 lb-ft). There should be no gap between the CB spigot wall plate and the catch basin wall.
6. Apply solvent cement on the hub of the universal mounting plate and the spigot of the spigot CB wall plate. Slide the hub over the spigot. Make sure the universal mounting plate is at the horizontal and its hub is completely inserted onto the spigot. Normally, the corners of the universal mounting plate hub adapter should touch the catch basin wall.
7. From ground above using a reach bar, lower the ICD device by hooking the end of the reach bar to the handle of the ICD device. Align the triangular plate portion into the mounting wall plate. Push down the device to be sure it has centered into the mounting plate and has created a seal.



CAUTION/WARNING/DISCLAIM:

- Verify that the inlet(s) pipe(s) is not protruding into the catch basin. If it is, cut it back so that the inlet pipe is flush with the catch basin wall.
- Any required cement in the installation must be approved for PVC.
- The solvent cement should not be used below 0°C (32°F) or in a high humidity environment. Please refer to the IPEX solvent cement guide to confirm required curing times or attend the IPEX [Online Solvent Cement Training Course](#).
- Call your IPEX representative for more information or if you have any questions about our products.

IPEX TEMPEST Inlet Control Devices Technical Specification

General

Inlet control devices (ICD's) are designed to provide flow control at a specified rate for a given water head level and also provide odour and floatable control where specified. All ICD's will be IPEX Tempest or approved equal.

All devices shall be removable from a universal mounting plate. An operator from street level using only a T-bar with a hook will be able to retrieve the device while leaving the universal mounting plate secured to the catch basin wall face. The removal of the TEMPEST devices listed above must not require any unbolting or special manipulation or any special tools.

High Flow (HF) Sump devices will consist of a removable threaded cap which can be accessible from street level with out entry into the catchbasin (CB). The removal of the threaded cap shall not require any special tools other than the operator's hand.

ICD's must have no moving parts.

Materials

ICD's are to be manufactured from Polyvinyl Chloride (PVC) or Polyurethane material, designed to be durable enough to withstand multiple freeze-thaw cycles and exposure to harsh elements.

The inner ring seal will be manufactured using a Buna or Nitrile material with hardness between Duro 50 and Duro 70.

The wall seal is to be comprised of a 3/8" thick Neoprene Closed Cell Sponge gasket which is attached to the back of the wall plate.

All hardware will be made from 304 stainless steel.

Dimensioning

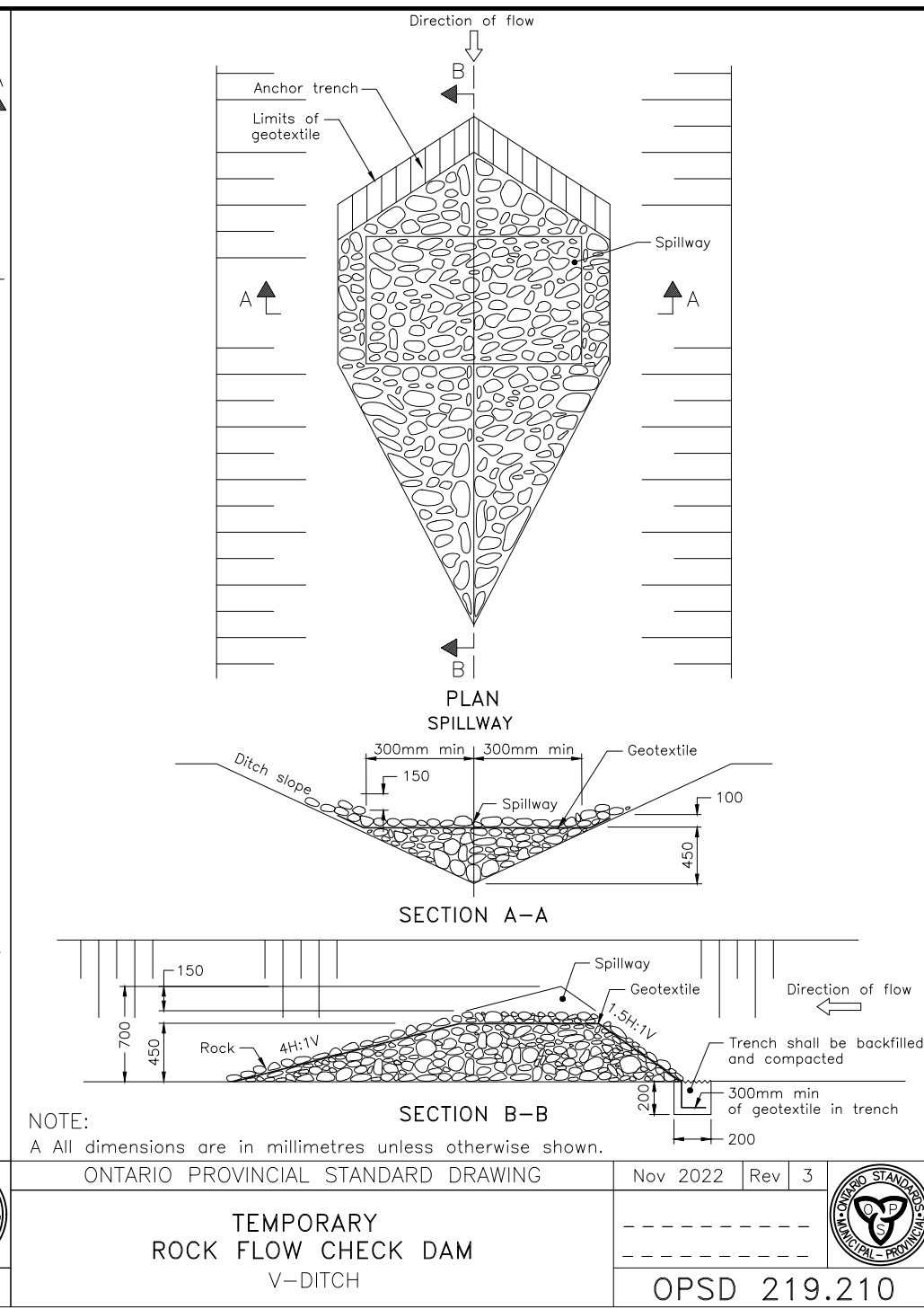
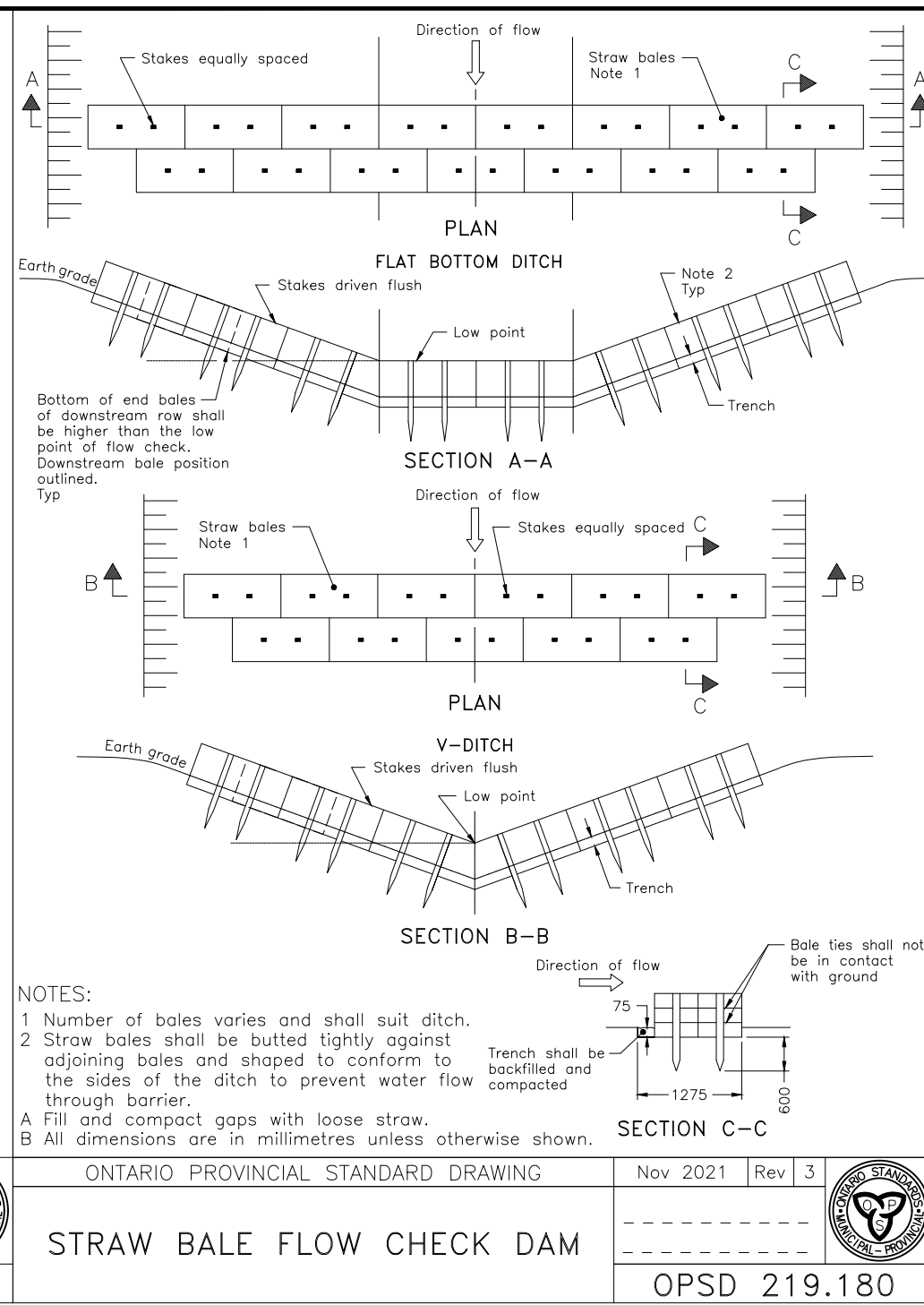
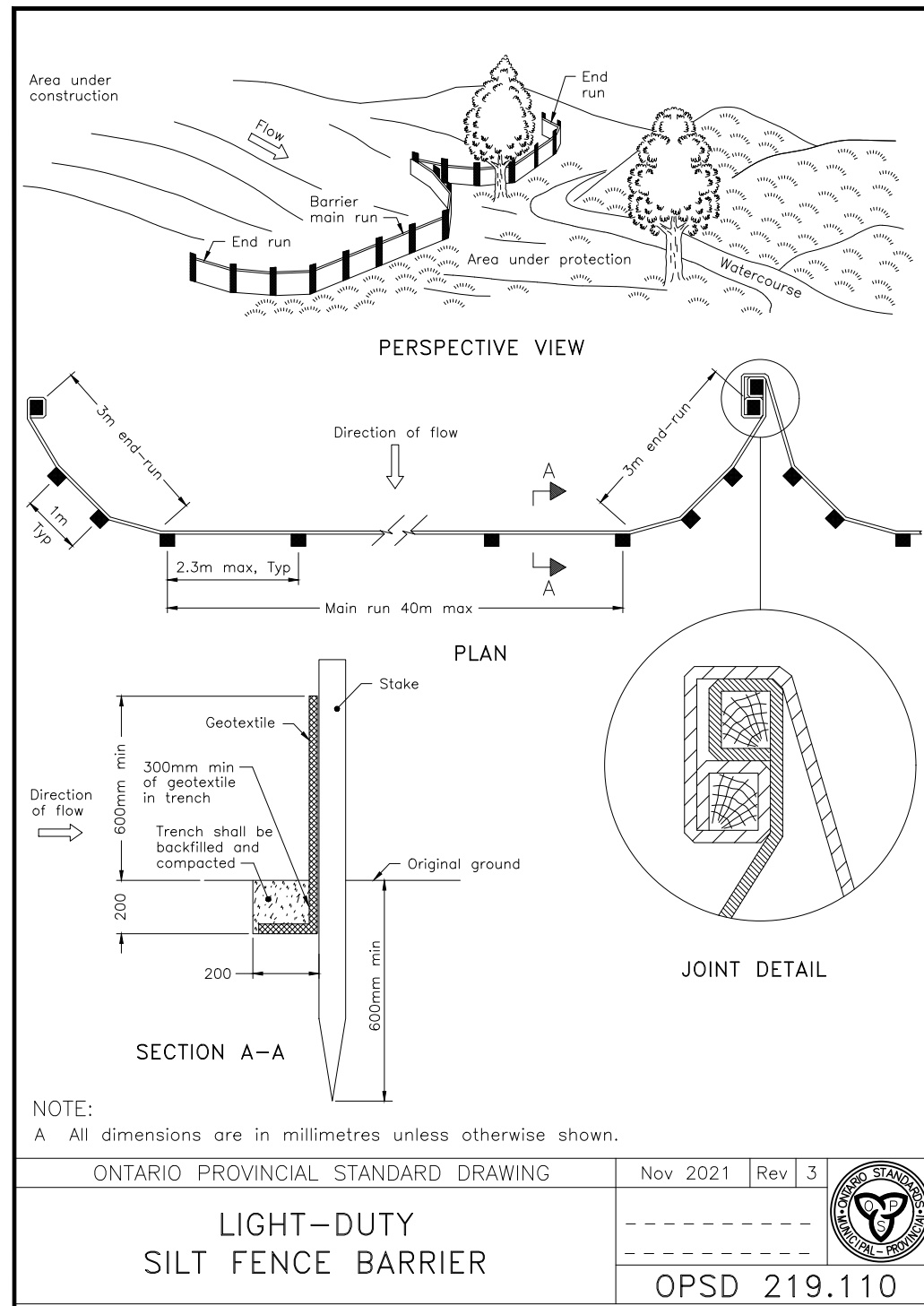
The Low Medium Flow (LMF), High Flow (HF) and the High Flow (HF) Sump shall allow for a minimum outlet pipe diameter of 200mm with a 600mm deep Catch Basin sump.

Installation

Contractor shall be responsible for securing, supporting and connecting the ICD's to the existing influent pipe and catchbasin/manhole structure as specified and designed by the Engineer.



Appendix E

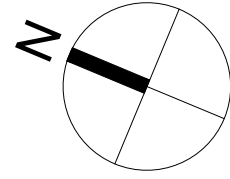


NOTES:

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
- STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
- SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET CBs TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
- CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
- WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
- THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

LEGEND:

- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- ROCK CHECK DAM AS PER OPSD-219.210
- SILT SACK PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 500mm CLEAR STONE ON NON WOVEN FILTER CLOTH



CLIENT

URBANDALE CORPORATION



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ISSUES

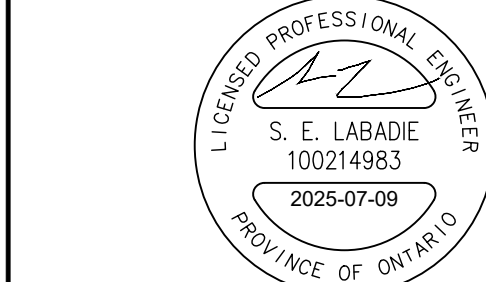
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1	ISSUED FOR REVIEW	2024-12-19
2	CITY SUBMISSION No. 1	2025-01-22
3	CITY SUBMISSION No. 2	2025-07-09

KEY PLAN



CONSULTANTS

SEAL



PRIME CONSULTANT



333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT

COMMERCIAL SITE

801 EAGLESON ROAD

PROJECT NO:

148792

DRAWN BY:

D.D.

CHECKED BY:

M.P.

PROJECT MGR:

T.R.B.

APPROVED BY:

S.E.L.

SHEET TITLE

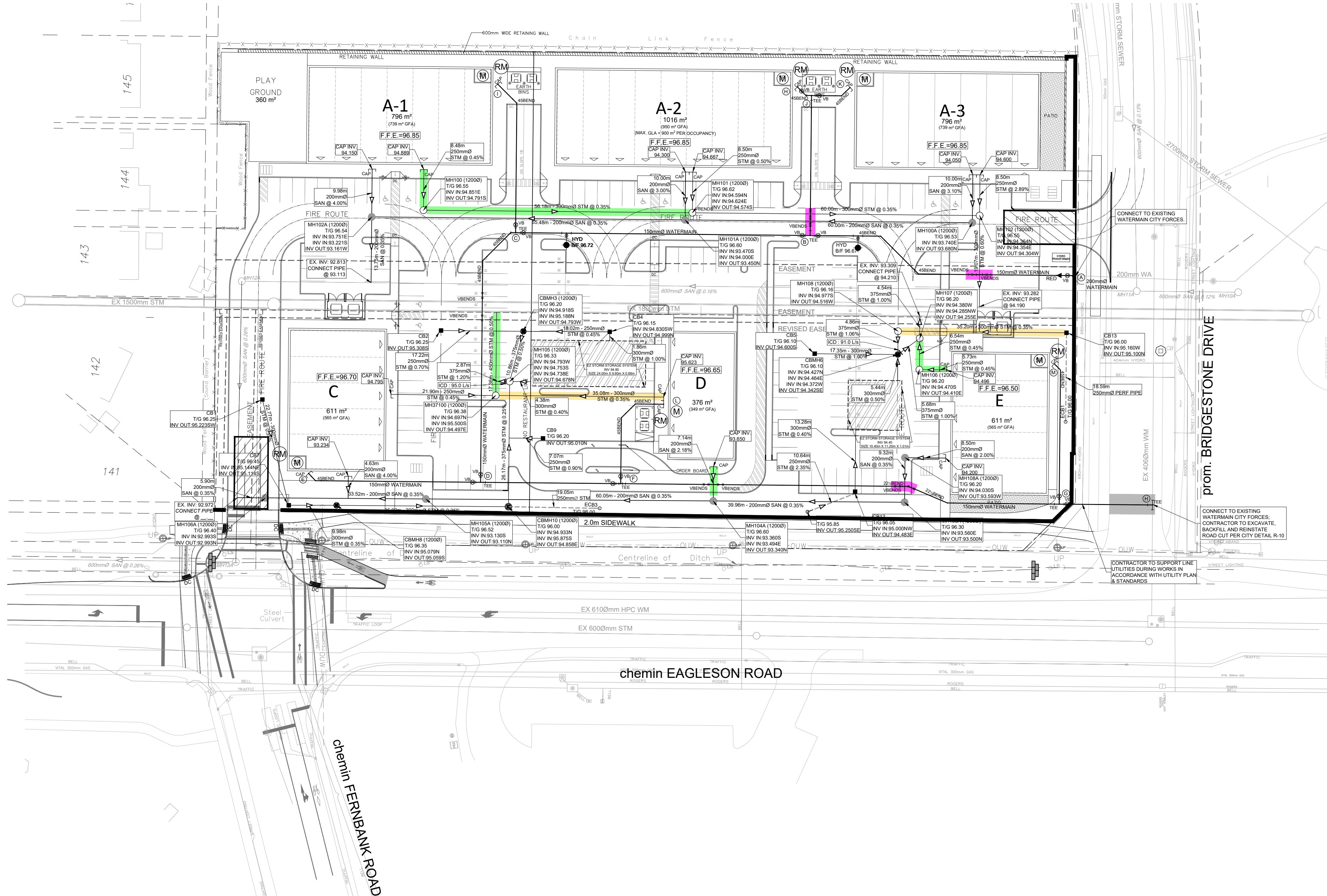
SEDIMENTATION AND
EROSION CONTROL PLAN

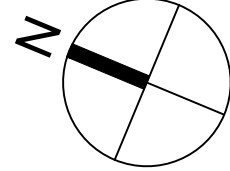
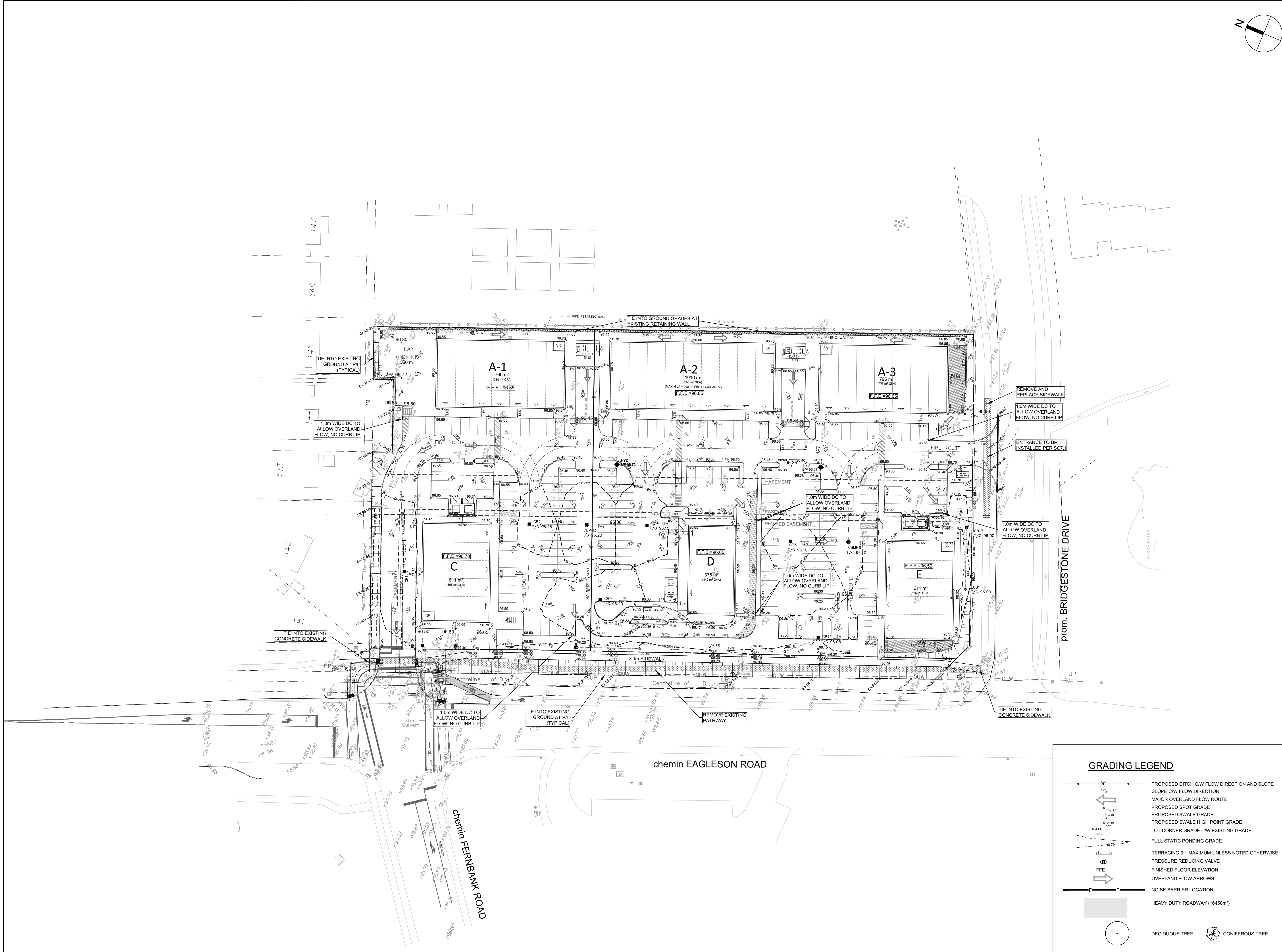
SHEET NUMBER

C-900

ISSUE

3





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No.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2024-12-19
2	CITY SUBMISSION No. 1	2025-01-22
3	CITY SUBMISSION No. 2	2025-07-09

KEY PLAN

CONSULTANTS

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tel 613 225 1311
www.arcadis.com

PROJECT

COMMERCIAL SITE

801 EAGLESON ROAD

PROJECT NO:
148792

DRAWN BY:
D.D.

CHECKED BY:
M.P.

PROJECT MGR:
T.R.B.

APPROVED BY:
S.E.L.

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C-200

ISSUE

3

GRADING LEGEND

PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
SLOPE C/W FLOW DIRECTION
MAJOR OVERLAND FLOW ROUTE
PROPOSED SPOT GRADE
PROPOSED SWALE GRADE
PROPOSED SWALE HIGH POINT GRADE
LOT CORNER GRADE C/W EXISTING GRADE
FULL STATIC PONDING GRADE
TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
PRESSURE REDUCING VALVE
FINISHED FLOOR ELEVATION
OVERLAND FLOW ARROWS
NOISE BARRIER LOCATION
HEAVY DUTY ROADWAY (16458m)
DECIDUOUS TREE
CONIFEROUS TREE