Edge at Pathways Regional Inc.

S-4 Leitrim Urban Expansion Area

Serviceability Report

2025-08-08

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Prepared By:
Arcadis Professional Services (Canada) Inc.
333 Preston Street, Suite 500
Ottawa, Ontario
K1S 5N4

Prepared For:
The Edge at Pathways Regional Inc.
1737 Woodward Drive, 2nd Floor
Ottawa, ON
K2C 0P9

Our Ref:
145172.6.04.03





Demetrius Yannoulopoulos, P.Eng
Principal | Practice Lead, Land Engineering

Peter Spal, P.Eng
Principal | Practice Lead, Water Resources



Ryan Magladry, C.E.T
Associate | Manager, Land Engineering



Mathieu Seguin
Water Resources EIT



Angela Soward
Engineering Intern

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Executive Summary

Arcadis Professional Services (Canada) Inc. (Arcadis) has been retained by the Edge at Pathways Regional Inc. to prepare the Serviceability Report for the Leitrim Urban Expansion Area (UEA) S-4. The S-4 UEA is approximately 14 ha of land generally bound by the rural vacant lands to the west, existing rural residential and future Earl Armstrong Road to the south, Bank Street to the east and the existing Leitrim Development Area to the north.

This report demonstrates the conceptual serviceability of the study area. This includes demonstrating the capacity of the existing municipal water distribution systems, municipal wastewater and stormwater systems, and utilities such as hydro, gas, and telecommunications to accommodate the S-4 UEA.

Water

The existing municipal water network can accommodate the development of the lands without the need for significant off-site improvements or extensions.

Wastewater

The development of the lands can be accommodated by the existing municipal wastewater network and including a new wastewater overflow in the vicinity of Sora Way at Bank Street (MH790). The western portion of the S-4 UEA can outlet north to Paakanaak without the need for significant off-site improvements or extensions. The eastern portion of the S-4 UEA can outlet east to Bank Street and North to Labrador Crescent. Significant off-site extension is required.

Stormwater

The development of the lands can be accommodated by its natural outlet to the Leitrim Wetland Buffer and to the existing Findlay Creek municipal stormwater management facility (SWMF). The western portion of the S-4 UEA can outlet west to the Leitrim Wetland Buffer. The eastern portion of the S-4 UEA can outlet east to Bank Street and north to the Findlay Creek storm sewer outlet, which discharges into the Findlay Creek SWMF.

The report will also speak about the development of the concept plan, with alternative servicing schemes for each municipal system, and a discussion on the opportunities and constraints, as required under the Municipal Class EA process. In addition, the report will recommend the preferred servicing strategy based on the preferred concept plan.

1 Introduction

Arcadis Professional Services (Canada) Inc., hereinafter referred to as “Arcadis”, has been retained by Edge at Pathways Regional Inc. to prepare a Serviceability Report in support of the proposed land use plan for Leitrim S-4 Urban Expansion area introduced as part of the City of Ottawa’s New Official Plan 2021-386. The purpose of this report is to provide documentation of the existing municipal infrastructure and an analysis of alternative servicing solutions that support a recommended servicing approach for the lands. The report aims to provide context on the Natural Systems, Water Distribution, Wastewater disposal, stormwater management and topographic constraints associated with the S-4 Lands.

The new infrastructure proposed for the site requires approval under the Ontario Environmental Assessment Act through the Municipal Class Environmental Assessment. The Serviceability Report is prepared following the integration of the Municipal Class Environmental Assessment (EA) and Planning Act process as outlined in the Municipal Engineers Association (MEA) Municipal Class EA document. Specifically, the Serviceability Report has been completed to satisfy Phases 1 & 2. In addition, this report has been prepared in support of the Draft Plan of Subdivision and Zoning By-Law Amendment publications.

1.1 Study Area

The Leitrim Urban Expansion Area (UEA) S-4 encompasses approximately 14 ha of land, located west of Bank Street and south of the existing Pathways South Development. The site is bounded on the north side by existing residential development, on the east side by Bank Street and is confined to the south by the future Earl Armstrong Road extension, adjacent to the south property line.

The development area consists primarily of undeveloped lands under single ownership by the Edge at Pathways Regional Inc., a city-owned water pump station, and three existing rural lots with frontage along Bank Street.

Please refer to **Figure 1-1** below for more information on the site location.



Figure 1-1 – Site Location

2 Background Information

In 2016, IBI Group (now Arcadis) completed the "Updated Serviceability Study for the Leitrim Development Area." At that time, the subject property was not part of the urban envelope in Leitrim. It was brought into the Leitrim Development area in 2021 under the City of Ottawa's New Official Plan 2021-386.

2.1 Terms of Reference

The City of Ottawa has accepted the terms of reference prepared by Arcadis regarding deliverables for approval of the S-4 lands. A copy of the Terms of Reference has been included in **Appendix B**. As discussed in section 2.5 of the Terms of Reference, this report is intended to be a scoped-down Master Servicing Study. The findings of this report will generally follow the City of Ottawa IMP Appendix C: Guideline for Preparing Terms of Reference for a Master Servicing Study. In lieu of a dedicated Existing Conditions Report, the existing conditions review will form part of the Serviceability Study.

This report is expected to be issued in multiple draft stages to align with the Municipal Class Environmental Assessment process.

The anticipated stages are as follows.

- Existing Conditions Review
- Concept Plan Development & Recommended Land Use Plan Servicing

The city has currently completed the Existing Conditions Review. An email from Cam Elsby can be found in **Appendix B** confirming that all comments have been addressed at this stage.

2.2 Synopsis of Previous Studies

The information displayed in this report has been obtained in accordance with the following reports:

- Design Brief Pathways South at Findlay Creek - Phase 2 4840 Bank Street Leitrim Development Area Prepared by IBI Group dated May 2021
- Design Brief Pathways at Findlay Creek 4800 Bank Street – Phase 2 Leitrim Development Area Prepared by IBI Group dated September 2019
- Earl Armstrong Road Extension (Albion Road to Hawthorne Road) Environmental Assessment Study – Environmental Study Report prepared for The City of Ottawa, Prepared by Parsons Group, dated November 2019
- Design Brief Pathways at Findlay Creek (Remer Lands) - 4800 Bank Street Constructed Channel Leitrim Development Area, Prepared by IBI Group, dated August 2018
- Updated Serviceability Study for the Leitrim Development Area, prepared for the City of Ottawa by IBI Group, 2016
- Pathways at Findlay Creek – Constructed Channel Monitoring (Year 5), prepared for Leitrim South Holdings Inc., prepared by Cambium Inc., dated October 30, 2024

2.3 Alternative Solutions

The Municipal Class Environmental Assessment Act defines “Alternate Solutions” as “feasible ways of solving an identified problem (deficiency) or addressing an opportunity from which a preferred solution is selected”. The water, wastewater and stormwater subsections of this report will discuss the alternative solutions for each. NOTE: Alternative solutions include the “do nothing” alternative.

As noted in Section 1, this report has been prepared in accordance with the integrated EA process as outlined in Section A.2.9 of the MEA Municipal Class EA process (June 2000, amended 2007). The following sections of this report detail the development and assessment of water distribution, wastewater servicing and storm sewer system and stormwater management alternatives to determine a preferred servicing strategy for the Leitrim S-4 Urban expansion area as defined by the City of Ottawa’s New Official Plan 2021-386, respecting the requirements of the MEA Municipal Class EA process.

- Due to the relative size of the S-4 UEA, its single ownership, and confinement by existing residential, natural lands, and arterial roadways of Bank Street and Future Earl Armstrong, the assessment of servicing alternatives has been completed using a single-stage approach. The assessment is completed in sufficient detail to facilitate evaluation and selection of a preferred alternative.

3 Natural Heritage Systems

Arcadis Professional Services (Canada) Inc. was retained by The Edge at Pathways Regional Inc. to prepare the *S4-Leitrim Urban Expansion Area Natural Heritage Existing Conditions Report*, prepared in March 2025. The purpose of the report was to present all necessary information and findings for a collective understanding of the boundaries, attributes, connectivity and functions of relevant environmental features, within the subject site and surrounding area.

3.1 Terms of Reference

The City of Ottawa has accepted the terms of reference prepared by Arcadis regarding deliverables for approval of the S-4 lands. A copy is included in **Appendix B**.

3.2 Summary of Findings

This Existing Conditions Report (ECR) has been prepared to support land-use planning for the future development of the Leitrim West Urban Expansion Area - S4 Lands to make an informed decision as to whether the proposed Project will have a negative impact on any significant natural heritage features and/or ecological functions that are present within the Study Area of the ECR. The ECR outlines the methodologies and associated results of the Background Screening and Field Data Collection completed as part of this study. The following natural heritage features were identified within the Study Area:

- Six headwater drainage features were assessed within the Study Area, two (2) of which are situated in the Urban Expansion Area Limits. The proposed management recommendation for these features is “No Management Required”, meaning they can be removed, and all associated flows can be incorporated into a stormwater management system. Authorization under the *Conservation Authorities Act* (1990) is required, as these features are also related to regulated wetland features.
- Habitat for Species of Conservation Concern (eastern wood-pewee, wood thrush) was identified within the Study Area.
- Field surveys also confirmed the presence of two (2) Species at Risk (butternut and black ash) that will require further assessment and potential authorization/permitting under the *Endangered Species Act* (2007).
- Only one (1) wetland inclusion was identified within the eastern extents of the Urban Expansion Area Limits. This wetland feature is not significant and should not warrant protection.

This Natural Heritage Existing Conditions Report highlights the need for a balanced approach, ensuring that the environmental value of the area is maintained while allowing for sustainable development. Despite the presence of environmentally significant features, the report concludes that with proper planning, mitigation, and adherence to regulatory requirements, the development can proceed without causing long-term damage to the ecological functions of the Site. This summary outlines the key findings, recommendations, and timelines for actions that must be taken to minimize the project's environmental impacts.

4 Geotechnical

The Edge at Pathways Regional Inc. has retained Paterson Group to prepare a Geotechnical Investigation for the subject lands. The Report PG6912-1 Revision 2 *Geotechnical Investigation Proposed Residential Development & Offsite Sewer Installation 4850 Bank Street Ottawa, Ontario,* was prepared on August 8, 2025. The report's purpose was to analyze the subsoil and groundwater conditions and to provide geotechnical recommendations related to proposed residential development at the subject site, including stormwater management facilities. Paterson Group has also prepared a report, PG6999-1 Revision 1 Mineral Resource Impact Assessment 4850 Bank Street – Ottawa, Ontario, prepared August 8, 2025, and PG6999-2 Environmental Noise Control Study – Stationary Noise Component 4850 Bank Street – Ottawa, Ontario, prepared January 18, 2024.

4.1 Summary of Geotechnical Investigation

Paterson Group provided soil profile data using test pits and boreholes. The samples concluded that the subsurface conditions consist mainly of glacial till, overlaid by a layer of topsoil. Paterson has noted practical refusal in all boreholes, ranging from 0.7 m to 4.5 m below the existing surface. It has been concluded that boulders and/or bedrock removal will likely be required as part of servicing installation; however, it will not impact grading operations.

Groundwater levels were measured on December 15, 2023, and were found to be between 0.13 and 1.30 m below the existing surface. Paterson Group has noted that the long-term groundwater levels are estimated to range from 1.0 m to 2.0 m below the current surface.

Topsoil shall be stripped from any areas below buildings, services and paved areas.

No grade raise restrictions have been identified.

Roadway and Driveway structure recommendations have been provided.

4.2 Summary of Mineral Resource Impact Assessment

Paterson Group reviewed the subject site to determine if development lands within 500m of the Bedrock resource extraction site would cause undue hardships on the proposed development. Due to the City of Ottawa's Official Plan, Schedule B6 – Rural Transect, expansion of the resource extraction site west of Bank Street would not be possible. The report also concludes that sufficient separation between the proposed development and the existing bedrock quarry located east of Bank Street.

4.3 Summary of Environmental Noise Control Study

Paterson Group reviewed the environmental stationary noise from the existing GIP Quarry east of Bank Street. The impacts of stationary noise from existing quarry operations on subject lands meet current MECP requirements. As such, no additional noise control mitigation measures are required. However, the provision for air conditioning will be necessary to ensure that windows do not need to be opened.

4.4 Hydrogeological Considerations

Paterson Group has also been engaged to perform a hydrogeological assessment for the development area. The report PH508-REP.01, Hydrogeological Study Proposed Residential Development 4850 Bank Street – Ottawa, ON, was prepared in August 2025. The report aims to conduct pre- and post-development water budget analyses,

develop a conceptual model to characterize site conditions, identify hydrologic and hydrogeologic features within the study area, outline targets to mitigate post-development impacts, and assess how climate change projections may affect the water budget.

The report concludes that Low Impact Development (LID) measures are not recommended due to the shallow water table observed onsite. It suggests implementing alternative (conventional) stormwater management measures, including Best Management Practices (BMPs) where applicable. Conventional measures involve the collection and conveyance of stormwater, with controls for both quality and quantity, as further discussed in Section 7 of this report. BMPs may include roof leaders discharging into vegetated areas and maintaining split drainage principles to encourage drainage to rear-yard swales. These could be flat rear-yard swales where possible, with clear granular surrounds of pipe rear-yard drainage that promote infiltration during dry periods and exfiltration during wet conditions.

During a meeting held on June 16th, 2025, with representatives from South Nation Conservation (SNC), Edge at Pathways Regional Inc., and Arcadis, the SNC verbally noted that dry conditions currently exist in the southern parts of the wetland and constructed channel. They also mentioned that increasing recharge opportunities within the wetland could benefit the Wetland complex. The Constructed Channel Monitoring (Year 5) Report, prepared by Cambium Inc., October 30, 2025, concluded that the constructed channel is functioning as designed and is well established. The post-development storm drainage area contributing to the Leitrim Wetland has slightly expanded compared to the pre-development area. Peaking flows are limited to the pre-development release rate, and additional retention volume is needed in the linear SWM facility before it connects with the existing conveyance channel. Further discussion of the proposed stormwater management concept can be found in Section 7 of this report.

5 Water Distribution

5.1 Background

The Leitrim Community is connected to the City of Ottawa central water distribution system, which sources water from the Ottawa River and is treated at the Lemieux Island and Britannia Water Treatment Plants before it is discharged to the water distribution network. The City of Ottawa has in place various measures to maintain system pressures and water quality through a series of pumping stations and elevated storage tanks. As development expands in the region, new infrastructure is designed and tested to meet the City of Ottawa and provincial guidelines for drinking water demands and quality. The water distribution network must expand in time, with development, to meet the needs of Ottawa's growing population.

5.2 Existing Conditions

The subject site is within the SUC Pressure Zone of the City of Ottawa's water distribution system. The SUC pressure zone is expected to be upgraded in 2027. The existing conditions evaluated as part of this report are based on the assumption that the SUC upgrades will be completed prior to any servicing works for the subject lands. **Figure 5-1** in **Appendix C** illustrates the major watermain trunks within the Leitrim Community and on Bank Street, adjacent to the subject lands.

An existing 400 mm diameter watermain extends south along Bank Street and ultimately extends in a south-eastern direction to the Village of Russell.

An existing 400mm diameter watermain extends south along Kelly Farm Drive.

The existing development located immediately north of the subject lands (Pathways South) connects to Bank Street at Mikana Road and Dun Skipper Drive with 250 mm and 400 mm diameter watermains, respectfully and to existing water infrastructure in the Findlay Creek Village. The 250 mm diameter watermain on Mikana Road reduces to 200 mm from Cedar Creek Drive to Spreadwing Way and then increases to 250 mm from Spreadwing Way to Paakanaak Ave. The 400 mm diameter watermain on Dun Skipper Drive continues to Kelly Farm Drive, which is reduced to 250 mm to Mikana Road. A 250 mm diameter watermain exists on Paakanaak Avenue from Dun Skipper Drive to Mikana Road. The location of existing watermains is shown on **Figure 5-1** in **Appendix C.**

5.3 Evaluation of Alternative Solutions

In the case of water, the issue (problem) is the supply of potable water and fire protection to service the urban development, and the incorporation of this water distribution system into the existing water system for the greater Leitrim Community, while meeting the required design criteria set out by regulatory agencies (City of Ottawa and Ministry of the Environment).

The water servicing alternatives considered for the S-4 UEA are:

- Do Nothing
- Private Water Wells
- Communal Water Well and Distribution System
- Extension and/or Upgrade of Existing Municipal Services

5.3.1 Evaluation of Water Servicing Alternatives

5.3.1.1 Do Nothing

The “Do Nothing” alternative is not viewed as a feasible option in this case because it restricts the City from achieving the development targets set for the new Official Plan lands.

5.3.1.2 Private Water Wells

The “Private Water Well” alternative might meet a significantly lower water demand in this case. However, it does not align with the City of Ottawa’s infrastructure policy for urban areas. Considering the density of development proposed in the new Official Plan, the spacing required between private wells would limit density potential. Therefore, this alternative is not recommended as a viable option for this application.

5.3.1.3 Communal Water Well and Distribution System

The “Communal Water Well and Distribution System” could be designed to meet the demand requirements of the new Official Plan; however, this alternative does not align with the City's Urban Infrastructure policy. It could potentially impact the aquifer that provides water supply to other areas, which would negatively impact the environment. This option may also require increased operation and maintenance costs due to the addition of a remote treatment facility. Due to concerns associated with this type of system, it is recommended that this alternative not be pursued.

5.3.1.4 Extension and/or Upgrade of Municipal Servicing

The “Extension and/or Upgrade of Existing Municipal Servicing” alternative is a practical water servicing option that has been implemented to serve the urban area adjacent to the northern property line of the S-4 UEA. This solution has proven to cause minimal social and environmental impacts, while also being a cost-effective choice that uses residual capacity in existing water infrastructure. Therefore, it is recommended that the “Extension and/or Upgrade of Existing Municipal Water Services” be chosen as the preferred alternative for water servicing.

5.4 Concept Plan Development

The proximity of existing water distribution infrastructure offers an efficient servicing approach for the subject lands with minimal impact on surrounding properties. Corridors have been incorporated into the concept plan to ensure connectivity with existing development lands. Refer to the Concept Plan provided in Appendix A.

5.5 Recommended Water Distribution Plan

Figure 5-1 in **Appendix C** identifies the ideal locations for future watermain connections to existing city infrastructure. The subject site is proposed to be serviced through a connection to Bank Street, to the east and Paakanaak Avenue, to the north. These locations are both feasible and pose the least impact on surrounding developments. A water demand calculation has been conducted for the proposed residential development, based on the concept plan provided in **Appendix A**. With respect to the existing infrastructure at the proposed connection locations, there is sufficient capacity in the current water distribution system to withstand demands from the proposed development.

5.5.1 Design Criteria

Water demands have been calculated for the site based on per unit population density and consumption rates taken from *Leitrim Community Consumption* rates Tables 4.1 and 4.2 of the City of Ottawa Design Guidelines – Water Distribution and are summarized as follows:

- Single Family 3.2 person per unit
- Townhouse and Semi-Detached 2.4 person per unit
- Average Apartment 1.8 person per unit
- Residential Average Day Demand 280 l/cap/day
- Residential Peak Daily Demand 700 l/cap/day
- Residential Peak Hour Demand 1,540 l/cap/day

Water demands for the subject area were determined based on a preliminary working concept plan which estimated a population of 758 people using similar density rates as described in the Leitrim Community Master Servicing Study. A copy of the water demand calculation is located in **Appendix C.**

The estimated Average Daily Demand is 2.46 L/s.

The estimated Maximum Daily Demand is 6.14 L/s.

The estimated Peak Hour Demand is 13.52 L/s

The estimated Fire Flow Demand is 10,000 L/min (166 L/s) based on the low-density type of housing units proposed.

5.5.2 System Pressures

The Ottawa Design Guidelines – Water Distribution (WDG001), July 2010, City of Ottawa, Clause 4.2.2 states that the preferred practice for 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 Clause 4.2.2 of 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 140 kPa (20 psi) during a fire flow event.
Maximum Pressure	Maximum pressure at any point in the distribution system 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). Pressure reduction controls will be required for buildings where it is not possible/feasible to maintain the system pressure below 552 kPa.

5.5.3 Watermain Layout

A preliminary Hydraulic model has been completed using InfoWater Pro for the proposed development including connections to the existing watermain system. The City of Ottawa has provided boundary conditions for the two anticipated connection locations, which are based on the estimated demands noted in Section 5.4.1 above. The City has provided results for both the pre and post-SUC Pressure Zone Reconfiguration scenarios; as discussed

above, only the post-SUC Pressure Zone Reconfiguration values are used in the analysis. A copy of the boundary conditions is located in **Appendix C** and summarized below**.**

Table 5-1: Proposed Watermain Connection 1 – Kelly Farm Drive (Post SUC Pressure Zone Reconfiguration)

OPERATING CONDITION	HYDRAULIC GRADE LINE (HGL)
Max Day	147.3
Peak Hour	141.5
Max Day + Fire	139.5

Table 5-2: Proposed Watermain Connection 2 – Bank Street (Post SUC Pressure Zone Reconfiguration)

OPERATING CONDITION	HYDRAULIC GRADE LINE (HGL)
Max Day	147.3
Peak Hour	143.7
Max Day + Fire	138.2

The hydraulic water model incorporates the boundary conditions, the water demands for each scenario and a fire flow demand of 10,000 l/min. A 250mm diameter watermain is proposed along the northern street, extending east to a connection on Bank Street, and then north along the Kelly Farm Drive extension to connect to the existing main at Paakanaak Avenue and Kelly Farm Drive. All other water mains in the proposed development are proposed to be 200mm in diameter.

Developed lands west of Kelly Farm Drive will require a looped watermain. The existing pathway block between the subject lands and Paakanaak Avenue is anticipated to serve as the wastewater outlet. It does not provide adequate horizontal separation for a second utility. Alternative means of looping will need to be explored at detailed design stages; and may include the twinning of the watermain within the local road ROW (requiring special City approvals), or a looped option which utilizes the ROW of Kelly Farm Drive and a small section of the future Earl Armstrong extension.

Results of the hydraulic model are included in **Appendix C,** and summarized as follows:

Scenario	**SUC Zone Reconfiguration**
Basic Day (Max HGL) Pressure Range	359.6 to 448.8 kPa
Peak Hour Pressure Range	304.8 to 413.5 kPa
Max Day + 10,000 l/min Fire Flow	140.0 to 165.5 kPa
Minimum Design Flow	211.7 l/s

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

Maximum Pressure	All nodes have basic day pressures under 552 kPa (80 psi), therefore pressure reducing control is not required for this development.
Minimum Pressure	All nodes under the peak hour scenario exceed the minimum value of 276 kPa (40 psi).
Fire Flow	All nodes have design flows which exceed the 10,000 l/min (166.7 l/s) required fire flow.

6 Wastewater Servicing

6.1 Background

All wastewater collected within the City of Ottawa infrastructure is directed to Ottawa's Central Treatment Plant, R.O. Pickard Environmental Centre. Wastewater is gathered via sanitary sewers where flows merge in mainline trunk sewers and are then transported to sanitary pumping stations before reaching the treatment plant. Development areas across the City contain collectors and trunk sewers designed to meet City of Ottawa standards and Provincial Regulations for wastewater flows and peak conditions. As these development areas expand, it becomes necessary to extend the existing infrastructure to handle the increased flows.

6.2 Existing Conditions

The Leitrim Development Area is served by the Findlay Creek Sanitary Pump Station, located at 3173 Findlay Creek Drive. The 2024 Infrastructure Master Plan highlights this facility for upgrades to enhance overall network resilience.

The existing sewer infrastructure in the Leitrim Development Area consists of 200 – 250 mm diameter local sewers and 300-375 mm diameter mainline trunk sewers, routing flows to Findlay Creek Drive. At Findlay Creek Drive, wastewater is discharged into an existing 600 mm diameter trunk sewer and flows to the Pump station.

Figure 6-1 in **Appendix D** illustrates the existing sewer network through the adjacent development to the Findlay Creek Sanitary Pump Station. It shows that flows begin at multiple dead-end upstream manholes at Kelly Farm Drive and Paakanaak Avenue. At this point, wastewater flows north, east, and west respectively, in 200 mm diameter collector sewers. The three routes eventually merge at Kelly Farm Drive and Miikana Street into a 300 mm diameter trunk sewer. Continuing downstream on Kelly Farm Drive, a 375 mm diameter trunk sewer captures flows from Mikana Road, Sora Way, and the rest of the Findlay Creek development.

6.2.1 Evaluation of Downstream System

Based on the nature of the existing topography and the location of existing sanitary sewers, it is anticipated that the wastewater flows from the S-4 Lands will outlet to Paakanaak and to Labrador Crescent (via Bank Street). A preliminary analysis was completed using OSDG criteria for the development area; it is anticipated that the S-4 Lands will contribute **4.45L/s** of peak flow to Paakanaak Avenue and **8.19L/s** of peak flow to Labrador Crescent. The City of Ottawa's new Official Plan 2021-386 also identified another expansion area in Leitrim. This area is referred to as Area S-5, which is adjacent to and east of Bank Street, north of the subject site. A portion of the wastewater that flows from the S-5 lands is also anticipated to outlet to the Sora Way sanitary sewer, located downstream of Labrador Crescent. Preliminary discussions with the owners of the S-5 Lands have indicated that their anticipated peak flow rate to Sora Way is **8.39 L/s** (as provided by DSEL January 15, 2025, correspondence included in **Appendix D**).

West Outlet

The flows downstream of the proposed connection point in Paakanaak Avenue to Kelly Farm Drive have been assessed to determine the impact of the subject lands on the existing infrastructure. The Sewer Design Sheet attached in **Appendix D** is provided to review the residual capacity in these sewers. Accompanying sewer design sheets have been provided in **Appendix D** to identify where flows originated, to form the final sewer design analysis mentioned previously.

At the proposed connection on Paakanaak, the existing sewer has a theoretical available capacity of 44.34 L/s in a 200 mm diameter sewer, as shown on the as-built Sanitary Sewer Design Sheet prepared by IBI Group in 2021, located in **Appendix D**.

Downstream on Paakanaak Avenue, through the Pathways at Findlay Creek (Remer Lands) development, to Kelly Farm Drive, residual capacities range from 6.29 L/s to 41.08 L/s. Flows from lands within the Findlay Creek Development Area (West of Bank Street), south of Mikana Road, converge at Kelly Farm Drive and Mikana Road where the residual capacity is 7.04 L/s.

East Outlet

As previously noted, flow from the eastern portion of the subject lands will outlet to Sora Way, via Labrador Crescent and Bank Street. Additional inflows of 8.39L/s from the S-5 Lands are also proposed to connect directly into the eastern limits of Sora Way. Based on the current City of Ottawa Sewer Design Criteria (280 L/c/d residential design flow and 0.33L/s/Ha infiltration allowance), the proposed design flows exceed the theoretical residual capacity at several locations, beginning at Kelly Farm Drive and Sora Way and heading downstream on Kelly Farm Drive to Findlay Creek Drive. The net result has the potential for localized surcharging to the existing system during theoretical peak conditions under normal pump station operating conditions.

An update to the overall system model is required to review the HGL impacts on the existing residences within the Leitrim Development Area. The existing model for the Leitrim Development Area was completed using Peak flows established under the previous design criteria for both the rare and annual storm events. For the rare and annual events, monitored parameters have been utilized for the proposed development, and for the existing development, West of Bank Street and South of Findlay Creek Drive. The per capita consumption rate used for this evaluation is 200L/c/d. The HGL in the system is not dictated by the peak wastewater flows, but rather by the Storm Sewer HGL at the wastewater overflow located at Kelly Farm Drive and Findlay Creek Drive.

6.2.1.1 Normal Operating Conditions

At the request of the City of Ottawa, the system was reviewed under normal operating conditions. These conditions assume full operating capacity of the Findlay Creek Pump Station, and an anticipated design flow based on 200L/c/d and an infiltration rate of 0.3 L/s/Ha. These are the same computed flows for the Annual event used for the model simulation below. The **Sewer Design Sheet for the Annual Event** can be found in **Appendix D**.

Under normal operating conditions and the flow criteria listed above, each pipe segment downstream between the S-4 East and West, and S-5 West connections to Findlay Creek Drive provides adequate conveyance capacity without surcharge.

6.2.1.2 Update to the Leitrim Storm and Sanitary Hydraulic Model

The existing Leitrim XPSWMM hydraulic model, which represents the storm and sanitary servicing within the Leitrim Development Area, has been updated as follows:

- Wastewater peak flows based on the current OSDG for lands south of Findlay Creek Drive, as noted above; these lands are part of what was historically referred to as Zones 3, 6 and 7 in the modelling documentation.
- Wastewater peak flows from S-4 and S-5 expansion areas were added, as noted above.
- Select refinements to existing infrastructure based on as-built data:
    - Ground elevation at select nodes revised to reflect as-built ground elevations
    - Elevations of existing Kelly Farm Drive sanitary overflow box pipe

- Reduction in computational time step to resolve a simulation vibration

Below is a summary of the S-4 and S-5 UEA flows used within the Leitrim Hydraulic Model update.

Table 6-1 Summary of Expansion Land Flows

UEA Sub-Area	Peak Flow L/s OSDG	Peak Flow L/s Annual Event	Peak Flow L/s Rare Event
S-4 East (Labrador/Sora)	8.38	5.83	7.95
S-4 West (Paakanaak)	5.82	2.91	4.11
S-5 West (Sora)	8.39	5.45	6.64
S-5 North (Shuttleworth)	12.76	8.69	11.43

Please note that the peak flows mentioned above and used within the model update are considered conservative and estimated based on early concept plan development of the proposed subdivision.

Resulting sanitary hydraulic grade line (HGL) elevations are presented in the following table with a comparison to underside of footing (USF) elevations. The 100-year 24-hour SCS Type II (103.2 mm) and corresponding stress test have been simulated, considering both the rare and annual events. For the rare event, a minimum freeboard of 0.3 m between the 100-year HGL and USF is the guideline, whereas for the annual event, the 100-year HGL can be within 0.3 m of the USF. Typical USF elevations are in the order of 1.95 m to 2.05 m below finished road grades. Accordingly, a predicted HGL at a depth of 2.35 m at or below road grades is considered to meet the 0.3 m freeboard criteria. Freeboard values less than 0.30 m and 0.00 m for the rare and annual, respectively, are highlighted in red in the table below. Consistent with previous Leitrim sanitary evaluations, the 3-hour Chicago storm has also been simulated. Supporting model files and results are enclosed as part of the digital submission.

It should be noted that the node annotation for the sanitary sewers in XPSWMM does not include a letter before the node name. For example, XPSWMM node 11100A corresponds to sanitary manhole MH11100A.

Table 6-2 Update to Leitrim Hydraulic Model – Summary of Sanitary HGLs

XPSWMM Node	USF (m)	Finished Grade (m)	100 year 24 hour SCS				100 year 24 hour SCS + 20%			
			Sanitary Inflow Scenario				Sanitary Inflow Scenario			
	Existing	Existing	Rare		Annual		Rare		Annual	
	Proposed	*Proposed*	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)
Zone 1										
150	93.10	95.05	89.64	3.46	90.40	2.70	89.69	3.41	90.72	2.38
130	93.29	95.22	89.28	4.01	90.40	2.89	89.33	3.96	90.72	2.57
120	n/a	95.29	88.94	n/a	90.40	n/a	88.98	n/a	90.71	n/a
110	n/a	95.42	88.99	n/a	90.38	n/a	89.03	n/a	90.69	n/a
100	n/a	94.45	89.04	n/a	90.34	n/a	89.08	n/a	90.63	n/a
Zone 2										
270/19	92.60	94.57	90.55	2.05	90.60	2.00	90.62	1.98	90.92	1.68
260/15	92.45	94.29	90.44	2.01	90.55	1.90	90.50	1.95	90.86	1.59

XPSWMM Node	USF (m)	Finished Grade (m)	100 year 24 hour SCS				100 year 24 hour SCS + 20%			
			Sanitary Inflow Scenario				Sanitary Inflow Scenario			
	Existing	Existing	Rare		Annual		Rare		Annual	
	Proposed	*Proposed*	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)
250/14	92.25	94.29	90.37	1.88	90.51	1.74	90.44	1.81	90.83	1.42
240/13	92.10	94.05	90.29	1.81	90.48	1.62	90.36	1.74	90.80	1.30
230/12	91.90	93.81	90.23	1.67	90.45	1.45	90.29	1.61	90.77	1.13
Zone 3										
333	91.55	93.45	90.76	0.79	90.68	0.87	90.81	0.74	90.95	0.60
355	*91.43*	*93.48*	90.78	0.65	90.69	0.74	90.83	0.60	90.96	0.47
361	*91.93*	*93.81*	90.79	1.14	90.69	1.24	90.84	1.09	90.97	0.96
330/11	91.88	93.92	90.13	1.75	90.40	1.48	90.18	1.70	90.72	1.16
132-SANI O	91.90	93.92	90.29	1.61	90.37	1.53	90.29	1.61	90.70	1.20
Zone 4										
404/401	93.11	95.18	90.73	2.38	90.70	2.41	90.80	2.31	91.02	2.09
410/411	92.93	94.83	90.71	2.22	90.69	2.24	90.78	2.15	91.01	1.92
Zone 5										
541/599	n/a	n/a	90.78	n/a	90.72	n/a	90.85	n/a	91.05	n/a
583	93.43	95.65	90.81	2.62	90.75	2.68	90.88	2.55	91.08	2.35
584	93.55	95.34	90.84	2.71	90.77	2.78	90.92	2.63	91.11	2.44
594	93.33	95.46	90.86	2.47	90.80	2.53	90.94	2.39	91.13	2.20
527	93.13	95.36	90.89	2.24	90.82	2.31	90.97	2.16	91.15	1.98
524	93.60	95.63	90.91	2.69	90.84	2.76	90.99	2.61	91.17	2.43
523	93.47	95.56	90.93	2.54	90.86	2.61	91.01	2.46	91.18	2.29
520	93.80	96.02	91.24	2.56	91.25	2.55	91.24	2.56	91.29	2.51
533	93.80	95.86	91.62	2.18	91.62	2.18	91.62	2.18	91.62	2.18
532	93.90	95.94	91.90	2.00	91.90	2.00	91.90	2.00	91.90	2.00
538	93.95	95.97	92.54	1.41	92.54	1.41	92.54	1.41	92.54	1.41
535	94.55	96.50	93.30	1.25	93.30	1.25	93.30	1.25	93.30	1.25
Zone 6										
608	*94.55*	*96.70*	93.18	1.37	91.87	2.68	93.24	1.31	92.13	2.42
609	*94.20*	*96.35*	93.11	1.09	91.82	2.38	93.16	1.04	92.08	2.12
620	*93.70*	*95.85*	92.99	0.71	91.75	1.95	93.04	0.66	92.01	1.69
630	*93.80*	*95.95*	92.92	0.88	91.71	2.09	92.97	0.83	91.98	1.82
6171	94.30	96.00	92.72	1.58	91.61	2.69	92.77	1.53	91.87	2.43
6183	94.60	96.75	92.63	1.97	91.56	3.04	92.69	1.91	91.83	2.77
6175A	93.65	95.68	92.50	1.15	91.49	2.16	92.55	1.10	91.76	1.89
6106	93.50	95.07	92.39	1.11	91.44	2.06	92.44	1.06	91.71	1.79
646	*92.60*	*94.75*	92.25	0.35	91.37	1.23	92.31	0.29	91.64	0.96
6156	98.00	100.00	96.04	1.96	96.04	1.96	96.04	1.96	96.04	1.96
6115	94.71	96.30	92.52	2.19	91.54	3.17	92.58	2.13	91.81	2.90

XPSWMM Node	USF (m)	Finished Grade (m)	100 year 24 hour SCS				100 year 24 hour SCS + 20%			
			Sanitary Inflow Scenario				Sanitary Inflow Scenario			
	Existing	Existing	Rare		Annual		Rare		Annual	
	Proposed	*Proposed*	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)
6101	n/a	95.38	92.47	n/a	91.50	n/a	92.53	n/a	91.78	n/a
647	92.93	94.95	92.25	0.68	91.37	1.56	92.31	0.62	91.64	1.29
Zone 7										
790	92.58	94.49	93.38	-1.30	92.37	0.21	93.93	-1.35	92.59	-0.01
770	92.20	94.17	93.39	-1.19	92.06	0.14	93.44	-1.24	92.29	-0.09
760	*92.20*	94.25	93.14	-0.94	91.90	0.30	93.19	-0.99	92.14	0.06
750	*92.20*	94.25	92.80	-0.60	91.70	0.50	92.85	-0.65	91.94	0.26
730	92.15	94.10	91.91	0.24	91.20	0.95	91.96	0.19	91.46	0.69
740	92.30	94.35	92.53	-0.23	91.54	0.76	92.58	-0.28	91.79	0.51
780	92.43	94.56	93.53	-1.10	92.14	0.29	93.58	-1.15	92.37	0.06
700	92.00	93.67	91.39	0.61	90.95	1.05	91.44	0.56	91.21	0.79
735	92.50	94.58	92.25	0.25	91.38	1.12	92.30	0.20	91.64	0.86
771	92.23	93.85	93.40	-1.17	92.06	0.17	93.45	-1.22	92.29	-0.06
775	*92.35*	*94.50*	93.43	-1.08	92.08	0.27	93.48	-1.13	92.31	0.04
745	92.13	94.09	92.03	0.10	91.25	0.88	92.08	0.05	91.52	0.61
755	92.58	94.49	92.12	0.46	91.30	1.28	92.18	0.41	91.57	1.01
Zone 8										
825A	92.80	94.89	90.68	2.12	90.67	2.13	90.75	2.05	90.99	1.81
815/851	93.44	95.49	90.71	2.73	90.71	2.73	90.78	2.66	91.03	2.41
805/879	94.44	96.46	92.35	2.09	92.35	2.09	92.35	2.09	92.35	2.09
801/887	98.60	100.89	96.77	1.83	96.77	1.83	96.77	1.83	96.77	1.83
Zone 9										
923	n/a	96.20	94.06	n/a	93.48	n/a	94.13	n/a	93.48	n/a
920	99.35	101.50	96.26	3.09	96.23	3.12	96.26	3.09	96.23	3.12
910	n/a	97.60	94.79	n/a	94.56	n/a	94.86	n/a	94.56	n/a
907	98.85	101.00	98.36	0.49	96.98	1.87	98.36	0.49	96.98	1.87
904	n/a	97.60	95.84	n/a	95.79	n/a	95.84	n/a	95.79	n/a
900	100.85	103.00	98.89	1.96	98.86	1.99	98.89	1.96	98.86	1.99
Zone 10										
139	*90.60*	*92.75*	89.45	1.15	89.86	0.74	89.45	1.15	89.92	0.68
138	n/a	n/a	89.48	n/a	89.88	n/a	89.48	n/a	89.94	n/a
136	n/a	n/a	89.52	n/a	89.91	n/a	89.52	n/a	89.96	n/a
134	*91.90*	*93.95*	89.56	2.34	89.94	1.96	89.57	2.33	89.99	1.91
133	91.93	94.04	89.57	2.36	89.95	1.98	89.57	2.36	89.99	1.94
135	91.75	93.80	89.53	2.22	89.92	1.83	89.54	2.21	89.97	1.78
129	*92.11*	*94.12*	89.59	2.52	89.99	2.12	89.60	2.51	90.01	2.10
128	*92.66*	*94.73*	90.72	1.94	90.71	1.95	90.72	1.94	90.71	1.95

XPSWMM Node	USF (m)	Finished Grade (m)	100 year 24 hour SCS				100 year 24 hour SCS + 20%			
			Sanitary Inflow Scenario				Sanitary Inflow Scenario			
	Existing	Existing	Rare		Annual		Rare		Annual	
	Proposed	*Proposed*	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)
127	*94.46*	*96.10*	91.67	2.79	91.66	2.80	91.67	2.79	91.66	2.80
126	95.10	97.15	92.50	2.60	92.49	2.61	92.50	2.60	92.49	2.61
132	*92.06*	*94.05*	89.57	2.49	89.95	2.11	89.58	2.48	90.00	2.06
131	*92.26*	*94.25*	89.58	2.68	89.97	2.29	89.59	2.67	90.00	2.26
130A	*93.26*	*95.48*	89.60	3.66	90.00	3.26	89.61	3.65	90.02	3.24
121	96.55	98.80	93.88	2.67	93.88	2.67	93.88	2.67	93.88	2.67
117	98.00	100.30	95.33	2.67	95.33	2.67	95.33	2.67	95.33	2.67
114	99.81	101.82	96.77	3.04	96.77	3.04	96.77	3.04	96.77	3.04
110A	100.79	103.30	97.69	3.11	97.69	3.11	97.69	3.11	97.69	3.11
107	102.21	104.77	98.45	3.76	98.45	3.76	98.45	3.76	98.45	3.76
105	102.64	104.68	98.90	3.74	98.90	3.74	98.90	3.74	98.90	3.74
104	102.76	104.48	99.24	3.52	99.24	3.52	99.24	3.52	99.24	3.52
Zone 11										
11100A	n/a	95.55	91.29	n/a	90.98	n/a	91.37	n/a	91.28	n/a
11110A	n/a	95.65	91.43	n/a	91.05	n/a	91.50	n/a	91.34	n/a
1125	*94.40*	*96.50*	91.89	2.51	91.30	3.10	91.97	2.43	91.55	2.85
Zone 12										
1273A	*n/a*	*94.50*	91.28	n/a	90.96	n/a	91.35	n/a	91.28	n/a
1271A	*n/a*	*94.50*	91.69	n/a	91.15	n/a	91.76	n/a	91.47	n/a
1270	*n/a*	*94.80*	91.83	n/a	91.22	n/a	91.89	n/a	91.54	n/a
1290	*93.45*	*95.60*	91.91	1.54	91.26	2.19	91.98	1.47	91.58	1.87
1260	*93.20*	*95.35*	91.94	1.26	91.27	1.93	92.01	1.19	91.59	1.61
1280	*n/a*	*96.20*	94.05	n/a	93.42	n/a	94.12	n/a	93.43	n/a
Zone 13										
202	n/a	94.00	89.15	n/a	90.26	n/a	89.18	n/a	90.50	n/a
203	92.01	93.08	89.21	2.80	90.21	1.80	89.23	2.78	90.43	1.58
204	91.34	93.08	89.28	2.06	90.16	1.18	89.30	2.04	90.35	0.99
205	91.13	93.08	89.35	1.78	90.12	1.01	89.36	1.77	90.28	0.85
206	n/a	93.08	89.36	n/a	90.00	n/a	89.37	n/a	90.12	n/a
207	90.90	93.08	89.37	1.53	89.88	1.02	89.37	1.53	89.97	0.93
1335/141	90.30	93.08	89.37	0.93	89.81	0.49	89.37	0.93	89.88	0.42
13185A	n/a	92.17	89.36	n/a	89.61	n/a	89.36	n/a	89.65	n/a
13137B	n/a	92.20	89.35	n/a	89.47	n/a	89.36	n/a	89.48	n/a
13137A	90.14	92.25	89.36	0.78	89.47	0.67	89.37	0.77	89.49	0.65
13136A	90.27	92.27	89.44	0.83	89.51	0.76	89.44	0.83	89.53	0.74
13135A	90.55	92.58	89.52	1.03	89.56	0.99	89.52	1.03	89.57	0.98
13129A	90.49	92.70	89.56	0.93	89.57	0.92	89.56	0.93	89.59	0.90

XPSWMM Node	USF (m)	Finished Grade (m)	100 year 24 hour SCS				100 year 24 hour SCS + 20%			
			Sanitary Inflow Scenario				Sanitary Inflow Scenario			
	Existing	Existing	Rare		Annual		Rare		Annual	
	Proposed	*Proposed*	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)
13128A	90.62	92.80	89.65	0.97	89.62	1.00	89.65	0.97	89.63	0.99
13127A	90.65	92.90	89.71	0.94	89.65	1.00	89.71	0.94	89.66	0.99
13126A	91.22	93.00	89.75	1.47	89.67	1.55	89.76	1.46	89.68	1.54
13125A	90.89	93.10	89.77	1.12	89.68	1.21	89.78	1.11	89.69	1.20
13124A	91.00	93.20	89.79	1.21	89.69	1.31	89.79	1.21	89.70	1.30
13123A	91.62	93.15	89.80	1.82	89.69	1.93	89.80	1.82	89.70	1.92
13138A	90.11	92.11	89.38	0.73	89.48	0.63	89.38	0.73	89.49	0.62
13139A	89.89	91.91	89.39	0.50	89.49	0.40	89.39	0.50	89.50	0.39
13140A	89.89	91.88	89.39	0.50	89.49	0.40	89.39	0.50	89.50	0.39
13141A	90.02	92.10	89.40	0.62	89.49	0.53	89.40	0.62	89.50	0.52
13145A	90.12	92.17	89.40	0.72	89.49	0.63	89.40	0.72	89.50	0.62
13146A	90.15	92.20	89.40	0.75	89.49	0.66	89.40	0.75	89.50	0.65
13147A	90.17	92.21	89.40	0.77	89.49	0.68	89.40	0.77	89.50	0.67
13114A	90.52	92.41	89.75	0.77	89.69	0.83	89.75	0.77	89.70	0.82
13115A	90.22	92.33	89.75	0.47	89.69	0.53	89.76	0.46	89.70	0.52
13116A	90.37	92.39	89.76	0.62	89.69	0.68	89.76	0.61	89.70	0.67
13117A	90.42	92.41	89.76	0.66	89.69	0.73	89.76	0.66	89.70	0.72
13147AA	90.17	92.21	89.76	0.41	89.69	0.48	89.76	0.41	89.70	0.47
13142AA	90.08	92.01	89.75	0.33	89.69	0.39	89.76	0.32	89.70	0.38
13142A	90.08	92.01	89.40	0.68	89.49	0.59	89.40	0.68	89.50	0.58

The above indicates that the updates to the model result in insufficient freeboard through Zone 7, which corresponds to Sora Way extending from Bank Street to Kelly Farm Drive, as well as Kelly Farm Drive itself and Cedar Creek Drive.

In response to this, a sanitary overflow has been introduced in the model, with the aim of reducing HGL elevations. The overflow has been simulated as a 900 mm diameter pipe extending from sanitary MH790 to storm MH790 on Sora Way immediately west of Bank Street. The resulting sanitary HGL elevations are summarized in the following table.

Table 6-3 Update to Leitrim Hydraulic Model – Introduction of Sanitary Overflow – Summary of Sanitary HGLs

XPSWMM Node	USF (m)	Finished Grade (m)	100 year 24 hour SCS				100 year 24 hour SCS + 20%			
			Sanitary Inflow Scenario				Sanitary Inflow Scenario			
	Existing	Existing	Rare		Annual		Rare		Annual	
	Proposed	*Proposed*	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)
Zone 1										

XPSWMM Node	USF (m)	Finished Grade (m)	100 year 24 hour SCS				100 year 24 hour SCS + 20%			
			Sanitary Inflow Scenario				Sanitary Inflow Scenario			
	Existing	Existing	Rare		Annual		Rare		Annual	
	Proposed	*Proposed*	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)
150	93.10	95.05	89.29	3.81	90.40	2.70	89.29	3.81	90.72	2.38
130	93.29	95.22	88.96	4.33	90.40	2.89	88.96	4.33	90.71	2.58
120	n/a	95.29	88.64	n/a	90.39	n/a	88.64	n/a	90.71	n/a
110	n/a	95.42	88.71	n/a	90.38	n/a	88.71	n/a	90.68	n/a
100	n/a	94.45	88.79	n/a	90.34	n/a	88.80	n/a	90.62	n/a
Zone 2										
270/19	92.60	94.57	90.27	2.33	90.60	2.00	90.27	2.33	90.92	1.68
260/15	92.45	94.29	90.13	2.32	90.54	1.91	90.13	2.32	90.86	1.59
250/14	92.25	94.29	90.05	2.20	90.51	1.74	90.04	2.21	90.83	1.42
240/13	92.10	94.05	89.95	2.15	90.47	1.63	89.95	2.15	90.79	1.31
230/12	91.90	93.81	89.87	2.03	90.44	1.46	89.87	2.03	90.76	1.14
Zone 3										
333	91.55	93.45	90.18	1.37	90.59	0.96	90.18	1.37	90.86	0.69
355	*91.43*	*93.48*	90.20	1.23	90.60	0.83	90.20	1.23	90.87	0.56
361	*91.93*	*93.81*	90.21	1.72	90.61	1.32	90.21	1.72	90.87	1.06
330/11	91.88	93.92	89.74	2.14	90.40	1.48	89.74	2.14	90.72	1.16
132-SANI O	91.90	93.92	90.30	1.60	90.37	1.53	90.29	1.61	90.70	1.20
Zone 4										
404/401	93.11	95.18	90.48	2.63	90.69	2.42	90.48	2.63	91.02	2.09
410/411	92.93	94.83	90.45	2.48	90.68	2.25	90.45	2.48	91.01	1.92
Zone 5										
541/599	n/a	n/a	90.53	n/a	90.72	n/a	90.53	n/a	91.05	n/a
583	93.43	95.65	90.57	2.86	90.74	2.69	90.57	2.86	91.08	2.35
584	93.55	95.34	90.61	2.94	90.76	2.79	90.61	2.94	91.11	2.44
594	93.33	95.46	90.64	2.69	90.79	2.54	90.64	2.69	91.13	2.20
527	93.13	95.36	90.67	2.46	90.81	2.32	90.67	2.46	91.16	1.97
524	93.60	95.63	90.69	2.91	90.84	2.76	90.69	2.91	91.17	2.43
523	93.47	95.56	90.70	2.77	90.85	2.62	90.70	2.77	91.19	2.28
520	93.80	96.02	91.25	2.55	91.25	2.55	91.25	2.55	91.29	2.51
533	93.80	95.86	91.62	2.18	91.62	2.18	91.62	2.18	91.62	2.18
532	93.90	95.94	91.90	2.00	91.90	2.00	91.90	2.00	91.90	2.00
538	93.95	95.97	92.54	1.41	92.54	1.41	92.54	1.41	92.54	1.41
535	94.55	96.50	93.30	1.25	93.30	1.25	93.30	1.25	93.30	1.25
Zone 6										
608	*94.55*	*96.70*	92.30	2.25	91.56	2.99	92.30	2.25	91.70	2.85
609	*94.20*	*96.35*	92.22	1.98	91.51	2.69	92.22	1.98	91.65	2.55
620	*93.70*	*95.85*	92.09	1.61	91.45	2.25	92.09	1.61	91.59	2.11

XPSWMM Node	USF (m)	Finished Grade (m)	100 year 24 hour SCS				100 year 24 hour SCS + 20%			
			Sanitary Inflow Scenario				Sanitary Inflow Scenario			
	Existing	Existing	Rare		Annual		Rare		Annual	
	Proposed	*Proposed*	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)
630	*93.80*	*95.95*	92.02	1.78	91.41	2.39	92.02	1.78	91.55	2.25
6171	94.30	96.00	91.81	2.49	91.32	2.98	91.81	2.49	91.46	2.84
6183	94.60	96.75	91.72	2.88	91.28	3.32	91.72	2.88	91.42	3.18
6175A	93.65	95.68	91.58	2.07	91.22	2.43	91.58	2.07	91.36	2.29
6106	93.50	95.07	91.47	2.03	91.16	2.34	91.47	2.03	91.31	2.19
646	*92.60*	*94.75*	91.32	1.28	91.10	1.50	91.32	1.28	91.26	1.34
6156	98.00	100.00	96.04	1.96	96.04	1.96	96.04	1.96	96.04	1.96
6115	94.71	96.30	91.61	3.10	91.47	3.24	91.61	3.10	91.47	3.24
6101	n/a	95.38	91.56	n/a	91.24	n/a	91.56	n/a	91.39	n/a
647	92.93	94.95	91.32	1.61	91.10	1.83	91.32	1.61	91.26	1.67
Zone 7										
790	92.58	94.49	91.08	1.50	91.06	1.52	91.07	1.51	91.07	1.51
770	92.20	94.17	91.10	1.10	91.06	1.14	91.10	1.10	91.13	1.07
760	*92.20*	94.25	91.08	1.12	91.04	1.16	91.08	1.12	91.12	1.08
750	*92.20*	94.25	91.05	1.15	91.02	1.18	91.05	1.15	91.12	1.08
730	92.15	94.10	90.94	1.21	90.93	1.22	90.94	1.21	91.10	1.05
740	92.30	94.35	91.01	1.29	90.99	1.31	91.01	1.29	91.11	1.19
780	92.43	94.56	91.10	1.33	91.06	1.37	91.10	1.33	91.12	1.31
700	92.00	93.67	90.60	1.40	90.78	1.22	90.60	1.40	90.99	1.01
735	92.50	94.58	90.98	1.52	90.96	1.54	90.98	1.52	91.11	1.39
771	92.23	93.85	91.10	1.13	91.06	1.17	91.10	1.13	91.13	1.10
775	*92.35*	*94.50*	91.14	1.21	91.10	1.25	91.14	1.21	91.15	1.20
745	92.13	94.09	91.07	1.06	90.99	1.14	91.07	1.06	91.15	0.98
755	92.58	94.49	91.18	1.40	91.04	1.54	91.18	1.40	91.20	1.38
Zone 8										
825A	92.80	94.89	90.42	2.38	90.66	2.14	90.42	2.38	90.99	1.81
815/851	93.44	95.49	90.46	2.98	90.69	2.75	90.46	2.98	91.03	2.41
805/879	94.44	96.46	92.35	2.09	92.35	2.09	92.35	2.09	92.35	2.09
801/887	98.60	100.89	96.77	1.83	96.77	1.83	96.77	1.83	96.77	1.83
Zone 9										
923	n/a	96.20	93.96	n/a	93.48	n/a	93.96	n/a	93.48	n/a
920	99.35	101.50	96.26	3.09	96.23	3.12	96.26	3.09	96.23	3.12
910	n/a	97.60	94.65	n/a	94.56	n/a	94.65	n/a	94.56	n/a
907	98.85	101.00	98.36	0.49	96.98	1.87	98.36	0.49	96.98	1.87
904	n/a	97.60	95.84	n/a	95.79	n/a	95.84	n/a	95.79	n/a
900	100.85	103.00	98.89	1.96	98.86	1.99	98.89	1.96	98.86	1.99
Zone 10										

XPSWMM Node	USF (m)	Finished Grade (m)	100 year 24 hour SCS				100 year 24 hour SCS + 20%			
			Sanitary Inflow Scenario				Sanitary Inflow Scenario			
	Existing	Existing	Rare		Annual		Rare		Annual	
	Proposed	*Proposed*	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)
139	*90.60*	*92.75*	89.42	1.18	89.86	0.74	89.42	1.18	89.92	0.68
138	n/a	n/a	89.45	n/a	89.88	n/a	89.45	n/a	89.94	n/a
136	n/a	n/a	89.49	n/a	89.91	n/a	89.49	n/a	89.96	n/a
134	*91.90*	*93.95*	89.54	2.36	89.94	1.96	89.54	2.36	89.99	1.91
133	91.93	94.04	89.54	2.39	89.94	1.99	89.54	2.39	89.99	1.94
135	91.75	93.80	89.51	2.24	89.92	1.83	89.51	2.24	89.97	1.78
129	*92.11*	*94.12*	89.57	2.54	89.98	2.13	89.57	2.54	90.01	2.10
128	*92.66*	*94.73*	90.72	1.94	90.71	1.95	90.72	1.94	90.71	1.95
127	*94.46*	*96.10*	91.67	2.79	91.66	2.80	91.67	2.79	91.66	2.80
126	95.10	97.15	92.50	2.60	92.49	2.61	92.50	2.60	92.49	2.61
132	*92.06*	*94.05*	89.55	2.51	89.95	2.11	89.55	2.51	90.00	2.07
131	*92.26*	*94.25*	89.56	2.70	89.97	2.29	89.56	2.70	90.00	2.26
130A	*93.26*	*95.48*	89.58	3.68	90.00	3.26	89.58	3.68	90.02	3.24
121	96.55	98.80	93.88	2.67	93.88	2.67	93.88	2.67	93.88	2.67
117	98.00	100.30	95.33	2.67	95.33	2.67	95.32	2.68	95.33	2.67
114	99.81	101.82	96.77	3.04	96.77	3.04	96.77	3.04	96.77	3.04
110A	100.79	103.30	97.69	3.11	97.69	3.10	97.69	3.11	97.69	3.11
107	102.21	104.77	98.45	3.76	98.45	3.76	98.45	3.76	98.45	3.76
105	102.64	104.68	98.90	3.74	98.90	3.74	98.90	3.74	98.90	3.74
104	102.76	104.48	99.24	3.52	99.24	3.52	99.24	3.52	99.24	3.52
Zone 11										
11100A	n/a	95.55	91.07	n/a	90.97	n/a	91.07	n/a	91.27	n/a
11110A	n/a	95.65	91.22	n/a	91.05	n/a	91.22	n/a	91.33	n/a
1125	*94.40*	*96.50*	91.70	2.70	91.29	3.11	91.70	2.70	91.55	2.85
Zone 12										
1273A	*n/a*	*94.50*	91.06	n/a	90.95	n/a	91.06	n/a	91.28	n/a
1271A	*n/a*	*94.50*	91.49	n/a	91.14	n/a	91.49	n/a	91.47	n/a
1270	*n/a*	*94.80*	91.63	n/a	91.21	n/a	91.63	n/a	91.53	n/a
1290	*93.45*	*95.60*	91.72	1.73	91.25	2.20	91.72	1.73	91.58	1.87
1260	*93.20*	*95.35*	91.75	1.45	91.26	1.94	91.75	1.45	91.59	1.61
1280	*n/a*	*96.20*	93.95	n/a	93.42	n/a	93.95	n/a	93.43	n/a
Zone 13										
202	n/a	94.00	88.97	n/a	90.25	n/a	88.97	n/a	90.50	n/a
203	92.01	93.08	89.06	2.95	90.21	1.80	89.07	2.94	90.43	1.58
204	91.34	93.08	89.17	2.17	90.16	1.18	89.18	2.16	90.35	0.99
205	91.13	93.08	89.27	1.86	90.11	1.02	89.28	1.85	90.28	0.85
206	n/a	93.08	89.30	n/a	90.00	n/a	89.31	n/a	90.12	n/a

XPSWMM Node	USF (m)	Finished Grade (m)	100 year 24 hour SCS				100 year 24 hour SCS + 20%			
			Sanitary Inflow Scenario				Sanitary Inflow Scenario			
	Existing	Existing	Rare		Annual		Rare		Annual	
	Proposed	*Proposed*	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)	HGL (m)	USF – HGL (m)
207	90.90	93.08	89.32	1.58	89.88	1.02	89.34	1.56	89.97	0.93
1335/141	90.30	93.08	89.34	0.96	89.81	0.49	89.35	0.95	89.87	0.43
13185A	n/a	92.17	89.34	n/a	89.61	n/a	89.35	n/a	89.65	n/a
13137B	n/a	92.20	89.33	n/a	89.47	n/a	89.35	n/a	89.48	n/a
13137A	90.14	92.25	89.34	0.80	89.47	0.67	89.36	0.78	89.49	0.65
13136A	90.27	92.27	89.42	0.85	89.51	0.76	89.43	0.84	89.53	0.74
13135A	90.55	92.58	89.51	1.04	89.56	0.99	89.51	1.04	89.57	0.98
13129A	90.49	92.70	89.54	0.95	89.57	0.92	89.54	0.95	89.59	0.90
13128A	90.62	92.80	89.63	0.99	89.62	1.00	89.63	0.99	89.63	0.99
13127A	90.65	92.90	89.69	0.96	89.65	1.00	89.69	0.96	89.66	0.99
13126A	91.22	93.00	89.74	1.48	89.67	1.55	89.74	1.48	89.68	1.54
13125A	90.89	93.10	89.76	1.13	89.68	1.21	89.76	1.13	89.69	1.20
13124A	91.00	93.20	89.78	1.22	89.69	1.31	89.78	1.22	89.70	1.30
13123A	91.62	93.15	89.79	1.83	89.69	1.93	89.79	1.83	89.70	1.92
13138A	90.11	92.11	89.36	0.75	89.48	0.63	89.36	0.75	89.49	0.62
13139A	89.89	91.91	89.37	0.52	89.49	0.40	89.38	0.51	89.50	0.39
13140A	89.89	91.88	89.37	0.52	89.49	0.40	89.38	0.51	89.50	0.39
13141A	90.02	92.10	89.38	0.64	89.49	0.53	89.38	0.64	89.50	0.52
13145A	90.12	92.17	89.38	0.74	89.49	0.63	89.39	0.73	89.50	0.62
13146A	90.15	92.20	89.38	0.77	89.49	0.66	89.39	0.76	89.50	0.65
13147A	90.17	92.21	89.38	0.79	89.49	0.68	89.39	0.78	89.50	0.67
13114A	90.52	92.41	89.74	0.78	89.69	0.83	89.74	0.78	89.70	0.82
13115A	90.22	92.33	89.74	0.48	89.69	0.53	89.74	0.48	89.70	0.52
13116A	90.37	92.39	89.74	0.63	89.69	0.68	89.74	0.63	89.70	0.67
13117A	90.42	92.41	89.74	0.68	89.69	0.73	89.74	0.68	89.70	0.72
13147AA	90.17	92.21	89.74	0.43	89.69	0.48	89.74	0.43	89.70	0.47
13142AA	90.08	92.01	89.74	0.34	89.69	0.39	89.74	0.34	89.70	0.38
13142A	90.08	92.01	89.38	0.70	89.49	0.59	89.38	0.70	89.50	0.58

The above results indicate that introducing the sanitary overflow results in sanitary HGLs with sufficient freeboard to meet City criteria. The new sanitary overflow is considered conceptual, intended to illustrate a potential solution to adding the S-4 and S-5 lands to the existing sanitary network. The design of the overflow details, including its location, will be completed at detail design stage and approved by the City of Ottawa.

6.2.1.3 Model Files

Model files included in the digital submission are summarized below.

Table 6-4 Summary of XPSWMM model files provided in digital submission

Model Scenario	Storm Event	Model File for Sanitary Inflow Scenario	
		Rare	Annual
Model Update	100 year 24 hour SCS Type II	145172-202503-SC3-RARE-24SCS100.xp	145172-202503-SC3-ANN-24SCS100.xp
Model Update	100 year 24 hour SCS Type II + 20%	145172-202503-SC3-RARE-24SCS120.xp	145172-202503-SC3-ANN-24SCS120.xp
Model Update	100 year 3 hour Chicago	145172-202503-SC3-RARE-3CHI100.xp	145172-202503-SC3-ANN-3CHI100.xp
Model Update	100 year 3 hour Chicago + 20%	145172-202503-SC3-RARE-3CHI120.xp	145172-202503-SC3-ANN-3CHI120.xp
New Sanitary Overflow	100 year 24 hour SCS Type II	145172-202503-SC4-RARE-24SCS100.xp	145172-202503-SC4-ANN-24SCS100.xp
New Sanitary Overflow	100 year 24 hour SCS Type II + 20%	145172-202503-SC4-RARE-24SCS120.xp	145172-202503-SC4-ANN-24SCS120.xp
New Sanitary Overflow	100 year 3 hour Chicago	145172-202503-SC4-RARE-3CHI100.xp	145172-202503-SC4-ANN-3CHI100.xp
New Sanitary Overflow	100 year 3 hour Chicago + 20%	145172-202503-SC4-RARE-3CHI120.xp	145172-202503-SC4-ANN-3CHI120.xp

6.3 Evaluation of Alternative Solutions

In the case of wastewater, the issue (problem) is the disposal of wastewater generated by the urban development, and the incorporation of an alternative solution within the greater Leitrim Community, while satisfying the regulatory agencies (City of Ottawa and Ministry of the Environment).

The wastewater servicing alternatives considered for the S-4 UEA are:

- Do Nothing
- Private Septic Systems
- Communal Septic System
- Extension and/or Upgrade of Existing Municipal Services

6.3.1 Evaluation of Wastewater Servicing Alternatives

6.3.1.1 Do Nothing

The “Do Nothing” alternative is not regarded as a feasible choice in this context because it does not assist the City meet the development objectives outlined in the new Official Plan.

6.3.1.2 Private Septic System

The “Private Septic System” alternative can service residential units, however the septic bed area requirements would significantly increase the individual lot area resulting in reduced unit density which would not adhere to City development objectives. Additionally typical septic systems release nitrates into the local groundwater, this option could lead to increased nitrate load in the groundwater, resulting in adverse environmental effects. Therefore, this alternative is not recommended as a viable choice for this application.

6.3.1.3 Communal Collection and Treatment System

The “Communal Collection and Treatment System” could be designed to meet the demand requirements of the new Official Plan, but there are significant social and environmental concerns associated with this type of system. Heavy nitrate loading into the groundwater system is a concern with this option, which will have a negative environmental impact due to the development density specified in the new Official Plan. This option also potentially requires increased operation and maintenance costs due to the introduction of a remote treatment facility. It may also have negative social impacts due to the risk of occasional odour problems. Due to concerns related to this type of system, it is recommended that this alternative not be pursued.

6.3.1.4 Extension and/or Upgrade of Existing Municipal Servicing

The “Extension and/or Upgrade of Existing Municipal Servicing” alternative is a feasible wastewater servicing option that has been implemented to serve the urban area next to the northern boundary of the new Official Plan Leitrim S-4 UEA lands. This solution has proven to cause minimal social and environmental impacts while providing the benefit of being cost-effective by utilizing residual capacity in existing wastewater infrastructure. The extension of municipal services is also the preferred servicing option recommended in City and Provincial policy statements for urban areas.

It is therefore advised that the “Extension and/or Upgrade to Existing Municipal Wastewater Services” continue to be regarded as the preferred wastewater servicing option.

6.4 Concept Plan Development

The proximity of existing wastewater infrastructure on Paakanaak provides an optimal servicing approach for the western portion of the subject lands with minimal impacts on surrounding properties. The availability of existing wastewater infrastructure on Labrador Crescent offers the opportunity to service the eastern portion of the subject lands. This approach will have minor impacts on the surrounding properties. Corridors have been included in the concept plan to ensure connectivity with existing development lands. Refer to the Concept Plan provided in **Appendix A.**

6.5 Recommended Wastewater Servicing Plan

Due to the topography of the subject lands and the available existing wastewater infrastructure, the S4 UEA will have two wastewater outlets to serve the eastern and western parts of the site, respectively. **Figure 6-3** in **Appendix D** shows the approximate division of drainage areas for these two outlets. Flows will enter the existing municipal wastewater collection system at two locations, as noted below, and will eventually flow to the Findlay Creek Sanitary Pumping Station.

Due to the proximity of existing sewers and available capacity, as shown in the Sanitary Sewer Design Sheets in Appendix D, Arcadis recommends that the western part of the subject lands be connected to the existing sewers on Paakanaak Avenue. The proposed connection point is between MHSA76708 and MHSA76709, utilizing the vacant block between civic 549 and 545. The approximate sewer invert elevation at this location is indicated on **Figure 6-2** in **Appendix D**. The suggested connection point minimizes impact on surrounding residences near the vacant block and aligns with the low point on the adjacent lands, making it an optimal downstream location.

As mentioned earlier, due to site topography, capacity, and the availability of existing infrastructure, Arcadis recommends that the eastern part of the site outlet be connected to a proposed sanitary sewer on Bank Street. The proposed sewers will carry flows from the site downstream and connect to existing infrastructure at Labrador Crescent (MHSA71680). The site will connect to the proposed sewers on Bank Street via an emergency access block shown on the concept plan in Appendix A. This connection to Bank Street aims to minimize impact on the north-side residential developments. The sewer design will focus on minimizing the impact on traffic as well as on the existing residences and businesses along Bank Street.

Analysis of available capacity in existing infrastructure at, and downstream of, the two connection locations mentioned above, is included in section 6.2 and **Appendix D**.

6.5.1 Design Criteria

The sanitary design flows for the subject lands are determined based on current City of Ottawa design criteria and population densities established in the Leitrim MSS, which includes but is not limited to the following:

Design Flow:

Average Residential Flow	= 280 l/cap/day
Average Commercial/ Industrial Flow	= 28,000 l/Ha/day
Peak Residential Factor	= Harmon Formula
Peak Commercial/ Institutional Factor	= 1.0
Infiltration Allowance	= 0.33 l/sec/Ha

Population Densities:

Single Family Units	= 3.2 p/u
Townhouse & Back-to-Back Units	= 2.4 p/u
1 Bedroom Apartment	= 1.4 p/u
2 Bedroom Apartment	= 2.4 p/u

Population calculations for the subject lands, used to determine design flows, were based on the concept plan attached in **Appendix A.**

6.5.2 Wastewater Servicing Layout

Using the preferred concept plan and attributes identified during the evaluation stages, a conceptual wastewater drainage system has been developed to serve the Study Area. The plan aligns with the previously discussed

concept, where lands west of Kelly Farm Drive will drain to Paakanaak, and lands east of Kelly Farm Drive will drain to Labrador Crescent via Bank Street. Refer to **Figure 6-2** and **Figure 6-3** in **Appendix D**.

The Preferred Wastewater Servicing Layout demonstrates a new sewer connection to Paakanaak via an existing Pathway Block. No additional off-site servicing work is required to service the western outlet.

The Preferred Wastewater Service Layout shows a new sewer connection to Labrador Crescent via Bank Street. This connection will need about 850 metres of off-site sewer work within the Bank Street right-of-way. At the detail design stage, the sewer design will be circulated to stakeholders for approval, including the application for municipal consent.

Furthermore, as part of assessing existing conditions, a new wastewater overflow is necessary to adequately protect residences within Zone 7 of the Leitrim Community (Kelly Farm Drive and Sora Way). The overflow could be situated within the Sora Way right-of-way or on the nearby S-5 Community property on the east side of Bank Street. Discussions about the placement are ongoing, and more details will be provided during the detailed design phase.

6.5.3 Development Charge Recoveries

The size of the proposed infrastructure does not meet the threshold for development charge recoveries.

6.5.4 Cost Sharing Obligations

The majority of wastewater servicing works in support of this development are not eligible for cost-sharing with other parties, as their sole benefit is to the S-4 UEA lands. However, if the parcels with frontage on Bank Street (4848, 4852, 4856 and 4860 Bank Street) undergo development, requiring sanitary servicing, they will be required to enter into a cost-sharing agreement with the Edge at Pathways Regional Inc. for their proportional share of flows in the sewer extension along Bank Street.

The construction of the new sanitary overflow will be shared between the S-4 UEA and the contributing portion of the S-5 UEA. Costs will be shared on a design flow basis, excluding peak factors.

7 Stormwater Servicing

7.1 Background

The subject property is within the Leitrim Development Area (LDA), located south of the existing Pathways at Findlay Creek Development and adjacent to Bank Street. **Figure 7-1** in **Appendix E** illustrates the existing storm sewer network through the adjoining development to the Findlay Creek Stormwater Management Facility.

Surface drainage from the subject site is split and flows to the northeast towards the Bank Street roadside ditch and to the northwest towards the Leitrim Wetland Buffer via a drainage swale and constructed channel built as part of the Pathways Phase 1 development.

There are currently no municipal services within the subject site, including storm sewers. The collection of stormwater runoff from the study area will be necessary for the orderly development of the subject lands, and the collected stormwater will need to be managed to mitigate any negative impacts on the downstream lands.

7.2 Existing Stormwater Infrastructure

Pathways Phase 1 and Pathways South Phase 1 at Findlay Creek are existing developments situated directly north of the eastern part of the subject lands. Arcadis completed the detailed designs for Pathways Phase 1 in August 2017 and for Pathways South Phase 1 in May 2019.

In the detailed design report of Pathways Phase 1, a small portion of the future Earl Armstrong Road was assumed to be serviced via storm sewers on Dun Skipper Drive, with an inflow rate of **523 L/s**. This approach was consistent with that outlined in the 'Final Updated Serviceability Report (Class EA OPA 76 Areas 8a, 9a and 9b) Leitrim Development Area' prepared by IBI Group, 2016. Relevant report excerpts are included in **Appendix E**. Since the completion of the Pathways Phase 1 report, the alignment of Earl Armstrong Road has shifted further south, as outlined in an Environmental Assessment (EA) completed in November 2019. Due to topographic constraints, the EA determined that Earl Armstrong will outlet to future Bank Street and Hawthorne Road stormwater facilities. As a result, 523 L/s of additional capacity is available to service the eastern portion of the subject lands.

As part of the Pathways Phase 1 development, a constructed channel and associated drainage swale were designed to collect and convey surface runoff from undeveloped areas south of the development, directing it to the Leitrim Wetland Buffer. Details for the design of the constructed channel and drainage swale are included in the ‘Design Brief Pathways at Findlay Creek (Remer Lands) – 4800 Bank Street Constructed Channel Leitrim Development Area’ (Constructed Channel Design Brief) completed by IBI group in August 2018. The existing drainage swale was constructed parallel to the conventional rear-yard drainage swale within the rear yards of properties bordering the subject site. The drainage swale outlets to the constructed channel at the confluence with the existing watercourse INT-3 as shown on the Constructed Channel General Plan included in **Appendix E**.

Modelling and design flows are discussed in Section 3 of the Constructed Channel Design Brief, with design peak flows included in Table 3.2. The drainage swale was designed to convey a 100-year flow of 0.66 m^3/s and any discharge from the proposed development will need to be controlled to this rate to meet the pre-development design flows.

7.3 Existing Stormwater Management Facility

The end-of-pipe Findlay Creek Village Stormwater Facility (previously referred to as Pond 1) is constructed east of Bank Street and provides water quantity and quality control for the upstream tributary drainage area. The facility was built in 2007 and consists of two inlets (western and eastern) and an outlet structure to Findlay Creek.

As outlined in **Section 7.2**, the eastern portion of the subject lands is proposed to be serviced by storm sewers on Dun Skipper Drive, which ultimately discharge into the Findlay Creek Village Stormwater Facility. Maintaining the previously assumed allocation will not negatively affect the downstream hydraulic grade line and pond performance.

7.4 Existing Leitrim Wetland

The Leitrim Wetland Buffer is a natural feature located adjacent to and northwest of the subject property. It serves as a surface water conveyance system, managing surface drainage from the Pathway and Pathway South developments, as well as from the southern off-site rural lands. As part of the Pathway Phase 1 development, a Constructed Channel was built to ensure the existing surface flow regime and function of the Leitrim Wetland Buffer are maintained post-development. The Constructed Channel receives flows from undeveloped lands to the south, via natural topographical relief and by a constructed swale within the rear yards of the existing Pathways South development. In accordance with the design plan for the Constructed Channel, The Regional Group completed a 5-year monitoring plan– Refer to Constructed Channel Monitoring (Year 5) Report, prepared for Leitrim South Holdings Inc., by Cambium Inc., October 30, 2024, included in **Appendix E**.

Edge at Pathways Regional Inc., Arcadis, and the South Nation Conservation (SNC) met on June 16th, 2025, to discuss the servicing strategy involving the wetland and the existing constructed channel. Discussions included mention on the flow quantity conditions in the Channel and solutions for improvement. A follow-up site meeting was scheduled for July 25, 2025, which was attended by the City of Ottawa, The Edge at Pathways Regional Inc, SNCA and Arcadis.

The constructed channel was observed to have adequate vegetation growth and to be in general conformance with the design intent. As mentioned above, hydration concerns were flagged at various locations along the channel however, there was evidence of flows suspected during wet weather events. Arcadis discussed the recommended servicing option for the S4 UEA of a linear stormwater facility to outlet into the constructed channel at the southern limits. It was determined that there were no concerns with the existing channel accepting flows from the proposed development. Through the detailed design of the linear pond, quality and quantity requirements will be determined, and necessary quality treatment measures will be incorporated, as needed. There is a potential opportunity to increase flows from pre-development conditions, if the SNC and City of Ottawa see as beneficial to the constructed channel and wetlands. All quantity and quality control measures (as applicable) will be outlined during the detailed design submission of the subject lands. Comments from the SNCA in response to the site meeting can be found in **Appendix E**.

As outlined in **Section 7.2**, the western portion of the subject lands is proposed to be serviced by the Constructed Channel, which ultimately discharges into the Leitrim Wetland Buffer. Post-development flows are expected to be maintained at pre-development levels to prevent any negative impact on the downstream system.

7.5 Evaluation of Alternative Solutions

In the case of stormwater, the issue (problem) is the management of surface and sub-surface stormwater flows. The design of the major and minor systems must adhere to City of Ottawa design criteria while maintaining a feasible and practical engineering approach. Flows leaving the site must meet pre-development conditions, as set out by the regulatory agencies (City of Ottawa, Ministry of Environment and Conservation Authorities).

The stormwater servicing alternatives considered for the S-4 UEA are:

- Do Nothing
- Dedicated On-Site Stormwater Management Facility
- Use of Existing Municipal Infrastructure and Stormwater Facilities

7.5.1 Evaluation of Stormwater Servicing Alternatives

7.5.1.1 Do Nothing

The “Do Nothing” alternative is not considered viable option as this application will consists of future residential buildings requiring stormwater management, in line with the municipal and provincial regulations and as imposed in the new Official Plan.

7.5.1.2 Dedicated On-Site Stormwater Management Facility

The “Dedicated On-Site Stormwater Management Facility” option would require constructing a facility with enough volume/area to store flows from the site according to the major and minor system design standards. To preserve pre-development flows, a relatively large storage capacity is necessary. However, existing infrastructure and natural wetlands in the community provide sufficient capacity, making a “Dedicated On-site Stormwater Management Facility” unnecessary for this application. Using the existing systems mentioned earlier is a more suitable choice.

7.5.1.3 Use of Existing Municipal Infrastructure and Stormwater Facilities

Due to the existing topography, drainage conditions, and adjacent development, it is desirable that changes to these features be minimized to limit impact on adjacent lots. The stormwater management design of this application should consider the location and feasibility of existing outlet options. With this at the forefront of the design methodology, the “Use of Existing Municipal Infrastructure and Stormwater Facilities” is a viable option for this application, as the location of these outlets coincides with the existing conditions of the site.

The existing site topography features a localized high point near the midpoint of the site, aligned with the projection of Kelly Farm Drive. From this point, drainage flows east and west, respectively. The Constructed Channel, situated northwest of the site, offers a practical outlet for the western part of the site.

Under pre-development conditions, the eastern portion of the site drains towards Bank Street. As noted in **Section 7.2,** the storm sewer located within Dun Skipper Drive was initially designed with 523 L/s allocated to the future Earl Armstrong Realignment. Due to the updates to the Earl Armstrong Alignment detailed in the 2019 EA, along with stormwater directed to future Bank Street and Hawthorne stormwater management facilities, the 523 L/s release rate remains suitable for supporting the proposed development. The “Use of Existing Municipal Infrastructure and Stormwater Facilities” offers a practical option for maintaining these existing drainage conditions. The infrastructure

on Dun Skipper Drive provides a suitable connection point for extending municipal services to manage the eastern drainage outlet of the site.

The available capacity and proximity of existing infrastructure and facilities are the recommended servicing solution for this application. This alternative provides minimal impact to the surrounding development and optimizes the existing conditions of the site.

7.6 Recommended Stormwater Servicing Plan

7.6.1 Design Criteria

The conceptual stormwater management system incorporates standard urban drainage design and stormwater management features that can be summarized as follows:

- a dual drainage concept; and,
- end-of-pipe stormwater management facilities.

7.6.1.1 Dual Drainage Design

The dual drainage system accommodates both minor and major stormwater runoff. During frequent storm events, the effective runoff from a catchment area is directly released via catch basin inlets into the network of storm sewers, known as the minor system. During less frequent storm events, the balance of the flow (in excess of the minor flow) is accommodated by a system of rear-yard swales and street segments, known as the major system. Opportunities for on-site storage in road sags are available across the site. Inlet control devices (ICDs) will be utilized across the site to control the surcharge in the minor system during infrequent storm events and maximize use of the available on-site storage. ICDs will be designed at the detailed design stage. A Preferred Storm Drainage Area plan was prepared, **Figure 7-5** in **Appendix E**, which depicts the anticipated major and minor system drainage areas with their respective outlets.

Inlet Control Devices (ICD) will be employed to limit inflows to the storm system to meet the design criteria of 2-year peak flow for local roads and the 5-year peak flow for collector roads. The road profiles will need to be designed to accommodate the residual flow during infrequent events. The sizing of ICDs will be completed at the detailed design stage.

7.6.1.2 Minor System

The minor system storm sewers will be sized based on the rational method, applying standards of both the City of Ottawa and MOE. Some of the key criteria for this site include the following:

- Sewer Sizing: Rational Method
- Design Return Period: 1:2-year (local streets)
  1:5-year (collector roads)
- Initial Time of Concentration: 10 minutes
- Manning's: 0.013
- Minimum Velocity: 0.80 m/s

- Maximum Velocity: 3.00 m/s
- Minimum Slope: Refer to below **Table 7-1**

Table 7-1 City of Ottawa Minimum Allowable Slopes for Storm Sewer Pipes

Pipe Diameter (mm)	Slope (%)
250	0.432
300	0.34
375	0.25
450	0.195
525	0.16
600	0.132
675	0.113
750 and larger	0.10

With respect to runoff coefficients, this report assumes the values presented in the following table.

Table 7-2 Typical Runoff Coefficients

Development		Runoff Coefficient, C
Residential	Front Yards	0.71
	Rear Yards	0.55
Residential	Medium-Density Blocks	0.70
Parks	Neighbourhood	0.25

7.6.1.2.1 Major System

The major system conveyance for the S-4 UEA is to each of the two proposed stormwater management facilities. The eastern major system drainage area, as depicted in **Figure 7-5** in **Appendix E** with overland flow routes depicted in **Figure 9-2** in **Appendix G**, will send major flow to the on-site stormwater management facility (Dry-Pond), located in the north-east corner of the concept plan.

The western central system drainage area will send major flow to the linear stormwater management facility, which will convey flows to the Constructed Channel. The central system will be designed and modelled to ensure the following;

- Maximum 100-year street Ponding depth: 0.35m in Roadways
- Maximum Static rear yard Ponding depth: 0.30m
- 100-year Street Freeboard: 0.15m to House Grade (Building Opening)
- 100-year+20% Street Freeboard: 0.01m to House Grade (Building Opening)
- Rear-yard Static Freeboard: 0.30m to House Grade (Building Opening)

7.6.2 Stormwater Servicing Layout

The proposed stormwater servicing layout for the preferred alternative is shown in detail in **Figure 7-5** in **Appendix E**. The subject site will be designed with a dual drainage system as discussed in **Section 7.6.1.1**.

Major flow from the proposed development will be conveyed following the Proposed Macro Grading Plan shown in **Figure 9-2** in **Appendix G**. The major system divide is located east of Kelly Farm Drive, with 5.37 ha directed to the western outlet and 6.9 ha directed to the eastern outlet via a proposed dry pond. The minor system divide has been placed further east, with 4.4 ha directed to the east outlet and 7.86 ha to the western outlet, as shown on **Figure 7-5** in **Appendix E**.

The proposed storm sewer plans for the site are shown on **Figure 7-2** in **Appendix E**. Additional details for the eastern outlet to the existing storm sewer within Dun Skipper Drive via Bank Street shown are shown on **Figure 7-3** and for the proposed western outlet to the Constructed Channel via the proposed Linear Stormwater Management Facility shown on **Figure 7-4**.

The smaller drainage area directed to the east outlet will allow for minor flows to be conveyed directly to the Dunn Skipper Drive storm sewer, with quantity control provided for major flow within the proposed dry pond to meet the allowable release rate. The Findlay Creek Stormwater Management Facility provides quality control for the Eastern outlet. The modelling effort supporting the preferred servicing layout is discussed in **Section 7.6.3**.

The larger area directed west will facilitate conveyance to the existing constructed channel. Quantity control will be established in a new linear channel located between the existing conveyance channel and the western boundaries of the S-4 UEA lands. An on-site Oil and Grit Separator (OGS) unit is required to ensure quality control of 80% TSS at the western outlet.

7.6.2.1 Existing Constructed Channel and Drainage Swale

As noted in Section 7.2, as part of the existing Pathways development to the north, a constructed channel was provided west of the UEA areas, and west of the Pathways lotting fabric, which includes drainage provisions for lands south of the Pathways development.

A portion of this drainage scheme is a dual-swale design, located within the rear yards of civic addresses 501 to 591 Paakanaak Avenue (odd numbers only). The dual swale design intent was to provide conventional rear yard drainage to the minor system in the swale closest to the home. The secondary swale, south of the conventional swale, was designed as a continuous swale to the constructed channel. This swale would provide capture and conveyance for flows from the S4 UEA. At the time of the Pathways development, the area now designated as the S4 UEA had no allowance for construction within the property lines, resulting in the dual swale design within the rear yards of the civic addresses noted above. The stormwater management intent of the S-4 UEA lands is to capture run-off contributing to this swale, utilizing internal collection sewers within the streets and rear yards of adjacent lots and directing flows to the constructed linear SWM facility as part of the S-4 UEA's western outlet.

The "dual swale" design within the privately owned lots of the Pathways community will become redundant. It will no longer serve its original purpose of providing drainage for land to the south (The S4 UEA). While the swale may no longer convey flows from lands to the south, its inherent design does provide a drainage outlet for upstream lots to the east. It is recommended that homeowners continue to maintain this as an unobstructed swale to avoid negatively impacting upstream lots.

7.6.3 Hydrologic Evaluation

A hydrologic model was developed using SWMHYMO assess the feasibility of the preferred stormwater servicing solution and estimate the storage volumes required to control flows to the allowable release rates. Drainage areas and a model schematic are included in **Figure 7-6** in **Appendix E**.

In accordance with the recommended stormwater servicing plan, total flow from Areas A2 and W1 in addition to minor flows from Area E1 are directed to the western outlet facility and controlled to achieve the 100-year pre-development drainage swale design flow of 0.66 m^3/s. Major flow from Areas E1 and E2 are directed to the proposed dry pond and controlled before being added to the minor flow from Area E2 and released to the eastern outlet while ensuring the 100-year release rate of 523 L/s is achieved. Minor system flows from Areas E1 and E2 were set to the 2-year peak runoff and determined to be 0.302 m^3/s for Area E1 and 0.503 m^3/s for Area E2 as shown in the modeling results included in **Table 7-4** of **Section 7.6.3.2**.

7.6.3.1 Model Input Parameters

Model input parameters for drainage areas are summarized in **Table 7-3**. Drainage areas within the proposed development (Areas E1, E2 and W1) were modelled using SWMHYMO's STANDHYD command using Horton's infiltration method with parameters set to the values consistent with the OSDG guidelines (F_o= 76.2 mm/hr, F_c= 13.2 mm/hr and DCAY= 4.14 hr^{-1}).

External drainage area A2 was previously modelled as part of the Constructed Channel Hydraulic evaluation using the NASHYD SWMHYMO command and has been included in this assessment with flows directed to the western facility. The drainage area has been reduced to account for the proposed development, with other parameters maintained from the original assessment.

Table 7-3: SWMHYMO Drainage Area Parameters

Drainage Area	Area (ha)	Impervious Ratio (%) [CN]	LGI (m) [TP (hr)]
E1	2.50	72	180
E2	4.40	72	220
W1	5.37	72	182
A2	5.48	[66]	[0.417]

7.6.3.2 Modelling Results

Modelling results are summarized in the tables below, including peak runoff for each drainage area, as well as peak inflows, outflows, and required storage volumes for the east and west facilities. Additionally, peak discharges for the east and west outlets are provided. The results for the proposed stormwater management facilities included in the analysis were based on the critical 100-year design storm event. The critical storm event was identified as the

100-year 3-hour Chicago design storm for the eastern dry pond and the 100-year 24-hour SCS Type II design storm for the western facility.

Modelling results included in **Table 7-6** show that the 100-year allowable release rates of 523 L/s for the east outlet and 660 L/s for the western outlet have been achieved.

Table 7-4: SWMHYMO Peak Runoff Results

Drainage Area ID	Peak Runoff (m^3/s)		
	2-Year 3 hour Chicago	**100-Year 3 hour Chicago**	**100-Year 24 hour SCS Type II**
E1	0.302	0.880	0.655
E2	0.503	1.493	1.113
W1	0.606	1.783	1.348
A2	0.051	0.268	0.351

Table 7-5: SWMHYMO Required Storage Results

Stormwater Management Facility	100-Year Peak Inflow (m^3/s)	100-Year Peak Outflow (m^3/s)	100-Year Required Storage (m^3)
East Dry Pond (1)	1.557	0.019	1169
West Linear Facility (2)	1.865	0.659	2739

(1) Critical results derived from 100-year 3-hour Chicago design storm
(2) Critical results derived from 100-year 24-hour SCS type II design storm

Table 7-6: SWMHYMO Outlet Peak Discharge Results

Outlet	Peak Discharge (m^3/s)		
	2-Year 3 hour Chicago	**100-Year 3 hour Chicago**	**100-Year 24 hour SCS Type II**
East	0.503	0.522	0.515
West	0.242	0.627	0.659

7.6.4 Development Charge Recoveries

Storm Sewer works proposed to support this UEA do not meet the requirements for Development Charge Recoveries.

7.6.5 Cost Sharing Obligations

Internal storm sewer works are not subject to any cost-sharing obligations.

Storm sewer works in Bank Street are not subject to any cost-sharing obligations.

The developers within the S-4 UEA will be subject to oversizing costs for the storm sewer allocation in Dun Skipper, through to the Findlay Creek SWMF.

8 Utility Infrastructure

8.1 Electrical Distribution

The study area is within the Hydro Ottawa service area. Existing electrical distribution networks are present along Bank Street, and within the existing Pathway's development adjacent to the subject lands. Electrical loadings will be provided to Hydro Ottawa during the detailed design stage to assist in the design of the onsite distribution system and any offsite system upgrades.

8.2 Gas Distribution

The study area is within Enbridge Gas Distribution's service area. Existing natural gas pipelines are present along Bank Street, and within the existing Pathway's development to the north. Natural Gas demand loadings will be provided to Enbridge Gas Distribution during the detailed design stage to assist in the design of the onsite distribution system and any offsite system upgrades.

8.3 Telecommunications

It is assumed that Bell and Rogers will be providing telecommunications services to the study area. Each provider has existing aerial communications facilities along Bank Street, and within the existing Pathway's development to the north.

9 Grading and Roads

9.1 Existing Topography

The subject land's topography is relatively high in comparison to developed lands to the north, the existing Leitrim Wetland to the west, existing rural undeveloped lands to the south and Bank Street to the east. There is a localized high point at the approximate center of the development lands, with elevations falling to the east and west, and to the north and south. **Figure 9-1** in **Appendix G** displays a heat map of the existing topography of the subject site, Bank Street and the Findlay Creek Development. As shown in **Figure 9-1,** the relative slope of the land is north, toward Findlay Creek Drive. There is an approximate grade difference of 20m between the S-4 UEA high point and the Leitrim Development Area low point at Sora Way and Bank Street.

Approximate grading constraints (elevations are noted below);

- Bank Street @ Emergency Access (servicing connection) Block – 101.50
- Kelly Farm Drive @ Paakanaak Avenue – 109.00
- Kelly Farm Drive @ Future Earl Armstrong – 109.88 (CL elevation provided in MCEA)
- Existing Ground at western development limit – 104.40
- Existing Ground at eastern development limit – 101.60

9.2 Existing Road Network

The existing site is well-served by existing municipal roads. The site has frontage along Bank Street to the east, which is also designated as Highway 31, and Kelly Farm Drive to the north, a collector road existing north of the site, with intended extension through the subject lands

The future Earl Armstrong Extension is anticipated along the southern flanks of the subject lands. Kelly Farm Drive is intended to be extended to Earl Armstrong.

9.3 Concept Plan Development

The proposed concept plan intends to maximize low-rise density with an efficient road network that provides connectivity to external roads. The development of the concept plan provides the following.

- Window streets along arterial roads
- Stormwater Management Dry-Pond Facility
- Pathway Block Integration with Pathways Development to the North
- Park Block with frontage along a local road and natural areas to the west
- Emergency access road and servicing corridor to Bank Street
- Frontage and servicing allocations along local streets for future development of existing rural residences/businesses along Bank Street

9.4 Recommended Grading

The overall grading concept has been depicted on the **Macro Grading Plan Figure 9-2** located in **Appendix G**. This plan will serve as a general guide to the lot level grading for the proposed detailed design of the subdivision

works. The concept intends to blend continuous slope segments of roads not exceeding 5% gradient, with flat sections incorporating a saw-tooth road design with road gradients ranging from 0.5%-2%.

The concept has been completed with the consideration of the following elements.

- Overland Flow Routing during major storm events
- Anticipated House construction relative to the proposed servicing works
- Maximum Permissible Grade Raise Restrictions
- Minimizing earthworks requirements and retaining walls
- Connectivity with the existing Kelly Farm Drive and Bank Street, and with the future Earl Armstrong
- Minimizing Retaining Walls and incorporating stable slope embankments into the design

9.4.1 Overland Flow Routing

Previous sections of this report discussed the existing topographical conditions, the pre-development run-off direction and the on-site major storm overland flow concept. The conveyance generally follows the natural topography with routing following the internal road network and outletting at the north-west and north-east corners of the development.

The north-west outlet follows the minor system outlet and eventually discharges into the Leitrim Wetland area. Overland Flows above the 100-year + 20% stress test event will also be directed towards the Leitrim Wetland area.

The north-east outlet follows the minor system and discharges into a dry pond for temporary retention to prevent overwhelming the downstream minor system. Overland flows above the 100-year + 20% stress test event will outlet to Bank Street, where conveyance is provided via existing roadside ditches in a northbound manner.

9.4.2 Relation to Proposed Servicing Works

The depth of existing utilities, including the approximate 850m sanitary sewer extension along Bank Street, has a negligible impact on the grading concept of the site. It is expected that stepped sewers will be required to connect to Paakanaak and to Bank Street to minimize sewer trench depths and maintain sewage velocities to within acceptable limits.

Storm or sanitary sewer Hydraulic Grade Lines will not have an impact on onsite grading, and the 300mm minimum underside of footing freeboard separations can be met.

9.4.3 Maximum Permissible Grade Raise

No grade raise restriction was identified in the Geotechnical Report PG6912-1, prepared by Paterson Group, dated July 14, 2025.

9.4.4 On-Site Earthworks and Connectivity with Existing Roadways

The concept plan intends to provide functional roadway connections with external roads. Where possible, road grades have been established to minimize import or excess earth-moving operations off-site.

The general grading concept will see a balancing of material from the site's high point (Kelly Farm Drive) to the lower areas along the eastern and western development limits.

9.4.5 Retaining Walls and Stable Slope Embankments

The proposed road grades at each of the eastern and western development limits range from 0.6 to 1.65m above the existing ground elevation.

Along the eastern development limit, a 3:1 stable slope embankment is proposed to transition from the right-of-way to existing ground. A small block of isolated land can be utilized in this area to provide the transition. Additionally, a window street has been provided along Earl Armstrong. At the same time, the site generally follows the proposed profile of the future roadway, a small section (+/-50m) at the south-easterly limits of the development will require a small retaining wall with a maximum height of approximately 1.4m.

Along the western development limits, a parkette has been provided along the natural area. It is expected that the parkette area will be able to incorporate a 4:1 stable slope embankment into its design to facilitate the approximate 2m transition from the proposed road grade to the existing ground.

10 Implementation and Phasing

10.1 Offsite Projects

As discussed in the above sections of this report, the preferred water, wastewater, and stormwater servicing solutions require off-site works, within existing municipal right of way. These works involve connections between existing municipal services and the extension of infrastructure to the development limits.

10.1.1 Water Connection to Kelly Farm Drive

The preferred water servicing solution for the subject site is to extend existing municipal infrastructure. This solution includes a connection to the existing 250 mm watermain on Paakanaak Ave and Kelly Farm Drive. The elevation of the top of the watermain is at approximately 106.470 and is located on the north side of the roadway. This will require a full-length road cut and temporary road closure at the connection location. A temporary shut-off of the water service is also required for a portion of this watermain, affecting approximately 14 homes on Paakanaak Ave. Following the connection works, road reinstatement of the fully affected asphalt area will be required. The works described above will be carried out with consideration for the surrounding community. Adequate notice of water shut-offs and works within the roadway will be provided to residents, and all necessary measures required by the municipality and regulatory authorities will be in place prior to the commencement of these works.

10.1.2 Water Connection to Bank Street

The preferred water servicing solution for the subject site is to extend existing municipal infrastructure. This solution includes a connection to the existing 400 mm watermain on Bank Street. The elevation of the top of the watermain is approximately 98.75 and is located on the west side of the roadway. This will require a partial road-cut and temporary shut-off of a portion of the watermain within Bank Street. Following the connection works, road reinstatement of the fully affected asphalt area will be required. The works described above will be carried out with consideration for the surrounding community. Adequate notice of water shut-offs and works within the roadway will be provided to residents, and all necessary measures required by the municipality and regulatory authorities will be in place prior to the commencement of these works.

10.1.3 Sanitary Sewer Extension along Bank Street

The preferred wastewater servicing solution for the subject site is to extend existing municipal infrastructure. As discussed in section 6.5, due to the site topography and location and capacity of available infrastructure, the east side of the subject site will outlet to Bank Street and flow north to a proposed connection at Labrador Crescent. This solution involves the construction of a new 200 mm dia. Sanitary sewer along Bank Street. The total length of the proposed sewer is approximately 800 m and is to be installed 2.5-5.5 m below the existing ground. The currently proposed alignment of the sewer is on the east side of Bank Street, within the asphalt shoulder. This alignment will require the north and south-bound lanes to shift west, which will allow the north-bound lane to remain open throughout the project. While traffic slowdowns will occur, this option minimizes impacts on the surrounding community.

As mentioned above, a wastewater connection is proposed to the existing sewer on Labrador Crescent, depicted in **Figure 6-2** in **Appendix D**. The depth of excavation at the proposed connection is approximately 4.0 m deep and will require a full-width road cut on Bank Street and a partial road cut on Labrador Crescent. Following sewer

installation, reinstatement of all affected surface works will be required. This should include road reinstatement, curbs, sidewalks, bike lanes/multi-use paths, trees, and landscaping. Adequate notice of the works mentioned above will be provided to the community, and all necessary measures required by the municipality and regulatory authorities will be in place prior to the commencement of these works.

10.1.4 Sanitary Sewer Extension from Paakanaak Avenue

The preferred wastewater servicing solution for the subject site is to extend existing municipal infrastructure. For the western portion of the subject site, this will be through a connection to the sanitary sewers on Paakanaak Ave. The proposed sewers will be constructed through the existing pathway block between civic #545 and #549, as shown on **Figure 6-2** in **Appendix D**. The depth of excavation at the proposed connection is approximately 3.0 m and will require a partial road cut and temporary closure on Paakanaak Avenue. Following sewer installation, an asphalt and curb reinstatement, where applicable, will be required. Adequate notice of the above-mentioned works will be provided to the community, and all necessary measures required by the municipality and regulatory authorities will be in place prior to the commencement of these works.

10.1.5 Storm Sewer Extension along Bank Street

The preferred stormwater servicing solution for the eastern portion of the subject site consists of a stormwater management facility constructed on-site, with an outlet to a newly constructed sewer on Bank Street. The approximate location of the new storm sewer is shown in **Figure 7-2** in **Appendix E**. The proposed sewer will range from 2.5 to 4.5m below the existing ground and will convey flows from the site downstream on Bank Street and connect to the existing 1350 mm storm sewer on Dun Skipper Drive (MHST79649). Arcadis is currently evaluating the preferred alignment of the storm sewer within the Bank Street right-of-way. Traffic considerations, location of existing utilities and municipal infrastructure are being considered when evaluating alignment alternatives. A road cut may be required at the Bank Street and Dun Skipper intersection, including reinstatement of all surface works. Adequate notice of the above-mentioned works will be provided to the community, and all necessary measures required by the municipality and regulatory authorities will be in place prior to the commencement of these works.

10.2 Phasing

Phasing of this development is not expected due to its relatively small size. Should the developer wish to proceed with phasing this development, consultations with City staff are recommended during detailed design stages to ensure that an adequate level of service is provided for vehicle and pedestrian connectivity, emergency access, water resilience and quality, and suitable wastewater and stormwater outlets are achievable.

10.3 Approvals

This report aims to support the Municipal Class EA process and the provisions of the Planning Act. It also seeks to demonstrate the functional servicing aspects of the site to support draft plan approval. In addition to these processes, the following agency approvals will be required for the implementation of the proposed development plan.

- Ontario Water Resources Act

  All projects involving wastewater pump stations, sanitary sewers, storm sewers and stormwater management facilities will require an Environmental Compliance Approval (ECA) from the Ministry of the Environment. ECAs for stormwater management facilities generally include post-construction

water quality monitoring to demonstrate performance of the facility with respect to the TSS removal design target. The infrastructure proposed to support this development is all subject to the City of Ottawa Continuous Linear ECA (CLI-ECA), and MECP approval is not required.

- Conservation Authorities Act

  All works associated with the enhancement of the outlets to the Leitrim Wetland Area will require approval by the South Nation Conservation Authority under Section 28 of the Conservation Authorities Act.

- Municipal Approvals

  The City of Ottawa Development Guidelines identify typical reports and studies necessary to support Draft Plan Approval, in addition, Draft Plan conditions may identify specific studies necessary to secure governmental approvals for the respective developments.

11 Conclusions and Recommendations

This report briefly outlines the process by which the subject lands have progressed from the OPA, which brought the lands into the urban boundary, to the preparation of the concept plan. The findings in this report are to be read in conjunction with the Planning Rationale, Master Transportation Study, and the Environmental Impact Statement. The basis of this Serviceability Report also intends to replace the Assessment of Adequacy of Public Services Report (APSR) required to support the application for Draft Plan Approval of the S-4 UEA lands.

11.1 Water Distribution

The recommended Water Distribution system is illustrated in **Figure 5-2** in **Appendix C**. The recommended network utilizes a typical hierarchy of nominal watermain sizes to provide necessary domestic and fire flows to support the development in accordance with City of Ottawa, OPS and MECP standards, specifications and design requirements.

Internal watermain sizes will vary from 200mm to 250mm in diameter.

The recommended water plan involves connections to the existing water network on Kelly Farm Drive and Bank Street.

11.2 Wastewater Collection

The recommended Wastewater collection system is illustrated in **Figure 6-2** in **Appendix D**. The recommended network utilizes 200mm diameter sanitary sewer sizes in accordance with City of Ottawa, OPS and MECP standards, specifications and design requirements for on and off-site works.

Collected wastewater will be discharged to the existing municipal infrastructure on Paakanaak Avenue and Labrador Crescent. Off-site extensions are required through an existing pathway block off Paakanaak Avenue, and via an 800m sewer extension along Bank Street.

A new sanitary sewer overflow is required to limit sanitary HGL within a section of downstream sewer. Final sizing and location of the new overflow will be coordinated at detailed design stages and will include discussions with City staff and landowners east of Bank Street.

Upgrades to existing municipal infrastructure are not required.

11.3 Stormwater Management

The recommended Water Distribution system is illustrated in **Figure 7-2** in **Appendix E**. The recommended network utilizes a typical hierarchy of nominal storm sewer sizes in accordance with City of Ottawa, OPS and MECP standards, specifications and design requirements.

Storm sewer sizes are expected to range from 300mm to 900mm in diameter.

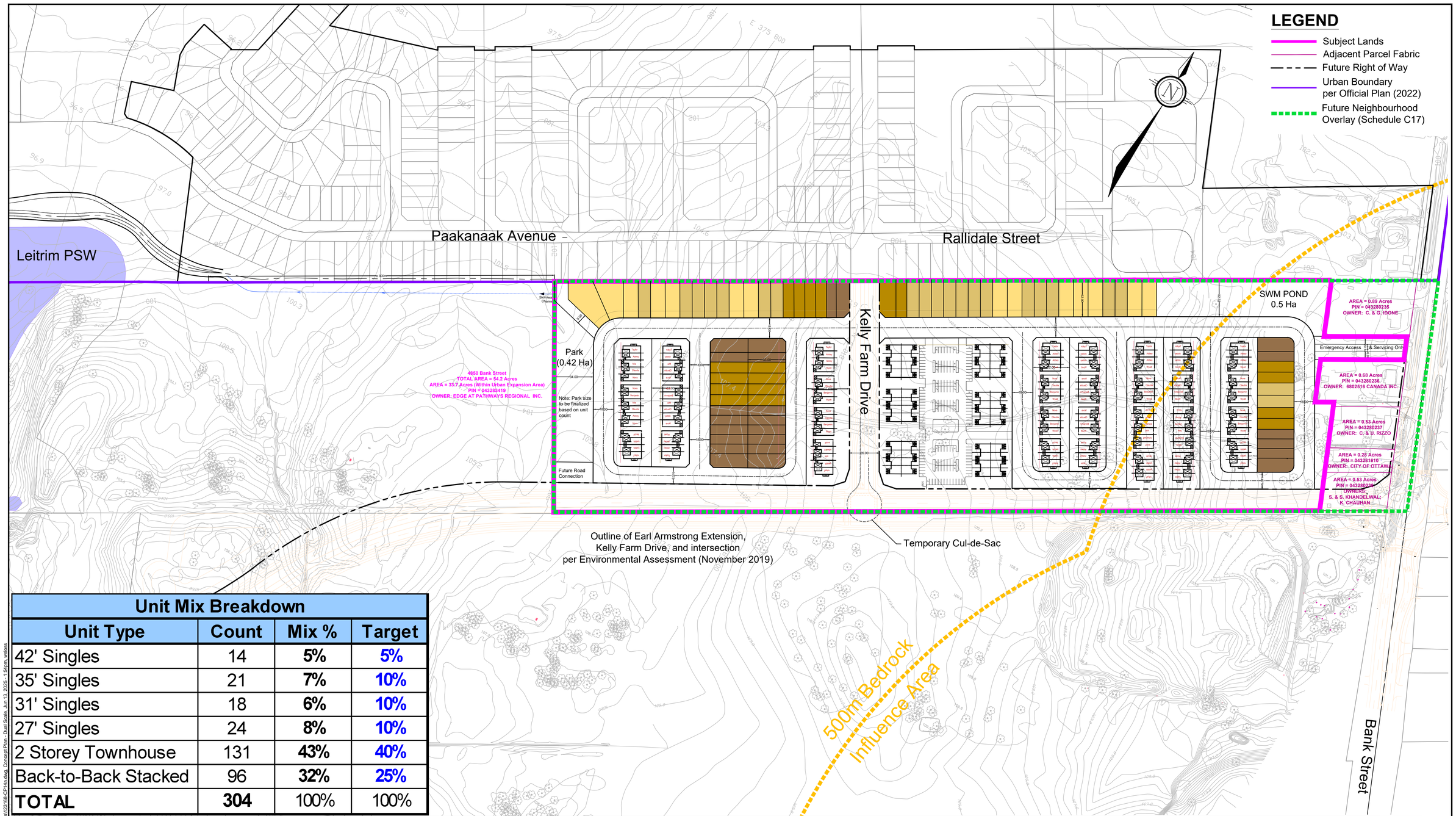
The recommended system utilizes two outlets that similarly correspond with existing conditions. The western outlet will require a newly constructed channel to provide stormwater quality and quantity controls. It will outlet to the existing constructed channel, adjacent to the Pathways Phase 3 community, and into the Leitrim Wetland Area. The eastern outlet will require an on-site dry pond facility to control major storm events, and a minor system extension along Bank Street to Dun Skipper, utilizing existing allocated capacity in the system. The existing Findlay Creek Stormwater Management Facility provides quality control for the eastern outlet.

11.4 Utility Infrastructure

Utility companies have noted the area can be serviced, and they will advance the design of their respective plants once the detailed design commences on the plan of subdivision. They requested that they remain informed during the Plan of Subdivision process.

Appendix A

- S-4 Leitrim Urban Expansion Area Concept Plan 14a



Unit Mix Breakdown			
Unit Type	**Count**	**Mix %**	**Target**
42' Singles	14	**5%**	**5%**
35' Singles	21	**7%**	**10%**
31' Singles	18	**6%**	**10%**
27' Singles	24	**8%**	**10%**
2 Storey Townhouse	131	**43%**	**40%**
Back-to-Back Stacked	96	**32%**	**25%**
TOTAL	**304**	100%	100%

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	DATE	BY
4.	REVISED PER COMMENTS	JUNE 13/25	RT
3.	CONCEPTUAL LOTTING ADDED	JUNE 02/25	RT
2.	REVISED PER COMMENTS	MAY 22/25	RT
1.	PREPARED FOR DISCUSSION	MAY 09/25	RT

SCALE
1:1500 (A1) / 1:3000 (11x17)
1:1500
0 15 30 45 60

DESIGN XXX
CHECKED XXX
DRAWN wls
CHECKED XXX
APPROVED XXX

FOR REVIEW ONLY

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

CITY of OTTAWA
4850 BANK STREET

DRAWING NAME
CONCEPT PLAN 14A

PROJECT No. 123168-00
REV REV #4
DRAWING No. 123168-CP14a

M:\2023\123168\CAD\Planning\Concept Plans\123168-CP14a.dwg, Concept Plan - Dual Scale, Jun 13, 2025 - 1:54pm, wilkes
PLAN(ARCH D1H1) - 914.4mmx609.6mm

Appendix B

- S-4 Leitrim West of Bank Street Terms of Reference (Servicing)
- City Correspondence Regarding Review of the Existing Conditions

Memo

SUBJECT
S-4 Leitrim West of Bank Street
Terms of Reference (Servicing)

TO
John Bougadis
Senior Project Manager, Infrastructure Planning
City of Ottawa

DATE
July 02, 2024

OUR REF
Places Canada – Land Engineering

DEPARTMENT
Land Engineering

PROJECT NUMBER
145172

COPIES TO
Robin Van de Lande, City of Ottawa
Joe Zagorski, City of Ottawa
Greg Winters, Novatech
Evan Garfinkel, Regional Group
Mahsa Ghasri, Arcadis
Peter Spal, Arcadis

NAME
Ryan Magladry, C.E.T
ryan.magladry@arcadis.com

The following has been prepared as the Terms of Reference associated with the servicing components for the City of Ottawa S-4 Leitrim Expansion Lands. These Terms describe the scope of work associated with preparing a Serviceability Report and Natural Heritage Existing Conditions Report in support of the final land use plan for the subject development area.

1.1 Study Area

The S-4 Leitrim Expansion Land covers approximately 13.7 ha of heavily vegetated land located west of Bank Street at the southern limit of the existing Leitrim Development Area. It is bounded to the north by an existing residential community, to the east by Bank Street and undeveloped lands to the south and west. The location of the future Earl Armstrong extension is planned to encroach over the southern property line of the subject lands. A municipal class environmental assessment has already been completed for the Earl Armstrong extension. The Leitrim Wetlands and Rideau Carleton Raceway and Casino are located to the west of the property. An aerial photo of the subject site location is provided below;



2.1 Natural Heritage Existing Conditions Report

A Natural Heritage Existing Conditions Report (NHECR) will be prepared to support land-use planning for the development of the S-4 Leitrim Expansion Lands. Below are the proposed NHECR Terms of Reference;

2.1.1 Policy Framework and Technical Document Review

This section includes a summary of the relevant regional, provincial, and federal acts, regulations and policies that apply to the proposed development in respect to the Natural Heritage Features (NHF). It briefly describes the implications these may have for the construction of the infrastructure.

2.1.2 Existing Conditions

Summary of the existing Natural Heritage Features within and adjacent to the Project Area based on a combination of background data and on-site field investigations.

- Historic Land Use
- Landforms, Soils, and Geology
- Surface and Groundwater Features
- Natural Heritage Features
- Natural Heritage System

2.1.3 Constraints and Opportunities

This section provides a summary of the natural heritage features identified through background data review and field data collection and outlines the constraints and potential opportunities associated with the Project Area.

2.1.4 Implementation and Phasing

Recommendations will be provided for additional studies and or approvals required to support development applications (e.g., Environmental Impact Study, Tree Conservation Report).

2.2 Collect and Review Background Information

- Collect legal and topographic information.
- Collect Geotechnical and Hydrogeological information.
- Meet City staff and SNCA to review existing reports (water, sanitary and stormwater management for the surrounding area), including the 2016 Updated Serviceability Study Leitrim Development Area, and local Design Briefs for neighbouring downstream subdivisions.
- Scope existing water supply opportunities and constraints.
- Scope existing sanitary outlet opportunities and constraints.
- Review planned off-site infrastructure upgrades in the vicinity of 4850 Bank Street, including a review of the City's Infrastructure Master Plan for currently planned upgrades.
- Identify outlet concerns and detailed analysis requirements.

2.3 Assist in Developing the Preferred Land Use Concept Plan

In comparison to other expansion lands, the site's area is relatively small (13.7 ha), is under single ownership and is heavily constrained on three sides. There is an existing residential development to the north and east (Bank Street) and the future Earl Armstrong Road will impact the southern portion of the site. To this end, we assume that the development of the preferred Land Use Concept Plan will be a fairly straightforward process and will not involve a detailed analysis of multiple alternatives. We will;

- Provide technical support to the Planning Team, as it works to determine a preferred concept.
- Provide preliminary evaluation of the preferred concept plan with input from City, SNCA and MECP.

2.4 Determine Preferred Servicing Strategy in Conjunction with Finalizing Preferred Land Use Concept

Consult with Stakeholders, Landowner(s), the City of Ottawa, SNCA, and MECP to finalize a preferred servicing strategy to provide water, wastewater, and stormwater services to the preferred land use concept. This process will require coordination with the planning of the preferred land use concept and implementation of the recommendations of the Natural Heritage Analysis and Geotechnical and Hydrogeological investigations.

Based on general design assumptions, provide conceptual design requirements for water, wastewater and stormwater management systems.

Identify works proposed, if any, that are subject to the class EA process and what process will be used to satisfy this requirement.

- Adjust the servicing concept to reflect any changes in the preferred land use concept to reflect public input.
- Liaise with the City, SNCA, Landowner and MECP to confirm the viability of the revised servicing concept and finalize the preferred servicing concept in conjunction with the finalized land use concept.

2.5 Prepare Serviceability Report

The Serviceability Report for the subject lands will be a scoped-down Master Servicing Study. It will generally follow the City of Ottawa's IMP Appendix C: Guideline for Preparing Terms of Reference for a Master Servicing Study. The report will address Water Distribution, Wastewater Collection, Stormwater Servicing Requirements, and Grading Requirements.

Typical larger, more complex development areas require an Existing Conditions Report. For this site, we propose summarizing the existing conditions and integrating the findings within the Serviceability Report.

Arcadis will endeavour to compile information on existing conditions from various sources, including previous studies, existing and new topographic mapping and surveys, as-built records and liaisons with the City of Ottawa. This information will form the basis of the existing conditions report and set the parameters for the Serviceability Report.

- Acquire base topographical mapping from NRCAN and Surveying consultants and provide commentary on existing site topography, including peripheral areas.
- Acquire base survey mapping from surveying consultants.
- Acquire geotechnical and hydrogeological field investigations from Geotechnical consultants and determine if a geomorphology study is required.
- Complete a scoped Natural Heritage Existing Conditions Report
- Identify adjacent lands, rural or urban, and their drainage patterns and discuss how it impacts the proposed development.
- Identify opportunities and constraints associated with the supply of:

- Potable water;
- Wastewater; and,
- Stormwater management systems, including currently planned upgrades in the City's Infrastructure Master Plan.
- The Existing Conditions Plan (s) will be prepared in conjunction with the Natural Heritage Existing Conditions Report to ensure the existing conditions associated with the study area's geotechnical, hydrogeological, and fluvial geomorphology assessments are included in the overall existing conditions plan.

We will work with City Staff to determine the scope limits for off-site future development for adjacent lands. At the time of writing these Terms of Reference, it is not anticipated that any additional lands will need to be evaluated as part of this Serviceability Report.

Due to the small size, single landowner, and relative simplicity of servicing the subject lands, the Serviceability Report is not expected to discuss Section V – Evaluation of Alternative Servicing Plans and identification of preferred Servicing Plans of the City of Ottawa IMP Appendix C: Guideline for Preparing Terms of Reference for a Master Servicing Study.

The Serviceability Report will provide a discussion for financing off-site servicing-related works.

The Serviceability Report will provide functional-level analysis and recommendations for the following;

Water Distribution System

- Due to the small size of the S-4 lands and its location immediately adjacent to Bank Street and the Leitrim Development Area, no analysis of offsite or trunk watermains is anticipated. The City will provide boundary conditions for at least two adjacent locations, such as Bank Street and Paakanaak Avenue.
- Provide an updated demand allocation in accordance with consumption rates based on the City of Ottawa Design Guidelines for Water Distribution or based on area-specific consumption rates provided by the City of Ottawa.
- Clearly define the relevant sections of the City of Ottawa Design Guidelines for Water Distribution, to be utilized in the detailed design of the water distribution system.
- Complete preliminary construction phasing analysis of the overall water system to identify thresholds for construction of major upgrades (if any are required) and clearly identify any thresholds in the report.
- Ensure consistency with the NHECR and incorporate mitigation measures as required.

Wastewater Collection System

- Since the S-4 lands are adjacent to existing urban developments, we will explore opportunities to connect to available existing local sanitary sewers. Due to the nature of the site's topography, where two natural drainage patterns, one eastward and one westward, we will review and recommend gravity connections at two locations. We expect one of these connections will involve an offsite gravity sewer in a section of Bank Street connecting to Labrador Crescent, and the other to Paakanaak Avenue.
- Work with the City to review and confirm acceptable design criteria in the event current flow generation design guidelines are not appropriate based on theoretical flows depicted in the 2016 Updated Serviceability Study Leitrim Development Area or City of Ottawa Sewer Design Guidelines. All existing downstream sanitary sewer infrastructure was designed without consideration of 4850 Bank Street.
- Work with the City to review and confirm the available capacity in the Leitrim Sanitary Pump Station and downstream outlet sewers.

- Delineate the preferred sanitary drainage areas in compliance with the City of Ottawa Sewer Design Guidelines.
- Prepare estimated population projections based on the preferred Development Plan.
- Develop Sanitary Calculation Sheets in accordance with the City of Ottawa Sewer Design Guidelines (no hydraulic modelling of the system will be conducted as part of this study. If needed, we assume that the city will complete all dynamic modelling independently of this study).
- Prepare preliminary plan and profile drawings of offsite sanitary sewer systems for the preferred option.
- Clearly define the relevant sections of the City of Ottawa Sewer Design Guidelines, to be utilized in the detailed design of the wastewater collection system.
- Complete preliminary construction phasing analysis of the overall sanitary sewer system to identify thresholds for construction of major upgrades and clearly identify the thresholds in the report.
- Ensure consistency with the NHECR and incorporate mitigation measures as required.

Stormwater Management and Storm Conveyance Design

- Develop a stormwater management rationale for the community in accordance with the recommendations of the Natural Heritage Existing Conditions Report and preferred concept plan constraints.
- Develop a preferred trunk storm sewer network and pond concept(s) based on the preferred land use plan.
- Develop storm drainage area plans for the preferred land use plan in compliance with the City of Ottawa Sewer Design Guidelines.
- Develop stormwater management hydrologic and hydraulic models supporting the preferred land use plan in compliance with the City of Ottawa Sewer Design Guidelines and relevant storm rainfall data. This analysis will assume existing design criteria for the new urban areas.
- Define major system routing maintaining City criteria for maximum permitted flow on streets.
- Provide grading and sewer network options, including plan and profile drawings for the proposed major storm trunk sewers and a preliminary 100-year hydraulic grade line calculation.
- Conducting preliminary dual drainage system stress simulation using 100 year +20% event.
- Clearly identify the relevant sections of the City of Ottawa Sewer Design Guidelines, to be utilized in the detailed design of the storm sewer network.
- Develop conceptual pond facility layouts to support the preferred land use plan.
- Summarize pond volume requirements and outlet controls in accordance with the stormwater management hydrologic and hydraulic models in compliance with the City of Ottawa Sewer Design Guidelines, and relevant storm rainfall data.

  Ensure consistency with the NHECR and incorporate mitigation measures as required.

Master Grading

- Prepare a preferred grading plan for the subject development lands that optimizes earthworks within the concept plan area in compliance with the City of Ottawa Sewer Design Guidelines and reflects grade raise constraints identified in the geotechnical report for the project.
- Include overland flow routes for major/emergency storms.

Phasing Plan

- Prepare a functional phasing plan for the development area. The serviceability report will also discuss the potential phasing of the development and the constraints associated with each phase.

Utilities Overview

- Coordinate with utility companies (Hydro, gas, and communications, etc.) to provide an overview of the requirements for servicing the community, identifying schedule and budget expectations.

Regulatory Approvals

- Circulate the Serviceability Report to the City of Ottawa, SNCA and MECP for Comments, discussion and Approval.
- Revise the Serviceability Report, as required, to reflect final comments from stakeholder agencies.
- Provide a discussion on integration with the City's CLI-ECA

EA Process (If required)

- Coordinate with City staff and planning consultants to determine the scope of a potential MCEA.
- Identify the steps and processes for proceeding through the MCEA from commencement to completion.
- On Approval of Concept Plan by City Staff, Issue Notice of Completion of Project identifying projects subject to the class environmental assessment process and notifying Completion of EA Process.

2.6 Deliverables

The deliverables for the site servicing will include:

A detailed Serviceability Report will be prepared following the steps of Class EA process (if required) which details storm drainage, wastewater, and water infrastructure needs in support of the proposed development. This report will include but not be limited to:

- Identification of Existing Conditions;
- Master Grade Plan(s), identifying fill constraint areas;
- Major System Flow Routing Plan;
- Local Storm Sewer Distribution Plan;
- Local Sanitary Distribution Plan;
- Local Water Distribution Plan;
- Master Stormwater Management Plan, including conceptual SWM facility designs;
- Digital copies of all models used to analyze the proposed infrastructure.

Mr. John Bougadis
City of Ottawa
June 25, 2024

Appendix A

City of Ottawa – Guideline for Preparing Terms of Reference

Appendix C: Guideline for Preparing Terms of Reference for a Master Servicing Study

Guideline for Preparing Terms of Reference for a Master Servicing Study

June 2023

Overview

A Master Servicing Study (MSS) is typically completed as part of a Community Design Plan (CDP) process, or in conjunction with a land use planning process for a Local Plan area where coordination of water, wastewater and/or stormwater servicing is required between multiple developments and/or landowners that would proceed through separate, subsequent development approvals processes under the Planning Act. The purpose of this Standard Terms of Reference for Master Servicing Studies (MSS ToR) is to outline the scope of the studies that are required in accordance with the MSS Policies in Section 2.6 of the Infrastructure Master Plan (IMP) Policies and Programs document. The MSS ToR identify the general scope and expectations of technical studies required to support the master planning of infrastructure, where local plans are needed to support development in Future Neighbourhood Overlay areas (also referenced as 'expansion areas').

The terms outlined in the MSS ToR are intended to be a reference guide for developers and their professional consultant team (hereafter "Project Team"). The scope of investigation identified in this document is intended to address typical study requirements. Standard practice requires the Project Team to meet with City staff early in the planning process to discuss area-specific servicing issues prior to finalizing the Terms of Reference that will guide preparation of the MSS. This process is intended to ensure the studies are appropriately scoped, and integration requirements of the Municipal Class Environmental Assessment planning process can be satisfied.

The scope of study to be undertaken in an MSS will be dependent on the planning process requirements to remove the Future Neighbourhood Overlay. Where a full CDP process is required, the MSS will require greater integration / coordination with other supporting master planning studies, including the CDP, Environmental Management Plan (EMP) and Transportation Master Plan (TMP). Where the subject expansion area is small, and is largely owned by one landowner, removing the Future Neighbourhood Overlay may be satisfied through preparation of a Concept Plan. In such circumstances the scope of the MSS may be reduced where integration / coordination with other master planning documents is small in scope or not required. A schedule identifying Future Neighbourhood Overlay areas requiring a CDP versus CP planning process will be approved by Council. In all circumstances, the MSS Terms of Reference for expansion areas need to include the preparation and evaluation of servicing alternatives, as appropriate.

It is the responsibility of expansion area landowners to confirm the specific study requirements have been fulfilled by completing the checklist in Schedule A, prior to completing their professional reports or technical studies, and to ensure the various reports are appropriately coordinated and

integrated. Unless extenuating circumstances apply, all studies and reports are expected to be completed at the expense of the benefiting landowners.

Annex 5, 6, and 7 of the OP document existing Area Specific Study locations, and Urban and Rural Secondary Plan areas, respectively, where previous MSSs or other master planning of infrastructure (for example, Environmental Management Plans or Master Drainage Plans) have been completed. This MSS ToR is also to be followed when completing updates / addenda to previously approved master planning documents when:

- land use changes may be proposed in these areas;
- there has been a change in the environmental setting; and/or
- the Class Environmental Assessment approval may have lapsed due to delays in project implementation in these areas.

MSS Study Process

The following represent the standard steps expected during the completion of the MSS study process:

i) Preparation and approval of an area-specific Terms of Reference;
ii) Documentation of existing conditions;
iii) Documentation of future development conditions;
iv) Identification of servicing design constraints and evaluation criteria;
v) Development of water, wastewater, and stormwater servicing alternatives and compatible grading plans;
vi) Evaluation of alternative servicing plans and identification of preferred water, wastewater, and stormwater servicing plans;
vii) Development of Implementation Plan including phasing and financial plans; and
viii) Securing all required planning approvals.

A landowners group is to be established in areas requiring a CDP, and a Project Lead will be chosen for the study. In areas requiring only a CP the majority landowner will identify the Project Lead responsible for completing the MSS. Project Leads will be responsible for ensuring the MSS includes documentation of servicing alternatives for minority / non-participating landowners.

The Project Lead will be responsible for assembling a multi-disciplinary consultant team ('the Consultant Team') with the required expertise to prepare the Community Design Plan and supporting studies, i.e., MSS, Environmental Management Plan (EMP) for the Neighbourhood Overlay and/or Industrial & Logistics areas. In areas requiring a Concept Plan only, the Project Lead is to ensure the principles of master planning are followed, including evaluation of alternatives.

While an MSS is largely a technical (engineering) document, the evaluation process required to arrive at the preferred servicing solutions involves an integrated, inter-disciplinary effort by consultants preparing the CDP/CP and EMP with expertise in water resources and municipal engineering, and supporting disciplines including hydrogeology, geotechnical engineering,

geomorphology and natural sciences (aquatic and terrestrial biology).

Preparation of Area Specific Terms of Reference, Study Schedule, and Consultation Plan

Working from this document, the Project Lead will be responsible for preparing a Terms of Reference for the MSS that is tailored to address the anticipated area-specific servicing issues, while also addressing and mitigating potential environmental impacts.

The Project Lead and representatives from the Project Team and landowners will meet with City staff to discuss the content and scope of the Terms of Reference expected to address all study components of the MSS, in addition to the anticipated Study Schedule and details of the Consultation Plan.

The City will identify a Project Manager overseeing the MSS, who will be responsible for assembling a Technical Advisory Committee (TAC) with representation from various City business groups and external agencies.

The submitted servicing plans are to comply with all City and agency Design Guidelines and Policies. A Draft Terms of Reference will be circulated to TAC members for review and comment. The area specific Terms of Reference are to be completed to the satisfaction of the General Manager of the Infrastructure and Water Services Department (IWSD).

The MSS must identify the process through which legal outlets are to be established for each of the outlets identified through the EMP. It is expected that early discussions with the City's Drainage Superintendent will be held during the MSS process, ensuring compliance with the Drainage Act process - required to establish a "legal and sufficient outlet" for the area. Where drainage through Federal lands is required, this process must consider applicable federal approvals. MSS approval will be contingent on sufficient notification and opportunity for input from affected property owners regarding these outlets. While there is a need to coordinate the planning of stormwater servicing with Drainage Act projects, the approval process for works required under the Drainage Act is separate from the MSS study process. The development proponent and/or landowners are responsible for initiating and completing this process.

i) Documentation of Existing Conditions

Using a combination of existing reports, mapping, monitoring, and inventory data, supplemented by field investigations and surveys, an existing conditions report will be prepared to document baseline conditions including an assessment of residual system capacities and design constraints to be factored in MSS recommendations.

A partial list of existing conditions to be documented includes:

- Base mapping – topographic mapping; property ownership; surficial geology; surface water; LiDAR; Official Plan and Zoning related information; water, wastewater, and stormwater services; geotechnical and hydrogeological data; etc.

- Summary of relevant reports – previous relevant master planning documents and their findings and recommendations; servicing and geotechnical reports of nearby development applications; environmental impact studies; watershed, subwatershed and floodplain mapping studies; environmental management plans
- Supplementary field investigations per approved ToRs and/or IMP policies -: topographic survey (drainage outlets; environmental features; etc.); flow monitoring; geotechnical and hydrogeological investigation; environmental inventorying work (EMP); geomorphology study; etc.
- Adjacent rural lands – document all adjacent rural designated lands that naturally drain through the expansion area that could form part of the City's longer-term growth needs and would rely on future service connections through the expansion area.
- Preparation of existing conditions models: water distribution network; wastewater collection system; stormwater drainage; water budget; etc.
- Archaeological study

The City will make available its GIS data and archived reports to assist the Project Team, in addition to other supporting information, such as water and sanitary boundary conditions. The Project Lead and Project Manager will be responsible for establishing the required data sharing agreements.

Studies documenting existing conditions shall be prepared and integrated in accordance with any other relevant standard ToR or guidelines for those studies (for example, the EMP and Water Budget ToR). Where an EMP is not being prepared for the expansion area, the MSS is to include modelling of the existing on-site and off-site (subwatershed / reach) conditions of the receiving watercourse sufficient to establish stormwater design criteria.

Through coordination with the Final EMP, where one is being prepared, the Final MSS will formally document the stormwater management performance criteria per Appendix A of the Consolidated Linear Infrastructure-Environmental Compliance Approval process.

ii) Documentation of Future Development Conditions

This study task will be completed as an iterative process in consultation with the Project Team and TAC members, and through coordination with the CDP/CP process. Water demand, wastewater generation, and post-development drainage conditions will be documented, as appropriate, in the evaluation of alternative land use concepts within the expansion area.

Subject to OP Policy 4.7.1.15, potential future demands from the adjacent rural lands documented in task ii) above, are to be documented and factored in sensitivity analysis before recommending the preferred servicing plans.

Based on consultation with City staff, projects identified in the City's Infrastructure Master Plan that are needed to support servicing of the area are to be documented. (Depending on the expected project timing, Front Ending Agreements may be required to meet development expectations.)

Future conditions computer models will be developed for evaluating alternative on-site and off-site (downstream) water, wastewater, and stormwater servicing required for the alternative development concepts, as appropriate. Computer models are to be developed consistent with requirements in City Design Guidelines.

iii) Identification of Servicing Design Constraints and Evaluation Criteria

A comparison of future conditions demands against residual capacities of existing water, wastewater, and stormwater systems is to be completed to identify the potential scope of on-site and off-site infrastructure required to support future development applications within the Neighbourhood Overlay area, and potential future rural expansion lands.

Based on the anticipated scale, configuration, and location of anticipated on-site and off-site infrastructure requirements, a set of evaluation criteria and a scoring methodology representing a range of relevant factors for the water distribution network, wastewater collection system, and stormwater management system will be developed and finalized in consultation with the TAC to fulfill standard Class Environmental Assessment evaluation of alternatives solutions. Typical evaluation criteria may include land use compatibility; compatibility with existing and planned infrastructure capacity; flood protection; grading requirements; project phasing and implementation flexibility; life cycle costs; impacts to sensitive habitat; overall resiliency of the proposed systems under current and future climate conditions; and capital cost. The evaluation of stormwater management alternatives and related drainage improvements is to show compliance with criteria established in the EMP. MSS recommendations must be consistent with all OP and IMP policies.

iv) Development of Grading Plan, and Water, Wastewater and Stormwater Servicing Alternatives

The MSS is to document water, wastewater, and stormwater servicing approaches, at a conceptual level, for the alternative CDP/CP land use concepts being evaluated. Preferred water, wastewater and stormwater servicing alternatives and the associated grading plan for the preferred land use concept are to be prepared at a functional design level of detail. Development of Local Plan areas typically proceeds in a phased manner. Accordingly, the phasing of development should be considered when preparing the servicing alternatives and plans, this includes consideration for interim measures.

Grading Plan

The grading plan is to inform design elements to be factored in overall community and infrastructure planning. Working within boundary constraints, the grading plan is to consider various design criteria including grade raise restrictions, natural hazard setbacks, and City of Ottawa Sewer and Water Design Guidelines (SWDG) criteria regarding frost cover, minor and major system design, and enable an optimal servicing plan free of conflicts.

The grading plan is also to provide sufficient detail in areas of community amenities like parks and pathways to ensure constraints to their ultimate development are minimized, required easements are identified, and their development can proceed economically. The grading plan is also to avoid the use of retaining walls, which will only be permitted in exceptional circumstances, supported by detailed justification.

Water, Wastewater, and Stormwater Servicing and LID Plans

Servicing plans are to be prepared to a functional design level of detail. This includes all watermains 300mm diameter and larger, sanitary sewers 250mm diameter and larger; and storm sewers, generally, 900mm and larger. An LID concept plan is also to be prepared, demonstrating how LID measures will be integrated with the overall land use and servicing plans to achieve applicable runoff volume control, water budget or other related targets identified in a subwatershed study, EMP or the MSS. Where the MSS has been prepared in support of a Concept Plan, servicing plans are to be completed with additional detail typically required in a Functional Servicing Report.

The servicing alternatives are to provide a servicing solution for all lands within the study area, including land owned by non-participating landowners. Servicing solutions should also optimize the resiliency of the system to mitigate the impacts of a changing climate on the system performance. Servicing plans that deviate from City design guidelines will only be permitted in exceptional circumstances, supported by detailed justification.

Area specific Terms of Reference are to detail the proposed modelling scenarios that will be factored in the formulation and evaluation of the servicing plan alternatives, based on all City and other applicable design guidelines and the existing and future area-specific water pressure zone configurations, and wastewater and stormwater outlets.

v) Evaluation of Alternative Servicing Plans and Identification of Preferred Water, Wastewater, and Stormwater Servicing Plans

The alternative servicing plans are to be evaluated based on the criteria and scoring methodology approved by the TAC in Task 'iv'. The results of the evaluation will be considered preliminary until the Project Team has satisfactorily addressed comments by TAC members, based on their review of documentation supporting the servicing plans. The Terms of Reference are to describe the evaluation and consultation processes with TAC members and the public.

vi) Development of Implementation Plan Including Phasing and Financial Plans

An Implementation Plan is to be prepared to guide decision making concerning the timing of infrastructure needs required to support development within the urban expansion area. If appropriate, the Implementation Plan should include a Phasing Plan when the scope of work, or location of development is dependent on the completion and commissioning of certain on-site or off-site infrastructure.

The Implementation Plan must also identify all anticipated Regulatory approval requirements.

Financing of trunk infrastructure required to support development in Local Plan areas can also influence the Implementation Plan. Consequently, a Financial Plan is to be prepared that details: the status and available funding of off-site works; and financing options such as Front Ending Agreements (FEAs) required to advance the construction of trunk services required to support the development. FEAs may be required for early implementation of projects identified in the City's Infrastructure Master Plan, or for Development Charge-eligible projects identified in the MSS, per Official Plan policy 4.7.1.17.

Where the potential future servicing requirements of adjacent rural lands would require a change in the preferred servicing and/or grading plans of the expansion area, the additional cost of allowing for future servicing of the longer-term development lands is also to be documented in the financial analysis.

vii) Securing All Required Planning Approvals

Depending on area-specific issues and the scope and location of off-site infrastructure (requiring municipal and Class EA planning approvals), the need for Provincial or Federal planning approvals could also be triggered. The Terms of Reference will identify how the CDP/CP and/or MSS planning process will be coordinated with / has been expanded to fulfill planning process requirements of applicable Provincial and Federal legislation.

To streamline future approvals through the Consolidated Linear Infrastructure Environmental Compliance Approval process, the Final MSS will formally document

i) the stormwater management performance criteria per Appendix A of the CLI-ECA;
ii) provide a listing of anticipated / proposed stormwater management infrastructure per Schedule B of the CLI-ECA; and
iii) identify any anticipated / proposed stormwater management infrastructure that exceeds the CLI-ECA approval authority and will require direct submission to the MECP at the project implementation stage.

Outlook

Re: S-4 UEA Draft Serviceability Report - Existing Conditions

From Elsby, Cam <Cam.Elsby@ottawa.ca>
Date Tue 15/07/2025 15:46
To Soward, Angela <angela.soward@arcadis.com>
Cc Evan Garfinkel <egarfinkel@regionalgroup.com>; Magladry, Ryan <ryan.magladry@arcadis.com>; Bougadis, John <john.bougadis@ottawa.ca>; Zanjani, Roza <roza.zanjani@ottawa.ca>

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 Angela,

Thank you for providing the updated sanitary design sheets; I see that the use of monitored flows produces no surcharge for the existing areas on Sora Way and Kelly Farm Drive. Regarding the overflow design, we're comfortable with the response letter's information to satisfy the concept considering that the rare event is accommodated with the inclusion of the overflow. We can iron out the full design during the detailed design phase.

Our comments are now addressed at this stage of the process.

Kind regards,

Cam Elsby, P.Eng., M.Eng.
Senior Project Manager, Infrastructure Planning (T)
Infrastructure and Water Services Department (IWSD)
City of Ottawa
110 Laurier Avenue West, Ottawa, ON
613.580.2424 ext. 21443
cam.elsby@ottawa.ca

Classified as City of Ottawa - Public / Ville d'Ottawa - classé public

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From: Soward, Angela <angela.soward@arcadis.com>
Sent: Friday, July 11, 2025 1:45 PM
To: Elsby, Cam <Cam.Elsby@ottawa.ca>
Cc: Evan Garfinkel <egarfinkel@regionalgroup.com>; ryan.magladry <ryan.magladry@arcadis.com>; Bougadis, John <John.Bougadis@ottawa.ca>; Zanjani, Roza <roza.zanjani@ottawa.ca>
Subject: Re: S-4 UEA Draft Serviceability Report - Existing Conditions

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.
ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Good afternoon, Cam,

Please see attached our response letter to the comments we received via email on July 2nd , 2025. At this stage the hope is to hold off on a formal re-submission as we are working through the concept plan development and analysis of preferred solutions. Our next submission will have these comments incorporated.

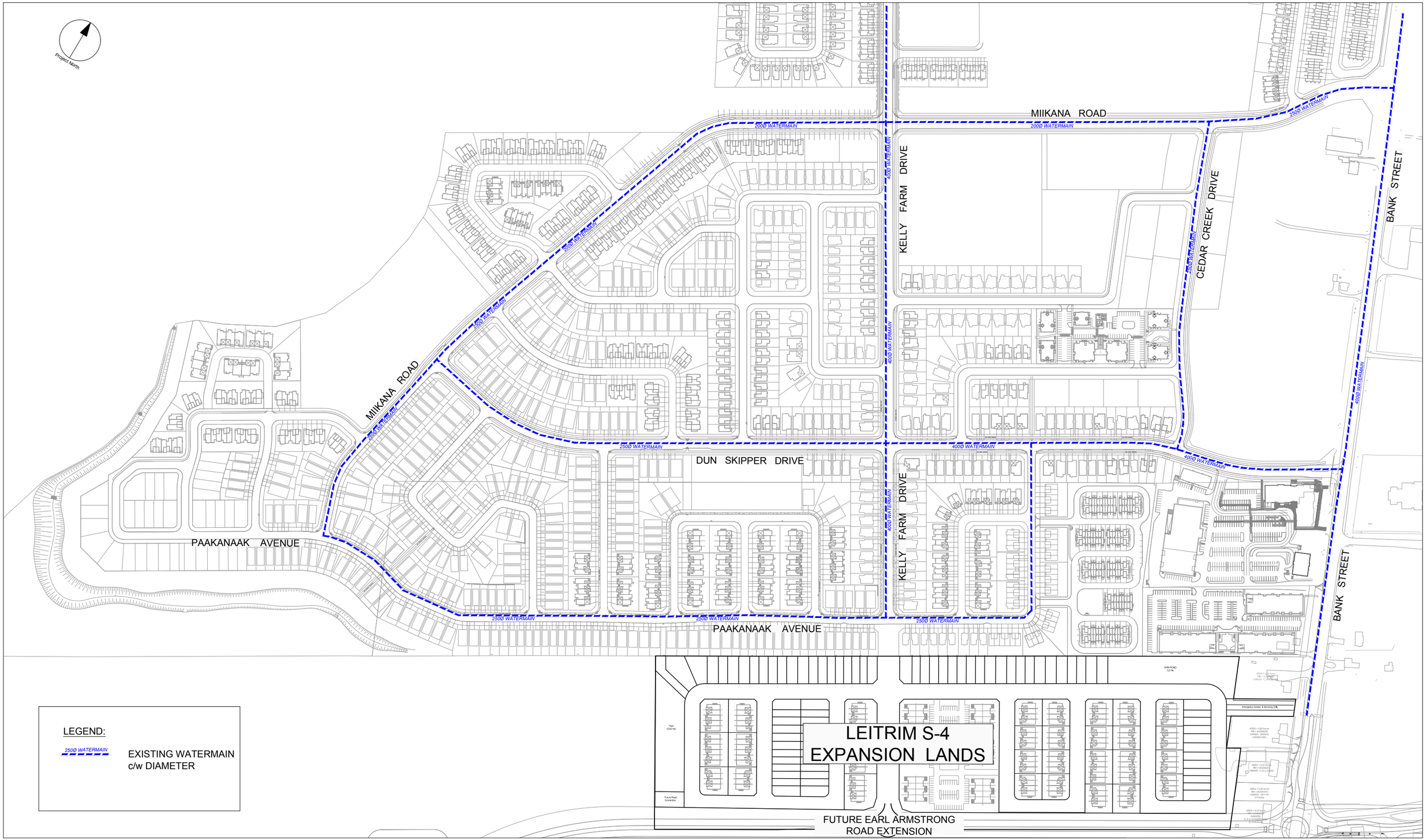
We would like to note that the three sanitary sewer design sheets (Rare, Annual and OSDG) were updated at last submission (May 2025) However, were missed when compiling the final document. This may have caused some confusion when looking at our analysis. I've attached the correct sewer design sheets that should be referenced, hopefully this will help clarify elements of the report.

Please let me know if you have any additional questions/ comments.

Thanks,

Appendix C

- Figure 5-1 Existing Watermain Layout
- S-4 Leitrim Expansion Lands Water Demands
- S-4 UEA Boundary Conditions Received 2024-09-27
- S-4 Leitrim Expansion Lands Water Model Results
- Figure 5-2 Preferred Water Distribution Plan



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Project Title

SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title

EXISTING WATERMAIN LAYOUT

Sheet No.

FIGURE 5-1
2025-08-08

ARCADIS IBI GROUP
500-333 Preston Street
Ottawa, Ontario K1S 5N4 Canada
ibigroup.com

WATERMAIN DEMAND CALCULATION SHEET

S-4 Leitrim Expansion Lands | Regional Group
145172-6.0 | Rev #0 | 2024-09-26
Prepared By: AS | Checked By: RM

NODE	RESIDENTIAL				NON-RESIDENTIAL (ICI)			AVERAGE DAILY DEMAND (l/s)			MAXIMUM DAILY DEMAND (l/s)			MAXIMUM HOURLY DEMAND (l/s)			FIRE DEMAND (l/min)
	SINGLE FAMILY UNITS	Townhouse UNITS	B/B Townhouse UNITS	POPULATION	INDUST. (ha)	COMM. (ha)	INSTIT. (ha)	RESIDENTIAL	ICI	TOTAL	RESIDENTIAL	ICI	TOTAL	RESIDENTIAL	ICI	TOTAL	
S-4 Leitrim Expansion Lands	84.00	114	90	758.40				2.46		2.46	6.14		6.14	13.52		13.52	10,000
TOTAL	**84**	**114**	**90**	**758.40**						**2.46**			**6.14**			**13.52**	

ASSUMPTIONS

POPULATION DENSITY

Single Family	3.2 persons/unit
Townhouses	2.4 persons/unit
B/B Townhouses	2.4 persons/unit

WATER DEMAND RATES

Residential	280 l/cap/day
Commercial Shopping Center	2,500 L/(1000m2)/day

PEAKING FACTORS

Maximum Daily		
	Residential	2.5 x avg. day
	Commercial	1.5 x avg. day
Maximum Hourly		
	Residential	2.2 x max. day
	Commercial	1.8 x max. day

FIRE DEMANDS

Single Family	10,000 l/min (166.7 l/s)
Semi Detached & Townhouse	10,000 l/min (166.7 l/s)
Medium Density	15,000 l/min (250 l/s)

Boundary Conditions
S4 – Urban Expansion Area

Provided Information

Scenario	Demand	
	L/min	L/s
Average Daily Demand	148	2.46
Maximum Daily Demand	368	6.14
Peak Hour	811	13.52
Fire Flow Demand #1	10,000	166.67

Location



Results

Existing Condition (Pre- SUC Pressure Zone Reconfiguration)

Connection 1 – Kelly Farm Dr

Demand Scenario	Head (m)	Pressure[1] (psi)
Maximum HGL	154.6	66.0
Peak Hour	141.5	47.3
Max Day plus Fire Flow 1	124.5	23.2
[1] Ground Elevation =	108.2	m

Connection 2 - Bank St

Demand Scenario	Head (m)	Pressure[1] (psi)
Maximum HGL	154.6	76.9
Peak Hour	141.4	58.2
Max Day plus Fire Flow 1	124.6	34.3
[1] Ground Elevation =	100.5	m

Future Condition (Post- SUC Pressure Zone Reconfiguration)

Connection 1 – Kelly Farm Dr

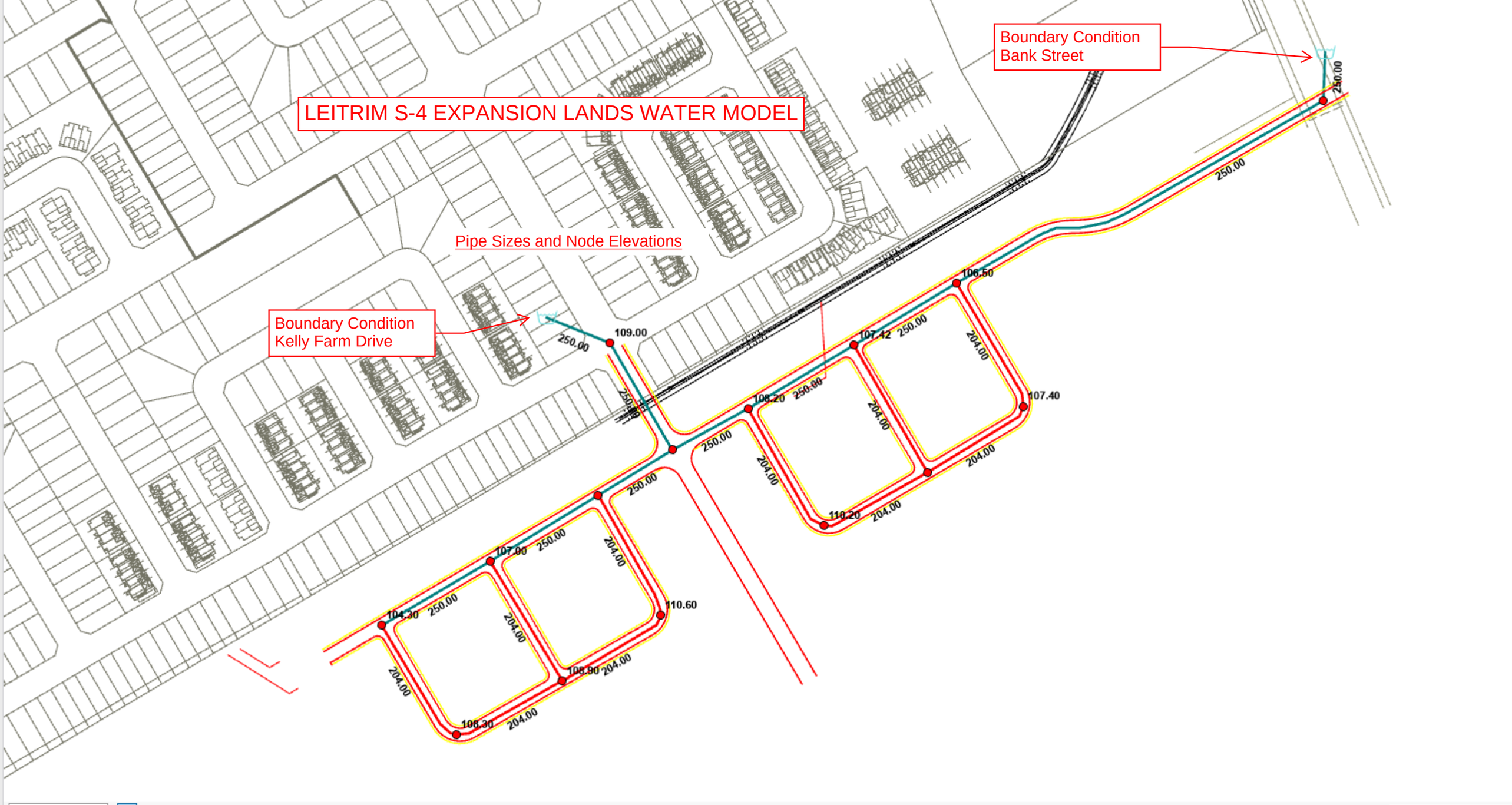
Demand Scenario	Head (m)	Pressure[1] (psi)
Maximum HGL	147.3	55.6
Peak Hour	141.5	47.3
Max Day plus Fire Flow 1	139.5	44.6
[1] Ground Elevation =	108.2	m

Connection 2 - Bank St

Demand Scenario	Head (m)	Pressure[1] (psi)
Maximum HGL	147.3	66.5
Peak Hour	143.7	61.4
Max Day plus Fire Flow 1	138.2	53.6
[1] Ground Elevation =	100.5	m

Disclaimer

The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation. Fire Flow analysis is a reflection of available flow in the watermain; there may be additional restrictions that occur between the watermain and the hydrant that the model cannot take into account.


LEITRIM S-4 EXPANSION LANDS WATER MODEL
Pipe Sizes and Node Elevations
Boundary Condition
Bank Street
Boundary Condition
Kelly Farm Drive
250.00
109.00
250.00
250.00
108.50
107.42
250.00
204.00
108.20
250.00
204.00
107.40
250.00
204.00
204.00
110.20
204.00
250.00
107.00
250.00
204.00
110.60
104.30
250.00
204.00
204.00
108.90
204.00
108.30
204.00

		ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)	Water Age (hrs)
1	☐	J14	0.20	107.00	147.30	394.89	3.12
2	☐	J16	0.20	107.42	147.30	390.81	8.57
3	☐	J18	0.20	110.20	147.30	363.54	12.04
4	☐	J20	0.20	110.60	147.30	359.62	3.58
5	☐	J22	0.20	108.20	147.30	383.14	2.73
6	☐	J24	0.20	109.20	147.30	373.34	1.35
7	☐	J28	0.20	109.05	147.30	374.81	15.25
8	☐	J32	0.00	109.00	147.30	375.31	0.01
9	☐	P05	0.00	108.00	147.30	385.10	0.71
10	☐	P06	0.20	106.50	147.30	399.80	4.51
11	☐	P07	0.20	101.50	147.30	448.80	0.01
12	☐	P09	0.20	108.90	147.30	376.28	8.32
13	☐	P10	0.20	107.40	147.30	390.98	7.75
14	☐	P13	0.20	108.30	147.30	382.16	15.28
15	☐	P20	0.20	104.30	147.30	421.35	7.01
16	☐	S15-010	0.00	109.00	147.30	375.30	0.71

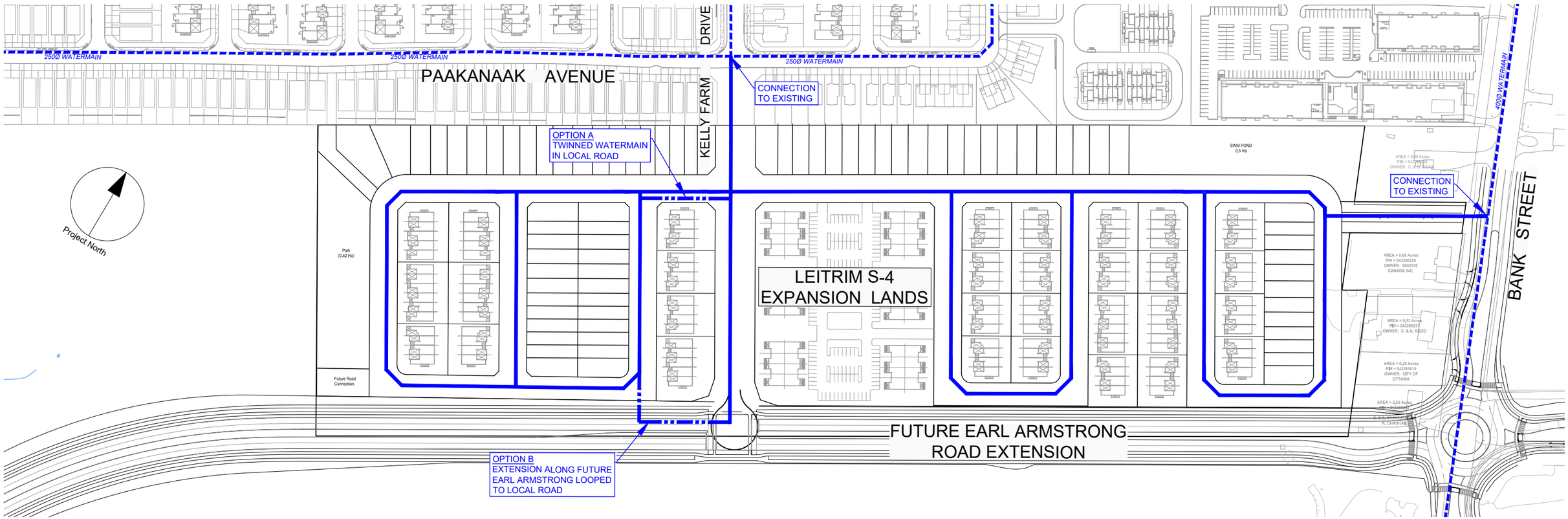
		ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)	Water Age (hrs)
1	☐	J14	1.13	107.00	141.71	340.09	0.00
2	☐	J16	1.13	107.42	142.11	339.97	0.00
3	☐	J18	1.13	110.20	142.02	311.82	0.00
4	☐	J20	1.13	110.60	141.71	304.81	0.00
5	☐	J22	1.13	108.20	141.93	330.54	0.00
6	☐	J24	1.13	109.20	141.71	318.57	0.00
7	☐	J28	1.13	109.05	142.11	323.95	0.00
8	☐	J32	0.00	109.00	141.50	318.50	0.00
9	☐	P05	0.00	108.00	141.72	330.41	0.00
10	☐	P06	1.13	106.50	142.31	350.96	0.00
11	☐	P07	1.13	101.50	143.69	413.48	0.00
12	☐	P09	1.13	108.90	141.70	321.46	0.00
13	☐	P10	1.13	107.40	142.19	340.96	0.00
14	☐	P13	1.13	108.30	141.70	327.34	0.00
15	☐	P20	1.13	104.30	141.70	366.54	0.00
16	☐	S15-010	0.00	109.00	141.72	320.61	0.00

Peak Hour = Pipe Report

		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	Water Age (hrs)
1	☐	P149	P07	P06	277.31	250.00	110.00	45.63	0.93	1.38	4.98	Open	0	0.00
2	☐	P151	J24	J20	91.13	204.00	110.00	2.04	0.06	0.00	0.04	Open	0	0.00
3	☐	P159	P13	P09	80.32	204.00	110.00	-0.63	0.02	0.00	0.00	Open	0	0.00
4	☐	P161	S15-010	P05	0.00	204.00	110.00	-32.10	0.98	0.00	0.00	Open	0	0.00
5	☐	P163	P06	J16	80.38	250.00	110.00	31.69	0.65	0.20	2.53	Open	0	0.00
6	☐	P167	P10	P06	94.56	204.00	110.00	-12.81	0.39	0.12	1.27	Open	0	0.00
7	☐	P169	P20	P13	90.09	204.00	110.00	0.50	0.02	0.00	0.00	Open	0	0.00
8	☐	P183	CON2	J32	1.00	250.00	110.00	-32.10	0.65	0.00	2.60	Open	0	0.00
9	☐	P185	CON1	P07	1.00	250.00	110.00	46.75	0.95	0.01	5.21	Open	0	0.00
10	☐	P187	J14	P20	84.45	250.00	110.00	1.63	0.03	0.00	0.01	Open	0	0.00
11	☐	P189	J20	P09	80.47	204.00	110.00	0.91	0.03	0.00	0.01	Open	0	0.00
12	☐	P195	J18	J22	94.92	204.00	110.00	10.84	0.33	0.09	0.94	Open	0	0.00
13	☐	P197	J14	P09	93.71	204.00	110.00	0.85	0.03	0.00	0.01	Open	0	0.00
14	☐	P201	J16	J22	82.74	250.00	110.00	29.15	0.59	0.18	2.17	Open	0	0.00
15	☐	P203	J22	P05	57.87	250.00	110.00	38.87	0.79	0.21	3.70	Open	0	0.00
16	☐	P207	J24	P05	58.06	250.00	110.00	-6.76	0.14	0.01	0.14	Open	0	0.00
17	☐	P209	J24	J14	85.00	250.00	110.00	3.60	0.07	0.00	0.05	Open	0	0.00
18	☐	P215	J32	S15-010	82.89	250.00	110.00	-32.10	0.65	0.22	2.60	Open	0	0.00
19	☐	P217	J18	J28	78.83	204.00	110.00	-11.97	0.37	0.09	1.12	Open	0	0.00
20	☐	P219	P10	J28	79.43	204.00	110.00	11.68	0.36	0.09	1.07	Open	0	0.00
21	☐	P221	J16	J28	98.49	204.00	110.00	1.42	0.04	0.00	0.02	Open	0	0.00

Max Day + Fire (10,000 l/min) - Fireflow Design Report

		ID	Capacity Assessment	Total Demand (L/s)	Hydrant Available Flow (L/s)	Critical Node ID for Design Run	Critical Node Pressure at Available Flow (kPa)	Critical Node Pressure at Fire Demand (kPa)	Critical Pressure for Design Run (kPa)	Hydrant Design Flow (L/s)	Hydrant Pressure at Design Flow (kPa)
1	☐	J14	PASS	167.18	272.26	P09	132.45	245.74	139.96	266.41	147.92
2	☐	J16	PASS	167.18	410.84	J16	139.96	303.22	139.96	410.84	139.96
3	☐	J18	PASS	167.18	269.92	J18	139.96	241.94	139.96	269.92	139.96
4	☐	J20	PASS	167.18	217.93	J20	139.96	204.54	139.96	217.93	139.96
5	☐	J22	PASS	167.18	437.74	J18	133.81	283.49	139.96	429.60	146.54
6	☐	J24	PASS	167.18	315.58	J20	126.24	251.02	139.96	302.37	153.69
7	☐	J28	PASS	167.18	315.24	J28	139.96	267.91	139.96	315.24	139.96
8	☐	P05	PASS	166.67	514.63	J20	114.46	283.26	139.96	476.61	165.46
9	☐	P06	PASS	167.18	422.22	P06	139.96	313.41	139.96	422.22	139.96
10	☐	P09	PASS	167.18	235.54	P09	139.96	225.97	139.96	235.54	139.96
11	☐	P10	PASS	167.18	288.51	P10	139.96	268.18	139.96	288.51	139.96
12	☐	P13	PASS	167.18	211.66	P13	139.96	206.81	139.96	211.66	139.96
13	☐	P20	PASS	167.21	254.34	P13	128.74	236.78	139.96	246.53	152.76
14	☐	S15-010	PASS	166.67	500.31	J20	124.26	283.26	139.96	476.61	155.66



LEGEND:

PROPOSED WATERMAIN

250Ø WATERMAIN — EXISTING WATERMAIN c/w DIAMETER

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ARCADIS

Project Title

SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title

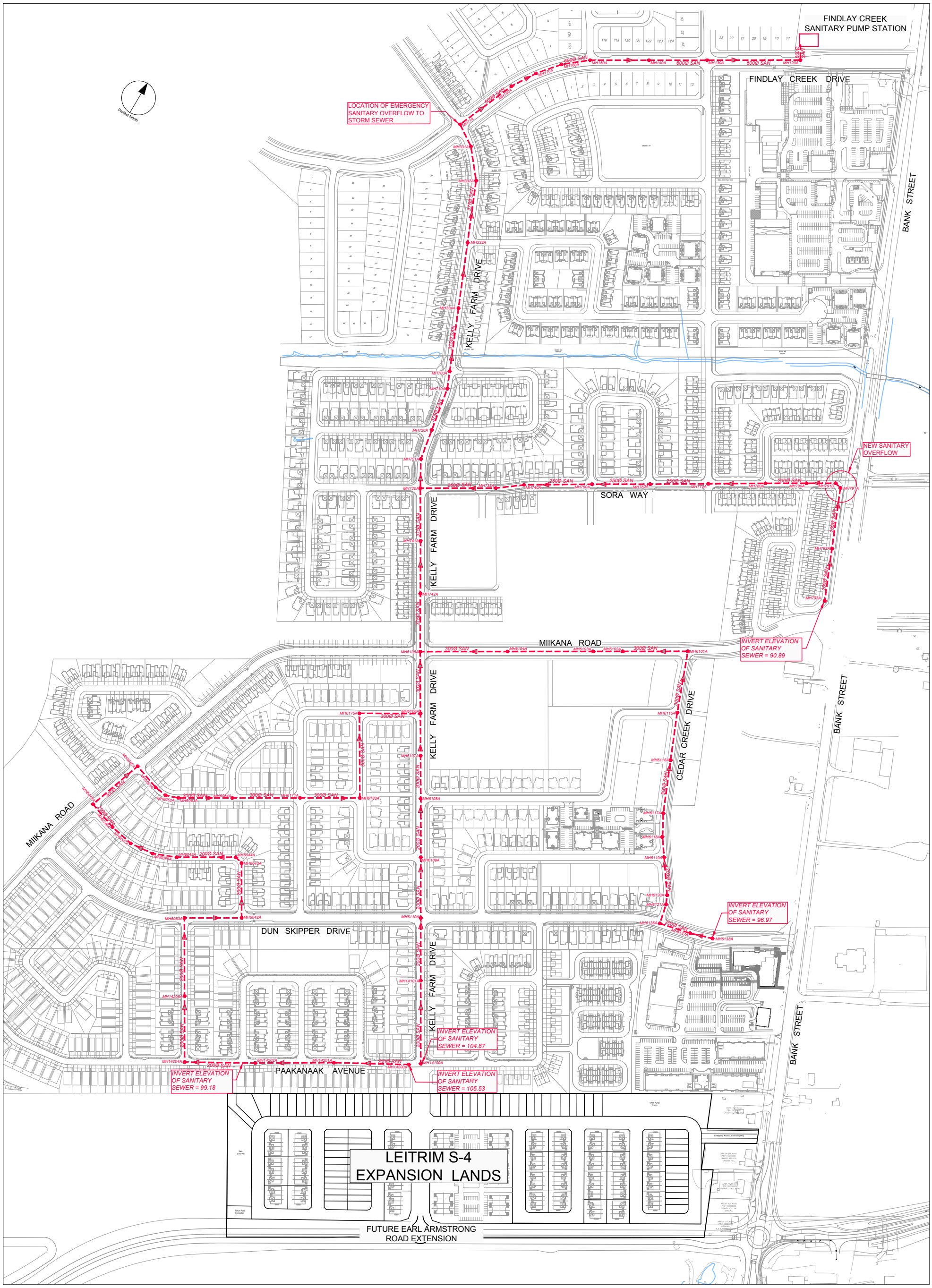
PREFERRED WATER DISTRIBUTION PLAN

Sheet No.

FIGURE 5-2
2025-08-08

Appendix D

- Figure 6-1 Existing Sanitary Sewer Layout
- S-4 & S-5 Leitrim Expansion Lands Sanitary Sewer Design Sheet (OSDG)
- S-4 & S-5 Leitrim Expansion Lands Sanitary Sewer Design Sheet (Annual Event)
- S-4 & S-5 Leitrim Expansion Lands Sanitary Sewer Design Sheet (Rare Event)
- Correspondence with DSEL – S5 Lands Flows
- Figure 6-2 Preferred Wastewater Collection System and Outlet to Paakanaak Avenue
- Figure 6-3 Preferred Wastewater Outlet to Labrador Crescent
- Figure 6-4 Preferred Wastewater Drainage Area Plan



LEGEND:

200Ø SAN — EXISTING SANITARY SEWER c/w DIAMETER

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ARCADIS

Project Title: SERVICEABILITY STUDY LEITRIM S-4 EXPANSION LANDS

Drawing Title: EXISTING SANITARY SEWER LAYOUT

Sheet No.: FIGURE 6-1

2025-08-08

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.
500-333 Preston Street
Ottawa, Ontario K1S 5N4 Canada
arcadis.com

red italics denotes as-built sewer information (where applicable)

SANITARY SEWER DESIGN SHEET

Existing Conditions Report - OSDG
Regional Group
CITY OF OTTAWA

LOCATION						RESIDENTIAL									ICI AREAS								INFILTRATION ALLOWANCE			FIXED FLOW (L/s)		TOTAL FLOW	PROPOSED SEWER DESIGN						
						AREA w/ Units (Ha)	UNIT TYPES				AREA w/o Units (Ha)	POPULATION		RES PEAK FACTOR	PEAK FLOW (L/s)	AREA (Ha)						ICI PEAK FACTOR	PEAK FLOW (L/s)	AREA (Ha)		FLOW				CAPACITY	LENGTH	DIA	SLOPE	VELOCITY (full)	AVAILABLE CAPACITY	
STREET	AREA ID	FROM MODEL ID	TO MODEL ID	FROM MH	TO MH		SF	TH/SD	1 Bed APT	2 Bed APT		IND	CUM			INSTITUTIONAL		COMMERCIAL		INDUSTRIAL				IND	CUM	(L/s)	IND	CUM	(L/s)	(L/s)	(m)	(mm)	(%)	(m/s)	L/s	(%)
																IND	CUM	IND	CUM	IND	CUM														
S-4 Leitrim Expansion Lands	**Future**	**S4W**		**S-4**	**Paakanaak**	**4.80**	**44**	**47**				**253.6**	**253.6**	**3.49**	**2.87**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**4.80**	**4.80**	**1.58**	**0.00**	**0.0**	**4.45**	**20.24**	**0.00**	**200**	**0.35**	**0.624**	**15.79**	**78.02%**
S-4 Lands West - Flows to Pathways																																			
Pakaanaak	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14200A	MH14201A	0.75	16					51.2	51.2	3.65	0.61	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.75	0.75	0.25	0.00	0.0	0.85	54.85	*103.09*	200	*2.57*	1.691	54.00	98.44%
Pakaanaak	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14201A	MH14202A	0.55	9					28.8	80.0	3.62	0.94	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.55	1.30	0.43	0.00	0.00	1.37	49.47	*110.49*	200	*2.09*	1.525	48.10	97.24%
Pakaanaak	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14202A	MH14204A	0.48	8					25.6	105.6	3.59	1.23	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.48	1.78	0.59	0.00	0.00	1.82	46.16	*97.85*	200	*1.82*	1.423	44.34	96.07%
Esban	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14204A	MH14205A	0.67	2	20				54.4	160.0	3.55	1.84	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.67	2.5	0.81	0.00	0.0	2.65	41.20	*92.41*	200	*1.45*	1.271	38.56	93.58%
Esban	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14205A	BLK6035A	0.83	16					51.2	211.2	3.51	2.40	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.83	3.28	1.08	0.00	0.00	3.49	48.51	*65.10*	200	*2.01*	1.496	45.02	92.81%
Esban	**Pathways Phase 2**	Outlet to Dun Skipper via Esban		BLK6035A	MH6053A	0.25	4					12.8	224.0	3.50	2.54	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.25	3.53	1.16	0.00	0.00	3.71	48.03	*44.18*	200	*1.97*	1.481	44.32	92.28%
Dun Skipper	**Pathways Phase 2**			MH6052A	MH6053A	0.51	8					25.6	25.6	3.69	0.31	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.51	0.51	0.17	0.00	0.00	0.47	29.03	*72.11*	200	*0.72*	0.895	28.56	98.37%
Dun Skipper	**Pathways Phase 2**			MH6053A	MH6042A	0.43	7					22.4	272.0	3.48	3.06	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.43	4.47	1.48	0.00	0.00	4.54	20.81	*80.65*	200	*0.37*	0.642	16.27	78.19%
Block 58	**Idone Phase 2A**	Outlet to Dun Skipper via Kijik		BLK6036A	MH6041A	3.20	17	56			0.81	188.8	188.8	3.53	2.16	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	4.01	4.01	1.32	0.00	0.00	3.48	45.65	*43.79*	200	*1.78*	1.408	42.17	92.38%
Dun Skipper	**Pathways Phase 2**			MH6041A	MH6042A	0.12	1					3.2	192.0	3.52	2.19	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.12	4.13	1.36	0.00	0.00	3.56	42.19	*17.74*	200	*1.52*	1.301	38.63	91.57%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6042A	MH6043A	0.58		18				43.2	507.2	3.38	5.55	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.58	9.18	3.03	0.00	0.00	8.58	27.37	*76.96*	200	*0.64*	0.844	18.79	68.66%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6043A	MH6044A	0.18		3				7.2	514.4	3.37	5.63	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.18	9.36	3.09	0.00	0.00	8.71	28.42	*11.55*	200	*0.69*	0.876	19.71	69.34%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6044A	MH6045A	0.58	2	16				44.8	559.2	3.36	6.09	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.58	9.94	3.28	0.00	0.00	9.37	21.91	*82.91*	200	*0.41*	0.676	12.54	57.24%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6045A	MH6046A	0.27	6					19.2	578.4	3.35	6.28	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.27	10.21	3.37	0.00	0.00	9.65	19.95	*33.87*	200	*0.34*	0.615	10.30	51.61%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6046A	MH6047A	0.29	5					16.0	594.4	3.35	6.45	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.29	10.50	3.47	0.00	0.00	9.91	22.70	*34.27*	200	*0.44*	0.700	12.78	56.32%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6047A	MH6048A	0.27	4					12.8	607.2	3.34	6.58	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.27	10.77	3.55	0.00	0.00	10.13	22.70	*33.85*	200	*0.44*	0.700	12.56	55.35%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6048A	MH6049A	0.17	2					6.4	613.6	3.34	6.64	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.17	10.94	3.61	0.00	0.00	10.25	25.38	*41.61*	200	*0.55*	0.782	15.12	59.59%
Paakanaak	***Pathways Phase 3***	*Outlet to Paakanaak*		*MH6003A*	*MH6004*	*1.20*	*22*																													
Paakanaak	***Pathways Phase 2***	*Paakanak*		*MH6003A*	*MH6004*	*0.47*	*11*																													
Paakanaak				MH6004A	MH6008A	**1.80**	**35**					112.0	112.0	3.58	1.30	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.80	1.80	0.59	0.00	0.00	1.89	20.24	*19.82*	200	*0.35*	0.624	18.35	90.64%
Paakanaak	***Idone Phase 2A***	*Outlet to Paakanaak*			*BLK6005A*	*1.97*	*37*																													
Paakanaak	***Pathways Phased 2***	*Outlet to Paakanaak*			*MH6008A*	*0.61*	*10*																													
Miikana Road	**Pathways Phase 2**	603		MH6008A	MH6030A	**2.92**	**51**					163.2	275.2	3.48	3.10	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	2.92	4.7	1.56	0.00	0.0	4.66	43.82	*64.09*	200	*1.64*	1.351	39.16	89.37%
Miikana Road	**Pathways Phase 2**			MH6030A	MH6031A	0.18	3					9.6	284.8	3.47	3.20	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.18	4.9	1.62	0.00	0.00	4.82	38.10	*23.40*	200	*1.24*	1.175	33.28	87.35%
Miikana Road	**Pathways Phase 2**		608	MH6031A	MH6032A	0.14	3					9.6	294.4	3.47	3.31	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.14	5.0	1.66	0.00	0.00	4.97	20.81	*38.20*	200	*0.37*	0.642	15.84	76.12%
Paakanaak	***Pathways Phase 3***	*Outlet to Gartersnake via Paak*			*MH6308A*	*0.87*	*8*	*6*																												
Gartersnake	***Pathways Phase 3***	*Outlet to Phase 2 Connection*		*MH6308A*	*MH6018A*	*1.16*	*5*	*22*																												
Pathways Block60	***Pathways Block60***	*Outlet to Phase 2 Connection*			*MH6018A*	*0.95*		*26*																												
Ninaatik Place	***Pathways Phase 2***	*Outlet to Gartersnake*			*MH6018A*	*0.61*	*9*	*2*																												
Gartersnake	***Pathways Phase 2***	*Outlet to Miikana*		*MH6018A*	*MH6032A*	*0.59*		*13*																												
Miikana Road	**Pathways Phase 2**	608		MH6032A	MH6033A	**4.48**	**27**	**69**				252.0	546.4	3.36	5.96	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	4.48	9.5	3.14	0.00	0.0	9.10	21.91	*62.90*	200	*0.41*	0.676	12.81	58.48%
Miikana Road	**Pathways Phase 2**		609	MH6033A	MH6050A	0.29	5					16.0	562.4	3.36	6.12	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.29	9.8	3.24	0.00	0.00	9.36	20.24	*62.75*	200	0.35	0.624	10.89	53.77%
Ginebik	*Idone Phase 2A*	*Outlet to Ginebik*			*MH6038A*	*3.08*	*50*																													
Ginebik	*Pathways Phase 2*	*Outlet to Dun Skipper*		*MH6038A*	*MH6051A*	*0.86*	*14*																													
Dun Skipper	*Pathways Phase 2*	*Outlet to Miikana*			*MH6050A*	*0.77*	*11*																													
Miikana Road	**Pathways Phase 2/**	609		MH6050A	MH6034A	**5.13**	**79**					252.8	815.2	3.28	8.68	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	5.13	14.94	4.93	0.00	0.00	13.61	33.98	*22.99*	250	*0.30*	0.671	20.37	59.96%
Block 46 (Park)	**Pathways Phase 2**			MH6049AW	MH6034A						2.85	0.0	0.0	3.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	2.85	2.85	0.94	0.00	0.00	0.94	20.53	*15.47*	200	*0.36*	0.633	19.59	95.42%
Miikana	**Pathways Phase 2**		620	MH6034A	MH6049A							0.0	815.2	3.28	8.68	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	17.8	5.87	0.00	0.00	14.55	31.63	*60.76*	*250*	*0.26*	0.624	17.09	54.01%
Miikana	**ways Phase 2/ Idone Ph**	620	630	MH6049A	MH6060A	0.37		*7*				16.8	1445.6	3.15	14.77	0.00	0.0	0.00	0.0	0.00	0.00	1.00	0.00	0.37	29.1	9.60	0.00	0.0	24.37	43.97	*81.59*	*300*	*0.19*	0.603	19.60	44.57%
Spreadwing	**Pathways Phase 2**	630		MH6060A	MH6061A	0.21	4					12.8	1458.4	3.15	14.89	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.21	29.31	9.67	0.00	0.00	24.56	43.97	*38.76*	*300*	*0.19*	0.603	19.41	44.14%
Spreadwing	**Pathways Phase 2**			MH6061A	MH6062A	0.21	4					12.8	1471.2	3.15	15.01	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.21	29.52	9.74	0.00	0.00	24.75	47.32	*18.24*	*300*	*0.22*	0.648	22.56	47.69%
Spreadwing	**Pathways Phase 2**			MH6062A	MH6063A	0.15	2					6.4	1477.6	3.15	15.07	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.15	29.67	9.79	0.00	0.00	24.86	43.97	*18.20*	*300*	*0.19*	0.603	19.11	43.46%
Spreadwing	**Pathways Phase 2**			MH6063A	MH6064A	0.54	8					25.6	1503.2	3.14	15.31	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.54	30.21	9.97	0.00	0.00	25.28	46.23	*75.32*	*300*	*0.21*	0.634	20.95	45.31%
Spreadwing	**Pathways Phase 2**			MH6064A	EX8LK3171A	0.44	7					22.4	1525.6	3.14	15.52	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.44	30.65	10.11	0.00	0.00	25.64	45.12	*51.94*	*300*	*0.20*	0.618	19.48	43.18%
Spreadwing	**Pathways Phase 2**		6171	BLK3171AW	MH6171A							0.0	1525.6	3.14	15.52	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	30.65	10.11	0.00	0.00	25.64	45.12	*43.00*	*300*	*0.20*	0.618	19.48	43.18%
Minikan	**Pathways Phase 1**	Outlet to Spreadwing Way			MH6171A	2.06	40					128.0	128.0	3.57	1.48	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	2.06	2.06	0.68	0.00	0.00	2.16	50.75	*84.42*	200	*2.20*	1.565	48.59	95.74%
Spreadwing	**Pathways Phase 1**	6171	6183	MH6171A	MH6183A	0.15						0.0	1653.6	3.12	16.71	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.15	32.9	10.84	0.00	0.0	27.56	45.12	*83.61*	*300*	*0.20*	0.618	17.56	38.92%

Zaatiik Grove	**Pathways Phase 1**			MH6182A	MH6183A	1.18	18					57.6	57.6	3.64	0.68	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.18	1.18	0.39	0.00	0.00	1.07	54.10	*74.74*	*200*	*2.50*	1.668	53.03	98.02%
Zaatiik Grove	**Pathways Phase 1**	6183	6175	MH6183A	MH6175A							0.0	1711.20	3.11	17.25	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	34.04	11.23	0.00	0.00	28.48	45.12	*118.54*	*300*	*0.20*	0.618	16.64	36.87%
Zaatiik Grove	***Pathways Phase 1***	*high level sani*		*MH61783B*	*MH6175A*	*0.67*	*12*					*38.4*	*38.40*	*3.67*	*0.46*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*1.00*	*0.00*	*0.67*	*0.67*	*0.22*	*0.00*	*0.00*	*0.68*	*37.48*	*6.00*	*200*	*1.20*	*1.156*	*36.80*	*98.19%*
Minikan Street	**Pathways Phase 1**		6175	MH6175B	MH6175D	1.74	28					89.6	89.60	3.61	1.05	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.74	1.74	0.57	0.00	0.00	1.62	45.12	*6.00*	*300*	*0.20*	0.618	43.49	96.41%
Minikan Street	**Pathways Phase 1**	6175	6106	MH6175A	MH6106A							0.0	1839.20	3.09	18.42	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	36.45	12.03	0.00	0.00	30.45	45.12	*85.46*	*300*	*0.20*	0.618	14.66	32.50%
Minikan Street	***Pathways Phase 1***	*high level sani*		*MH6106C*	*MH6106A*	*0.58*	*10*					*32.0*	*32.0*	*3.68*	*0.38*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.58*	*0.6*	*0.19*	*0.00*	*0.00*	*0.57*	*28.63*	*6.00*	*200*	*0.70*	*0.883*	*28.05*	*98.00%*
Kelly Farm Drive	***Idone Phase 1***	*Outlet to Dun Skipper*			*MH6110A*	*1.64*	*28*																														
Dun Skipper	***Pathways Phase 1***	*Dunskipper to Kelly Farm Drive*		*MH6132A*	*MH6110A*	*0.53*	*9*																														
Kelly Farm Drive	***Pathways Phase 1***	*Kelly Farm Drive to Salamander*		*MH6110A*	*MH6108A*	*1.08*	*18*																														
Salamander	***Pathways Phase 1***	*Outlet to Kelly Frm Drive*		*MH6156A*	*MH6108A*	*1.23*	*19*																														
Kelly Farm Drive	***Pathways Phase 1***	*Kelly Farm Drive*		*MH6108A*	*MH6106A*	*0.51*	*6*																														
Kelly Farm Drive	**Pathways Phase 1**	6106	647	MH6106A	MH647A	**5.18**	**80**					256.0	2127.20	3.05	21.04	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	5.18	42.21	13.93	0.00	0.00	34.97	45.12	*86.86*	*300*	*0.20*	0.618	10.15	22.49%
Wabikon Crescent	**Pathways Phase 2**	*Outlet to Miikana*		MH6070A	MH6080A	2.16		58			0.06																										
Miikana	**Pathways Phase 2**	*Miikana*		MH6079A	MH6080A	0.80		21																													
Miikana	**Pathways Phase 2**		646	MH6080A	MH6081A	**3.88**		**104**			**0.06**	249.6	249.6	3.49	2.82	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	3.94	3.9	1.30	0.00	0.00	4.12							
Miikana Road	**Pathways Phase 2**	646		MH6081A	BLK6105AW	1.02		30				72.0	72.0	3.62	0.85	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	1.02	1.0	0.34	0.00	0.0	1.18							
Miikana Road	**Pathways Phase 2**		647	BLK6105AW	*EX. MH647A*	0.70		23				55.2	376.8	3.43	4.19	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.70	5.7	1.87	0.00	0.0	6.05	20.24	*17.00*	*200*	*0.35*	0.624	14.19	70.10%
Salamander Way	**Pathways Phase 1**	6156	6157	MH6156A	MH6157A	0.29	3					9.6	9.6	3.73	0.12	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.29	0.29	0.10	0.00	0.00	0.21							
Salamander Way	**Pathways Phase 1**	6157	6158	MH6157A	MH6158A	0.07		1				2.4	12.0	3.73	0.14	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.07	0.36	0.12	0.00	0.00	0.26							
Salamander Way	**Pathways Phase 1**	6158	6153	MH6158A	MH6153A	0.54		14				33.6	45.6	3.66	0.54	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.54	0.90	0.30	0.00	0.00	0.84							
Block 436 (Park)	**Pathways Phase 1**		6153	MH6159A	MH6153A						0.83	0.0	0.0	3.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.83	0.83	0.27	0.00	0.00	0.27							
Salamander Way	**Pathways Phase 1**	6153	6154	MH6153A	MH6154A	0.03						0.0	45.6	3.66	0.54	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.03	1.8	0.58	0.00	0.0	1.12							
Salamander Way	**Pathways Phase 1**	6154	6115	MH6154A	MH6115A	0.13						0.0	45.6	3.66	0.54	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.13	1.89	0.62	0.00	0.00	1.16							
Rallidale Street	***Idone Phase 1***	*Outlet to Dun Skipper via Rallidale*		*MH14110A*	*MH1411A*	*1.83*	*9*	*39*																													
Grackle Street	***Idone Phase 1***	*Outlet to Dun Skipper via Grackle*		*MH14120A*	*MH1411A*	*1.41*		*43*																													
Rallidale Street	***Idone Phase 1***	*Outlet to Dun Skipper*		*MH1411A*	*MH6133A*	*0.27*		*6*																													
Dun Skipper	***Pathways Phase 1***	*Dun Skipper*		*MH6132A*	*MH6133A*	*0.64*	*11*																														
Dun Skipper	***Pathways Phase 1***	*Dun Skipper*		*MH6133A*	*MH6136A*	*1.43*	*26*																														
Pathways Block 203	***Pathways Block 203***	*Outlet to Dun Skipper*			*MH6136A*	*1.62*		*80*																													
Pathways Block 204	***Pathways Block 204***	*Outlet to Home Hardware*			*MH1A*	*1.54*			*77*	*103*																											
Home Hardware	***Home Hardware***	*Outlet to Dun Skipper*		*MH6A*	*MH6138A*				*54*	*87*									*2.53*																		
Dun Skipper	***Pathways Phase 1***	*Dun Skipper / Cedar Creek*		*MH6138A*	*MH6136A*	*0.18*																															
Cedar Creek	***Pathways Phase 1***	*Cedar Creek*		*MH6136A*	*MH6119A*	*0.17*																															
Pingwi Place	***Pathways Phase 1***	*Outlet to Cedar Creek*		*MH6132A*	*MH6119A*	*1.93*	*20*	*24*																													
Pathways Block 241	***Pathways Block***	*Outlet to Cedar Creek*		*BLK6119AE*	*MH6119A*														*3.01*																		
Cedar Creek	***Pathways Phase 1***	*Cedar Creek*		*MH6119A*	*MH6117A*	*0.12*																															
Pathways Block 232	***Pathways Block 232***	*Outlet to Cedar Creek*			*MH6117A*	*1.01*			*12*	*80*																											
Cedar Creek	***Pathways Phase 1***		6115	MH6117A	MH6115A	**12.21**	**66**	**226**	**143**	**270**		1520.8	1520.8	3.14	15.48	0.00	0.00	**5.54**	5.54	0.00	0.00	1.00	1.09	17.75	17.75	5.86	0.00	0.00	22.42							
Cedar Creek	**Pathways Phase 1**	6115	6101	MH6115A	MH6101A	0.61		18				43.2	1609.60	3.13	16.30	0.00	0.00	0.00	5.54	0.00	0.00	1.00	1.09	0.61	20.25	6.68	0.00	0.00	24.08							
Miikana Road	**Pathways Phase 1**	6101	6102	MH6101A	MH6102A	0.45		11				26.4	1636.00	3.12	16.55	0.00	0.00	0.00	5.54	0.00	0.00	1.00	1.09	0.45	20.70	6.83	0.00	0.00	24.47							
Pathways Block 225	**Pathways Block 225**		6102		MH6102A	0.94		34				81.6	81.60	3.61	0.96	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.94	0.94	0.31	0.00	0.00	1.27							
Miikana Road	**Pathways Phase 1**	6102	6103	MH6102A	MH6103A	0.23		6				14.4	1732.00	3.11	17.44	0.00	0.00	0.00	5.54	0.00	0.00	1.00	1.09	0.23	21.87	7.22	0.00	0.00	25.75							
Miikana Road	**Pathways Phase 1**	6103	6104	MH6103A	MH6104A	0.66		18				43.2	1775.20	3.10	17.84	0.00	0.00	0.00	5.54	0.00	0.00	1.00	1.09	0.66	22.53	7.43	0.00	0.00	26.36							
School Block	**Pathways Block 223**	*Outlet to Miikana*		BLK6104AS	MH6104A							0.0	0.00	3.80	0.00	2.55	2.55	0.00	0.00	0.00	0.00	1.00	0.50	2.55	2.55	0.84	0.00	0.00	1.34							
Miikana Road	**Pathways Phase 1**	6104	6105B	MH6104A	MH6104B	0.6		15				36.0	1811.20	3.10	18.17	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.60	25.68	8.47	0.00	0.00	28.23							
Miikana Road	**Pathways Phase 1**	6105B	647	MH6104B	MH647							0.0	1811.20	3.10	18.17	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.00	25.68	8.47	0.00	0.00	28.23							
												1811.2	TRUE											25.7	TRUE											
KELLY FARM DRIVE	**FC South Stage2 PH4B**	647	755	MH647A	MH742A	0.28		5				12.0	4327.20	2.84	39.85	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.28	73.83	24.36	0.00	0.00	65.81	101.84	*80.31*	*375*	*0.31*	0.893	36.03	35.38%
KESTREL STREET	***FC South Stage2 PH4B***	*Undeveloped lands to Kestrel*		*BLKHEAD*	*MH751A*	*0.65*		*22*																													
PARK BLOCK	***FC South Stage2 PH4B***	*Park land*		*MH744A*	*MH745A*						*1.22*																										
KESTREL STREET	***FC South Stage2 PH4B***	*Outlet to Kelly Farm*		*MH751A*	*MH742A*	*0.49*		*15*																													
KELLY FARM DRIVE	**FC South Stage2 PH4B**	755	745	MH742A	MH741A	**1.53**		**48**			**1.22**	115.2	4442.40	2.83	40.80	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	2.75	76.58	25.27	0.00	0.00	67.66	101.84	*80.31*	*375*	*0.31*	0.893	34.18	33.56%
KELLY FARM DRIVE	**FC South Stage2 PH4B**	745	730	MH741A	MH730A	0.28		5				12.0	4454.40	2.83	40.89	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.28	76.86	25.36	0.00	0.00	67.85	101.84	*80.31*	*375*	*0.31*	0.893	33.99	33.38%
HELEN RAPP WAY	**FC South Stage2 PH4A**	*Outlet to Helen Rapp Way South*			MH738A	0.34	5																														
HELEN RAPP WAY	**FC South Stage2 PH4B**			MH735A	MH738A	1.21	20																														
MAYBERLY	**FC South Stage2 PH4B**			MH738A	MH731A	0.52	9																														
HELEN RAPP WAY	**FC South Stage2 PH4B**	*Outlet to Maberly*		MH735A	MH731A	1.33	24																														
HELEN RAPP WAY	**FC South Stage2 PH4B**	*Outlet to Kelly Farm*		MH731A	MH730A	0.51	9																														
						3.91	**67**																														

			S-4 Lands East - Flows to Bank Street																																		
S-4 Leitrim Expansion Lands	**Future**			**S-4**	**Bank**	**8.47**	**33**	**84**		**90**		**496.2**	**496.2**	**3.38**	**5.44**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**8.47**	**8.47**	**2.80**	**0.00**	**0.0**	**8.23**	**20.24**	**0.00**	**200**	**0.35**	**0.624**	**12.01**	**59.34%**
Bank Street	**Future**			**Bank**	**MH300A**						**2.25**	**0.0**	**496.2**	3.38	**5.44**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**2.25**	**10.72**	**3.54**	**0.00**	**0.0**	**8.97**	**20.24**	**0.00**	**200**	**0.35**	**0.624**	**11.27**	**55.67%**
Bank Street_San	**Proposed**			**MH300A**	**MH200A**							**0.0**	**496.2**	3.38	**5.44**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**0.00**	**10.72**	**3.54**	**0.00**	**0.0**	**8.97**	**20.24**	**71.44**	**200**	**0.35**	**0.624**	**11.27**	**55.67%**
Bank Street_San	**Proposed**			**MH200A**	**MH100A**						**0.66**	**0.0**	**496.2**	3.38	**5.44**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**0.66**	**11.38**	**3.76**	**0.00**	**0.0**	**9.19**	**20.24**	**92.12**	**200**	**0.35**	**0.624**	**11.05**	**54.59%**
Bank Street_San	**Proposed**	**S4E**		**MH100A**	**MH793A**							**0.0**	**496.2**	3.38	**5.44**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**0.00**	**11.38**	**3.76**	**0.00**	**0.0**	**9.19**	**24.19**	**24.98**	**200**	**0.50**	**0.746**	**15.00**	**62.01%**
Labrador Crescent	**FC STAGE 2 PHASE 4C**	Sparta Lands		BLK794AS	MH794A	2.80		24		220		519.6	519.6	3.37	5.68		0.0		0.00		0.0	1.00	0.00	2.80	2.80	0.92	0.00	0.0	6.60	19.66	*33.00*	200	*0.33*	0.606	13.05	66.41%
Labrador Crescent	**FC STAGE 2 PHASE 4C**			MH794A	MH791A	0.49		20				48.0	1063.8	3.23	11.12		0.0		0.0		0.0	1.00	0.00	0.49	3.3	1.09	0.00	0.0	12.21	19.66	*19.60*	200	*0.33*	0.606	7.45	37.89%
Potential S-5 Lands	**Potential**	**S5W**		**S-5**	**MH791D/A**	**4.78**						**630.0**	**630.0**	**3.34**	**6.81**		**0.0**		**0.00**		**0.0**	**1.00**	**0.00**	**4.78**	**4.8**	**1.58**	**0.00**	**0.0**	**8.39**							
Labrador Crescent	**FC STAGE 2 PHASE 4C**	790		MH791A	MH790A	0.25		7				16.8	1710.6	3.11	17.24		0.0		0.0		0.0	1.00	0.00	0.25	3.5	1.17	0.00	0.0	18.41	19.95	*73.40*	200	*0.34*	0.615	1.54	7.73%
HAWKMERE WAY	*FC STAGE 2 PHASE 4C*	*Outlet to Labrador Crescent*		*MH769A*	*MH797A*	*1.27*		*40*																												
Labrador Crescent	*FC STAGE 2 PHASE 4C*	*Outlet to Sora Way*		*MH795A*	*MH790A*	*0.73*		*33*																												
Sora Way	**FC STAGE 2 PHASE 4C**		780	MH790A	MH780A	**2.39**		**86**				206.4	1917.0	3.08	19.13		0.0		0.0		0.0	1.00	0.00	2.39	5.9	1.96	0.00	0.0	21.09	21.09	*86.10*	200	*0.38*	0.650	0.00	**0.00%**
Eric Maloney	*FC STAGE 2 PHASE 4C*	*Outlet to Sora Way*		*MH786A*	*MH780A*	*1.45*		*43*																												
Sora Way	**FC STAGE 2 PHASE 4C**	780	770	MH780A	MH770A	**1.81**		**53**				127.2	2044.2	3.06	20.29		0.0		0.0		0.0	1.00	0.00	1.81	7.7	2.55	0.00	0.0	22.84	19.66	*9.50*	200	*0.33*	0.606	-3.19	**-16.22%**
Future Cedar Creek	**FC STAGE 2 PHASE 4B**	775	770	MH777A	MH770A	4.75		161				386.4	386.4	3.42	4.29		0.0		0.0		0.0	1.00	0.00	4.75	4.8	1.57	0.00	0.0	5.85							
Eric Maloney	*FC STAGE 2 PHASE 4C*		**771**	*MH787A*	*MH772A*	*0.70*	*12*																													
Cedar Creek	**FC STAGE 2 PHASE 4B**	771	770	MH772A	MH770A	**1.83**		**34**				81.6	81.6	3.61	0.96		0.0		0.0		0.0	1.00	0.00	1.83	1.8	0.60	0.00	0.0	1.56							
Sora Way	**FC STAGE 2 PHASE 4B**	770	760	MH770A	MH760A	**5.02**	**3**	**161**				396.0	2908.2	2.96	27.93		0.0		0.0		0.0	1.00	0.00	5.02	19.3	6.38	0.00	0.0	34.31							
Sagebush Cresc. East	*FC STAGE 2 PHASE 4C*	*Outlet to Sora*		*MH763A*	*MH760A*	*1.02*	*17*																							*27.59*	*107.80*	*200*	*0.65*	*0.851*	*27.59*	*100.00%*
Sora Way	**FC STAGE 2 PHASE 4B**	760	750	MH760A	MH750A	**1.39**	**23**					73.6	2981.8	2.96	28.56		0.0		0.0		0.0	1.00	0.00	1.39	20.7	6.84	0.00	0.0	35.40	31.02	*81.07*	250	*0.25*	0.612	**-4.38**	**-14.13%**
Sagebush Cresc. West	*FC STAGE 2 PHASE 4C*	*Outlet to Sora*		*MH763A*	*MH750A*	*1.41*	*23*																							*20.24*	*108.40*	*200*	*0.35*	*0.624*	*20.24*	*100.00%*
Sora Way	**FC STAGE 2 PHASE 4B**	750	740	MH750A	MH740A	**2.09**	**36**					115.2	3097.0	2.94	29.55		0.0		0.0		0.0	1.00	0.00	2.09	22.8	7.53	0.00	0.0	37.08	31.02	*94.16*	250	*0.25*	0.612	**-6.06**	**-19.55%**
Sora Way	**FC STAGE 2 PHASE 4B**	740	735	MH740A	MH735A	0.31	6					19.2	3116.2	2.94	29.72		0.0		0.0		0.0	1.00	0.00	0.31	23.1	7.63	0.00	0.0	37.35	31.63	*40.58*	250	*0.26*	0.624	**-5.72**	**-18.07%**
Sora Way	**FC STAGE 2 PHASE 4B**	735	730	MH735A	MH730A	0.46	6					19.2	3135.4	2.94	29.88		0.0		0.00		0.0	1.00	0.00	0.46	23.6	7.78	0.00	0.0	37.67	46.84	*105.34*	250	*0.57*	0.924	9.17	19.58%
												3135.4	TRUE											39.8	FALSE											

Existing MH730A to Findlay Creek Drive																																			
KELLY FARM DRIVE	**Findlay Creek Phase 4**	730		MH730A	MH720A	**4.11**	**67**					214.4	7804.20	2.65	66.99	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	4.11	104.56	34.50	0.00	0.00	103.08	96.79	*78.80*	375	*0.28*	0.849	**-6.30**	**-6.51%**
MAGPIE STREET	*FC South Stage2 PH4A*	*Outlet to Kelly Farm*		*MH703A*	*MH720A*	*1.57*	*29*																												
SILVERBELL CRESCENT	*FC South Stage2 PH4B*	*Outlet to Kelly Farm*		*MH714A*	*MH720A*	*1.14*	*11*	*12*																											
KELLY FARM DRIVE	**Findlay Creek Phase 4**		710	MH720A	MH710A	**2.83**	**40**	**12**				156.8	7961.00	2.64	68.16	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	2.83	107.39	35.44	0.00	0.00	105.19	83.82	*53.20*	375	*0.21*	0.735	**-21.37**	**-25.49%**
KELLY FARM DRIVE	**Findlay Creek Phase 4**	710	700	MH710A	MH700A	0.05						0.0	7961.00	2.64	68.16	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.05	107.44	35.46	0.00	0.00	105.21	154.12	*26.70*	375	*0.71*	1.352	48.92	31.74%
HELEN RAPP	*FC South Stage2 PH4A*	*Outlet to Kelly Farm*		*MH703A*	*MH700A*	*2.24*	*30*	*8*																											
SILVERBELL CRESCENT	*FC South Stage2 PH4B*	*Outlet to Kelly Farm*		*MH714A*	*MH700A*	*0.96*	*6*	*12*																											
KELLY FARM DRIVE	**Findlay Creek Phase 4**	700	333	MH700A	MH333A	**4.38**	**44**	**37**				229.6	8190.60	2.63	69.87	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	4.38	111.82	36.90	0.00	0.00	108.36	115.68	*179.20*	375	*0.40*	1.015	7.32	6.33%
JAVA 3	*FCJ JAVA 3*	*Outlet to Wood Acres Grove*		*FCJ3*	*MH364A*	*0.67*				*48*																									
Wood Acres Grove	**FC South Stage 3**		363	MH364A	MH363A	**1.23**		**15**		**48**		136.8	136.80	3.56	1.58	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.23	1.23	0.41	0.00	0.00	1.99						
WOOD ACRES GROVE	**Findlay Creek Stage 3**	363	362	MH363A	MH362A	0.42		12				28.8	165.60	3.54	1.90	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.42	1.65	0.54	0.00	0.00	2.45						
CEDAR CREEK DRIVE	Findlay Creek Stage 3	*Outlet to Wood Acres Grove*		MH365A	MH362A	0.28		8																											
CEDAR CREEK DRIVE	Findlay Creek Stage 3	*Outlet to Wood Acres Grove*		MH342A	MH362A	0.30		10																											
WOOD ACRES GROVE	**Findlay Creek Stage 3**	362	361	MH362A	MH361A	**1.11**		**34**				81.6	247.20	3.49	2.80	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.11	2.76	0.91	0.00	0.00	3.71						
WOOD ACRES GROVE	**Findlay Creek Stage 3**	361		MH361A	MH360A	0.41		13				31.2	278.40	3.47	3.13	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.41	3.17	1.05	0.00	0.00	4.18						
WOOD ACRES GROVE	Findlay Creek Stage 3			MH360A	MH356A	0.71		25				60.0	338.40	3.44	3.78	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.71	3.88	1.28	0.00	0.00	5.06						
WOOD ACRES GROVE	**Findlay Creek Stage 3**		355	MH356A	MH355A	0.19		4				9.6	348.00	3.44	3.88	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.19	4.07	1.34	0.00	0.00	5.22						
WOOD ACRES GROVE	**Findlay Creek Stage 3**	355	353	MH355A	MH353A	0.55		16				38.4	386.40	3.42	4.29	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.55	4.62	1.52	0.00	0.00	5.81						
ALASKEN DRIVE	Findlay Creek Stage 3			MH360A	MH352A	0.56		16				38.4	38.40	3.67	0.46	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.56	0.56	0.18	0.00	0.00	0.64						
ALASKEN DRIVE	*Findlay Creek Stage 3*			*MH352A*	*MH351A*	*0.19*		*3*																											
ALASKEN DRIVE	**Findlay Creek Stage 3**		350	MH351A	MH350	**0.88**		**27**				64.8	103.20	3.59	1.20	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.88	1.44	0.48	0.00	0.00	1.68						
ALASKEN DRIVE	**Findlay Creek Stage 3**	350	353	MH350A	MH353A	0.06		2				4.8	108.00	3.59	1.26	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.06	1.50	0.50	0.00	0.00	1.75						
ALASKEN DRIVE	**Findlay Creek Stage 3**	353	333	MH353A	MH333A	**0.43**		**8**				19.2	513.60	3.37	5.62	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.43	6.55	2.16	0.00	0.00	7.78						
FINDLAY CREEK DRIVE	**Findlay Creek Phase 4**	333	330-11	MH333A	MH11A	1.19	8	12				54.4	8758.60	2.61	74.06	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	1.19	119.56	39.45	0.00	0.00	115.11	118.54	*188.70*	375	*0.42*	1.040	3.43	2.89%
												8758.6	TRUE			2.6	TRUE	5.5	TRUE	0.0	TRUE														
S5 LANDS TO COWANS	**COWANS GROVE**	**SSE**	**COWANS**	**SSE**	**COWANS**	**10.99**						**861.0**	**861.00**	**3.27**	**9.13**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.00**	**0.00**	**10.99**	**10.99**	**3.63**	**0.00**	**0.00**	**12.76**						

Design Parameters:

Residential		
SF	3.2	p/p/u
TH/SD	2.4	p/p/u
1 Bed	1.4	p/p/u
2 Bed	2.1	p/p/u
Other	60	p/p/Ha

ICI Areas			
INST	17,000	L/Ha/day	
COM	17,000	L/Ha/day	
IND	17,000	L/Ha/day	MOE Chart
		L/Ha/day	

Notes:
1. Mannings coefficient (n) = 0.013
2. Demand (per capita): 280 L/day 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: AS/RM
Checked: RM/DY
Dwg. Reference: 145172-100

No.	Revision	Date
1.	Existing Conditions Report Submission No. 2 2025-03-25	
2.	Existing Conditions Report Submission No. 3 2025-05-29	
3.	Serviceability Report Submission No. 1 2025-08-08	

File Reference: 145172-6.04.03
Date: 2025-08-08
Sheet No: 1 of 1

Note: For this exercise the current (revised) criteria for the rare event was used which has made changes to the following
Harmon - correction factor is not 0.6
ICI peak factor is always 1.0
INST, COM, IND release rates changed as noted
Demand = 200 per capita L/day
Infiltration allowance = 0.3 L/s/Ha

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.
500-333 Preston Street
Ottawa, Ontario K1S 5N4 Canada
arcadis.com

red italics | **denotes as-built sewer information (where applicable)**

SANITARY SEWER DESIGN SHEET

Existing Conditions Report - Annual Event
Regional Group
CITY OF OTTAWA

LOCATION						RESIDENTIAL								ICI AREAS								INFILTRATION ALLOWANCE			FIXED FLOW (L/s)		TOTAL FLOW	PROPOSED SEWER DESIGN						
						AREA	UNIT TYPES				AREA	POPULATION		RES	PEAK	AREA (Ha)						ICI	PEAK	AREA (Ha)		FLOW				CAPACITY	LENGTH	DIA	SLOPE	VELOCITY	AVAILABLE CAPACITY	
STREET	AREA ID	FROM MODEL ID	TO MODEL ID	FROM MH	TO MH	w/ Units (Ha)	SF	TH/SD	1 Bed APT	2 Bed APT	w/o Units (Ha)	IND	CUM	PEAK FACTOR	FLOW (L/s)	INSTITUTIONAL IND	INSTITUTIONAL CUM	COMMERCIAL IND	COMMERCIAL CUM	INDUSTRIAL IND	INDUSTRIAL CUM	PEAK FACTOR	FLOW (L/s)	IND	CUM	(L/s)	IND	CUM	(L/s)	(L/s)	(m)	(mm)	(%)	(full) (m/s)	L/s	(%)
S-4 Leitrim Expansion Lands	**Future**	**S4W**		**S-4**	**Paakanaak**	**4.80**	**44**	**47**				**253.6**	**253.6**	2.87	**1.68**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**4.80**	**4.80**	**1.44**	**0.00**	**0.0**	**3.12**	**20.24**	**0.00**	**200**	**0.35**	**0.624**	**17.12**	**84.58%**
S-4 Lands West - Flows to Pathways																																		
Pakaanaak	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14200A	MH14201A	0.75	16					51.2	51.2	2.99	0.35	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.75	0.75	0.23	0.00	0.0	0.58	54.85	*103.09*	200	*2.57*	1.691	54.27	98.94%
Pakaanaak	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14201A	MH14202A	0.55	9					28.8	80.0	2.96	0.55	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.55	1.30	0.39	0.00	0.00	0.94	49.47	*110.49*	200	*2.09*	1.525	48.53	98.10%
Pakaanaak	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14202A	MH14204A	0.48	8					25.6	105.6	2.94	0.72	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.48	1.78	0.53	0.00	0.00	1.25	46.16	*97.85*	200	*1.82*	1.423	44.91	97.29%
Esban	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14204A	MH14205A	0.67	2	20				54.4	160.0	2.91	1.08	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.67	2.5	0.74	0.00	0.0	1.81	41.20	*92.41*	200	*1.45*	1.271	39.39	95.60%
Esban	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14205A	BLK6035A	0.83	16					51.2	211.2	2.88	1.41	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.83	3.28	0.98	0.00	0.00	2.39	48.51	*65.10*	200	*2.01*	1.496	46.12	95.07%
Esban	**Pathways Phase 2**	Outlet to Dun Skipper via Esban		BLK6035A	MH6053A	0.25	4					12.8	224.0	2.88	1.49	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.25	3.53	1.06	0.00	0.00	2.55	48.03	*44.18*	200	*1.97*	1.481	45.47	94.69%
Dun Skipper	**Pathways Phase 2**			MH6052A	MH6053A	0.51	8					25.6	25.6	3.02	0.18	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.51	0.51	0.15	0.00	0.00	0.33	29.03	*72.11*	200	*0.72*	0.895	28.70	98.86%
Dun Skipper	**Pathways Phase 2**			MH6053A	MH6042A	0.43	7					22.4	272.0	2.86	1.80	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.43	4.47	1.34	0.00	0.00	3.14	20.81	*80.65*	200	*0.37*	0.642	17.67	84.91%
Block 58	**Idone Phase 2A**	Outlet to Dun Skipper via Kijik		BLK6036A	MH6041A	3.20	17	56			0.81	188.8	188.8	2.89	1.26	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	4.01	4.01	1.20	0.00	0.00	2.47	45.65	*43.79*	200	*1.78*	1.408	43.18	94.59%
Dun Skipper	**Pathways Phase 2**			MH6041A	MH6042A	0.12	1					3.2	192.0	2.89	1.29	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.12	4.13	1.24	0.00	0.00	2.52	42.19	*17.74*	200	*1.52*	1.301	39.66	94.02%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6042A	MH6043A	0.58		18				43.2	507.2	2.78	3.27	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.58	9.18	2.75	0.00	0.00	6.02	27.37	*76.96*	200	*0.64*	0.844	21.35	78.00%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6043A	MH6044A	0.18		3				7.2	514.4	2.78	3.31	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.18	9.36	2.81	0.00	0.00	6.12	28.42	*11.55*	200	*0.69*	0.876	22.30	78.47%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6044A	MH6045A	0.58	2	16				44.8	559.2	2.77	3.58	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.58	9.94	2.98	0.00	0.00	6.57	21.91	*82.91*	200	*0.41*	0.676	15.34	70.03%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6045A	MH6046A	0.27	6					19.2	578.4	2.76	3.70	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.27	10.21	3.06	0.00	0.00	6.76	19.95	*33.87*	200	*0.34*	0.615	13.19	66.10%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6046A	MH6047A	0.29	5					16.0	594.4	2.76	3.80	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.29	10.50	3.15	0.00	0.00	6.95	22.70	*34.27*	200	*0.44*	0.700	15.75	69.39%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6047A	MH6048A	0.27	4					12.8	607.2	2.76	3.88	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.27	10.77	3.23	0.00	0.00	7.11	22.70	*33.85*	200	*0.44*	0.700	15.59	68.69%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6048A	MH6049A	0.17	2					6.4	613.6	2.76	3.91	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.17	10.94	3.28	0.00	0.00	7.20	25.38	*41.61*	200	*0.55*	0.782	18.18	71.64%
Paakanaak	***Pathways Phase 3***	*Outlet to Paakanaak*			*MH6003A*	*1.20*	*22*																													
Paakanaak	***Pathways Phase 2***	*Paakanak*		*MH6003A*	*MH6004*	*0.47*	*11*																													
Paakanaak				MH6004A	MH6008A	**1.80**	**35**					112.0	112.0	2.94	0.76	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.80	1.80	0.54	0.00	0.00	1.30	20.24	*19.82*	200	*0.35*	0.624	18.94	93.57%
Paakanaak	***Idone Phase 2A***	*Outlet to Paakanaak*			*BLK6005A*	*1.97*	*37*																													
Paakanaak	***Pathways Phased 2***	*Outlet to Paakanaak*			*MH6008A*	*0.61*	*10*																													
Miikana Road	**Pathways Phase 2**	603		MH6008A	MH6030A	**2.92**	**51**					163.2	275.2	2.86	1.82	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	2.92	4.7	1.42	0.00	0.0	3.24	43.82	*64.09*	200	*1.64*	1.351	40.58	92.62%
Miikana Road	**Pathways Phase 2**			MH6030A	MH6031A	0.18	3					9.6	284.8	2.85	1.88	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.18	4.9	1.47	0.00	0.00	3.35	38.10	*23.40*	200	*1.24*	1.175	34.75	91.21%
Miikana Road	**Pathways Phase 2**		608	MH6031A	MH6032A	0.14	3					9.6	294.4	2.85	1.94	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.14	5.0	1.51	0.00	0.00	3.45	20.81	*38.20*	200	*0.37*	0.642	17.36	83.41%
Paakanaak	***Pathways Phase 3***	*Outlet to Gartersnake via Paak*			*MH6308A*	*0.87*	*8*	*6*																												
Gartersnake	***Pathways Phase 3***	*Outlet to Phase 2 Connection*		*MH6308A*	*MH6018A*	*1.16*	*5*	*22*																												
Pathways Block60	***Pathways Block60***	*Outlet to Phase 2 Connection*			*MH6018A*	*0.95*		*26*																												
Ninaatik Place	***Pathways Phase 2***	*Outlet to Gartersnake*			*MH6018A*	*0.61*	*9*	*2*																												
Gartersnake	***Pathways Phase 2***	*Outlet to Miikana*		*MH6018A*	*MH6032A*	*0.59*		*13*																												
Miikana Road	**Pathways Phase 2**	608		MH6032A	MH6033A	**4.48**	**27**	**69**				252.0	546.4	2.77	3.51	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	4.48	9.5	2.86	0.00	0.0	6.36	21.91	*62.90*	200	*0.41*	0.676	15.55	70.96%
Miikana Road	**Pathways Phase 2**		609	MH6033A	MH6050A	0.29	5					16.0	562.4	2.77	3.60	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.29	9.8	2.94	0.00	0.00	6.55	20.24	*62.75*	200	0.35	0.624	13.70	67.66%
Ginebik	*Idone Phase 2A*	*Outlet to Ginebik*			*MH6038A*	*3.08*	*50*																													
Ginebik	*Pathways Phase 2*	*Outlet to Dun Skipper*		*MH6038A*	*MH6051A*	*0.86*	*14*																													
Dun Skipper	*Pathways Phase 2*	*Outlet to Miikana*			*MH6050A*	*0.77*	*11*																													
Miikana Road	**Pathways Phase 2/**	609		MH6050A	MH6034A	**5.13**	**79**					252.8	815.2	2.71	5.12	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	5.13	14.94	4.48	0.00	0.00	9.60	33.98	*22.99*	250	*0.30*	0.671	24.38	71.74%
Block 46 (Park)	**Pathways Phase 2**			MH6049AW	MH6034A						2.85	0.0	0.0	3.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	2.85	2.85	0.86	0.00	0.00	0.86	20.53	*15.47*	200	*0.36*	0.633	19.67	95.84%
Miikana	**Pathways Phase 2**		620	MH6034A	MH6049A							0.0	815.2	2.71	5.12	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	17.8	5.34	0.00	0.00	10.46	31.63	*60.76*	*250*	*0.26*	0.624	21.18	66.94%
Miikana	**ays Phase 2/ Idone Ph**	620	630	MH6049A	MH6060A	0.37		7				16.8	1445.6	2.61	8.75	0.00	0.0	0.00	0.0	0.00	0.00	1.00	0.00	0.37	29.1	8.73	0.00	0.0	17.48	43.97	*81.59*	*300*	*0.19*	0.603	26.49	60.25%
Spreadwing	**Pathways Phase 2**	630		MH6060A	MH6061A	0.21	4					12.8	1458.4	2.61	8.82	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.21	29.31	8.79	0.00	0.00	17.61	43.97	*38.76*	*300*	*0.19*	0.603	26.36	59.94%
Spreadwing	**Pathways Phase 2**			MH6061A	MH6062A	0.21	4					12.8	1471.2	2.61	8.89	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.21	29.52	8.86	0.00	0.00	17.75	47.32	*18.24*	*300*	*0.22*	0.648	29.57	62.49%
Spreadwing	**Pathways Phase 2**			MH6062A	MH6063A	0.15	2					6.4	1477.6	2.61	8.93	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.15	29.67	8.90	0.00	0.00	17.83	43.97	*18.20*	*300*	*0.19*	0.603	26.14	59.45%
Spreadwing	**Pathways Phase 2**			MH6063A	MH6064A	0.54	8					25.6	1503.2	2.61	9.07	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.54	30.21	9.06	0.00	0.00	18.14	46.23	*75.32*	*300*	*0.21*	0.634	28.09	60.77%
Spreadwing	**Pathways Phase 2**			MH6064A	EXBLK3171A	0.44	7					22.4	1525.6	2.60	9.20	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.44	30.65	9.20	0.00	0.00	18.39	45.12	*51.94*	*300*	*0.20*	0.618	26.72	59.23%
Spreadwing	**Pathways Phase 2**		6171	BLK3171AW	MH6171A							0.0	1525.6	2.60	9.20	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	30.65	9.20	0.00	0.00	18.39	45.12	*43.00*	*300*	*0.20*	0.618	26.72	59.23%
Minikan	**Pathways Phase 1**	Outlet to Spreadwing Way			MH6171A	2.06	40					128.0	128.0	2.93	0.87	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	2.06	2.06	0.62	0.00	0.00	1.49	50.75	*84.42*	200	*2.20*	1.565	49.27	97.07%
Spreadwing	**Pathways Phase 1**	6171	6183	MH6171A	MH6183A	0.15						0.0	1653.6	2.59	9.91	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.15	32.9	9.86	0.00	0.0	19.77	45.12	*83.61*	*300*	*0.20*	0.618	25.35	56.18%

Zaatiik Grove	**Pathways Phase 1**			MH6182A	MH6183A	1.18	18					57.6	57.6	2.98	0.40	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.18	1.18	0.35	0.00	0.00	0.75	54.10	*74.74*	*200*	*2.50*	1.668	53.35	98.61%
Zaatiik Grove	**Pathways Phase 1**	6183	6175	MH6183A	MH6175A							0.0	1711.20	2.58	10.23	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	34.04	10.21	0.00	0.00	20.44	45.12	*118.54*	*300*	*0.20*	0.618	24.67	54.69%
Zaatiik Grove	***Pathways Phase 1***	*high level sani*		*MH61783B*	*MH6175A*	*0.67*	*12*					*38.4*	*38.40*	3.00	*0.27*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*1.00*	*0.00*	*0.67*	*0.67*	*0.20*	*0.00*	*0.00*	*0.47*	*37.48*	*6.00*	*200*	*1.20*	*1.156*	*37.01*	*98.75%*
Minikan Street	**Pathways Phase 1**		6175	MH6175B	MH6175D	1.74	28					89.6	89.60	2.95	0.61	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.74	1.74	0.52	0.00	0.00	1.13	45.12	*6.00*	*300*	*0.20*	0.618	43.98	97.49%
Minikan Street	**Pathways Phase 1**	6175	6106	MH6175A	MH6106A							0.0	1839.20	2.57	10.93	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	36.45	10.94	0.00	0.00	21.87	45.12	*85.46*	*300*	*0.20*	0.618	23.25	51.53%
Minikan Street	***Pathways Phase 1***	*high level sani*		*MH6106C*	*MH6106A*	*0.58*	*10*					*32.0*	*32.0*	3.01	*0.22*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.58*	*0.6*	*0.17*	*0.00*	*0.00*	*0.40*	*28.63*	*6.00*	*200*	*0.70*	*0.883*	*28.23*	*98.61%*
Kelly Farm Drive	***Idone Phase 1***	*Outlet to Dun Skipper*			*MH6110A*	*1.64*	*28*																													
Dun Skipper	***Pathways Phase 1***	*Dunskipper to Kelly Farm Drive*		*MH6132A*	*MH6110A*	*0.53*	*9*																													
Kelly Farm Drive	***Pathways Phase 1***	*Kelly Farm Drive to Salamander*		*MH6110A*	*MH6108A*	*1.08*	*18*																													
Salamander	***Pathways Phase 1***	*Outlet to Kelly Frm Drive*		*MH6156A*	*MH6108A*	*1.23*	*19*																													
Kelly Farm Drive	***Pathways Phase 1***	*Kelly Farm Drive*		*MH6108A*	*MH6106A*	*0.51*	*6*																													
Kelly Farm Drive	**Pathways Phase 1**	6106	647	MH6106A	MH647A	**5.18**	**80**					256.0	2127.20	2.54	12.50	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	5.18	42.21	12.66	0.00	0.00	25.16	45.12	*86.86*	*300*	*0.20*	0.618	19.95	44.22%
Wabikon Crescent	**Pathways Phase 2**	*Outlet to Miikana*		MH6070A	MH6080A	2.16		58			0.06																									
Miikana	**Pathways Phase 2**	*Miikana*		MH6079A	MH6080A	0.80		21																												
Miikana	**Pathways Phase 2**		646	MH6080A	MH6081A	**3.88**		**104**			**0.06**	249.6	249.6	2.87	1.66	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	3.94	3.9	1.18	0.00	0.00	2.84							
Miikana Road	**Pathways Phase 2**	646		MH6081A	BLK6105AW	1.02		30				72.0	72.0	2.97	0.49	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	1.02	1.0	0.31	0.00	0.0	0.80							
Miikana Road	**Pathways Phase 2**		647	BLK6105AW	*EX. MH647A*	0.70		23				55.2	376.8	2.82	2.46	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.70	5.7	1.70	0.00	0.0	4.16	20.24	*17.00*	*200*	*0.35*	0.624	16.08	79.46%
Salamander Way	**Pathways Phase 1**	6156	6157	MH6156A	MH6157A	0.29	3					9.6	9.6	3.05	0.07	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.29	0.29	0.09	0.00	0.00	0.15							
Salamander Way	**Pathways Phase 1**	6157	6158	MH6157A	MH6158A	0.07		1				2.4	12.0	3.04	0.08	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.07	0.36	0.11	0.00	0.00	0.19							
Salamander Way	**Pathways Phase 1**	6158	6153	MH6158A	MH6153A	0.54		14				33.6	45.6	2.99	0.32	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.54	0.90	0.27	0.00	0.00	0.59							
Block 436 (Park)	**Pathways Phase 1**		6153	MH6159A	MH6153A						0.83	0.0	0.0	3.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.83	0.83	0.25	0.00	0.00	0.25							
Salamander Way	**Pathways Phase 1**	6153	6154	MH6153A	MH6154A	0.03						0.0	45.6	2.99	0.32	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.03	1.8	0.53	0.00	0.0	0.84							
Salamander Way	**Pathways Phase 1**	6154	6115	MH6154A	MH6115A	0.13						0.0	45.6	2.99	0.32	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.13	1.89	0.57	0.00	0.00	0.88							
Rallidale Street	***Idone Phase 1***	*Outlet to Dun Skipper via Rallidale*		*MH14110A*	*MH1411A*	*1.83*	*9*	*39*																												
Grackle Street	***Idone Phase 1***	*Outlet to Dun Skipper via Grackle*		*MH14120A*	*MH1411A*	*1.41*		*43*																												
Rallidale Street	***Idone Phase 1***	*Outlet to Dun Skipper*		*MH1411A*	*MH6133A*	*0.27*		*6*																												
Dun Skipper	***Pathways Phase 1***	*Dun Skipper*		*MH6132A*	*MH6133A*	*0.64*	*11*																													
Dun Skipper	***Pathways Phase 1***	*Dun Skipper*		*MH6133A*	*MH6136A*	*1.43*	*26*																													
Pathways Block 203	***Pathways Block 203***	*Outlet to Dun Skipper*			*MH6136A*	*1.62*		*80*																												
Pathways Block 204	***Pathways Block 204***	*Outlet to Home Hardware*			*MH1A*	*1.54*			*77*	*103*																										
Home Hardware	***Home Hardware***	*Outlet to Dun Skipper*		*MH6A*	*MH6138A*				*54*	*87*								*2.53*																		
Dun Skipper	***Pathways Phase 1***	*Dun Skipper / Cedar Creek*		*MH6138A*	*MH6136A*	*0.18*																														
Cedar Creek	***Pathways Phase 1***	*Cedar Creek*		*MH6136A*	*MH6119A*	*0.17*																														
Pingwi Place	***Pathways Phase 1***	*Outlet to Cedar Creek*		*MH6132A*	*MH6119A*	*1.93*	*20*	*24*																												
Pathways Block 241	***Pathway Block***	*Outlet to Cedar Creek*		*BLK6119AE*	*MH6119A*													*3.01*																		
Cedar Creek	***Pathways Phase 1***	*Cedar Creek*		*MH6119A*	*MH6117A*	*0.12*																														
Pathways Block 232	***Pathways Block 232***	*Outlet to Cedar Creek*			*MH6117A*	*1.01*			*12*	*80*																										
Cedar Creek	**Pathways Phase 1**		6115	MH6117A	MH6115A	**12.21**	**66**	**226**	**143**	**270**		1520.8	1520.8	2.61	9.17	0.00	0.00	**5.54**	5.54	0.00	0.00	1.00	1.09	17.75	17.75	5.33	0.00	0.00	15.59							
Cedar Creek	**Pathways Phase 1**	6115	6101	MH6115A	MH6101A	0.61		18				43.2	1609.60	2.59	9.67	0.00	0.00	0.00	5.54	0.00	0.00	1.00	1.09	0.61	20.25	6.08	0.00	0.00	16.83							
Miikana Road	**Pathways Phase 1**	6101	6102	MH6101A	MH6102A	0.45		11				26.4	1636.00	2.59	9.81	0.00	0.00	0.00	5.54	0.00	0.00	1.00	1.09	0.45	20.70	6.21	0.00	0.00	17.11							
Pathways Block 225	**Pathways Block 225**		6102		MH6102A	0.94		34				81.6	81.60	2.96	0.56	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.94	0.94	0.28	0.00	0.00	0.84							
Miikana Road	**Pathways Phase 1**	6102	6103	MH6102A	MH6103A	0.23		6				14.4	1732.00	2.58	10.34	0.00	0.00	0.00	5.54	0.00	0.00	1.00	1.09	0.23	21.87	6.56	0.00	0.00	18.00							
Miikana Road	**Pathways Phase 1**	6103	6104	MH6103A	MH6104A	0.66		18				43.2	1775.20	2.58	10.58	0.00	0.00	0.00	5.54	0.00	0.00	1.00	1.09	0.66	22.53	6.76	0.00	0.00	18.43							
School Block	**Pathways Block 223**	Outlet to Miikana		BLK6104AS	MH6104A							0.0	0.00	3.10	0.00	2.55	2.55	0.00	0.00	0.00	0.00	1.00	0.50	2.55	2.55	0.77	0.00	0.00	1.27							
Miikana Road	**Pathways Phase 1**	6104	6105B	MH6104A	MH6104B	0.6		15				36.0	1811.20	2.57	10.78	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.60	25.68	7.70	0.00	0.00	20.08							
Miikana Road	**Pathways Phase 1**	6105B	647	MH6104B	MH647							0.0	1811.20	2.57	10.78	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.00	25.68	7.70	0.00	0.00	20.08							
												1811.2	TRUE											25.7	TRUE										
KELLY FARM DRIVE	**FC South Stage2 PH4B**	647	755	MH647A	MH742A	0.28		5				12.0	4327.20	2.38	23.86	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.28	73.83	22.15	0.00	0.00	47.60	101.84	*80.31*	*375*	*0.31*	0.893	54.24	53.26%
KESTREL STREET	***FC South Stage2 PH4B***	*Undeveloped lands to Kestrel*		*BLKHEAD*	*MH751A*	*0.65*		*22*																												
PARK BLOCK	***FC South Stage2 PH4B***	*Park land*		*MH744A*	*MH745A*						*1.22*																									
KESTREL STREET	***FC South Stage2 PH4B***	*Outlet to Kelly Farm*		*MH751A*	*MH742A*	*0.49*		*15*																												
KELLY FARM DRIVE	**FC South Stage2 PH4B**	755	745	MH742A	MH741A	**1.53**		**48**			**1.22**	115.2	4442.40	2.38	24.43	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	2.75	76.58	22.97	0.00	0.00	48.99	101.84	*80.31*	*375*	*0.31*	0.893	52.85	51.89%
KELLY FARM DRIVE	**FC South Stage2 PH4B**	745	730	MH741A	MH730A	0.28		5				12.0	4454.40	2.37	24.49	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.28	76.86	23.06	0.00	0.00	49.14	101.84	*80.31*	*375*	*0.31*	0.893	52.71	51.75%
HELEN RAPP WAY	**FC South Stage2 PH4A**	*Outlet to Helen Rapp Way South*			MH738A	0.34	5																													
HELEN RAPP WAY	**FC South Stage2 PH4B**			MH735A	MH738A	1.21	20																													
MAYBERLY	**FC South Stage2 PH4B**			MH738A	MH731A	0.52	9																													
HELEN RAPP WAY	**FC South Stage2 PH4B**	*Outlet to Moberly*		MH735A	MH731A	1.33	24																													
HELEN RAPP WAY	**FC South Stage2 PH4B**	*Outlet to Kelly Farm*		MH731A	MH730A	0.51	9																													
						3.91	**67**																													

			S-4 Lands East - Flows to Bank Street																																	
S-4 Leitrim Expansion Lands	**Future**			**S-4**	**Bank**	**8.47**	**33**	**84**		**90**		**496.2**	**496.2**	2.79	**3.20**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**8.47**	**8.47**	**2.54**	**0.00**	**0.0**	**5.74**	**20.24**	**0.00**	**200**	**0.35**	**0.624**	**14.50**	**71.64%**
Bank Street	**Future**			**Bank**	**MH300A**						**2.25**	**0.0**	**496.2**	2.79	**3.20**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**2.25**	**10.72**	**3.22**	**0.00**	**0.0**	**6.42**	**20.24**	**0.00**	**200**	**0.35**	**0.624**	**13.83**	**68.31%**
Bank Street_San	**Proposed**			**MH300A**	**MH200A**							**0.0**	**496.2**	2.79	**3.20**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**0.00**	**10.72**	**3.22**	**0.00**	**0.0**	**6.42**	**20.24**	**71.44**	**200**	**0.35**	**0.624**	**13.83**	**68.31%**
Bank Street_San	**Proposed**			**MH200A**	**MH100A**						**0.66**	**0.0**	**496.2**	2.79	**3.20**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**0.66**	**11.38**	**3.41**	**0.00**	**0.0**	**6.61**	**20.24**	**92.12**	**200**	**0.35**	**0.624**	**13.63**	**67.33%**
Bank Street_San	**Proposed**	**S4E**		**MH100A**	**MH793A**							**0.0**	**496.2**	2.79	**3.20**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**0.00**	**11.38**	**3.41**	**0.00**	**0.0**	**6.61**	**24.19**	**24.98**	**200**	**0.50**	**0.746**	**17.58**	**72.67%**
Labrador Crescent	**FC STAGE 2 PHASE 4C**	Sparta Lands		BLK794AS	MH794A	2.80		24		220		519.6	519.6	2.78	3.34		0.0		0.00		0.0	1.00	0.00	2.80	2.80	0.84	0.00	0.0	4.18	19.66	*33.00*	200	*0.33*	0.606	15.47	78.72%
Labrador Crescent	**FC STAGE 2 PHASE 4C**			MH794A	MH791A	0.49		20				48.0	1063.8	2.67	6.57		0.0		0.0		0.0	1.00	0.00	0.49	3.3	0.99	0.00	0.0	7.56	19.66	*19.60*	200	*0.33*	0.606	12.10	61.53%
Potential S-5 Lands	**Potential**	**SSW**		**S-5**	**MH791D/A**	**4.78**						**630.0**	**630.0**	2.75	**4.01**		**0.0**		**0.00**		**0.0**	**1.00**	**0.00**	**4.78**	**4.8**	**1.43**	**0.00**	**0.0**	**5.45**							
Labrador Crescent	**FC STAGE 2 PHASE 4C**	790		MH791A	MH790A	0.25		7				16.8	1710.6	2.58	10.23		0.0		0.0		0.0	1.00	0.00	0.25	3.5	1.06	0.00	0.0	11.29	19.95	*73.40*	200	*0.34*	0.615	8.66	43.42%
HAWKMERE WAY	*FC STAGE 2 PHASE 4C*	*Outlet to Labrador Crescent*		*MH769A*	*MH797A*	*1.27*		*40*																											
Labrador Crescent	*FC STAGE 2 PHASE 4C*	*Outlet to Sora Way*		*MH795A*	*MH790A*	*0.73*		*33*																											
Sora Way	**FC STAGE 2 PHASE 4C**		780	MH790A	MH780A	**2.39**		**86**				206.4	1917.0	2.56	11.36		0.0		0.0		0.0	1.00	0.00	2.39	5.9	1.78	0.00	0.0	13.14	21.09	*86.10*	200	*0.38*	0.650	7.95	37.71%
Eric Maloney	*FC STAGE 2 PHASE 4C*	*Outlet to Sora Way*		*MH786A*	*MH780A*	*1.45*		*43*																											
Sora Way	**FC STAGE 2 PHASE 4C**	780	770	MH780A	MH770A	**1.81**		**53**				127.2	2044.2	2.55	12.05		0.0		0.0		0.0	1.00	0.00	1.81	7.7	2.32	0.00	0.0	14.37	19.66	*9.50*	200	*0.33*	0.606	5.28	26.87%
Future Cedar Creek	**FC STAGE 2 PHASE 4B**	775	770	MH777A	MH770A	4.75		161				386.4	386.4	2.82	2.52		0.0		0.0		0.0	1.00	0.00	4.75	4.8	1.43	0.00	0.0	3.95							
Eric Maloney	*FC STAGE 2 PHASE 4C*		771	*MH787A*	*MH772A*	*0.70*	*12*																												
Cedar Creek	**FC STAGE 2 PHASE 4B**	771	770	MH772A	MH770A	**1.83**		**34**				81.6	81.6	2.96	0.56		0.0		0.0		0.0	1.00	0.00	1.83	1.8	0.55	0.00	0.0	1.11							
Sora Way	**FC STAGE 2 PHASE 4B**	770	760	MH770A	MH760A	**5.02**	**3**	**161**				396.0	2908.2	2.47	16.64		0.0		0.0		0.0	1.00	0.00	5.02	19.3	5.80	0.00	0.0	22.45							
Sagebush Cresc. East	*FC STAGE 2 PHASE 4C*	*Outlet to Sora*		*MH763A*	*MH760A*	*1.02*	*17*																							*27.59*	*107.80*	*200*	*0.65*	*0.851*	*27.59*	*100.00%*
Sora Way	**FC STAGE 2 PHASE 4B**	760	750	MH760A	MH750A	**1.39**	**23**					73.6	2981.8	2.47	17.03		0.0		0.0		0.0	1.00	0.00	1.39	20.7	6.22	0.00	0.0	23.25	31.02	*81.07*	250	*0.25*	0.612	7.77	25.06%
Sagebush Cresc. West	*FC STAGE 2 PHASE 4C*	*Outlet to Sora*		*MH763A*	*MH750A*	*1.41*	*23*																							*20.24*	*108.40*	*200*	*0.35*	*0.624*	*20.24*	*100.00%*
Sora Way	**FC STAGE 2 PHASE 4B**	750	740	MH750A	MH740A	**2.09**	**36**					115.2	3097.0	2.46	17.62		0.0		0.0		0.0	1.00	0.00	2.09	22.8	6.85	0.00	0.0	24.47	31.02	*94.16*	250	*0.25*	0.612	6.55	21.11%
Sora Way	**FC STAGE 2 PHASE 4B**	740	735	MH740A	MH735A	0.31	6					19.2	3116.2	2.46	17.72		0.0		0.0		0.0	1.00	0.00	0.31	23.1	6.94	0.00	0.0	24.66	31.63	*40.58*	250	*0.26*	0.624	6.97	22.04%
Sora Way	**FC STAGE 2 PHASE 4B**	735	730	MH735A	MH730A	0.46	6					19.2	3135.4	2.46	17.82		0.0		0.00		0.0	1.00	0.00	0.46	23.6	7.08	0.00	0.0	24.90	46.84	*105.34*	250	*0.57*	0.924	21.94	46.84%
												3135.4	TRUE											39.8	FALSE										

Existing MH730A to Findlay Creek Drive																																	
KELLY FARM DRIVE	**Findlay Creek Phase 4**	730		MH730A	MH720A	**4.11**	**67**					214.4	7804.20	2.24	40.40	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	4.11	104.56	31.37	0.00	0.00	73.36	96.79	*78.80*	375	*0.28*	0.849	23.43	24.20%
MAGPIE STREET	*FC South Stage2 PH4A*	*Outlet to Kelly Farm*		*MH703A*	*MH720A*	*1.57*	*29*																										
SILVERBELL CRESCENT	*FC South Stage2 PH4B*	*Outlet to Kelly Farm*		*MH714A*	*MH720A*	*1.14*	*11*	*12*																									
KELLY FARM DRIVE	**Findlay Creek Phase 4**		710	MH720A	MH710A	**2.83**	**40**	**12**				156.8	7961.00	2.23	41.12	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	2.83	107.39	32.22	0.00	0.00	74.93	83.82	*53.20*	375	*0.21*	0.735	8.89	10.61%
KELLY FARM DRIVE	**Findlay Creek Phase 4**	710	700	MH710A	MH700A	0.05						0.0	7961.00	2.23	41.12	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.05	107.44	32.23	0.00	0.00	74.94	154.12	*26.70*	375	*0.71*	1.352	79.18	51.37%
HELEN RAPP	*FC South Stage2 PH4A*	*Outlet to Kelly Farm*		*MH703A*	*MH700A*	*2.24*	*30*	*8*																									
SILVERBELL CRESCENT	*FC South Stage2 PH4B*	*Outlet to Kelly Farm*		*MH714A*	*MH700A*	*0.96*	*6*	*12*																									
KELLY FARM DRIVE	**Findlay Creek Phase 4**	700	333	MH700A	MH333A	**4.38**	**44**	**37**				229.6	8190.60	2.22	42.17	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	4.38	111.82	33.55	0.00	0.00	77.31	115.68	*179.20*	375	*0.40*	1.015	38.38	33.17%
JAVA 3	*FCJ JAVA 3*	*Outlet to Wood Acres Grove*		*FCJ3*	*MH364A*	*0.67*				*48*																							
Wood Acres Grove	**FC South Stage 3**		363	MH364A	MH363A	**1.23**		**15**		**48**		136.8	136.80	2.92	0.93	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.23	1.23	0.37	0.00	0.00	1.29							
WOOD ACRES GROVE	**Findlay Creek Stage 3**	363	362	MH363A	MH362A	0.42		12				28.8	165.60	2.91	1.11	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.42	1.65	0.50	0.00	0.00	1.61							
CEDAR CREEK DRIVE	Findlay Creek Stage 3	*Outlet to Wood Acres Grove*		MH365A	MH362A	0.28		8																									
CEDAR CREEK DRIVE	Findlay Creek Stage 3	*Outlet to Wood Acres Grove*		MH342A	MH362A	0.30		10																									
WOOD ACRES GROVE	**Findlay Creek Stage 3**	362	361	MH362A	MH361A	**1.11**		**34**				81.6	247.20	2.87	1.64	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.11	2.76	0.83	0.00	0.00	2.47							
WOOD ACRES GROVE	**Findlay Creek Stage 3**	361		MH361A	MH360A	0.41		13				31.2	278.40	2.86	1.84	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.41	3.17	0.95	0.00	0.00	2.79							
WOOD ACRES GROVE	Findlay Creek Stage 3			MH360A	MH356A	0.71		25				60.0	338.40	2.83	2.22	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.71	3.88	1.16	0.00	0.00	3.38							
WOOD ACRES GROVE	**Findlay Creek Stage 3**		355	MH356A	MH355A	0.19		4				9.6	348.00	2.83	2.28	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.19	4.07	1.22	0.00	0.00	3.50							
WOOD ACRES GROVE	**Findlay Creek Stage 3**	355	353	MH355A	MH353A	0.55		16				38.4	386.40	2.82	2.52	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.55	4.62	1.39	0.00	0.00	3.91							
ALASKEN DRIVE	Findlay Creek Stage 3			MH360A	MH352A	0.56		16				38.4	38.40	3.00	0.27	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.56	0.56	0.17	0.00	0.00	0.43							
ALASKEN DRIVE	*Findlay Creek Stage 3*			*MH352A*	*MH351A*	*0.19*		*3*																									
ALASKEN DRIVE	**Findlay Creek Stage 3**		350	MH351A	MH350	**0.88**		**27**				64.8	103.20	2.94	0.70	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.88	1.44	0.43	0.00	0.00	1.14							
ALASKEN DRIVE	**Findlay Creek Stage 3**	350	353	MH350A	MH353A	0.06		2				4.8	108.00	2.94	0.74	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.06	1.50	0.45	0.00	0.00	1.19							
ALASKEN DRIVE	**Findlay Creek Stage 3**	353	333	MH353A	MH333A	**0.43**		**8**				19.2	513.60	2.78	3.31	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.43	6.55	1.97	0.00	0.00	5.27							
FINDLAY CREEK DRIVE	**Findlay Creek Phase 4**	333	330-11	MH333A	MH11A	1.19	8	12				54.4	8758.60	2.21	44.75	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	1.19	119.56	35.87	0.00	0.00	82.21	118.54	*188.70*	375	*0.42*	1.040	36.33	30.65%
												8758.6	TRUE			2.6	TRUE	5.5	TRUE	0.0	TRUE												
S5 LANDS TO COWANS	**COWANS GROVE**	S5E	COWANS	S5E	COWANS	10.99						861.0	861.00	2.70	5.39	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	10.99	10.99	3.30	0.00	0.00	8.69							

Design Parameters:

Residential			ICI Areas			
SF	3.2	p/p/u				
TH/SD	2.4	p/p/u	INST	17,000	L/Ha/day	
1 Bed	1.4	p/p/u	COM	17,000	L/Ha/day	
2 Bed	2.1	p/p/u	IND	17,000	L/Ha/day	MOE Chart
Other	60	p/p/Ha			L/Ha/day	

Notes:
1. Mannings coefficient (n) = 0.013
2. Demand (per capita): 200 L/day 200 L/day
3. Infiltration allowance: 0.3 L/s/Ha
4. Residential Peaking Factor:
Harmon Formula = 1+(14/(4+(P/1000)^0.5))0.6
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: AS/RM

Checked: RM/DY

Dwg. Reference: 145172-100

No.	Revision	Date
1.	Existing Conditions Report Submission No. 2 2025-03-25	
2.	Existing Conditions Report Submission No. 3 2025-05-29	
3.	Serviceability Report Submission No. 1 2025-08-08	

File Reference: 145172-6.04.03 **Date:** 2025-08-08 **Sheet No:** 1 of 1

Note: For this exercise the current (revised) criteria for the rare event was used which has made changes to the following
Harmon - correction factor is not 0.6
ICI peak factor is always 1.0
INST, COM, IND release rates changed as noted
Demand = 200 per capita L/day
Infiltration allowance = 0.3 L/s/Ha

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.
500-333 Preston Street
Ottawa, Ontario K1S 5N4 Canada
arcadis.com

red italics | **denotes as-built sewer information (where applicable)**

SANITARY SEWER DESIGN SHEET

Existing Conditions Report - Rare Event
Regional Group
CITY OF OTTAWA

LOCATION						RESIDENTIAL								ICI AREAS								INFILTRATION ALLOWANCE			FIXED FLOW (L/s)		TOTAL FLOW	PROPOSED SEWER DESIGN						
						AREA	UNIT TYPES				AREA	POPULATION		RES	PEAK	AREA (Ha)						ICI	PEAK	AREA (Ha)		FLOW				CAPACITY	LENGTH	DIA	SLOPE	VELOCITY	AVAILABLE CAPACITY	
STREET	AREA ID	FROM MODEL ID	TO MODEL ID	FROM MH	TO MH	w/ Units (Ha)	SF	TH/SD	1 Bed APT	2 Bed APT	w/o Units (Ha)	IND	CUM	PEAK FACTOR	FLOW (L/s)	INSTITUTIONAL IND	INSTITUTIONAL CUM	COMMERCIAL IND	COMMERCIAL CUM	INDUSTRIAL IND	INDUSTRIAL CUM	PEAK FACTOR	FLOW (L/s)	IND	CUM	(L/s)	IND	CUM	(L/s)	(L/s)	(m)	(mm)	(%)	(full) (m/s)	L/s	(%)
S-4 Leitrim Expansion Lands	**Future**	**S4W**		**S-4**	**Paakanaak**	**4.80**	**44**	**47**				**253.6**	**253.6**	2.87	**1.68**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**4.80**	**4.80**	**2.64**	**0.00**	**0.0**	**4.32**	**20.24**	**0.00**	**200**	**0.35**	**0.624**	**15.92**	**78.65%**
S-4 Lands West - Flows to Pathways																																		
Pakaanaak	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14200A	MH14201A	0.75	16					51.2	51.2	2.99	0.35	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.75	0.75	0.41	0.00	0.0	0.77	54.85	*103.09*	200	*2.57*	1.691	54.09	98.60%
Pakaanaak	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14201A	MH14202A	0.55	9					28.8	80.0	2.96	0.55	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.55	1.30	0.72	0.00	0.00	1.26	49.47	*110.49*	200	*2.09*	1.525	48.20	97.45%
Pakaanaak	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14202A	MH14204A	0.48	8					25.6	105.6	2.94	0.72	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.48	1.78	0.98	0.00	0.00	1.70	46.16	*97.85*	200	*1.82*	1.423	44.46	96.32%
Esban	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14204A	MH14205A	0.67	2	20				54.4	160.0	2.91	1.08	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.67	2.5	1.35	0.00	0.0	2.42	41.20	*92.41*	200	*1.45*	1.271	38.78	94.11%
Esban	**Idone Phase 2A**	Outlet to Dun Skipper via Esban		MH14205A	BLK6035A	0.83	16					51.2	211.2	2.88	1.41	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.83	3.28	1.80	0.00	0.00	3.21	48.51	*65.10*	200	*2.01*	1.496	45.30	93.38%
Esban	**Pathways Phase 2**	Outlet to Dun Skipper via Esban		BLK6035A	MH6053A	0.25	4					12.8	224.0	2.88	1.49	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.25	3.53	1.94	0.00	0.00	3.43	48.03	*44.18*	200	*1.97*	1.481	44.59	92.85%
Dun Skipper	**Pathways Phase 2**			MH6052A	MH6053A	0.51	8					25.6	25.6	3.02	0.18	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.51	0.51	0.28	0.00	0.00	0.46	29.03	*72.11*	200	*0.72*	0.895	28.57	98.42%
Dun Skipper	**Pathways Phase 2**			MH6053A	MH6042A	0.43	7					22.4	272.0	2.86	1.80	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.43	4.47	2.46	0.00	0.00	4.26	20.81	*80.65*	200	*0.37*	0.642	16.56	79.54%
Block 58	**Idone Phase 2A**	Outlet to Dun Skipper via Kijik		BLK6036A	MH6041A	3.20	17	56			0.81	188.8	188.8	2.89	1.26	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	4.01	4.01	2.21	0.00	0.00	3.47	45.65	*43.79*	200	*1.78*	1.408	42.18	92.40%
Dun Skipper	**Pathways Phase 2**			MH6041A	MH6042A	0.12	1					3.2	192.0	2.89	1.29	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.12	4.13	2.27	0.00	0.00	3.56	42.19	*17.74*	200	*1.52*	1.301	38.63	91.57%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6042A	MH6043A	0.58		18				43.2	507.2	2.78	3.27	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.58	9.18	5.05	0.00	0.00	8.32	27.37	*76.96*	200	*0.64*	0.844	19.06	69.62%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6043A	MH6044A	0.18		3				7.2	514.4	2.78	3.31	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.18	9.36	5.15	0.00	0.00	8.46	28.42	*11.55*	200	*0.69*	0.876	19.96	70.24%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6044A	MH6045A	0.58	2	16				44.8	559.2	2.77	3.58	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.58	9.94	5.47	0.00	0.00	9.05	21.91	*82.91*	200	*0.41*	0.676	12.86	58.69%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6045A	MH6046A	0.27	6					19.2	578.4	2.76	3.70	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.27	10.21	5.62	0.00	0.00	9.32	19.95	*33.87*	200	*0.34*	0.615	10.63	53.30%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6046A	MH6047A	0.29	5					16.0	594.4	2.76	3.80	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.29	10.50	5.78	0.00	0.00	9.57	22.70	*34.27*	200	*0.44*	0.700	13.12	57.82%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6047A	MH6048A	0.27	4					12.8	607.2	2.76	3.88	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.27	10.77	5.92	0.00	0.00	9.80	22.70	*33.85*	200	*0.44*	0.700	12.90	56.82%
Omagaki Way	**Pathways Phase 2**	Outlet to Miikana via Omagaki		MH6048A	MH6049A	0.17	2					6.4	613.6	2.76	3.91	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.17	10.94	6.02	0.00	0.00	9.93	25.38	*41.61*	200	*0.55*	0.782	15.44	60.86%
Paakanaak	***Pathways Phase 3***	*Outlet to Paakanaak*			*MH6003A*	*1.20*	*22*																													
Paakanaak	***Pathways Phase 2***	*Paakanak*		*MH6003A*	*MH6004*	*0.47*	*11*																													
Paakanaak				MH6004A	MH6008A	**1.80**	**35**					112.0	112.0	2.94	0.76	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.80	1.80	0.99	0.00	0.00	1.75	20.24	*19.82*	200	*0.35*	0.624	18.49	91.35%
Paakanaak	***Idone Phase 2A***	*Outlet to Paakanaak*			*BLK6005A*	*1.97*	*37*																													
Paakanaak	***Pathways Phased 2***	*Outlet to Paakanaak*			*MH6008A*	*0.61*	*10*																													
Miikana Road	**Pathways Phase 2**	603		MH6008A	MH6030A	**2.92**	**51**					163.2	275.2	2.86	1.82	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	2.92	4.7	2.60	0.00	0.0	4.42	43.82	*64.09*	200	*1.64*	1.351	39.40	89.92%
Miikana Road	**Pathways Phase 2**			MH6030A	MH6031A	0.18	3					9.6	284.8	2.85	1.88	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.18	4.9	2.70	0.00	0.00	4.58	38.10	*23.40*	200	*1.24*	1.175	33.53	87.99%
Miikana Road	**Pathways Phase 2**		608	MH6031A	MH6032A	0.14	3					9.6	294.4	2.85	1.94	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.14	5.0	2.77	0.00	0.00	4.71	20.81	*38.20*	200	*0.37*	0.642	16.10	77.35%
Paakanaak	***Pathways Phase 3***	*Outlet to Gartersnake via Paak*			*MH6308A*	*0.87*	*8*	*6*																												
Gartersnake	***Pathways Phase 3***	*Outlet to Phase 2 Connection*		*MH6308A*	*MH6018A*	*1.16*	*5*	*22*																												
Pathways Block60	***Pathways Block60***	*Outlet to Phase 2 Connection*			*MH6018A*	*0.95*		*26*																												
Ninaatik Place	***Pathways Phase 2***	*Outlet to Gartersnake*			*MH6018A*	*0.61*	*9*	*2*																												
Gartersnake	***Pathways Phase 2***	*Outlet to Miikana*		*MH6018A*	*MH6032A*	*0.59*		*13*																												
Miikana Road	**Pathways Phase 2**	608		MH6032A	MH6033A	**4.48**	**27**	**69**				252.0	546.4	2.77	3.51	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	4.48	9.5	5.24	0.00	0.0	8.74	21.91	*62.90*	200	*0.41*	0.676	13.17	60.10%
Miikana Road	**Pathways Phase 2**		609	MH6033A	MH6050A	0.29	5					16.0	562.4	2.77	3.60	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.29	9.8	5.40	0.00	0.00	9.00	20.24	*62.75*	200	0.35	0.624	11.24	55.54%
Ginebik	*Idone Phase 2A*	*Outlet to Ginebik*			*MH6038A*	*3.08*	*50*																													
Ginebik	*Pathways Phase 2*	*Outlet to Dun Skipper*		*MH6038A*	*MH6051A*	*0.86*	*14*																													
Dun Skipper	*Pathways Phase 2*	*Outlet to Miikana*			*MH6050A*	*0.77*	*11*																													
Miikana Road	**Pathways Phase 2/**	609		MH6050A	MH6034A	**5.13**	**79**					252.8	815.2	2.71	5.12	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	5.13	14.94	8.22	0.00	0.00	13.34	33.98	*22.99*	250	*0.30*	0.671	20.64	60.75%
Block 46 (Park)	**Pathways Phase 2**			MH6049AW	MH6034A						2.85	0.0	0.0	3.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	2.85	2.85	1.57	0.00	0.00	1.57	20.53	*15.47*	200	*0.36*	0.633	18.96	92.36%
Miikana	**Pathways Phase 2**		620	MH6034A	MH6049A							0.0	815.2	2.71	5.12	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	17.8	9.78	0.00	0.00	14.90	31.63	*60.76*	*250*	*0.26*	0.624	16.73	52.88%
Miikana	**ways Phase 2/ Idone Ph**	620	630	MH6049A	MH6060A	0.37		7				16.8	1445.6	2.61	8.75	0.00	0.0	0.00	0.0	0.00	0.00	1.00	0.00	0.37	29.1	16.01	0.00	0.0	24.75	43.97	*81.59*	*300*	*0.19*	0.603	19.22	43.71%
Spreadwing	**Pathways Phase 2**	630		MH6060A	MH6061A	0.21	4					12.8	1458.4	2.61	8.82	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.21	29.31	16.12	0.00	0.00	24.94	43.97	*38.76*	*300*	*0.19*	0.603	19.03	43.28%
Spreadwing	**Pathways Phase 2**			MH6061A	MH6062A	0.21	4					12.8	1471.2	2.61	8.89	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.21	29.52	16.24	0.00	0.00	25.13	47.32	*18.24*	*300*	*0.22*	0.648	22.19	46.89%
Spreadwing	**Pathways Phase 2**			MH6062A	MH6063A	0.15	2					6.4	1477.6	2.61	8.93	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.15	29.67	16.32	0.00	0.00	25.25	43.97	*18.20*	*300*	*0.19*	0.603	18.73	42.58%
Spreadwing	**Pathways Phase 2**			MH6063A	MH6064A	0.54	8					25.6	1503.2	2.61	9.07	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.54	30.21	16.62	0.00	0.00	25.69	46.23	*75.32*	*300*	*0.21*	0.634	20.54	44.43%
Spreadwing	**Pathways Phase 2**			MH6064A	EXBLK3171A	0.44	7					22.4	1525.6	2.60	9.20	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.44	30.65	16.86	0.00	0.00	26.06	45.12	*51.94*	*300*	*0.20*	0.618	19.06	42.25%
Spreadwing	**Pathways Phase 2**		6171	BLK3171AW	MH6171A							0.0	1525.6	2.60	9.20	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	30.65	16.86	0.00	0.00	26.06	45.12	*43.00*	*300*	*0.20*	0.618	19.06	42.25%
Minikan	**Pathways Phase 1**	Outlet to Spreadwing Way			MH6171A	2.06	40					128.0	128.0	2.93	0.87	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	2.06	2.06	1.13	0.00	0.00	2.00	50.75	*84.42*	200	*2.20*	1.565	48.75	96.06%
Spreadwing	**Pathways Phase 1**	6171	6183	MH6171A	MH6183A	0.15						0.0	1653.6	2.59	9.91	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.15	32.9	18.07	0.00	0.0	27.98	45.12	*83.61*	*300*	*0.20*	0.618	17.13	37.97%

Zaatiik Grove	**Pathways Phase 1**			MH6182A	MH6183A	1.18	18					57.6	57.6	2.98	0.40	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.18	1.18	0.65	0.00	0.00	1.05	54.10	*74.74*	*200*	*2.50*	1.668	53.05	98.07%
Zaatiik Grove	**Pathways Phase 1**	6183	6175	MH6183A	MH6175A							0.0	1711.20	2.58	10.23	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	34.04	18.72	0.00	0.00	28.95	45.12	*118.54*	*300*	*0.20*	0.618	16.16	35.83%
Zaatiik Grove	***Pathways Phase 1***	*high level sani*		*MH61783B*	*MH6175A*	*0.67*	*12*					*38.4*	*38.40*	3.00	*0.27*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*1.00*	*0.00*	*0.67*	*0.67*	*0.37*	*0.00*	*0.00*	*0.64*	*37.48*	*6.00*	*200*	*1.20*	*1.156*	*36.85*	*98.30%*
Minikan Street	**Pathways Phase 1**		6175	MH6175B	MH6175D	1.74	28					89.6	89.60	2.95	0.61	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.74	1.74	0.96	0.00	0.00	1.57	45.12	*6.00*	*300*	*0.20*	0.618	43.55	96.52%
Minikan Street	**Pathways Phase 1**	6175	6106	MH6175A	MH6106A							0.0	1839.20	2.57	10.93	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	36.45	20.05	0.00	0.00	30.98	45.12	*85.46*	*300*	*0.20*	0.618	14.13	31.33%
Minikan Street	***Pathways Phase 1***	*high level sani*		*MH6106C*	*MH6106A*	*0.58*	*10*					*32.0*	*32.0*	3.01	*0.22*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.58*	*0.6*	*0.32*	*0.00*	*0.00*	*0.54*	*28.63*	*6.00*	*200*	*0.70*	*0.883*	*28.09*	*98.11%*
Kelly Farm Drive	***Idone Phase 1***	*Outlet to Dun Skipper*			*MH6110A*	*1.64*	*28*																													
Dun Skipper	***Pathways Phase 1***	*Dunskipper to Kelly Farm Drive*		*MH6132A*	*MH6110A*	*0.53*	*9*																													
Kelly Farm Drive	***Pathways Phase 1***	*Kelly Farm Drive to Salamander*		*MH6110A*	*MH6108A*	*1.08*	*18*																													
Salamander	***Pathways Phase 1***	*Outlet to Kelly Frm Drive*		*MH6156A*	*MH6108A*	*1.23*	*19*																													
Kelly Farm Drive	***Pathways Phase 1***	*Kelly Farm Drive*		*MH6108A*	*MH6106A*	*0.51*	*6*																													
Kelly Farm Drive	**Pathways Phase 1**	6106	647	MH6106A	MH647A	**5.18**	**80**					256.0	2127.20	2.54	12.50	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	5.18	42.21	23.22	0.00	0.00	35.72	45.12	*86.86*	*300*	*0.20*	0.618	9.40	20.83%
Wabikon Crescent	**Pathways Phase 2**	*Outlet to Miikana*		MH6070A	MH6080A	2.16		58			0.06																									
Miikana	**Pathways Phase 2**	*Miikana*		MH6079A	MH6080A	0.80		21																												
Miikana	**Pathways Phase 2**		646	MH6080A	MH6081A	**3.88**		**104**			**0.06**	249.6	249.6	2.87	1.66	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	3.94	3.9	2.17	0.00	0.00	3.82							
Miikana Road	**Pathways Phase 2**	646		MH6081A	BLK6105AW	1.02		30				72.0	72.0	2.97	0.49	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	1.02	1.0	0.56	0.00	0.0	1.06							
Miikana Road	**Pathways Phase 2**		647	BLK6105AW	*EX. MH647A*	0.70		23				55.2	376.8	2.82	2.46	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.70	5.7	3.11	0.00	0.0	5.57	20.24	*17.00*	*200*	*0.35*	0.624	14.67	72.47%
Salamander Way	**Pathways Phase 1**	6156	6157	MH6156A	MH6157A	0.29	3					9.6	9.6	3.05	0.07	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.29	0.29	0.16	0.00	0.00	0.23							
Salamander Way	**Pathways Phase 1**	6157	6158	MH6157A	MH6158A	0.07		1				2.4	12.0	3.04	0.08	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.07	0.36	0.20	0.00	0.00	0.28							
Salamander Way	**Pathways Phase 1**	6158	6153	MH6158A	MH6153A	0.54		14				33.6	45.6	2.99	0.32	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.54	0.90	0.50	0.00	0.00	0.81							
Block 436 (Park)	**Pathways Phase 1**		6153	MH6159A	MH6153A						0.83	0.0	0.0	3.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.83	0.83	0.46	0.00	0.00	0.46							
Salamander Way	**Pathways Phase 1**	6153	6154	MH6153A	MH6154A	0.03						0.0	45.6	2.99	0.32	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.03	1.8	0.97	0.00	0.0	1.28							
Salamander Way	**Pathways Phase 1**	6154	6115	MH6154A	MH6115A	0.13						0.0	45.6	2.99	0.32	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.13	1.89	1.04	0.00	0.00	1.36							
Rallidale Street	***Idone Phase 1***	*Outlet to Dun Skipper via Rallidale*		*MH14110A*	*MH1411A*	*1.83*	*9*	*39*																												
Grackle Street	***Idone Phase 1***	*Outlet to Dun Skipper via Grackle*		*MH14120A*	*MH1411A*	*1.41*		*43*																												
Rallidale Street	***Idone Phase 1***	*Outlet to Dun Skipper*		*MH1411A*	*MH6133A*	*0.27*		*6*																												
Dun Skipper	***Pathways Phase 1***	*Dun Skipper*		*MH6132A*	*MH6133A*	*0.64*	*11*																													
Dun Skipper	***Pathways Phase 1***	*Dun Skipper*		*MH6133A*	*MH6136A*	*1.43*	*26*																													
Pathways Block 203	***Pathways Block 203***	*Outlet to Dun Skipper*			*MH6136A*	*1.62*		*80*																												
Pathways Block 204	***Pathways Block 204***	*Outlet to Home Hardware*			*MH1A*	*1.54*			*77*	*103*																										
Home Hardware	***Home Hardware***	*Outlet to Dun Skipper*		*MH6A*	*MH6138A*				*54*	*87*								*2.53*																		
Dun Skipper	***Pathways Phase 1***	*Dun Skipper / Cedar Creek*		*MH6138A*	*MH6136A*	*0.18*																														
Cedar Creek	***Pathways Phase 1***	*Cedar Creek*		*MH6136A*	*MH6119A*	*0.17*																														
Pingwi Place	***Pathways Phase 1***	*Outlet to Cedar Creek*		*MH6132A*	*MH6119A*	*1.93*	*20*	*24*																												
Pathways Block 241	***Pathway Block***	*Outlet to Cedar Creek*		*BLK6119AE*	*MH6119A*													*3.01*																		
Cedar Creek	***Pathways Phase 1***	*Cedar Creek*		*MH6119A*	*MH6117A*	*0.12*																														
Pathways Block 232	***Pathways Block 232***	*Outlet to Cedar Creek*			*MH6117A*	*1.01*			*12*	*80*																										
Cedar Creek	**Pathways Phase 1**		6115	MH6117A	MH6115A	**12.21**	**66**	**226**	**143**	**270**		1520.8	1520.8	2.61	9.17	0.00	0.00	**5.54**	5.54	0.00	0.00	1.00	1.09	17.75	17.75	9.76	0.00	0.00	20.02							
Cedar Creek	**Pathways Phase 1**	6115	6101	MH6115A	MH6101A	0.61		18				43.2	1609.60	2.59	9.67	0.00	0.00	0.00	5.54	0.00	0.00	1.00	1.09	0.61	20.25	11.14	0.00	0.00	21.89							
Miikana Road	**Pathways Phase 1**	6101	6102	MH6101A	MH6102A	0.45		11				26.4	1636.00	2.59	9.81	0.00	0.00	0.00	5.54	0.00	0.00	1.00	1.09	0.45	20.70	11.39	0.00	0.00	22.29							
Pathways Block 225	**Pathways Block 225**		6102		MH6102A	0.94		34				81.6	81.60	2.96	0.56	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.94	0.94	0.52	0.00	0.00	1.08							
Miikana Road	**Pathways Phase 1**	6102	6103	MH6102A	MH6103A	0.23		6				14.4	1732.00	2.58	10.34	0.00	0.00	0.00	5.54	0.00	0.00	1.00	1.09	0.23	21.87	12.03	0.00	0.00	23.46							
Miikana Road	**Pathways Phase 1**	6103	6104	MH6103A	MH6104A	0.66		18				43.2	1775.20	2.58	10.58	0.00	0.00	0.00	5.54	0.00	0.00	1.00	1.09	0.66	22.53	12.39	0.00	0.00	24.06							
School Block	**Pathways Block 223**	Outlet to Miikana		BLK6104AS	MH6104A							0.0	0.00	3.10	0.00	2.55	2.55	0.00	0.00	0.00	0.00	1.00	0.50	2.55	2.55	1.40	0.00	0.00	1.90							
Miikana Road	**Pathways Phase 1**	6104	6105B	MH6104A	MH6104B	0.6		15				36.0	1811.20	2.57	10.78	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.60	25.68	14.12	0.00	0.00	26.50							
Miikana Road	**Pathways Phase 1**	6105B	647	MH6104B	MH647							0.0	1811.20	2.57	10.78	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.00	25.68	14.12	0.00	0.00	26.50							
												1811.2	TRUE											25.7	TRUE										
KELLY FARM DRIVE	**FC South Stage2 PH4B**	647	755	MH647A	MH742A	0.28		5				12.0	4327.20	2.38	23.86	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.28	73.83	40.61	0.00	0.00	66.05	101.84	*80.31*	*375*	*0.31*	0.893	35.79	35.14%
KESTREL STREET	***FC South Stage2 PH4B***	*Undeveloped lands to Kestrel*		*BLKHEAD*	*MH751A*	*0.65*		*22*																												
PARK BLOCK	***FC South Stage2 PH4B***	*Park land*		*MH744A*	*MH745A*						*1.22*																									
KESTREL STREET	***FC South Stage2 PH4B***	*Outlet to Kelly Farm*		*MH751A*	*MH742A*	*0.49*		*15*																												
KELLY FARM DRIVE	**FC South Stage2 PH4B**	755	745	MH742A	MH741A	**1.53**		**48**			**1.22**	115.2	4442.40	2.38	24.43	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	2.75	76.58	42.12	0.00	0.00	68.14	101.84	*80.31*	*375*	*0.31*	0.893	33.70	33.09%
KELLY FARM DRIVE	**FC South Stage2 PH4B**	745	730	MH741A	MH730A	0.28		5				12.0	4454.40	2.37	24.49	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.28	76.86	42.27	0.00	0.00	68.35	101.84	*80.31*	*375*	*0.31*	0.893	33.49	32.88%
HELEN RAPP WAY	**FC South Stage2 PH4A**	*Outlet to Helen Rapp Way South*			MH738A	0.34	5																													
HELEN RAPP WAY	**FC South Stage2 PH4B**			MH735A	MH738A	1.21	20																													
MAYBERLY	**FC South Stage2 PH4B**			MH738A	MH731A	0.52	9																													
HELEN RAPP WAY	**FC South Stage2 PH4B**	*Outlet to Moberly*		MH735A	MH731A	1.33	24																													
HELEN RAPP WAY	**FC South Stage2 PH4B**	*Outlet to Kelly Farm*		MH731A	MH730A	0.51	9																													
						3.91	**67**																													

			S-4 Lands East - Flows to Bank Street																																	
S-4 Leitrim Expansion Lands	**Future**			**S-4**	**Bank**	**8.47**	**33**	**84**		**90**		**496.2**	**496.2**	2.79	**3.20**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**8.47**	**8.47**	**4.66**	**0.00**	**0.0**	**7.86**	**20.24**	**0.00**	**200**	**0.35**	**0.624**	**12.38**	**61.18%**
Bank Street	**Future**			**Bank**	**MH300A**						**2.25**	**0.0**	**496.2**	2.79	**3.20**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**2.25**	**10.72**	**5.90**	**0.00**	**0.0**	**9.10**	**20.24**	**0.00**	**200**	**0.35**	**0.624**	**11.15**	**55.07%**
Bank Street_San	**Proposed**			**MH300A**	**MH200A**							**0.0**	**496.2**	2.79	**3.20**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**0.00**	**10.72**	**5.90**	**0.00**	**0.0**	**9.10**	**20.24**	**71.44**	**200**	**0.35**	**0.624**	**11.15**	**55.07%**
Bank Street_San	**Proposed**			**MH200A**	**MH100A**						**0.66**	**0.0**	**496.2**	2.79	**3.20**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**0.66**	**11.38**	**6.26**	**0.00**	**0.0**	**9.46**	**20.24**	**92.12**	**200**	**0.35**	**0.624**	**10.78**	**53.27%**
Bank Street_San	**Proposed**	**S4E**		**MH100A**	**MH793A**							**0.0**	**496.2**	2.79	**3.20**		**0.0**		**0.0**		**0.0**	**1.00**	**0.00**	**0.00**	**11.38**	**6.26**	**0.00**	**0.0**	**9.46**	**24.19**	**24.98**	**200**	**0.50**	**0.746**	**14.74**	**60.91%**
Labrador Crescent	**FC STAGE 2 PHASE 4C**	Sparta Lands		BLK794AS	MH794A	2.80		24		220		519.6	519.6	2.78	3.34		0.0		0.00		0.0	1.00	0.00	2.80	2.80	1.54	0.00	0.0	4.88	19.66	*33.00*	200	*0.33*	0.606	14.77	75.16%
Labrador Crescent	**FC STAGE 2 PHASE 4C**			MH794A	MH791A	0.49		20				48.0	1063.8	2.67	6.57		0.0		0.0		0.0	1.00	0.00	0.49	3.3	1.81	0.00	0.0	8.38	19.66	*19.60*	200	*0.33*	0.606	11.27	57.35%
Potential S-5 Lands	**Potential**	**S5W**		**S-5**	**MH791D/A**	**4.78**						**630.0**	**630.0**	2.75	**4.01**		**0.0**		**0.00**		**0.0**	**1.00**	**0.00**	**4.78**	**4.8**	**2.63**	**0.00**	**0.0**	**6.64**							
Labrador Crescent	**FC STAGE 2 PHASE 4C**	790		MH791A	MH790A	0.25		7				16.8	1710.6	2.58	10.23		0.0		0.0		0.0	1.00	0.00	0.25	3.5	1.95	0.00	0.0	12.17	19.95	*73.40*	200	*0.34*	0.615	7.78	38.99%
HAWKMERE WAY	*FC STAGE 2 PHASE 4C*	*Outlet to Labrador Crescent*		*MH769A*	*MH797A*	*1.27*		*40*																											
Labrador Crescent	*FC STAGE 2 PHASE 4C*	*Outlet to Sora Way*		*MH795A*	*MH790A*	*0.73*		*33*																											
Sora Way	**FC STAGE 2 PHASE 4C**		780	MH790A	MH780A	**2.39**		**86**				206.4	1917.0	2.56	11.36		0.0		0.0		0.0	1.00	0.00	2.39	5.9	3.26	0.00	0.0	14.62	21.09	*86.10*	200	*0.38*	0.650	6.47	30.68%
Eric Maloney	*FC STAGE 2 PHASE 4C*	*Outlet to Sora Way*		*MH786A*	*MH780A*	*1.45*		*43*																											
Sora Way	**FC STAGE 2 PHASE 4C**	780	770	MH780A	MH770A	**1.81**		**53**				127.2	2044.2	2.55	12.05		0.0		0.0		0.0	1.00	0.00	1.81	7.7	4.26	0.00	0.0	16.31	19.66	*9.50*	200	*0.33*	0.606	3.35	17.03%
Future Cedar Creek	**FC STAGE 2 PHASE 4B**	775	770	MH777A	MH770A	4.75		161				386.4	386.4	2.82	2.52		0.0		0.0		0.0	1.00	0.00	4.75	4.8	2.61	0.00	0.0	5.13							
Eric Maloney	*FC STAGE 2 PHASE 4C*		771	*MH787A*	*MH772A*	*0.70*	*12*																												
Cedar Creek	**FC STAGE 2 PHASE 4B**	771	770	MH772A	MH770A	**1.83**		**34**				81.6	81.6	2.96	0.56		0.0		0.0		0.0	1.00	0.00	1.83	1.8	1.01	0.00	0.0	1.57							
Sora Way	**FC STAGE 2 PHASE 4B**	770	760	MH770A	MH760A	**5.02**	**3**	**161**				396.0	2908.2	2.47	16.64		0.0		0.0		0.0	1.00	0.00	5.02	19.3	10.64	0.00	0.0	27.28							
Sagebush Cresc. East	*FC STAGE 2 PHASE 4C*	*Outlet to Sora*		*MH763A*	*MH760A*	*1.02*	*17*																							*27.59*	*107.80*	*200*	*0.65*	*0.851*	*27.59*	*100.00%*
Sora Way	**FC STAGE 2 PHASE 4B**	760	750	MH760A	MH750A	**1.39**	**23**					73.6	2981.8	2.47	17.03		0.0		0.0		0.0	1.00	0.00	1.39	20.7	11.40	0.00	0.0	28.43	31.02	*81.07*	250	*0.25*	0.612	2.59	8.35%
Sagebush Cresc. West	*FC STAGE 2 PHASE 4C*	*Outlet to Sora*		*MH763A*	*MH750A*	*1.41*	*23*																							*20.24*	*108.40*	*200*	*0.35*	*0.624*	*20.24*	*100.00%*
Sora Way	**FC STAGE 2 PHASE 4B**	750	740	MH750A	MH740A	**2.09**	**36**					115.2	3097.0	2.46	17.62		0.0		0.0		0.0	1.00	0.00	2.09	22.8	12.55	0.00	0.0	30.18	31.02	*94.16*	250	*0.25*	0.612	0.84	2.72%
Sora Way	**FC STAGE 2 PHASE 4B**	740	735	MH740A	MH735A	0.31	6					19.2	3116.2	2.46	17.72		0.0		0.0		0.0	1.00	0.00	0.31	23.1	12.72	0.00	0.0	30.44	31.63	*40.58*	250	*0.26*	0.624	1.19	3.76%
Sora Way	**FC STAGE 2 PHASE 4B**	735	730	MH735A	MH730A	0.46	6					19.2	3135.4	2.46	17.82		0.0		0.00		0.0	1.00	0.00	0.46	23.6	12.97	0.00	0.0	30.80	46.84	*105.34*	250	*0.57*	0.924	16.04	34.25%
												3135.4	TRUE											39.8	FALSE										

Existing MH730A to Findlay Creek Drive																																	
KELLY FARM DRIVE	**Findlay Creek Phase 4**	730		MH730A	MH720A	**4.11**	**67**					214.4	7804.20	2.24	40.40	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	4.11	104.56	57.51	0.00	0.00	99.50	96.79	*78.80*	375	*0.28*	0.849	**-2.71**	**-2.80%**
MAGPIE STREET	***FC South Stage2 PH4A***	*Outlet to Kelly Farm*		*MH703A*	*MH720A*	*1.57*	*29*																										
SILVERBELL CRESCENT	***FC South Stage2 PH4B***	*Outlet to Kelly Farm*		*MH714A*	*MH720A*	*1.14*	*11*	*12*																									
KELLY FARM DRIVE	**Findlay Creek Phase 4**		710	MH720A	MH710A	**2.83**	**40**	**12**				156.8	7961.00	2.23	41.12	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	2.83	107.39	59.06	0.00	0.00	101.78	83.82	*53.20*	375	*0.21*	0.735	**-17.96**	**-21.42%**
KELLY FARM DRIVE	**Findlay Creek Phase 4**	710	700	MH710A	MH700A	0.05						0.0	7961.00	2.23	41.12	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	0.05	107.44	59.09	0.00	0.00	101.80	154.12	*26.70*	375	*0.71*	1.352	52.32	33.95%
HELEN RAPP	***FC South Stage2 PH4A***	*Outlet to Kelly Farm*		*MH703A*	*MH700A*	*2.24*	*30*	*8*																									
SILVERBELL CRESCENT	***FC South Stage2 PH4B***	*Outlet to Kelly Farm*		*MH714A*	*MH700A*	*0.96*	*6*	*12*																									
KELLY FARM DRIVE	**Findlay Creek Phase 4**	700	333	MH700A	MH333A	**4.38**	**44**	**37**				229.6	8190.60	2.22	42.17	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	4.38	111.82	61.50	0.00	0.00	105.26	115.68	*179.20*	375	*0.40*	1.015	10.42	9.01%
JAVA 3	***FCJ JAVA 3***	*Outlet to Wood Acres Grove*		*FCJ3*	*MH364A*	*0.67*					*48*																						
Wood Acres Grove	**FC South Stage 3**		363	MH364A	MH363A	**1.23**		**15**			**48**	136.8	136.80	2.92	0.93	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.23	1.23	0.68	0.00	0.00	1.60							
WOOD ACRES GROVE	**Findlay Creek Stage 3**	363	362	MH363A	MH362A	0.42		12				28.8	165.60	2.91	1.11	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.42	1.65	0.91	0.00	0.00	2.02							
CEDAR CREEK DRIVE	Findlay Creek Stage 3	*Outlet to Wood Acres Grove*		MH365A	MH362A	0.28		8																									
CEDAR CREEK DRIVE	Findlay Creek Stage 3	*Outlet to Wood Acres Grove*		MH342A	MH362A	0.30		10																									
WOOD ACRES GROVE	**Findlay Creek Stage 3**	362	361	MH362A	MH361A	**1.11**		**34**				81.6	247.20	2.87	1.64	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.11	2.76	1.52	0.00	0.00	3.16							
WOOD ACRES GROVE	**Findlay Creek Stage 3**	361		MH361A	MH360A	0.41		13				31.2	278.40	2.86	1.84	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.41	3.17	1.74	0.00	0.00	3.58							
WOOD ACRES GROVE	Findlay Creek Stage 3			MH360A	MH356A	0.71		25				60.0	338.40	2.83	2.22	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.71	3.88	2.13	0.00	0.00	4.35							
WOOD ACRES GROVE	**Findlay Creek Stage 3**		355	MH356A	MH355A	0.19		4				9.6	348.00	2.83	2.28	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.19	4.07	2.24	0.00	0.00	4.52							
WOOD ACRES GROVE	**Findlay Creek Stage 3**	355	353	MH355A	MH353A	0.55		16				38.4	386.40	2.82	2.52	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.55	4.62	2.54	0.00	0.00	5.06							
ALASKEN DRIVE	Findlay Creek Stage 3			MH360A	MH352A	0.56		16				38.4	38.40	3.00	0.27	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.56	0.56	0.31	0.00	0.00	0.57							
ALASKEN DRIVE	***Findlay Creek Stage 3***			*MH352A*	*MH351A*	*0.19*		*3*																									
ALASKEN DRIVE	**Findlay Creek Stage 3**		350	MH351A	MH350	**0.88**		**27**				64.8	103.20	2.94	0.70	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.88	1.44	0.79	0.00	0.00	1.50							
ALASKEN DRIVE	**Findlay Creek Stage 3**	350	353	MH350A	MH353A	0.06		2				4.8	108.00	2.94	0.74	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.06	1.50	0.83	0.00	0.00	1.56							
ALASKEN DRIVE	**Findlay Creek Stage 3**	353	333	MH353A	MH333A	**0.43**		**8**				19.2	513.60	2.78	3.31	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.43	6.55	3.60	0.00	0.00	6.91							
FINDLAY CREEK DRIVE	**Findlay Creek Phase 4**	333	330-11	MH333A	MH11A	1.19	8	12				54.4	8758.60	2.21	44.75	0.00	2.55	0.00	5.54	0.00	0.00	1.00	1.59	1.19	119.56	65.76	0.00	0.00	112.10	118.54	*188.70*	375	*0.42*	1.040	6.44	5.44%
												8758.6	TRUE			2.6	TRUE	5.5	TRUE	0.0	TRUE												
S5 LANDS TO COWANS	**COWANS GROVE**	S5E	COWANS	S5E	COWANS	10.99						861.0	861.00	2.70	5.39	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	10.99	10.99	6.04	0.00	0.00	11.43							

Design Parameters:

Residential			ICI Areas			
SF	3.2	p/p/u				
TH/SD	2.4	p/p/u	INST	17,000	L/Ha/day	
1 Bed	1.4	p/p/u	COM	17,000	L/Ha/day	
2 Bed	2.1	p/p/u	IND	17,000	L/Ha/day	MOE Chart
Other	60	p/p/Ha			L/Ha/day	

Notes:

1. Mannings coefficient (n) = 0.013
2. Demand (per capita): 200 L/day 200 L/day
3. Infiltration allowance: 0.55 L/s/Ha
4. Residential Peaking Factor:
   Harmon Formula = 1+(14/(4+(P/1000)^0.5))0.6
   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: AS/RM

Checked: RM/DY

Dwg. Reference: 145172-100

No.	Revision	Date
1.	Existing Conditions Report Submission No. 2 2025-03-25	
2.	Existing Conditions Report Submission No. 3 2025-05-29	
3.	Serviceability Report Submission No.1 2025-08-08	

File Reference: 145172-6.04.03

Date: 2025-08-08

Sheet No: 1 of 1

Note: For this exercise the current (revised) criteria for the rare event was used which has made changes to the following
Harmon - correction factor is not 0.6
ICI peak factor is always 1.0
INST, COM, IND release rates changed as noted
Demand = 200 per capita L/day
Infiltration allowance = 0.3 L/s/Ha

<angela.soward@arcadis.com>; Moffatt, Jim <jim.moffatt@arcadis.com>; Adam Fobert <AFobert@dsel.ca>; Marc Pichette <MPichette@dsel.ca>
Subject: RE: S-4 / S-5 Lands - WW and STM model updates

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 Ryan,

As discussed below, we received Caivan's new plan. They would like to move forward with the modeling using the following flows:
To Sora = **8.39 L/s**
To Shuttleworth = **12.76 L/s**

Please let me know if you have any questions or concerns.

Thanks,

Jeremy Chouinard, P.Eng.,
Project Manager

DSEL
david schaeffer engineering ltd.

120 Iber Road, Unit 103
Stittsville, ON K2S 1E9

Cell: 613-668-2585
e-mail: jchouinard@DSEL.ca
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From: Jeremy Chouinard
Sent: January 14, 2025 10:20 AM
To: 'Magladry, Ryan' <ryan.magladry@arcadis.com>
Cc: Spal, Peter <peter.spal@arcadis.com>; Ghasri, Mahsa <mahsa.ghasri@arcadis.com>; Soward, Angela <angela.soward@arcadis.com>; Moffatt, Jim <jim.moffatt@arcadis.com>; Adam Fobert <AFobert@dsel.ca>; Marc Pichette <MPichette@dsel.ca>
Subject: RE: S-4 / S-5 Lands - WW and STM model updates

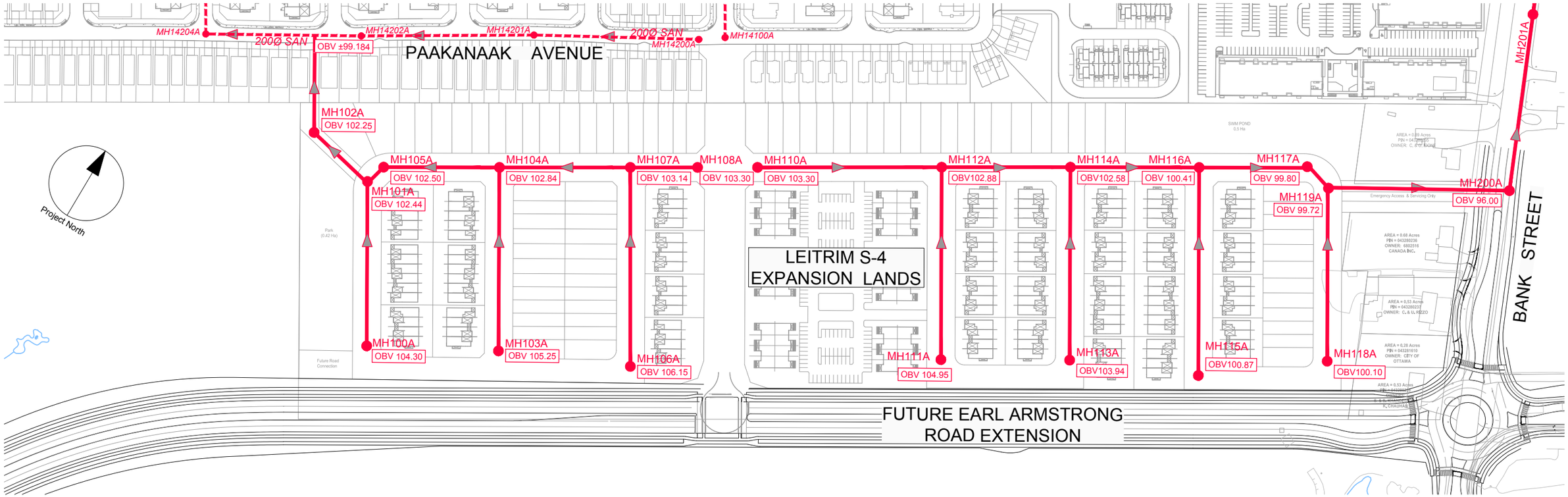
Hi Ryan,

We received the storm model, thank you.

We discussed Arcadis' proposed modeling efforts with Caivan, and they are in agreement to proceed subject to the following:

- Caivan will be providing updated proposed flows from their lands to optimize their plan.

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LEGEND:

- PROPOSED WASTEWATER SEWER
- 200Ø SAN — EXISTING WASTEWATER SEWER c/w DIAMETER
- MH100A — MANHOLE ID
- OBV 104.30 — OBVERT ELEVATION

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Project Title

SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

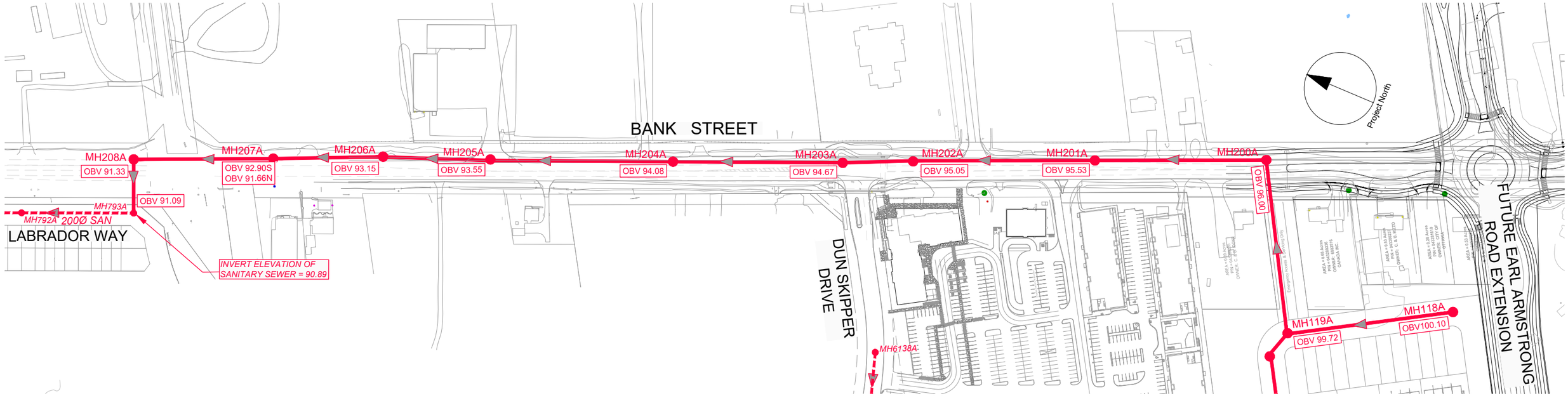
Drawing Title

PREFERRED WASTEWATER COLLECTION SYSTEM AND OUTLET TO PAAKANAK AVENUE

Sheet No.

FIGURE 6-2
2025-08-08

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LEGEND:

- PROPOSED WASTEWATER SEWER
- 200Ø SAN — EXISTING WASTEWATER SEWER c/w DIAMETER
- MH100A — MANHOLE ID
- OBV 104.30 — OBVERT ELEVATION

ARCADIS

Project Title

SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

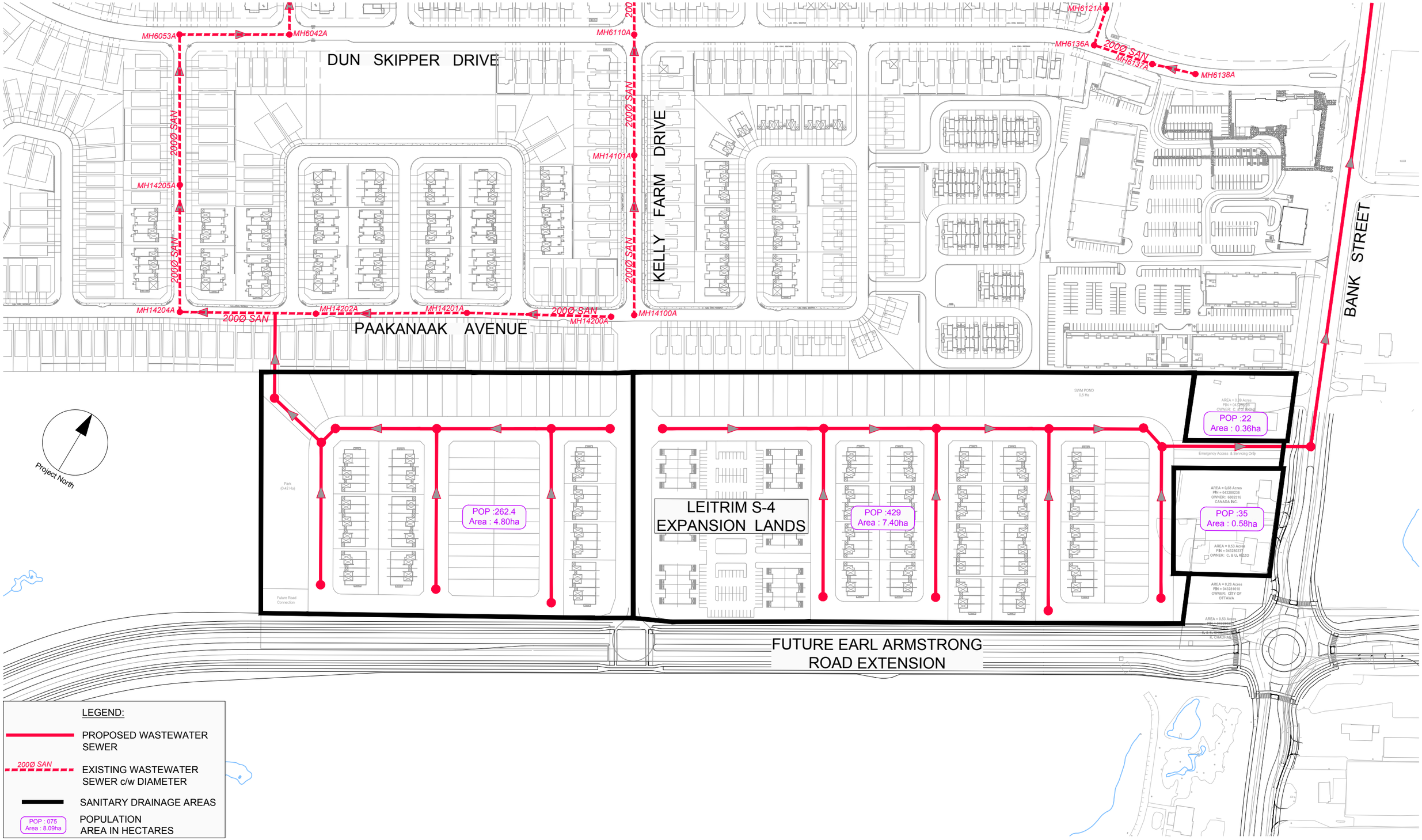
Drawing Title

PREFERRED WASTEWATER OUTLET
TO LABRADOR CRESCENT

Sheet No.

FIGURE 6-3
2025-08-08

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LEGEND:

- PROPOSED WASTEWATER SEWER
- 200Ø SAN — EXISTING WASTEWATER SEWER c/w DIAMETER
- SANITARY DRAINAGE AREAS
- POP : 075 / Area : 8.09ha — POPULATION / AREA IN HECTARES

Project Title

SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title

PREFERRED WASTEWATER DRAINAGE AREA PLAN

Sheet No.

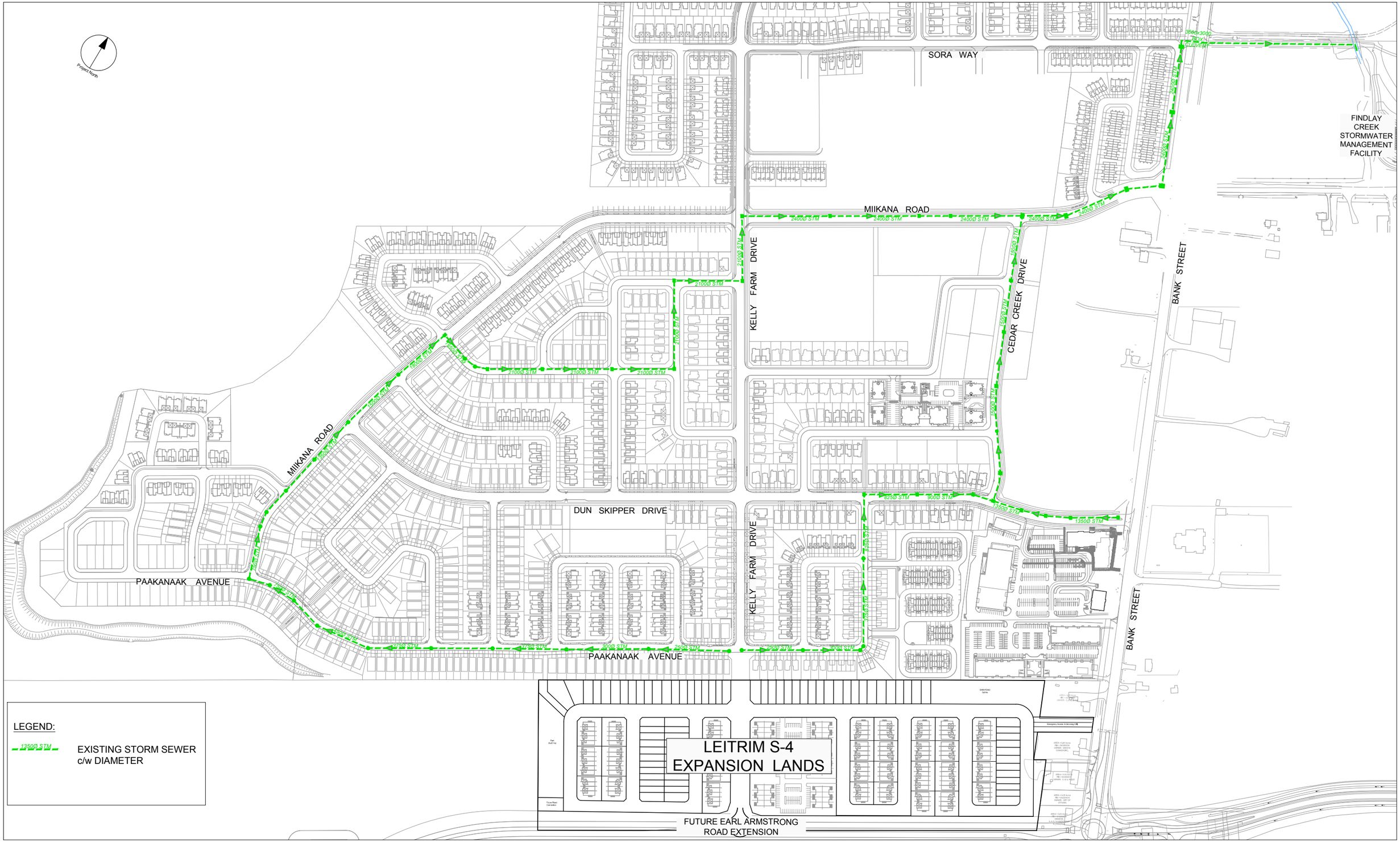
FIGURE 6-4
2025-08-08

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Appendix E

- Figure 7-1 Existing Storm Sewer Layout
- Excerpt Eastern Outlet Release Rate
- Figure 7-2 Preferred Storm Sewer Plan
- Figure 7-3 Preferred Storm Outlet to Bank Street
- Figure 7-4 Preferred Storm Outlet to Existing Conveyance Channel
- Figure 7-5 Preferred Storm Drainage Area Plan
- Figure 7-6 Preferred Storm SWMHYMO Drainage Area Plan
- Pathways at Findlay Creek (Remer Lands) Constructed Channel General Plan
- Constructed Channel 5-year Monitoring Report
- Meeting Minutes and Observation Comments from July 25th Site Meeting with SNCA, City of Ottawa, Regional Group and Arcadis

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SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title

EXISTING STORM SEWER LAYOUT

Sheet No.

FIGURE 7-1
2025-08-08

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Storm release rate for the eastern portion of the site

Storm capacity corresponding to 523 l/s has been identified for the eastern portion of the subject site. This is based on the following:

The 2016 'Final Updated Serviceability Report (Class EA OPA 76 Areas 8a, 9a and 9b) Leitrim Development Area' prepared by IBI Group identified a 523 l/s allocation for a 2.06 ha portion of future Earl Armstrong (2.06 ha x 254 l/s/ha = 523 l/s). Refer to below image of Table 6.11 from that report.

Table 6.11 Hydrological Parameters – Arterial Roads

DRAINAGE AREA			IMP RATIO [TP (HR)]		SURFACE STORAGE UNIT RATE (CU-M/HA)	MINOR SYSTEM RESTRICTION UNIT RATE (L/S/HA)
ROAD		AREA (HA)	TIMP	XIMP		
Bank		12.00	75	75	0	10 year 10 minute 240 l/s/ha
Leitrim	East Section	2.49	79	79	6.1	10 year 10 minute 254 l/s/ha
	West Section South Drainage	3.43	79	79	6.1	10 year 10 minute 254 l/s/ha
	West Section North Drainage	1.68	79	79	6.1	10 year 10 minute 254 l/s/ha
Earl Armstrong		2.06	79	79	6.1	10 year 10 minute 254 l/s/ha

This servicing approach was carried forward to the Pathways Phase 1 design brief, entitled 'Design Brief Pathways at Findlay Creek, 4800 Bank Street (Remer Lands) Phase 1, Leitrim Development Area' prepared by IBI Group August 2017. Refer to highlighted text in the below image excerpted from report Section 4.9.1 Land Use (subsection 'Future Lands').

- Park Site (DDSWMM ID: PARK1)

  This park area is assumed to be restricted to the 5 year modeled flow. It was also assumed that the balance of flow generated by the park area itself would be fully stored on-site up to, and including, the 100 year event. Emergency overflow will be routed to DDSWMM ID S6164.

- School Site (DDSWMM ID: INST)

  This school site is assumed to be restricted to 5 year modeled flow. It was also assumed that full on-site storage will be provided in the school site (all major flow contained on-site up to and including the 100 year event). Emergency overflow will be routed to DDSWMM ID S6105A.

- High Density Residential (DDSWMM ID: HD1 and HD2)

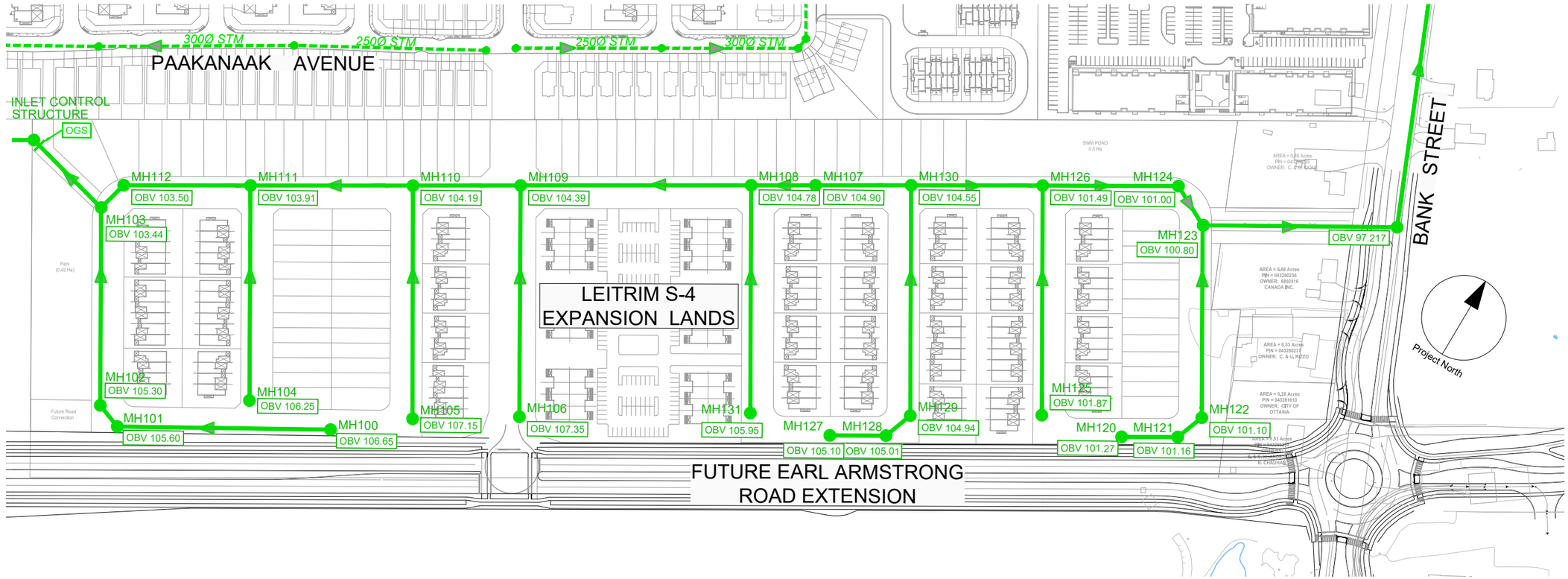
  There are two high density residential areas proposed for the site and each have different assumptions regarding stormwater management.

  Due to its location in Phase 1, HD1 has an inflow restricted to the 5 year modeled flow. Due to the topography of the site, full on-site storage of the 100 year storm event may be difficult, however, some on-site detention would benefit the Phase 1 major system. Therefore, it is assumed that a minimum of 100 m^3 could be reasonably accommodated on-site. The major flow exceeding this storage would be conveyed onto the street which has been accommodated and accounted for in the modeling. During detail design, the on-site storage should be optimized and effort should be made to provide additional storage, if possible. Major flow from the site is to S6117A.

  The second high density residential site, HD2, is located adjacent to Miikana Road. The minor system inflow from this site was assumed to the 5 year modeled flow. Due to site topography, on-site detention should be provided to the 100 year storm event (112 m^3). During detail design, the on-site storage should be optimized. The emergency overflow outlet from this site is to S6102A.

- Future Earl Armstrong (DDSWMM ID: EA)

  A small portion of the future Earl Armstrong Road was assumed to be serviced through the Pathways at Findlay Creek and Idone site. An area of 2.06 ha is assumed to be serviced. Future Earl Armstrong is an arterial road and therefore has a 10 year level of service. The assumed inflow rate is 523 l/s with 12.57 m^3 of storage available within the road right-of-way. The overflow route for Earl Armstrong was assumed to be Bank Street (DDSWMM ID BANK).



LEGEND:

- PROPOSED STORM SEWER
- 250Ø STM — EXISTING STORM SEWER c/w DIAMETER
- MH105 — MANHOLE ID
- OBV 107.15 — OBVERT ELEVATION

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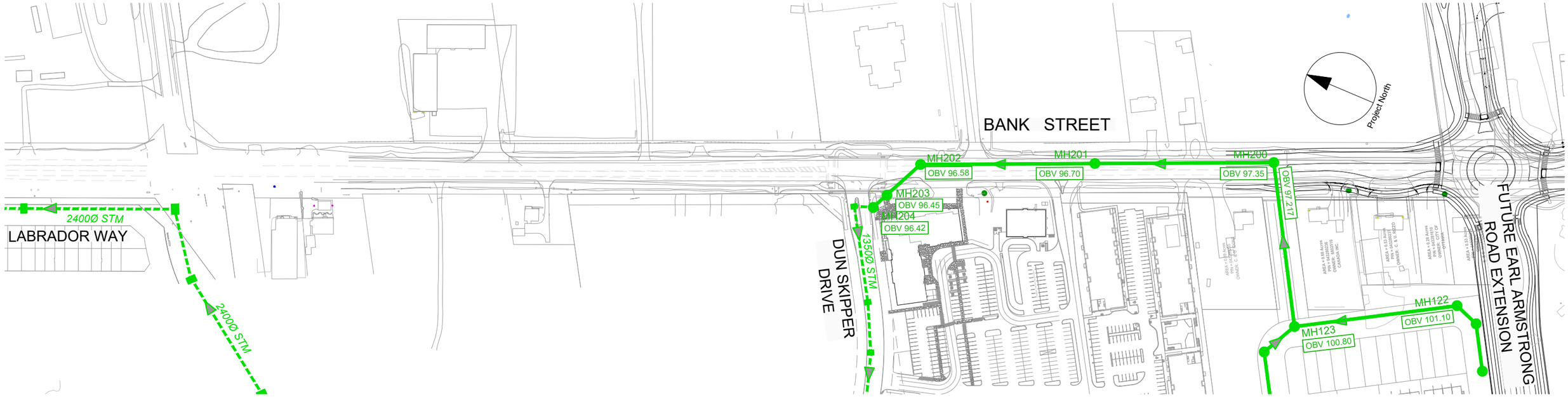
SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title

PREFERRED STORM SEWER PLAN

Sheet No.

FIGURE 7-2
2025-08-08



LEGEND:

- PROPOSED STORM SEWER
- 250Ø STM — EXISTING STORM SEWER c/w DIAMETER
- MH105 — MANHOLE ID
- OBV 107.15 — OBVERT ELEVATION

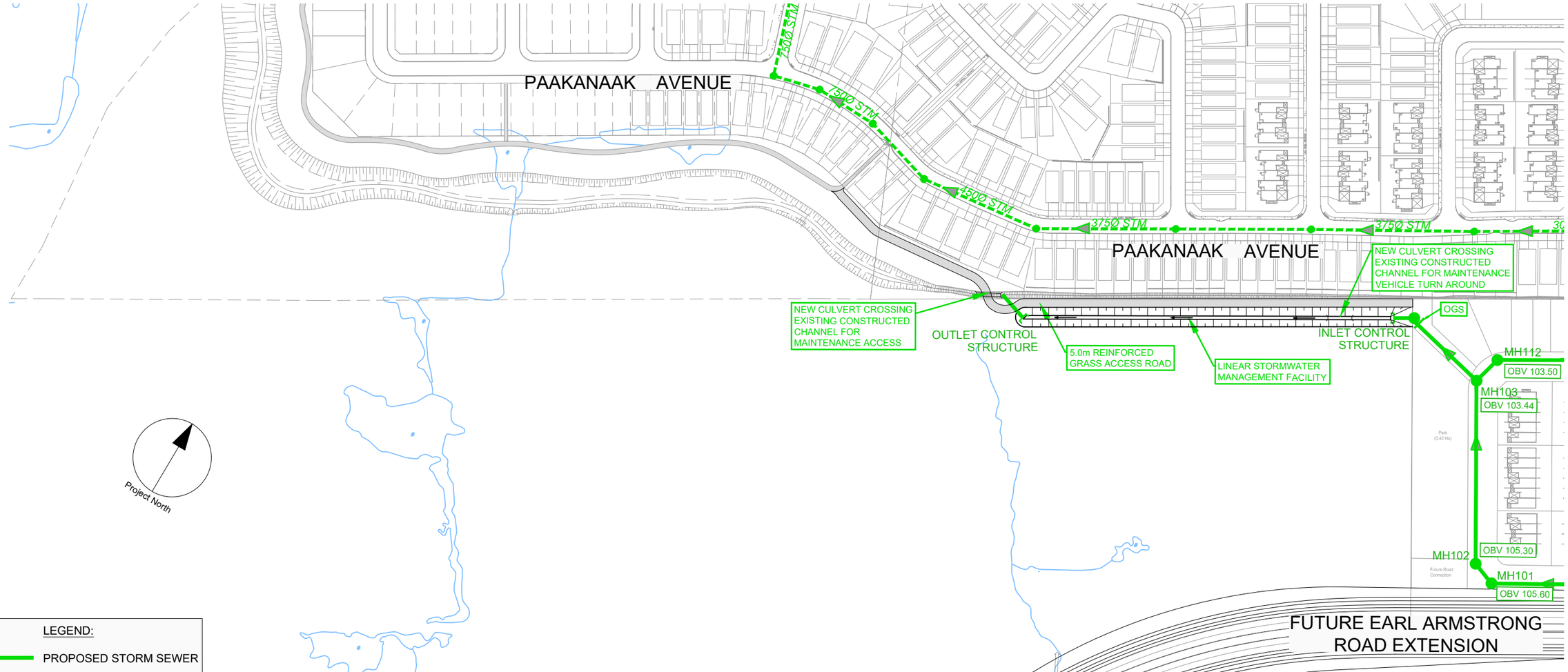
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LEITRIM S-4 EXPANSION LANDS

Drawing Title
PREFERRED STORM OUTLET
TO BANK STREET

Sheet No.
FIGURE 7-3
2025-08-08



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SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title
PREFERRED STORM SEWER OUTLET
TO EXISTING CONVEYANCE CHANNEL

Sheet No.
FIGURE 7-4
2025-08-08

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DUN SKIPPER DRIVE

KELLY FARM DRIVE

PAAKANAAK AVENUE

BANK STREET

825Ø STM

900Ø STM

1350Ø STM

1350Ø STM

CONNECT TO EXISTING STORM SEWER IN DUN SKIPPER DRIVE

825Ø STM

375Ø STM

50Ø STM

375Ø STM

300Ø STM

250Ø STM

250Ø STM

300Ø STM

TO LEITRIM WETLAND

Project North

SWM POND
0.5 Ha

AREA = 0.89 Acres
PIN = 043280237
OWNER: 6802516 CANADA INC.

C : 0.70
Area : 0.36ha

Emergency Access & Servicing Only

Park
(0.42 Ha)

C : 0.70
Area : 5.37ha

C : 0.70
Area : 7.86ha

LEITRIM S-4
EXPANSION LANDS

C : 0.70
Area : 6.90ha

C : 0.70
Area : 4.40ha

AREA = 0.68 Acres
PIN = 043280230
OWNER: 6802516 CANADA INC.

C : 0.70
Area : 0.57ha

AREA = 0.53 Acres
PIN = 043280233
OWNER: C. & L. RIZZO

Future Road
Connection

AREA = 0.28 Acres
PIN = 043281610
OWNER: CITY OF OTTAWA

AREA = 0.53 Acres
PIN = 043280232
OWNER: S. & S. KHANNA &
K. CHAUHAN

FUTURE EARL ARMSTRONG
ROAD EXTENSION

LEGEND:

PROPOSED STORM SEWER

250Ø STM — EXISTING STORM SEWER c/w DIAMETER

MINOR STORM DRAINAGE AREAS

MAJOR STORM DRAINAGE AREAS

C : 075
Area : 8.09ha — COEFFICIENT AREA IN HECTARES

Project Title

SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title

PREFERRED STORM DRAINAGE AREA PLAN

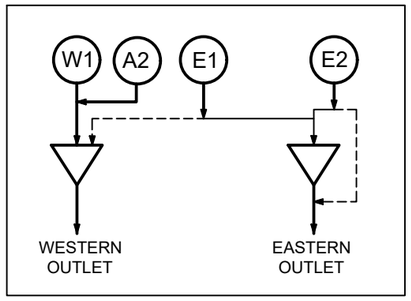
Sheet No.

FIGURE 7-5
2025-08-08

ARCADIS

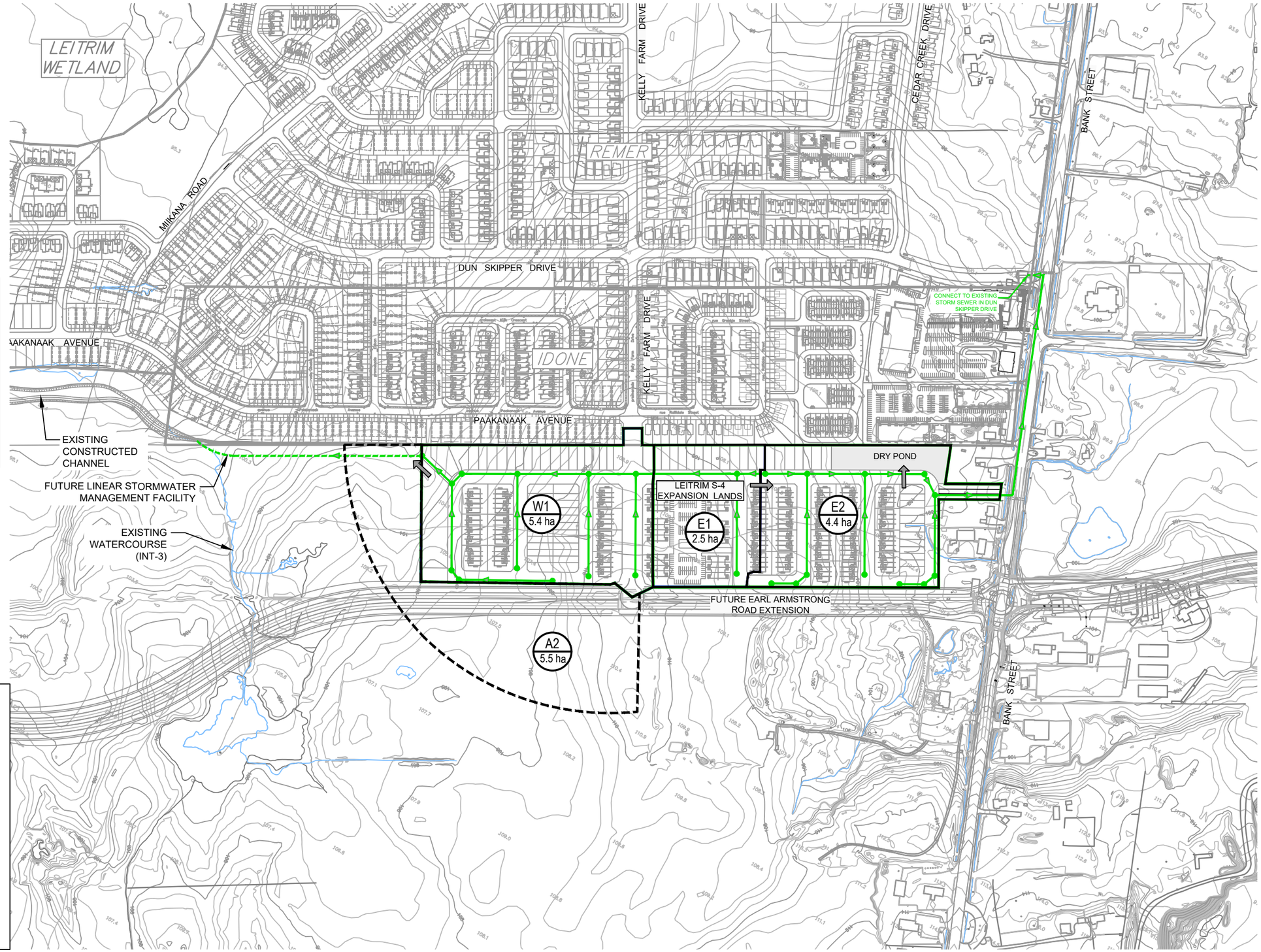
J:\145172_Cattizone_Po\7.0_Production\7.03_Design\20_Drainage\Content\Figures\Figure 7-6 Preferred Storm SWMHYMO Drainage Aea Plan.dwg Last Saved By: vukics5258 Last Saved At: Aug. 8, 25

SWMHYMO SCHEMATIC



LEGEND:

- TOTAL FLOW
- MINOR FLOW
- MAJOR FLOW
- E1 — DRAINAGE AREA ID
- ON-SITE STORAGE



LEGEND:

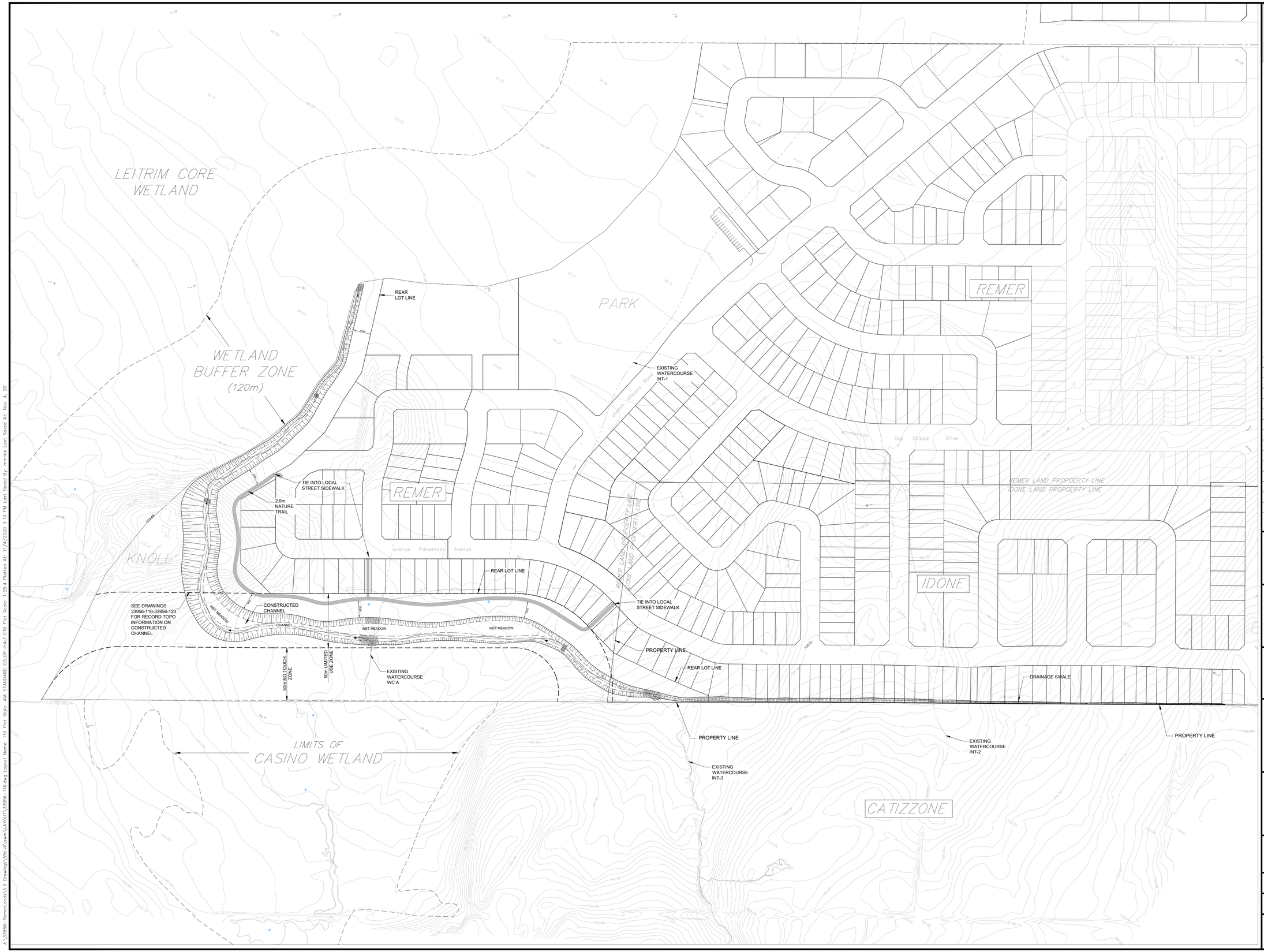
- EXISTING DRAINAGE AREA
- PROPOSED DRAINAGE AREA
- FUTURE LINEAR STORMWATER MANAGEMENT FACILITY
- PROPOSED STORM SEWER
- W1 / 5.4 ha — DRAINAGE AREA ID / AREA (ha)
- MAJOR FLOW
- WATERCOURSE

ARCADIS

Project Title
SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title
PREFERRED STORM SWMHYMO DRAINAGE AREA PLAN

Sheet No.
FIGURE 7-6
2025-08-08



REVIEWED BY
DEVELOPMENT REVIEW SERVICES BRANCH

Signed _____

Date _____ 2019

Plan Number _____

NOTE:

1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
2. THE CONTRACTOR IS RESPONCIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION AND SHALL PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOW ON THESE DRAWINGS.
3. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION PROPOSED RESIDENTAL DEVELOPMENT REMER AND IDONE LANDS OTTAWA, ONTARIO REPORT # 13-1121-0083 (1042/2042) PREPARED BY GOLDER ASSOCIATES.
4. FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
5. 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.
6. STRAW BALE SEDIMENT TRAPS TO BE PLACED AND MAINTAINED IN EXISTING AND CONSTRUCTED ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED (IF APPLICABLE).
7. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.

No.	REVISIONS	By	Date
14			
13			
12			
11			
10	RECORD TOPO INFORMATION NOTE ADDED	J.I.M.	2020.10.20
9	UPDATED LOTTING AND LOT NUMBERS	J.I.M.	2019.05.24
8	GENERAL DITCH REVISIONS	J.I.M.	2019.02.08
7	ISSUED FOR CONSTRUCTION	J.I.M.	2019.01.25
6	ISSUED FOR TENDER	J.I.M.	2018.09.24
5	ISSUED FOR MOECP APPROVAL	J.I.M.	2018.08.17
4	SUBMISSION No.4 FOR CITY AND SNC REVIEW	J.I.M.	2018.05.07
3	SUBMISSION No.3 FOR CITY AND SNC REVIEW	J.I.M.	2017.11.17
2	SUBMISSION No.2 FOR CITY AND SNC REVIEW	J.I.M.	2017.03.01
1	SUBMISSION No.1 FOR CITY DISCUSSION	J.I.M.	2016.12.02

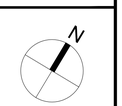
LEITRIM SOUTH HOLDINGS INC.

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

Project Title

PATHWAYS AT FINDLAY CREEK (REMER LANDS) CONSTRUCTED CHANNEL





Drawing Title

GENERAL PLAN

Scale
1:1500

Design	Date
R.B.	NOV. 2016
Drawn	Checked
S.V.	J.I.M.
Project No.	Drawing No.
33956	116

D07-16-11-007

#XXXXX

S:\33956-RemerLands\5-0 Drawings\5b1ovl\wm\LAYOUT\33956-116.dwg Layout Name: 116 Plot Style: AIA STANDARD COLOR-HALF CTB Plot Scale: 1:25.4 Plotted At: 11/4/2020 3:10 PM Last Saved By: mmline Last Saved At: Nov. 4, 20

Pathways at Findlay Creek – Constructed Channel Monitoring (Year 5)

October 30, 2024

Prepared for:
Leitrim South Holdings Inc.
c/o The Regional Group
1737 Woodward Dr. 2nd Floor
Ottawa, ON K2C 0P9

Cambium Reference: 20031-001

CAMBIUM INC.

866.217.7900

cambium-inc.com

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Appendix A Landscape Plan Monitoring and Recommendations (Novatech, 2024)
Appendix B In-Stream Photographic Monitoring
Appendix C Plant Community Monitoring

1.0 Introduction

Cambium Inc. (Cambium) was retained by Leitrim South Holdings Inc. to undertake the final year of annual natural environment monitoring of the constructed channel at the Pathways at Findlay Creek development (the Site; Figure 1), as outlined in the Design Brief prepared for the constructed channel (IBI Group et al., 2018).

The annual monitoring of the constructed channel was conducted from 2020 through 2022 [Years 1, 2 and 3 of the five-year program; (Golder, 2021) (Golder, 2022) (WSP Canada Inc., 2023a)] and results from 2022 indicated that the channel was functioning as intended and showed excellent establishment of vegetation and wildlife habitats. Based on these observations, and through discussions with the City of Ottawa in April 2023, it was agreed that it would be reasonable to skip Year 4 (2023) of the full monitoring program and complete only Year 5 (2024; the final year) of the monitoring program. Monitoring activities completed in Year 4 were limited to a one-day site visit to determine if there were any deficiencies in the channel (form or function) that required remedial actions. No remedial actions were deemed necessary (WSP Canada Inc., 2023b).

This report represents Year 5 of the five-year monitoring program. This annual report will describe noted deficiencies in the landscaping plan or channel form and function, if any, and document the establishment of the plant and amphibian community over time. This report will also identify remedial actions to be undertaken, if necessary. Where remedial actions have been undertaken, this report will assess their effectiveness.

1.1 Channel Design

The 2016 Environmental Management Plan (EMP; (Golder, 2016)) for the Site identified the need for a constructed channel, to be located in the southwest portion of the Site, to replace existing surface water features. Development of the Site involved the filling of the existing watercourses that previously conveyed external runoff from south of the Site, through the Site and emptied into the Leitrim Core Wetland buffer. Besides providing a conveyance function, these watercourses also supported fish and amphibian communities. Therefore, the new

constructed channel was proposed to both maintain and improve the surface water conveyance function of surface drainage from southern off-site rural lands by providing more permanent flow, and also provide habitat features for wildlife, including fish and amphibians.

The detailed design of the constructed channel was presented in the Design Brief (IBI Group et al., 2018) and included the following natural environment elements:

- A landscaping plan for riparian areas adjacent to the constructed channel;
- Three seasonally wet meadows within the constructed channel; and,
- Aquatic habitat features (e.g., root wads and rock piles) within the constructed channel.

The constructed channel was built in accordance with the Design Brief (IBI Group et al., 2018) in 2019, and the above elements are the focus of this monitoring program (Figure 1).

2.0 Methods

In accordance with the Design Brief (IBI Group et al., 2018), natural environment monitoring of the constructed channel was to commence following its construction, after flow diversion had occurred and the channel was on-line and continue for a period of five years. The constructed channel was put on-line in July 2019, with the first year of natural environment monitoring occurring in 2020 (Year 1). The monitoring program is intended to observe the establishment of the plant community, as well as monitor the effectiveness of the design of the channel and associated habitat features. The program includes a fixed-point photo-monitoring program, plant community plots, in-stream monitoring and assessment, and amphibian monitoring. In addition, the structural and functional effectiveness of the channel as a whole will be assessed. Monitoring occurs twice annually: once during spring to assess flow conveyance in the channel and water retention in the wet meadows; and once during the peak growing season (July/August) to monitor all aspects. Additionally, three evening events (April, May and June) monitor for amphibian breeding.

2.1 Landscape Plan Monitoring

The as-constructed corridor was reviewed at the end of summer 2020 following completion of the constructed channel for conformance with the landscape design drawings, and to identify any major modifications to features or plantings. During this process, the success of the plantings was noted. If any of the caliper trees, 25% of the whips or 10% of the seeded areas were found to be in poor condition, remedial actions were to be identified. Determination of the exact nature of the actions depend on the specific problem identified, but may include replacement plantings, species substitution or overseeding localized areas. This as-constructed record provided the baseline for comparison during the post-construction monitoring program.

Over the course of the five-year monitoring program, remedial actions were to be considered if there was greater than 10% decline in the number of species or if any given species could no longer be observed. This was intended to confirm that sufficient diversity was establishing within the corridor.

2.2 In-Stream Monitoring and Photo-Points

Monitoring of the in-stream area occurred twice (spring and mid-summer). Representative reaches of the in-stream portion of the channel were visually assessed and photo-points were established (Figure 1) to ensure that photos are taken at the same locations and vantage points during each year of monitoring. Information on in-stream habitat features, in-stream vegetation, basic stream morphology and aquatic habitat (including fish habitat, if applicable) were collected. Recommendations for maintenance or repair, if required, were identified.

2.3 Plant Community Photo-Monitoring

Photo-monitoring of plant communities occurred once in mid-summer. The photo-monitoring program consisted of ten photo-point locations (plots) within representative portions of the riparian zone of the channel (including slope, tablelands, and the channel discharge area adjacent to the Leitrim Core Wetland buffer) and wet meadows (Figure 1). This number corresponds to approximately 1 plot per 100 m of riparian length, plus 2 additional plots targeting the wet meadows.

Plots were comprised of a reference post (T-bar) against which the density board (2.0 m vertical board with black and white bands to illustrate successive measurements) was placed, and a photo-point post (T-bar) on which the surveyor's camera was placed so that photographs are taken from the same vantage point during each monitoring year. The posts at each plot are placed 10 m apart.

Estimates of vegetation height and percent cover were made by quantifying height and percent cover of plants within the photo relative to the density board using quantitative photo-monitoring techniques, as described by Van Horn & Van Horn (Van Horn & Van Horn, 1996). This data is presented in tabular and graph form to allow for comparison of data from year to year to identify any notable changes or the need for remedial actions.

2.4 Plant Community Plots

Plant community plot monitoring occurred once during mid-summer. Ten 5x5 m plant community plots were established (Figure 1) to monitor the growth, cover, and over-all health

of the vegetation within each plot. The plant community plots were located at the same location as the reference posts in the photo-monitoring program. The permanent marker used for photo-monitoring was used to establish the corner of the 5x5 m plot. The remaining three corners were located and marked with permanent markers. All woody plants within the 5x5 m plot were identified to genus or species where possible. Additional data collected included: height of each stem or group of stems, number of stems, estimated absolute cover, and general notes on the health of the plants. For all non-woody vascular plants, a species list estimated absolute cover per species, genus, and/or plant form, as well as general notes on plant health and habitat features, were also collected. Other applicable habitat data, such as presence of standing water, woody debris, bryophytes and bare substrate were noted. This data is presented in tabular form, showing any changes that may occur from year to year.

Any notable changes (such as anthropogenic impacts including, but not limited to: trash, encroachment, off-trail use, ad-hoc trails, invasive species) were also noted, and recommendation for maintenance or repair were identified, if required.

2.5 Amphibian Breeding Monitoring

Monitoring of the success of amphibian breeding within the three wet meadows was undertaken according to standard methodologies (Bird Studies Canada, 2003), and consisted of three visits (April, May and June). Locations of the amphibian breeding monitoring stations are presented on Figure 1. In addition to the call-count data, information on water depth, temperature, and area of inundation was also recorded.

3.0 Results

The Year 5 monitoring program was undertaken in 2024 on the dates presented in Table 1.

Table 1 Year 5 (2024) Monitoring Events

Date	Purpose
April 20	Instream Monitoring, Amphibian Breeding Monitoring
May 23	Amphibian Breeding Monitoring
June 28	Amphibian Breeding Monitoring
August 15	Instream Monitoring, Plant Community Monitoring

3.1 Landscape Plan Monitoring

A review of the landscape plantings was performed by Novatech Engineering Consultants (Novatech) in summer 2024. The plantings were reviewed against the planting plan to identify any major modifications to the planned features or plantings. The success of the plantings was assessed, and the need for remedial actions was determined. The results of the review are provided in Appendix A (Novatech, 2024).

3.2 In-Stream Monitoring and in-Stream Photo-Points

The constructed channel essentially consists of three distinct reaches; for a general description of each reach, and the corresponding photo-point stations, refer to Table 2.

Table 2 Reaches of the Constructed Channel

Reach Name	Corresponding In-Stream Photo-Point Stations	General Description
Reach 1	Photo-point 1	• Upstream-most portion of the constructed channel that starts immediately downstream of the existing INT-2 watercourse and the drainage swale. • A short and narrow section of stream with substrate comprised of cobble and boulder rip-rap at the top of the reach, becoming silt and clay. • In-stream vegetation has remained well established in 2024.
Reach 2	Photo-points 2-5	• Starts at the end of Reach 1 and continues until the constructed channel turns ~90 degrees to the north. • The widest portion of the constructed channel, swale-like, and where the three wet meadows occur. • Receives input mid-reach from the small watercourse WC-3 to the south. • In-stream vegetation has remained well established in 2024.
Reach 3	Photo-points 6-7	• Starts at the end of Reach 2 at the corner and continues to the downstream end of the constructed channel where it dissipates into the adjacent Leitrim Core Wetland buffer. • A relatively straight, wide stream, which includes the deepest portions of the constructed channel. • Substrate is primarily silt, clay and organics, with several cobble check dams. The check dams have a small breach to allow water to flow around them, creating small pools in periods of high water. • In-stream vegetation has remained well established in 2024.

In-stream monitoring, including representative photographs, occurred at seven photo-point stations along the constructed channel in April and August 2024, with additional information noted, if relevant, in between each station (Appendix B, Figure 1). Additional supplementary information was collected during the amphibian surveys in May and a June 2024. Habitat parameters observed at each station in 2024 are presented in Table 3 and a summary of the conditions observed during each visit in 2024 is presented below.

Table 3 In-Stream Monitoring Photo-Point Habitat Parameters 2024

Plot #	Survey Date (2024)	Habitat Type(s)	Flow Condition	Dominant Substrate Type(s)	Average Depth (cm)	Air Temperature (ºC)	Water Temperature (ºC)	In-Stream Vegetation
Plot 1	April 20	Run	Fast	Cobbles, Boulders	5-7	5	9.8	Dormant
	August 15	Run	Low to Moderate	Cobbles, Boulders	3-4	25	19.1	Moderate terrestrial and wetland grasses and forbs, Carex spp.
Plot 2	April 20	Flat, Run	Moderate	Silt, Sand	8-9	5	10.5	Dormant
	August 15	Flat, Run	Low to Moderate	Silt, Clay	5-6	25	20.2	Dense grasses, forbs, Carex spp., Typha sp. Salix still spreading rapidly
Plot 3	April 20	Flat	Moderate	Silt, Organic	15-19	5	11.9	Dormant
	August 15	Flat	Low	Silt, Clay, Organic	10	26	21.0	Dense Typha sp., grasses, forbs, Salix sp. still increasing
Plot 4	April 20	Flat, Pool	Moderate	Silt, Clay, Organic (Sand)	20-24	5	12.4	Dormant

Plot #	Survey Date (2024)	Habitat Type(s)	Flow Condition	Dominant Substrate Type(s)	Average Depth (cm)	Air Temperature (ºC)	Water Temperature (ºC)	In-Stream Vegetation
	August 15	Flat, Pool	Low	Silt, Clay, Organic	8-15	26	20.5	Moderate to Dense Carex spp., Typha sp., grasses, forbs etc.
Plot 5	April 20	Run, Pool	Moderate	Silt, Organic, (Sand)	20-25	6	12.4	Dormant
	August 15	Run, Pool	Low	Silt, (Sand)	14	28	19.9	Dense *Typha latifolia*, algae, grasses and forbs
Plot 6	April 20	Run, Flat	Moderate to Fast	Silt	16-21	6	12.0	Dormant
	August 15	Run, Flat	Low to Moderate	Silt, Clay	17	28	21.2	Dense Typha sp., Carex spp., Algae.
Plot 7	April 20	Run, Flat, Pool	Moderate	Silt, Cobble	20-25	6	12.2	Dormant
	August 15	Run, Flat, Pool	Low to Moderate	Silt, Cobble	14	28	20.3	Dense Typha sp., Carex sp., scattered forbs

Early Spring (April) Monitoring

Refer to Appendix B for photographic log of in-stream monitoring in 2024 and previous years. During the 2024 surveys, water in the constructed channel was at the highest levels seen during this study, as noted in Table 1. Water flowed into Reach 1 from the drainage swale and the existing watercourse INT-2 with moderate to fast flow, before slowing to a slower but steady flow through Reaches 2 and 3 before dissipating into the adjacent Leitrim Core Wetland buffer at the north end of the constructed channel. There still appeared to be several areas of seepage from adjacent wetlands that were also contributing to the flow, in particular where WC-3 enters the constructed channel at Reach 2, although these areas were heavily vegetated in 2024, and difficult to observe during the summer visit. Except for the top of Reach 1, which was primarily cobble and boulders, the substrate throughout was dominated by fines, such as silt, clay and organics. There were occasional small areas of sand and gravel throughout, especially where sediment sorting had occurred. In Reach 2, a few naturally occurring channels were observed in the fine substrates of the wet meadows during the spring visit. This was very similar to conditions observed in past years with the exception that water was slightly higher, and flow had slightly increased [Appendix B, (Golder, 2022)].

More details on in-stream vegetation are discussed in the section below based on results of the summer (August) monitoring.

Wildlife observations within the constructed channel during this visit included tracks of wading birds and songbirds, white-tailed deer (*Odocoileus virginanus*), mink (*Neovision vision*), muskrat (*Ondatra zibethicus*), and raccoon (*Procyon lotor*), as well as actual observations of muskrat (*Ondatra zibethicus*), great blue heron (*Ardea Herodias*), American bittern (*Botaurus lentiginosus*), Wilson's snipe (*Gallinago delicata*), and several species of songbird such as song sparrow (*Melospiza melodia*). Several leopard frogs (*Lithobates pipiens*) were observed throughout. Large numbers off small-bodied fish, primarily cyprinids, were observed throughout the deeper portions of all reaches.

Summer (August) Monitoring

Refer to Appendix B for a photographic log of in-stream monitoring in 2024 and previous years. During the August 2024 surveys, all reaches had a low to moderate flow. This was different than conditions observed during past surveys when much of the channel had dried up by July or August [Appendix B; (Golder, 2022)].

Results of the 2024 monitoring have shown that, since 2020, vegetation has become well established in all portions of the constructed channel. Reach 1 had a moderate amount of wetland and upland plants interspersed amongst the boulders and cobbles. Most of Reach 2, including the three wet meadows, has become a well-established marsh/thicket swamp, with the upper portion being meadow marsh-like and dominated by a mixture of species such as sedges (*Carex* spp.) and cattails (*Typha* spp.). Willows (*Salix* spp.) continue to spread rapidly and it is possible a notable portion of this reach will become a thicket swamp. The bottom of Reach 2, near the end of wet meadow 3, has fully established as a dense stand of cattail marsh. In some portions of Reach 3, particularly near the bottom end, very dense patches of cattails and sedges and grasses occur. The breached check dams were barely visible, being fully vegetated, creating habitat such as runs, pools, and shading. Small-bodied fish were observed throughout all reaches in August 2024, especially in and around habitat features where pools occur.

Wildlife observations within the constructed channel during this visit included various tracks of birds, as well as tracks of muskrat, mink, raccoon, coyote (*Canis latrans*), and white-tailed deer. Two great blue herons, and a single green heron (*Butorides virescens*) were also seen feeding. There were many songbirds such as swamp sparrow (*Melospiza georgiana*) and red-winged blackbird (*Agelaius phoeniceus*) in the riparian zone, and constructed channel itself. Several green frogs (*Lithobates clamitans*), wood frogs (*Lithobates sylvaticus*), and leopard frogs and were observed basking on the shore and/or swimming in the water of all reaches. Two painted turtles (*Chrysemys picta*) were observed swimming in Reach 3.

3.3 Plant Community Monitoring

Plant community monitoring included 10 photo-monitoring plots within representative portions of the constructed channel, and the adjacent riparian/upland zone (Figure 1). The same 10 locations were used for the plant community plots. Photographs and results of the monitoring are presented in Appendix C.

3.3.1 Plant Community Photo-Monitoring

Comparison of Results from All Years

In past years the bands on the density board (0-250 cm) had various levels of coverage, depending upon the location of the plot. In 2024, almost all bands at all stations were 100% cover with the exception of the upper bands at Plot 7, 9, and 10. It is expected that cover will fluctuate from year to year and at each plot, as the plant community changes over time; however, it appears that the meadow community reached a relatively mature state in 2024.

3.3.2 Plant Community Plots

Comparison of Results from All Years

During 2024 surveys it was apparent that most of the planted trees and shrubs within the plots were still healthy and in good condition. The majority of the individuals noted during 2020 monitoring have survived into 2024, and all have increased in height. A few additional trees appear to have been planted since 2020 monitoring, in particular near Plot 8, and they are thriving. In addition, several early successional shrub and trees species [e.g., poplars (*Populus* spp.)] and willows are becoming well established and spreading naturally as is apparent in Plots 2, 3, 7 and 8. Willows, in particular, continue to spread rapidly and have become dominant in some areas of the channel; which contributes to habitat diversity.

Herbaceous ground cover was a mix of seeded species (both native and alien) and naturally occurring species. The presence, abundance, and coverage of native species has increased significantly since 2020, and they are dominant in many areas. It is expected that, over time, native herbaceous plants will continue to increase in dominance. The plant community in 2024

is well established and in good condition, with most species showing vigour and dense growth. Overall, vegetation is the densest and tallest it has been since the start of the monitoring program, with little room for increased growth, other than the trees. At the stations in the wet meadows, there was little to no standing water at the time of the summer survey in either 2020, 2021 or 2022; however, in 2024 water was present throughout. The plant community continues to thrive and continues to increase in diversity. Overall, in 2024, compared to 2020 and other years, the plant community is diverse, healthy, and well established.

3.4 Amphibian Breeding Monitoring

Amphibian breeding monitoring was focused on the three wet meadows (Reach 2), with an additional station located at the downstream end of Reach 3, associated with the adjacent Leitrim Core Wetland buffer. A summary of the results is provided in Table 4.

3.4.1 April Visit

Three anuran species were heard calling in the wet meadows in the constructed channel during the April visit, including a full chorus of spring peepers (*Pseudacris crucifer*) and moderate numbers of northern leopard frog and American toad (*Anaxyrus americanus*). Full choruses of spring peepers and American toads, as well as smaller numbers of northern leopard frogs, were heard calling within the Leitrim Core Wetland buffer and Casino Wetland, adjacent to the Site. Wood frog was not heard in 2024 either inside or outside the constructed channel, in spite of it having been present in past years. For details on water inundation and other habitat parameters, refer to Section 3.2 and Table 3 above.

3.4.2 May Visit

During the May visit, a full chorus of spring peepers and lower numbers of American toads were heard calling throughout the channel (just downstream of wet meadow 3). A full chorus of spring peepers and American toads were heard calling within the Leitrim Core Wetland buffer and Casino Wetland, adjacent to the Site. At the time of the May visit, water depths had only slightly decreased compared to the April visit in 2024. The area of inundation was similar to April, and larger than in past years of monitoring.

3.4.3 June Visit

More than 10 green frogs were heard calling in the constructed channel during the June visit, with similar levels of calling by this species heard in the adjacent wetland off-Site. Water depths in the wet meadows had decreased since the previous visit, but the majority of the constructed channel still held water, contrary to June conditions in past years of monitoring.

3.4.4 Comparison of Results from All Years

Below is a summary of the species and abundance of amphibians observed breeding in the constructed channel during the current and previous years' monitoring. The codes presented in Table 4 follow the codes in the Marsh Monitoring Program (Bird Studies Canada, 2003):

- Code 1 – Individuals can be counted; calls not simultaneous
- Code 2 – Calls indistinguishable, some simultaneous calling
- Code 3 – Full chorus; calls continuous and overlapping

Table 4 Summary of Amphibian Breeding Results (All Years)

Year	April	May	June
2020	None	AMTO – Code 1	GRFR – Code 1
2021	SPPE – Code 3 WOFR – Code 1 NLFR – Code 1 AMTO – Code 2	GRFR – Code 1 SPPE – Code 2	GRFR – Code 1
2022	SPPE – Code 3 WOFR – Code 1 NLFR – Code 1 AMTO – Code 2	SPPE – Code 3 AMTO – Code 2	GRFR – Code 2
2024	SPPE – Code 3 NLFR – Code 2 AMTO – Code 1	SPPE – Code 3 AMTO – Code 2	GRFR – Code 2

Notes: *AMTO – American toad; GRFR – Green frog; SPPE – Spring peeper; WOFR – Wood frog; NLFR – Northern leopard frog*

4.0 Discussion

4.1 In-Stream Monitoring

Throughout the monitoring in 2020-2022 and 2024, the constructed channel was seen to be receiving inputs from the drainage swale (which runs along the southern edge of the property, collecting flows from lands to the south), and the connections with the intermittent streams identified as INT-3 and WC-A (Figure 1). Additional inputs of surface and groundwater from the adjacent wetland areas were also observed. The channel was seen to convey this water north where it eventually outlets at very low velocities into the Leitrim Core Wetland buffer. This indicates that the channel is continuing to function as intended with respect to water conveyance. These inputs appear to be part of the natural south-to-north flow of water in the Leitrim Wetland system that existed prior to construction of the channel. These inputs flow through the constructed channel and are outlet back into the Leitrim Core Wetland buffer at the north end of the channel. This flow mimics the original conditions on the Site. Based on the detailed studies conducted by Golder (Golder, 2020), the area within the no-touch zone between the northern fringe of the Casino Wetland and the constructed channel has experienced a permanent drawdown due to the construction of the channel, with maximum permanent water drawdown of 0.1 m to 0.5 m due to the construction of the channel near the north limit of the Casino Wetland. However, any permanent drawdown is being mitigated by precipitation events and recharge from off-Site locations to the south. The Leitrim Core Wetland has experienced no permanent drawdown due to the construction of the channel.

Water levels in the wet meadows and the channel in were higher throughout the 2024 monitoring period when compared to past years of monitoring, which is likely a result of a wetter than usual spring and summer in 2024. Water and flow remained in the constructed channel well into summer.

4.2 Plant Community Monitoring

No issues were identified during the in-stream and plant community monitoring in 2024. Although some of the ground cover plants are still alien pioneer species, there was a notable

increase in density, cover and diversity of native species in 2024 compared to previous years, with native species being dominant overall. It is expected that native herbaceous plants will continue to colonize over time. Willows continue to become increasingly dominant in the wet meadows, with many thousands of stems present, and portions of it may become thicket swamp in future years. This may help to dissuade the colonization of invasive species such as glossy buckthorn (*Rhamnus frangula*), which is abundant in the adjacent Leitrim Wetland.

4.3 Amphibian Breeding Monitoring

The observed amphibian breeding activity within the wet meadows in 2024 has increased compared to that seen in 2024, with the exception of wood frog being absent from the nocturnal call count surveys. Wood frog is an early breeding species, and given the early spring in 2024, it is possible it bred earlier and was missed during the surveys. Several wood frogs were seen during daytime surveys, later in the summer. The habitat in 2024 appears to have established as high quality breeding habitat for amphibians, which benefited from higher-than-normal spring and summer precipitation. Overall, there appears to be a thriving amphibian community within the constructed channel.

5.0 Review of Remedial Actions Taken

The erosion issues observed in 2020 along the banks at the bend in the constructed channel were remediated in 2021 through the placement of additional geotextile and rip-rap in the area of erosion. During the 2024 monitoring, the remediation works still appeared to be performing as intended and no additional notable erosion was observed. All areas were heavily vegetated by 2024, and the erosion prone areas have fully stabilized. No areas requiring remedial action have been identified since that time, including during the current monitoring.

6.0 Summary and Recommendations

Below is a summary of Cambium's observations in Year 5:

- The constructed channel is functioning as designed.
- No remedial actions with respect to the landscaping plan are recommended (Novatech, 2024); Appendix A).
- Over-all, the plant community appears to be fully established, healthy, maturing, and dominated by native species. No remedial actions are required or recommended.
- Following the Design Brief (IBI Group et al., 2018), the upland meadow was to be reviewed in Year 5 to determine if mowing should be undertaken to control the presence of woody species. No such mowing is deemed necessary, based on observations made during the Year 5 monitoring. Future caretakers of the channel are recommended to conduct their own reviews of the upland meadow to ensure the woody species do not spread into the area and mowing takes place at appropriate intervals, if meadow habitat is to be maintained.
- Water levels were higher in 2024 than in previous years, with water and flow persisting well into summer. This is likely due to the above normal precipitation in spring and summer of 2024. The mature vegetation provided adequate structure and cover to entice amphibians to breed in the wet meadows. The current results indicate that amphibians are successfully breeding in the wet meadows and, as such, no recommendations for alterations are proposed.
- The habitat created by the constructed channel and associated plant community has become habitat for several species of wildlife. No remedial actions are required or recommended.
- Remedial actions taken to address slope erosion in 2020 were reviewed each year since installation and appear to be functioning successfully. No further remediation is required.
- Based on the observed success of the various components of the constructed channel over the course of the five-year monitoring program, it is Cambium's opinion that the channel

has successfully established, and the Owner has completed their obligations under the Subdivision Agreement. We recommend that the management and control of the entirety of the constructed channel be turned over to the City of Ottawa.

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7.0 Closing

We trust this report meets your current needs. If you require anything further, please contact the undersigned.

Cambium Inc.

DocuSigned by:
Fergus Nicoll
AC17126AFF204FA...

Fergus Nicoll, Dip. T.
Senior Ecological Specialist

DocuSigned by:
G. Weeks
B52DA9433CDD43E...

Gwendolyn Weeks, H.B.Sc.Env.
Senior Ecologist / Senior Project Manager

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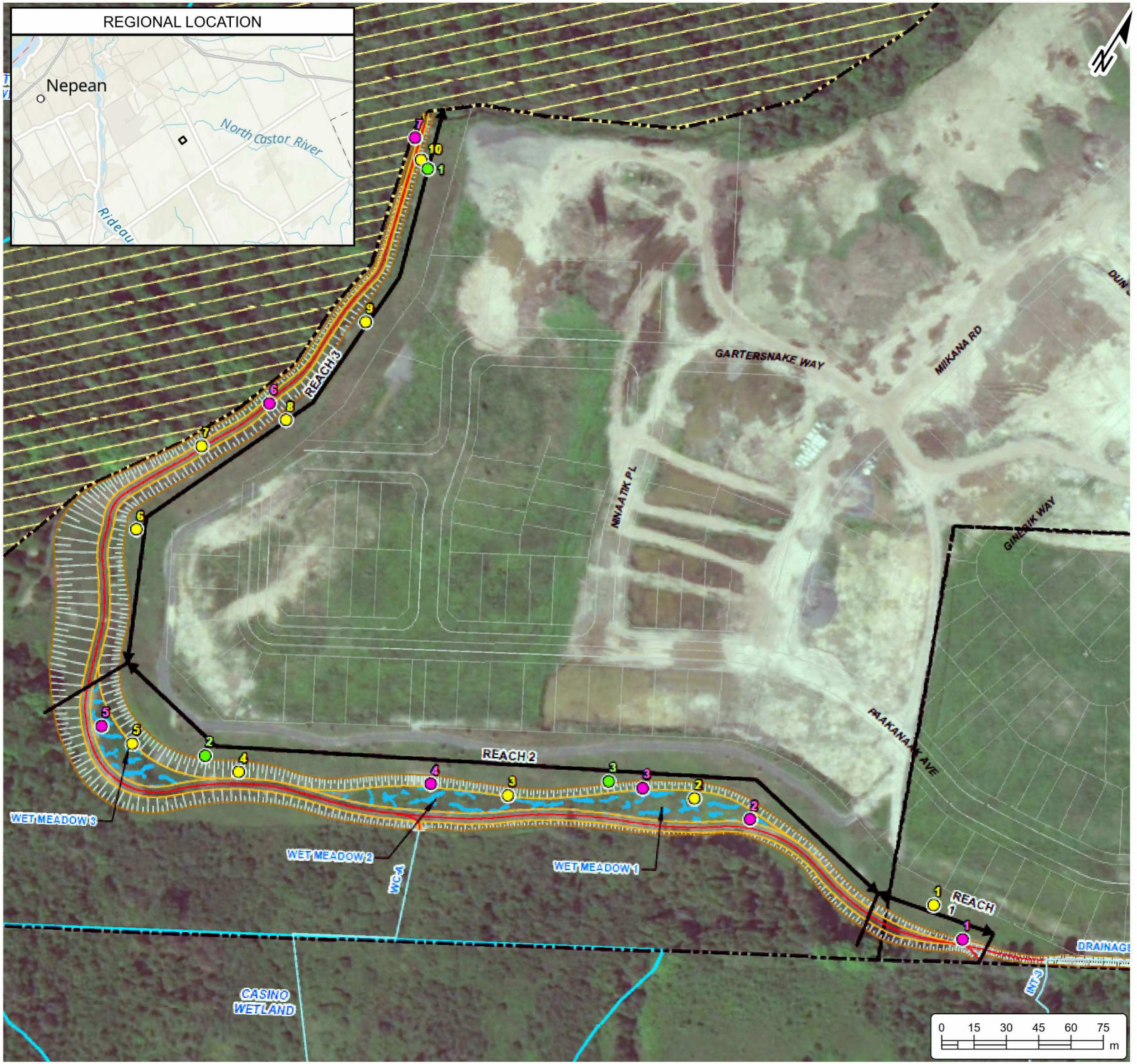
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Appended Figures



PATHWAYS CONSTRUCTED CHANNEL MONITORING

LEITRIM SOUTH HOLDINGS INC.
4800 Bank Street
Ottawa, Ontario

LEGEND

- NOCTURNAL AMPHIBIAN STATION
- INSTREAM MONITORING STATION
- PLANT COMMUNITY STATION
- SLOPE
- BOTTOM OF BANK
- TOP OF BANK
- CENTRELINE
- PROVINCIALLY SIGNIFICANT WETLAND
- LEITRIM CORE WETLAND BUFFER

Notes:
- Figure created on March 15, 2021 by WSP.
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- Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.
- Cambium Inc. makes every effort to ensure this map is free from errors but cannot be held responsible for any damages due to error or omissions. This map should not be used for navigation or legal purposes. It is intended for general reference use only.

CAMBIUM
194 Sophia Street
Peterborough, Ontario, K9H 1E5
Tel: (705) 742.7900 Fax: (705) 742.7907
www.cambium-inc.com

CONSTRUCTED CHANNEL FEATURES AND MONITORING STATIONS

Project No.: 20031-001		Date: June 2024 Rev.:	
Scale: 1:2,500		Projection: NAD 1983 UTM Zone 18N	
Created by: DBB	Checked by: GW	Figure:	1

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Appendix A

Landscape Plan Monitoring and Recommendations

(Novatech, 2024)

NOVATECH
Engineers, Planners & Landscape Architects

M E M O R A N D U M

DATE: JULY 2024

TO: GWENDOLYN WEEKS, CAMBIUM INC.

FROM: RYAN JAMES, NOVATECH

RE: 116023-17
PATHWAYS AT FINDLAY CREEK – CHANNEL CORRIDOR
RIPARIAN ECOSYSTEM MONITORING, YEAR 5

CC: EVAN GARFINKEL, REGIONAL

The channel corridor within Pathways at Findlay Creek supports a variety of plant communities which consist of groups of species selected to respond to varying site conditions. To ensure a minimum standard for the long-term success of the channel corridor planting, a monitoring protocol was implemented over a 5-year period. This is the 5th year, and final observations are to be found below.

Year 5 (2024)

Minimum Standard of Success

When the corridor was commissioned in 2019, the field review for the F1 Certificate (City of Ottawa standard) confirmed it was in general compliance with the approved landscape design drawings. There were no substantial modifications to features or plantings.

During the monitoring process, the success of the plantings was noted. If any of the caliper trees, 25% of the whips, or 10% of the seeded areas were found to be in poor condition, remedial actions were to be taken. Determination of the exact nature of the actions was dependent on the specific problem identified, but included replacement plantings, species substitution or over-seeding localized areas. This as-constructed record has provided the baseline for comparison during the post-construction monitoring program.

Plant Observations

The final assessment of all trees, shrubs and whips was conducted in the summer of 2024 by Novatech staff.

Trees and shrubs continue to display good signs of success and vigor. The Maples, Oaks, Sumacs have done exceptionally well and are putting on vigorous growth. There are volunteer Poplars and Willows appearing throughout the naturalized area. The coniferous grove on the north end of naturalized channel has excellent coverage, with near perfect success with the Tamarack, Larch and Fir specimens.

Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 Fax: 613.254.5867 www.novatech-eng.com

Groundcover Observations (Seeded Areas)

The final assessment of all seeded areas was conducted in the summer of 2024 by Novatech staff. Note that the seed has grown to shoulder-height in some areas, with a density that makes it very difficult to move through at the height of the growing season. Fortunately, the stone dust path that runs along the corridor is available to facilitate observations.

Overall, the creek groundcover is performing strongly and has maintained a dense mat of naturalization with many native wildflowers, grasses and volunteer species establishing along with the applied seed. Some of the typical vegetation recently observed includes but is not limited to Canada thistle, Crown Vetch, Fleabane, Goldenrod, Queen Anne's Lace, prickly lettuce, crab grass and Rudbeckia. Due to prevalence of these species in the adjacent wetland area, the establishment of these species is to be expected.

Remedial Action

No remedial action is recommended. Over the 5-year monitoring period, the corridor has, and continues to perform strongly. The trees, whips, shrubs, and groundcover are robust and well-established and have consistently met the minimum standards of success.

Yours truly,

NOVATECH



Ryan James, OALA, CSLA
Senior Project Manager | Landscape Architecture

Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 Fax: 613.254.5867 www.novatech-eng.com





Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 Fax: 613.254.5867 www.novatech-eng.com





Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 Fax: 613.254.5867 www.novatech-eng.com





Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 Fax: 613.254.5867 www.novatech-eng.com

Appendix B

In-Stream Photographic Monitoring



Photo 1: Instream Station 1, Upstream, April 2020



Photo 2: Instream Station 1, Upstream, April 2021



Photo 3: Instream Station 1, Upstream, April 2022



Photo 4: Instream Station 1, Upstream, April 2024



Photo 5: Instream Station 1, Upstream, July 2020



Photo 6: Instream Station 1, Upstream, July 2021



Photo 7: Instream Station 1, Upstream, August 2022



Photo 8: Instream Station 1, Upstream, August 2024



Photo 9: Instream Station 1, Downstream, April 2020



Photo 10: Instream Station 1, Downstream, April 2021



Photo 11: Instream Station 1, Downstream, April 2022



Photo 12: Instream Station 1, Downstream, April 2024



Photo 13: Instream Station 1, Downstream, July 2020



Photo 14: Instream Station 1, Downstream, July 2021



Photo 15: Instream Station 1, Downstream, August 2022



Photo 16: Instream Station 1, Downstream, August 2024



Photo 17: Instream Station 2, Upstream, April 2020



Photo 18: Instream Station 2, Upstream, April 2021



Photo 19: Instream Station 2, Upstream, April 2022



Photo 20: Instream Station 2, Upstream, April 2024



Photo 21: Instream Station 2, Upstream, July 2020



Photo 22: Instream Station 2, Upstream, July 2021



Photo 23: Instream Station 2, Upstream, August 2022



Photo 24: Instream Station 2, Upstream, August 2024



Photo 25: Instream Station 2, Downstream, April 2020



Photo 26: Instream Station 2, Downstream, April 2021



Photo 27: Instream Station 2, Downstream, April 2022



Photo 28: Instream Station 2, Downstream, April 2024



Photo 29: Instream Station 2, Downstream, July 2020



Photo 30: Instream Station 2, Downstream, July 2021



Photo 31: Instream Station 2, Downstream, August 2022



Photo 32: Instream Station 2, Downstream, August 2024



Photo 33: Instream Station 3, Upstream, April 2020



Photo 34: Instream Station 3, Upstream, April 2021



Photo 35: Instream Station 3, Upstream, April 2022



Photo 36: Instream Station 3, Upstream, April 2024



Photo 37: Instream Station 3, Upstream, July 2020



Photo 38: Instream Station 3, Upstream, July 2021



Photo 39: Instream Station 3, Upstream, August 2022



Photo 40: Instream Station 3, Upstream, August 2024



Photo 41: Instream Station 3, Downstream, April 2020



Photo 42: Instream Station 3, Downstream, April 2021



Photo 43:Instream Station 3, Downstream, April 2022



Photo 44:Instream Station 3, Downstream, April 2024



Photo 45: Instream Station 3, Downstream, July 2020



Photo 46: Instream Station 3, Downstream, July 2021



Photo 47: Instream Station 3, Downstream, August 2022



Photo 48: Instream Station 3, Downstream, August 2024



Photo 49: Instream Station 4, Upstream, April 2020



Photo 50: Instream Station 4, Upstream, April 2021



Photo 51: Instream Station 4, Upstream, April 2022



Photo 52: Instream Station 4, Upstream, April 2024



Photo 53: Instream Station 4, Upstream, July 2020



Photo 54: Instream Station 4, Upstream, July 2021



Photo 55: Instream Station 4, Upstream, August 2022



Photo 56: Instream Station 4, Upstream, August 2024



Photo 57: Instream Station 4, Downstream, April 2020



Photo 58: Instream Station 4, Downstream, April 2021



Photo 59: Instream Station 4, Downstream, April 2022



Photo 60: Instream Station 4, Downstream, April 2024



Photo 61: Instream Station 4, Downstream, July 2020



Photo 62: Instream Station 4, Downstream, July 2021

PHOTO MISSING

Photo 63: Instream Station 4, Downstream, August 2022



Photo 64: Instream Station 4, Downstream, August 2024



Photo 65: Instream Station 5, Upstream, April 2020



Photo 66: Instream Station 5, Upstream, April 2021



Photo 67: Instream Station 5, Upstream, April 2022



Photo 68: Instream Station 5, Upstream, April 2024



Photo 69: Instream Station 5, Upstream, July 2020



Photo 70: Instream Station 5, Upstream, July 2021



Photo 71: Instream Station 5, Upstream, August 2022



Photo 72: Instream Station 5, Upstream, August 2022



Photo 73: Instream Station 5, Downstream, April 2020



Photo 74: Instream Station 5, Downstream, April 2021



Photo 75: Instream Station 5, Downstream, April 2022



Photo 76: Instream Station 5, Downstream, April 2024



Photo 77: Instream Station 5, Downstream, July 2020



Photo 78: Instream Station 5, Downstream, July 2021

PHOTO MISSING

Photo 79: Instream Station 5, Downstream, August 2022



Photo 80: Instream Station 5, Downstream, August 2024



Photo 81: Instream Station 6, Upstream, April 2020



Photo 82: Instream Station 6, Upstream, April 2021



Photo 83: Instream Station 6, Upstream, April 2022



Photo 84: Instream Station 6, Upstream, April 2024



Photo 85: Instream Station 6, Upstream, July 2020



Photo 86: Instream Station 6, Upstream, July 2021



Photo 87: Instream Station 6, Upstream, August 2022



Photo 88: Instream Station 6, Upstream, August 2024



Photo 89: Instream Station 6, Downstream, April 2020



Photo 90: Instream Station 6, Downstream, April 2021



Photo 91: Instream Station 6, Downstream, April 2022



Photo 92: Instream Station 6, Downstream, April 2024



Photo 93: Instream Station 6, Downstream, July 2020



Photo 94: Instream Station 6, Downstream, July 2021



Photo 95: Instream Station 6, Downstream, August 2022



Photo 96: Instream Station 6, Downstream, August 2024



Photo 97: Instream Station 7, Upstream, April 2020



Photo 98: Instream Station 7, Upstream, April 2021



Photo 99: Instream Station 7, Upstream, April 2022



Photo 100: Instream Station 7, Upstream, April 2024



Photo 101: Instream Station 7, Upstream, July 2020



Photo 102: Instream Station 7, Upstream, July 2021



Photo 103: Instream Station 7, Upstream, August 2022



Photo 104: Instream Station 7, Upstream, August 2024



Photo 105: Instream Station 7, Downstream, April 2020



Photo 106: Instream Station 7, Downstream, April 2021



Photo 107: Instream Station 7, Downstream, April 2022



Photo 108: Instream Station 7, Downstream, April 2024



Photo 109: Instream Station 7, Downstream, July 2020



Photo 110: Instream Station 7, Downstream, July 2021



Photo 111: Instream Station 7, Downstream, August 2022



Photo 112: Instream Station 7, Downstream, August 2024

Appendix C

Plant Community Monitoring



Photo 1: 2020 Plant Community Plot 1



Photo 2: 2021 Plant Community Plot 1



Photo 3: 2022 Plant Community Plot 1



Photo 4: 2024 Plant Community Plot 1



Photo 5: 2020 Plant Community Plot 2



Photo 6: 2021 Plant Community Plot 2



Photo 7: 2022 Plant Community Plot 2



Photo 8: 2024 Plant Community Plot 2



Photo 9: 2020 Plant Community Plot 3



Photo 10: 2021 Plant Community Plot 3



Photo 11: 2022 Plant Community Plot 3



Photo 12: 2024 Plant Community Plot 3



Photo 13: 2020 Plant Community Plot 4



Photo 14: 2021 Plant Community Plot 4

PHOTO MISSING

Photo 15: 2022 Plant Community Plot 4



Photo 16: 2024 Plant Community Plot 4



Photo 17: 2020 Plant Community Plot 5



Photo 18: 2021 Plant Community Plot 5



Photo 19: 2022 Plant Community Plot 5



Photo 20: 2024 Plant Community Plot 5



Photo 21: 2020 Plant Community Plot 6



Photo 22: 2021 Plant Community Plot 6



Photo 23: 2022 Plant Community Plot 6



Photo 24: 2024 Plant Community Plot 6



Photo 25: 2020 Plant Community Plot 7



Photo 26: 2021 Plant Community Plot 7



Photo 27: 2022 Plant Community Plot 7



Photo 28: 2024 Plant Community Plot 7



Photo 29: 2020 Plant Community Plot 8



Photo 30: 2021 Plant Community Plot 8



Photo 31: 2022 Plant Community Plot 8



Photo 32: 2024 Plant Community Plot 8



Photo 33: 2020 Plant Community Plot 9



Photo 34: 2021 Plant Community Plot 9



Photo 35: 2022 Plant Community Plot 9



Photo 36: 2024 Plant Community Plot 9



Photo 37: 2020 Plant Community Plot 10



Photo 38: 2021 Plant Community Plot 10



Photo 39: 2022 Plant Community Plot 10



Photo 40: 2024 Plant Community Plot 10

Appendix C-1 Photomonitoring Results 2020-2024

Section of Density Board (cm)	% Covered by Vegetation July 2020	% Covered by Vegetation July 2021	% Covered by Vegetation July 2022	% Covered by Vegetation July 2024	Section of Density Board (cm)	% Covered by Vegetation July 2020	% Covered by Vegetation July 2021	% Covered by Vegetation July 2022	% Covered by Vegetation July 2024
Plot 1					**Plot 6**				
0-50	70	50	100	100	0-50	65	95	100	100
51-100	10	5	60	100	51-100	20	80	100	100
101 - 150	50	60	50	100	101 - 150	0	10	80	100
151 - 200	0	0	5	100	151 - 200	0	0	10	100
201 - 250	0	0	0	95	201 - 250	0	0	0	100
Plot 2					**Plot 7**				
0-50	95	95	100	100	0-50	60	50	95	95
51-100	15	15	55	100	51-100	15	10	55	60
101 - 150	5	0	5	100	101 - 150	5	0	10	30
151 - 200	0	0	5	100	151 - 200	0	0	0	5
201 - 250	0	0	0	100	201 - 250	0	0	0	5
Plot 3					**Plot 8**				
0-50	85	65	100	100	0-50	15	100	100	100
51-100	10	0	60	100	51-100	0	90	95	100
101 - 150	0	0	10	100	101 - 150	0	70	45	100
151 - 200	0	0	0	100	151 - 200	0	0	5	100
201 - 250	0	0	0	100	201 - 250	0	0	0	100
Plot 4					**Plot 9**				
0-50	65	100	100	100	0-50	35	90	100	100
51-100	20	100	100	100	51-100	0	15	55	100
people pp	0	60	90	100	101 - 150	0	5	5	75
151 - 200	0	0	0	100	151 - 200pp	0	0	0	5
201 - 250	0	0	0	100	201 - 250	0	0	0	0
Plot 5					**Plot 10**				
0-50	95	100	100	100	0-50	10	60	65	100
51-100	40	90	100	100	51-100	0	5	5	70
101 - 150	10	20	90	100	101 - 150	0	0	0	10
151 - 200	0	5	70	100	151 - 200	0	0	0	0
201 - 250	0	0	30	100	201 - 250	0	0	0	0

Table C2 - Plant Community Monitoring Data

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
1 (Upland)	*Acer saccharum*	3	3	3	3	0.9 to 1.2	0.9 to 1.4	1 to 1.5	1.2 to 1.8	<5	<5	<5	10	good condition	good condition	good condition	good condition
	Celtis occidentalis	3	3	3	3	1 to 1.4	1.1 to 1.5	1.1 to 1.8	1.5 to 2.2	<5	5	5	5	good condition	good condition	good condition	good condition
	Quercus macrocarpa	1	1	1	1	3.1	3.4	3.5	3.8	<5	<5	<5	5	good condition	small amount of dieback	fair condition	good condition
	Rhus typhina	1	1	1	2	0.6	1.2	1.2	0.5 to 2.1	<5	<5	<5	10	original stem died, healthy new shoot	good condition	good condition	good condition, new shoot
	Agalinis tenuifolia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	0				
	Chenopodium album	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15	0	0	0				
	Cirsium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	5	<5				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40	10	30	30				
	Erigeron spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	15	0				
	Lythrum salicaria	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Matricaria chamomilla	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	0	0	0				
	Melilotus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	60	35	<5				
	Monarda fistulosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	10				
	Oenothera biennis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	<5				
	Papaver sp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	<5	0				
	Persicaria maculosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	20	25	20				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	10	15				
	Sonchus arvensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	5				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	20				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	<5				
	Vicia cracca	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	5				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15	0	0	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0				
2 (Wet Meadow)	*Populus deltoides*	0	7	11	12	N/A	0.2 to 0.5	0.1 to 0.8	0.2 to 2.1	0	<5	<5	10		good condition	good condition	
	Salix spp.	0	40+	100+	100+	N/A	0.2-0.6	0.1 to 1	0.1 to 2.4	0	15	35	70		many seedlings/shoots	many seedlings/shoots/ saplings	many seedlings/shoots/ saplings
	Alisma triviale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	<5	<5				
	Carex spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	20	15	20				
	Cirsium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Daucus carota	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Eupatorium perfoliatum	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	5	10	10				
	Glyceria grandis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40	25	20	15				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	20	15	10				

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
2 (Wet Meadow)	*Juncus spp.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	5				
	Leersia oryzoides	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15	5	10	20				
	Lythrum salicaria	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	10	10	5				
	Melilotus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Oenothera biennis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	<5	<5				
	Persicaria maculosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	<5				
	Phalaris arundinacea	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	10	15				
	Plantago major	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Scirpus atrovirens	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	5	10				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	5	10				
	Typha spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	25	20	20				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25	15	5	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	10				
3 (Wet Meadow/Slope)	*Populus deltoides*	0	6	7	7	N/A	0.3 to 0.4	0.4 to 0.8	0.9 to 2.6	0	<5	<5	10		good condition	good condition	good condition
	Populus tremuloides	0	1	2	3	N/A	1.3	1.8	0.2 to 1.9	0	<5	<5	<5		good condition	good condition	good condition
	Salix spp.	0	0	30+	100+	N/A	N/A	0.1 to 0.8	0.1 to 2.5	0	0	15	35			many seedlings/shoots	many seedlings/shoots
	Achillea millefolium	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	<5				
	Alisma triviale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	5	5	<5				
	Daucus carota	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	<5				
	Echinacea purpurea	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Elymus canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	5				
	Equisetum arvense	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	5				
	Glyceria grandis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	0	<5	5				
	Juncus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	5				
	Leersia oryzoides	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	10				
	Lycopus americana	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	10	5				
	Lythum salicaria	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	5	10	5				
	Melilotus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	10	<5				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	5				
	Phalaris arundinacea	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	15				
	Scirpus atrovirens	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	5	15				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	10				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	5	20				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	5	<5	<5				
	Typha spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	20	20	25				
	Unknown grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	15	20	20				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60	20	10	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	5				

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
4 (Slope)	*Acer rubrum*	2	2	2	2	1.1 to 1.3	1.1 to 1.4	1.2 to 1.9	1.4 to 2.2	<5	<5	<5	5	good condition	good condition	good condition	good condition
	Acer saccharinum	1	1	1	1	1.3	1.4	1.4	1.6	<5	5	5	5	good condition	good condition	good condition	good condition
	Betula papyrifera	1	1	1	1	2.1	2.2	2.5	3.1	<5	<5	<5	10	good condition	good condition	good condition	good condition
	Populus deltoides	1	1	1	2	0.6	1.1	1.7	2.6	<5	<5	<5	5	original stem died, healthy new shoot	recovered	good condition	good condition
	Populus grandidentata	1	1	1	3	2	2.2	2.5	0.1 to 3.2	<5	<5	<5	10	good condition	good condition	good condition	good condition, new shoots
	Quercus macrocarpa	1	1	1	1	1.1	1	1.3	1.5	<5	<5	<5	5	Top dieback, but since recovered	poor condition	fair condition	good condition
	Tilia americana	3	0	0	0	1.4 to 1.5	N/A	N/A	N/A	<5	0	0	0	2 good condition, 1 partial dieback	dead		
	Chenopodium album	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Cirsium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	5				
	Daucus carota	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	20				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	55	20	40	45				
	Matricaria chamomilla	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	5	<5	0				
	Melilotus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	40	25	<5				
	Monarda fistulosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	5	15				
	Oenothera biennis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	<5				
	Oxalis stricta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	0				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	15				
	Rumex crispus	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	<5	<5	0				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	10	20				
	Sonchus arvensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	<5				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	20				
	Taraxacum officinale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	<5	<5	0				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	10	<5				
	Tussilago farfara	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	0	0	0				
	Typha spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	<%				
	Vicia cracca	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	10	5				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	<5	<5	<5				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0				
5 (Wet Meadow)	*Salix* spp.	N/A	N/A	N/A	7	N/A	N/A	N/A	0.1 to 0.3	0	0	0	<5				New seedlings
	Alisma triviale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	<5				
	Carex spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	5	10				
	Eutrochium maculatum	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	0				
	Galium palustre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Glyceria grandis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	5				
	Lycopus uniflorus	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	<5				
	Lythrum salicaria	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	5	<5				

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
5 (Wet Meadow)	*Melilotus* spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	0				
	Phalaris arundinacea	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	10				
	Sagittaria latifolia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	5				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	20				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	<5	0				
	Typha spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	80	85	90	90				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100	80	80	100				
6 (Upland)	*Alnus incana*	1	1	0	0	2.7	1.8	N/A	N/A	<5	<5	0	0	good condition	top dieback occurred, potentially recovering.	dead	
	Betula papyrifera	1	1	1	1	1.7	1.8	2	2.2	<5	<5	5	5	good condition	good condition	good condition	good condition
	Juniperus virginiana	1	1	1	1	0.8	0.8	1	2.3	<5	<5	<5	5	good condition	good condition	good condition	good condition
	Picea glauca	2	2	2	2	0.6 to 0.9	0.7 to 0.9	1 to 1.1	1.6 to 2.0	<5	5	5	10	good condition	good condition	good condition	good condition
	Pinus strobus	1	1	1	1	0.5	0.7	1.2	3.1	<5	<5	5	15	good condition	good condition	good condition	good condition
	Chenopodium album	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	0	0	0				
	Cirsium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	35	15	5				
	Conyza canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	<5	0				
	Daucus carota	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	5	10	10				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35	<5	30	35				
	Erigeron spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	5	5	5				
	Matricaria chamomilla	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	0	0	0				
	Medicago lupulina	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	15	10	<5				
	Monarda fistulosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	15				
	Oenothera biennis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	<%				
	Pastinaca sativa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	0				
	Plantago major	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Potentilla norvegica	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Rumex crispus	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	<5				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	5				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	20				
	Setaria pumila	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	0	0	0				
	Sonchus arvensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	<5				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	15				
	Taraxacum officinale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	0	0	0				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	0				
	Tussilago farfara	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	5	<5	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0				

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
7 (Riparian Slope)	Salix spp.	N/A	4	9	17	N/A	0.2 to 1.0	0.1 to 1.0	0.1 to 1.4	0	<5	<5	<5	good condition	good condition	good condition	good condition, new shoots
	Alisma triviale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	<5				
	Bidens cernua	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	0	0				
	Carex spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	5	10	20				
	Cicuta bulbifera	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Daucus carota	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	15				
	Echinochloa crusgalli	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Euthamia graminifolia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Fragaria virginiana	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	<5				
	Juncus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	5				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70	0	20	15				
	Lythrum salicaria	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Medicago lupulina	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Monarda fistulosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	5				
	Oxalis stricta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	0	0				
	Persicaria maculosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	0				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	30	35	30				
	Setaria pumila	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	15				
	Sonchus arvensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	10				
	Taraxacum officinale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	<5	<5	0				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	15	<5	<5				
	Typha spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	15	30				
	Vicia cracca	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	<5				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	35	25	40				
8 (Upland)	*Alnus incana*	0	2	2	2	0	1.5 to 1.8	1.7 to 2	1.8 to 2.3	0	5	5	10		Planted since 2020 monitoring?	good condition	good condition
	Betula papyrifera	1	1	1	1	1.7	1.7	2.1	2.6	<5	<5	<5	10	good condition	good condition	good condition	good condition
	Juniperus virginiana	0	1	1	1	0	1.1	1.4	2.3	0	<5	5	10		Planted since 2020 monitoring?	good condition	good condition
	Picea glauca	0	1	1	1	0	1.2	1.3	1.8	0	<5	<5	5		Planted since 2020 monitoring?	good condition	good condition
	Pinus strobus	1	1	1	1	0.4	1.3	2	2.5	<5	<5	5	15	Dead	Planted since 2020 monitoring?	good condition	good condition
	Ambrosia artemisiifolia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	10	5	0				
	Cirsium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	15	10	10				
	Daucus carota	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	15	10				

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
8 (Upland)	*Doellingeria umbellata*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15	15	30	30				
	Melilotus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	<5	<5	0				
	Oenothera biennis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	5				
	Oxalis stricta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	0	0	0				
	Pastinaca sativa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	5				
	Persicaria maculosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Plantago major	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	10	15				
	Setaria pumila	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30	0	0	0				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	15				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	20				
	Taraxacum officinale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	0				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	10	<5	<5				
	Vicia cracca	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	<5				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	5	<5	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0				
9 (Upland)	Populus tremuloides	N/A	N/A	N/A	2	N/A	N/A	N/A	0.2 to 0.3	0	0	0	<5				New seedlings
	Ambrosia artemisiifolia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	10	5	0				
	Chenopodium album	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Cirsium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	5	<5				
	Echinacea purpurea	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	15				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70	10	25	30				
	Matricaria chamomilla	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	0				
	Medicago lupulina	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Melilotus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	10	10	<5				
	Monarda fistulosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	25				
	Pastinaca sativa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	<%				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	40	35	35				
	Setaria pumila	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	10				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	10				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	10	5	<5				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	5	5	<5				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0				
10 (Slope)	*Salix spp.*	N/A	N/A	N/A	7	N/A	N/A	N/A	0.1 to 0.2	0	0	0	<5				New seedlings
	Asclepius syriaca	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	5				
	Carex spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	5				
	Equisetum arvense	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	10	5				

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
10 (Slope)	*Erigeron spp.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	5				
	Echinacea purpurea	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	10				
	Galium palustre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40	5	20	25				
	Juncus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	5	<5	5				
	Leersia oryzoides	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	5				
	Lythrum salicaria	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	5	<5				
	Monarda fistulosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	15				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	25	25	25				
	Setaria pumila	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	0	0	0				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	15				
	Sonchus arvensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	10				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	5	5	<5				
	Typha spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	30	35	45				
	Vicia cracca	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	<5				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	<5				

Storm release rate for the eastern portion of the site

Storm capacity corresponding to 523 l/s has been identified for the eastern portion of the subject site. This is based on the following:

The 2016 'Final Updated Serviceability Report (Class EA OPA 76 Areas 8a, 9a and 9b) Leitrim Development Area' prepared by IBI Group identified a 523 l/s allocation for a 2.06 ha portion of future Earl Armstrong (2.06 ha x 254 l/s/ha = 523 l/s). Refer to below image of Table 6.11 from that report.

Table 6.11 Hydrological Parameters – Arterial Roads

DRAINAGE AREA			IMP RATIO [TP (HR)]		SURFACE STORAGE UNIT RATE (CU-M/HA)	MINOR SYSTEM RESTRICTION UNIT RATE (L/S/HA)
ROAD		AREA (HA)	TIMP	XIMP		
Bank		12.00	75	75	0	10 year 10 minute 240 l/s/ha
Leitrim	East Section	2.49	79	79	6.1	10 year 10 minute 254 l/s/ha
	West Section South Drainage	3.43	79	79	6.1	10 year 10 minute 254 l/s/ha
	West Section North Drainage	1.68	79	79	6.1	10 year 10 minute 254 l/s/ha
Earl Armstrong		2.06	79	79	6.1	10 year 10 minute 254 l/s/ha

This servicing approach was carried forward to the Pathways Phase 1 design brief, entitled 'Design Brief Pathways at Findlay Creek, 4800 Bank Street (Remer Lands) Phase 1, Leitrim Development Area' prepared by IBI Group August 2017. Refer to highlighted text in the below image excerpted from report Section 4.9.1 Land Use (subsection 'Future Lands').

- Park Site (DDSWMM ID: PARK1)

  This park area is assumed to be restricted to the 5 year modeled flow. It was also assumed that the balance of flow generated by the park area itself would be fully stored on-site up to, and including, the 100 year event. Emergency overflow will be routed to DDSWMM ID S6164.

- School Site (DDSWMM ID: INST)

  This school site is assumed to be restricted to 5 year modeled flow. It was also assumed that full on-site storage will be provided in the school site (all major flow contained on-site up to and including the 100 year event). Emergency overflow will be routed to DDSWMM ID S6105A.

- High Density Residential (DDSWMM ID: HD1 and HD2)

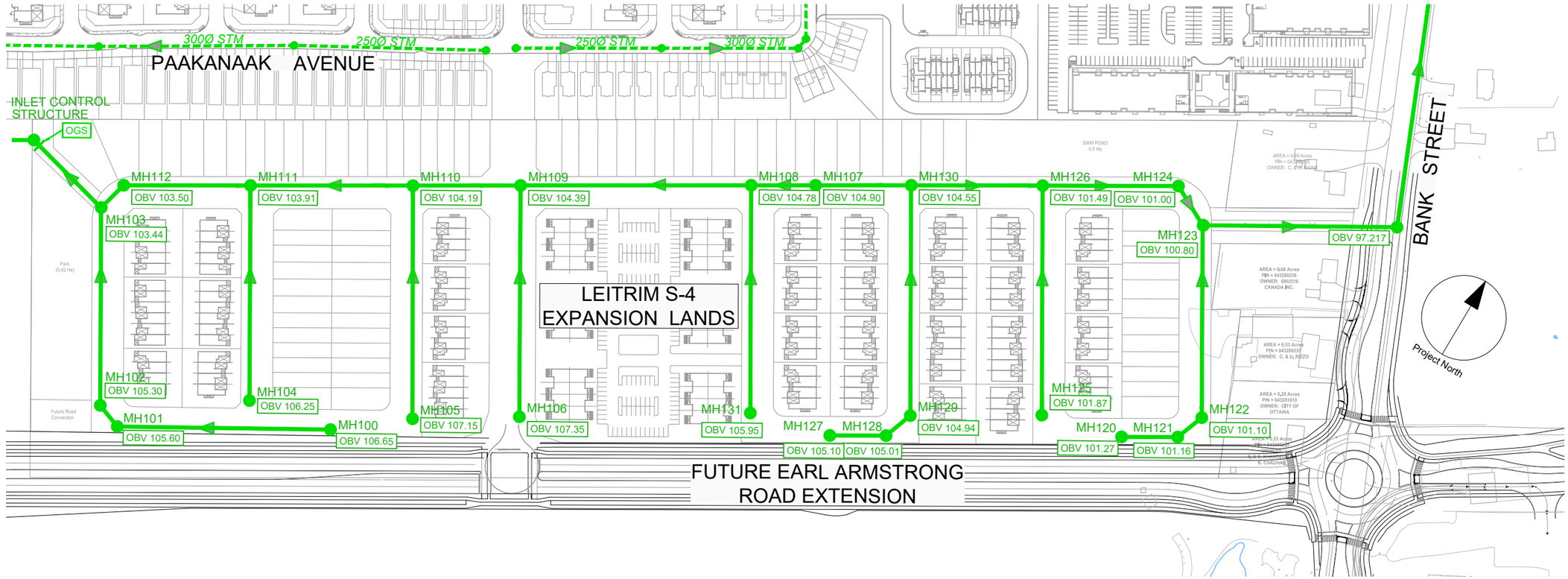
  There are two high density residential areas proposed for the site and each have different assumptions regarding stormwater management.

  Due to its location in Phase 1, HD1 has an inflow restricted to the 5 year modeled flow. Due to the topography of the site, full on-site storage of the 100 year storm event may be difficult, however, some on-site detention would benefit the Phase 1 major system. Therefore, it is assumed that a minimum of 100 m^3 could be reasonably accommodated on-site. The major flow exceeding this storage would be conveyed onto the street which has been accommodated and accounted for in the modeling. During detail design, the on-site storage should be optimized and effort should be made to provide additional storage, if possible. Major flow from the site is to S6117A.

  The second high density residential site, HD2, is located adjacent to Miikana Road. The minor system inflow from this site was assumed to the 5 year modeled flow. Due to site topography, on-site detention should be provided to the 100 year storm event (112 m^3). During detail design, the on-site storage should be optimized. The emergency overflow outlet from this site is to S6102A.

- Future Earl Armstrong (DDSWMM ID: EA)

  A small portion of the future Earl Armstrong Road was assumed to be serviced through the Pathways at Findlay Creek and Idone site. An area of 2.06 ha is assumed to be serviced. Future Earl Armstrong is an arterial road and therefore has a 10 year level of service. The assumed inflow rate is 523 l/s with 12.57 m^3 of storage available within the road right-of-way. The overflow route for Earl Armstrong was assumed to be Bank Street (DDSWMM ID BANK).



LEGEND:

- PROPOSED STORM SEWER
- 250Ø STM — EXISTING STORM SEWER c/w DIAMETER
- MH105 — MANHOLE ID
- OBV 107.15 — OBVERT ELEVATION

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ARCADIS

Project Title

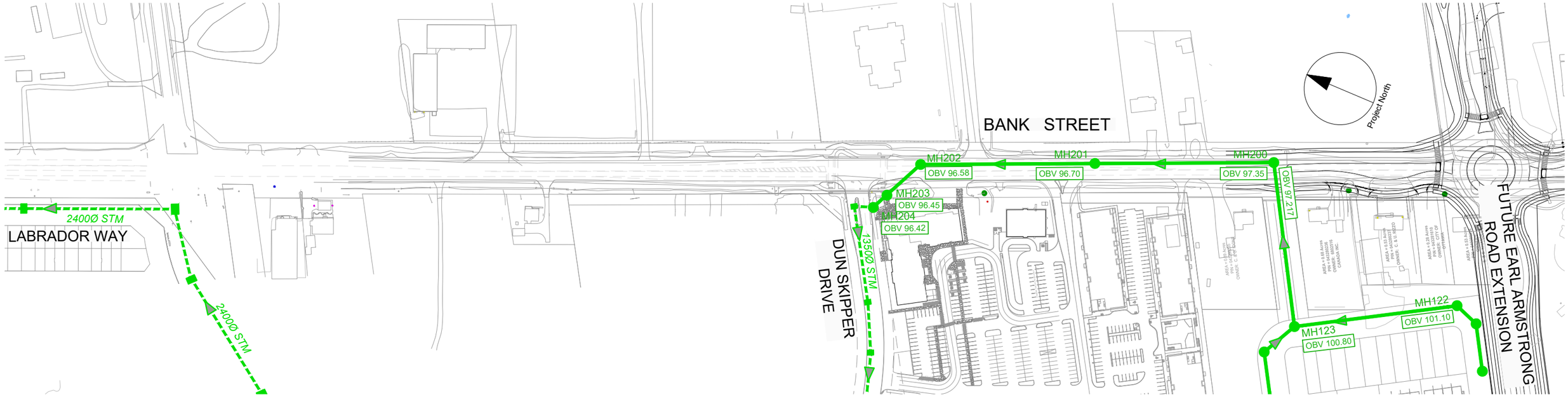
SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title

PREFERRED STORM SEWER PLAN

Sheet No.

FIGURE 7-2
2025-08-08



LEGEND:

- PROPOSED STORM SEWER
- 250Ø STM — EXISTING STORM SEWER c/w DIAMETER
- MH105 — MANHOLE ID
- OBV 107.15 — OBVERT ELEVATION

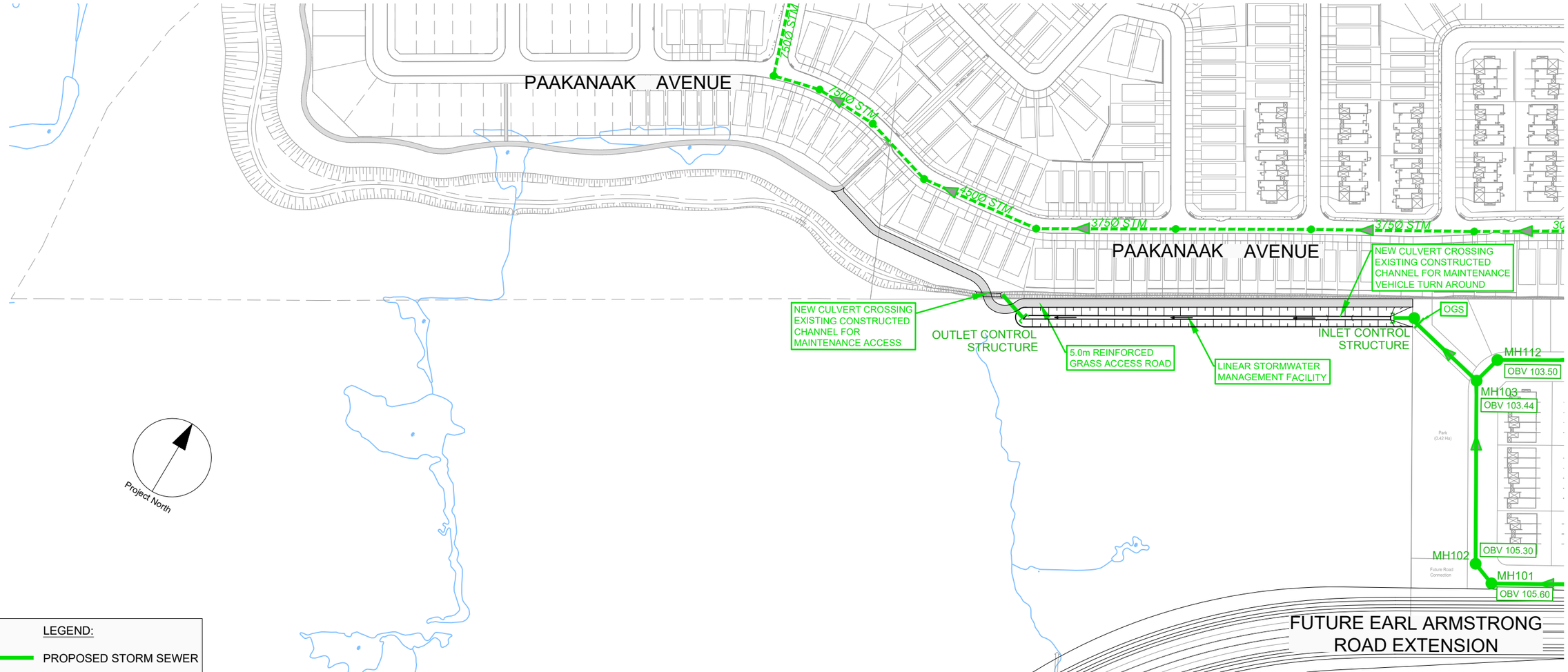
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Project Title
SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title
PREFERRED STORM OUTLET
TO BANK STREET

Sheet No.
FIGURE 7-3
2025-08-08



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Project Title
SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title
PREFERRED STORM SEWER OUTLET
TO EXISTING CONVEYANCE CHANNEL

Sheet No.
FIGURE 7-4
2025-08-08

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DUN SKIPPER DRIVE

KELLY FARM DRIVE

PAAKANAAK AVENUE

BANK STREET

825Ø STM

900Ø STM

1350Ø STM

1350Ø STM

CONNECT TO EXISTING STORM SEWER IN DUN SKIPPER DRIVE

825Ø STM

375Ø STM

50Ø STM

375Ø STM

300Ø STM

250Ø STM

250Ø STM

300Ø STM

TO LEITRIM WETLAND

Project North

SWM POND
0.5 Ha

AREA = 0.89 Acres
PIN = 043280237
OWNER: 6802516 CANADA INC.

C : 0.70
Area : 0.36ha

Emergency Access & Servicing Only

Park
(0.42 Ha)

C : 0.70
Area : 5.37ha

C : 0.70
Area : 7.86ha

LEITRIM S-4
EXPANSION LANDS

C : 0.70
Area : 6.90ha

C : 0.70
Area : 4.40ha

AREA = 0.68 Acres
PIN = 043280230
OWNER: 6802516 CANADA INC.

C : 0.70
Area : 0.57ha

AREA = 0.53 Acres
PIN = 043280233
OWNER: C. & L. RIZZO

Future Road
Connection

AREA = 0.28 Acres
PIN = 043281610
OWNER: CITY OF OTTAWA

AREA = 0.53 Acres
PIN = 043280232
OWNER: S. & S. KHANNA &
K. CHAUHAN

FUTURE EARL ARMSTRONG
ROAD EXTENSION

LEGEND:

PROPOSED STORM SEWER

250Ø STM — EXISTING STORM SEWER c/w DIAMETER

MINOR STORM DRAINAGE AREAS

MAJOR STORM DRAINAGE AREAS

C : 075
Area : 8.09ha — COEFFICIENT AREA IN HECTARES

Project Title

SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title

PREFERRED STORM DRAINAGE AREA PLAN

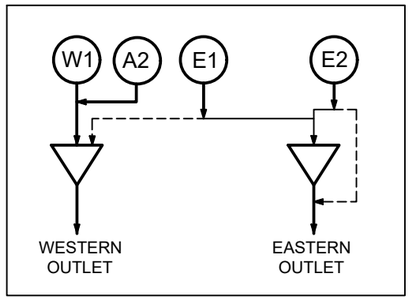
Sheet No.

FIGURE 7-5
2025-08-08

ARCADIS

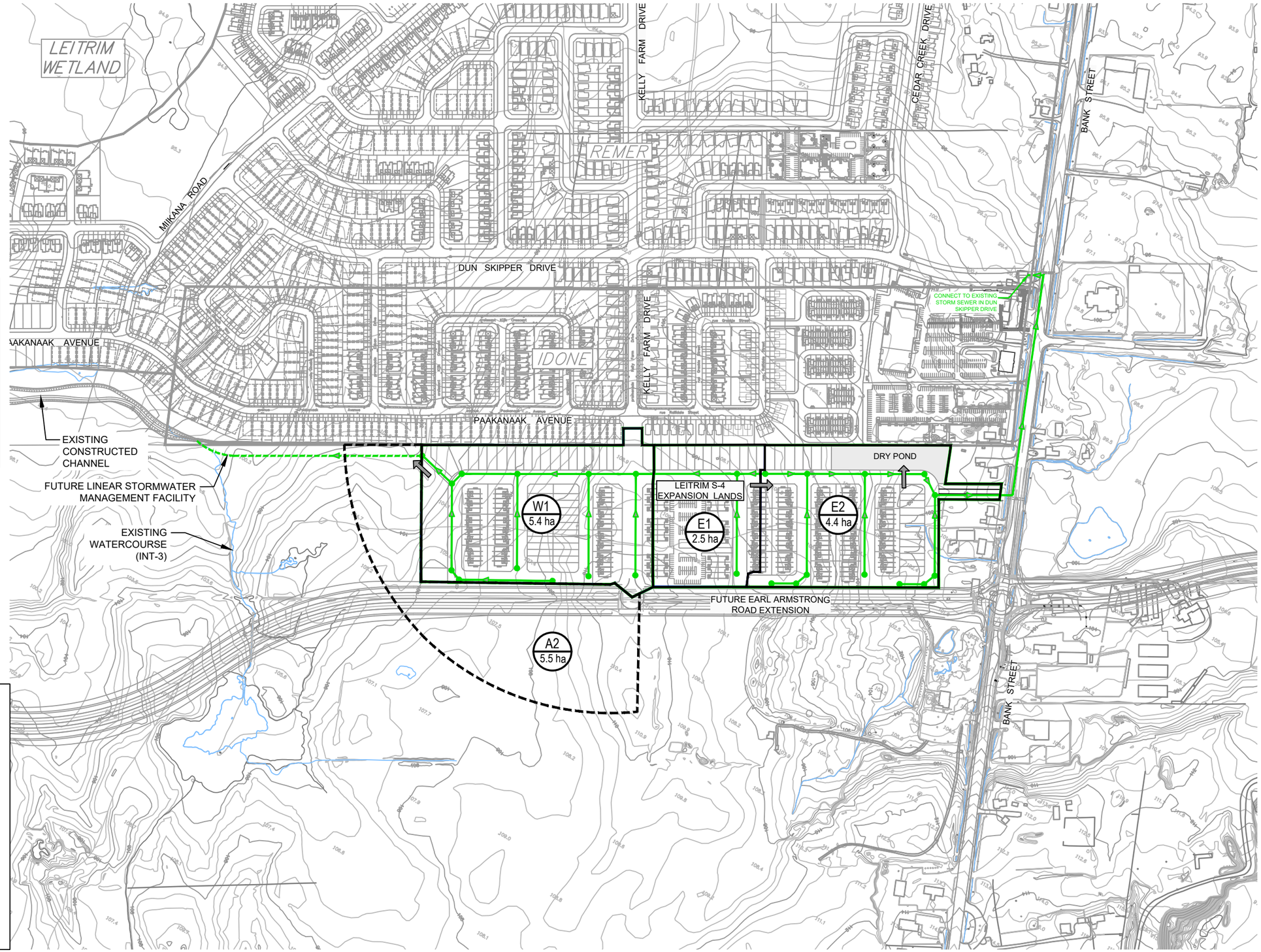
J:\145172_Cattizone_Po\7.0_Production\7.03_Design\20_Drainage\Content\Figures\Figure 7-6 Preferred Storm SWMHYMO Drainage Aea Plan.dwg Last Saved By: vukics5258 Last Saved At: Aug. 8, 25

SWMHYMO SCHEMATIC



LEGEND:

- TOTAL FLOW
- MINOR FLOW
- MAJOR FLOW
- E1 — DRAINAGE AREA ID
- ON-SITE STORAGE



LEGEND:

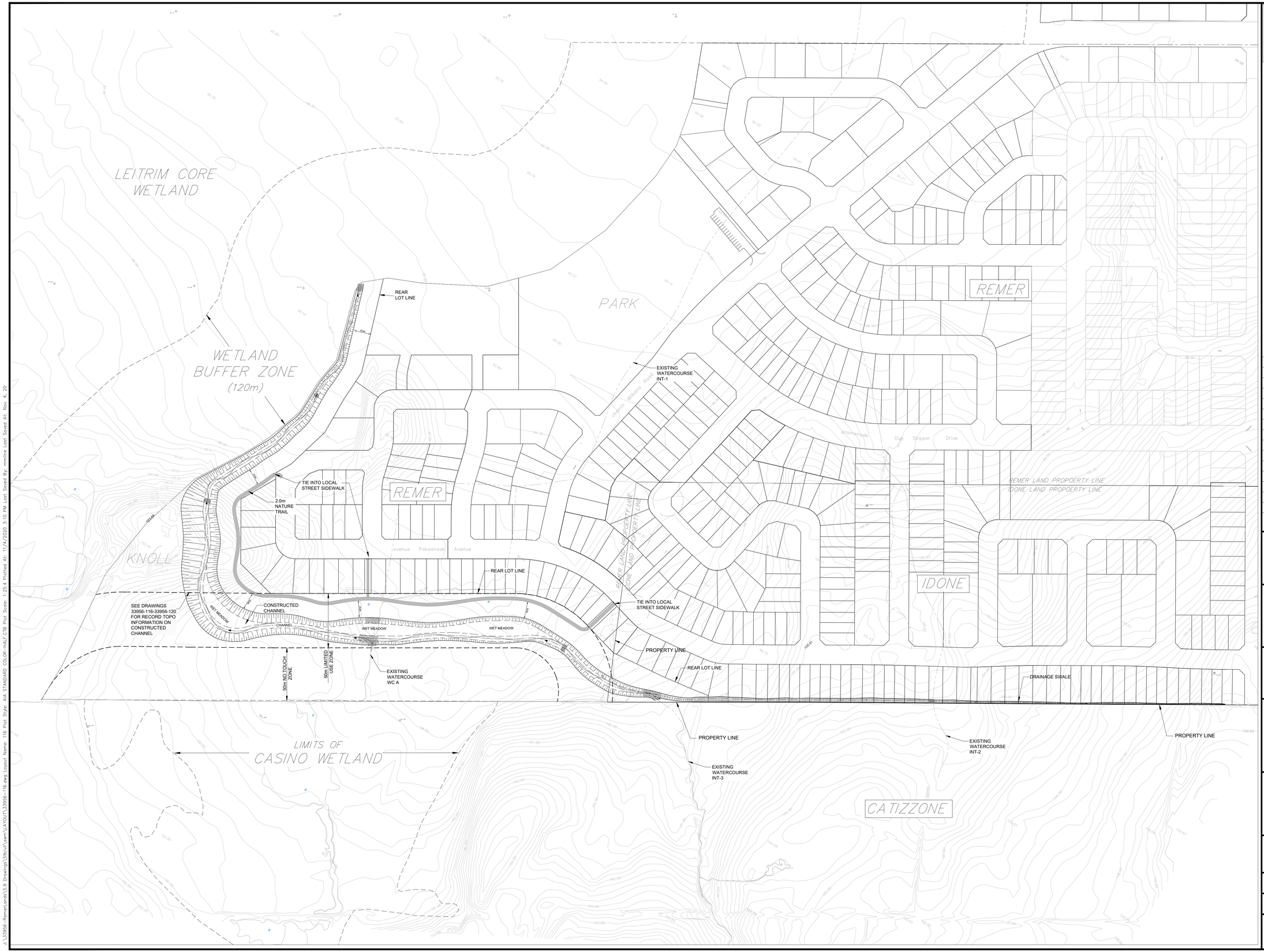
- EXISTING DRAINAGE AREA
- PROPOSED DRAINAGE AREA
- FUTURE LINEAR STORMWATER MANAGEMENT FACILITY
- PROPOSED STORM SEWER
- W1 / 5.4 ha — DRAINAGE AREA ID / AREA (ha)
- MAJOR FLOW
- WATERCOURSE

ARCADIS

Project Title
SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title
PREFERRED STORM SWMHYMO DRAINAGE AREA PLAN

Sheet No.
FIGURE 7-6
2025-08-08



REVIEWED BY
DEVELOPMENT REVIEW SERVICES BRANCH

Signed _____

Date _____ 2019

Plan Number _____

NOTE:

1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
2. THE CONTRACTOR IS RESPONCIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION AND SHALL PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOW ON THESE DRAWINGS.
3. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION PROPOSED RESIDENTAL DEVELOPMENT REMER AND IDONE LANDS OTTAWA, ONTARIO REPORT # 13-1121-0083 (1042/2042) PREPARED BY GOLDER ASSOCIATES.
4. FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
5. 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.
6. STRAW BALE SEDIMENT TRAPS TO BE PLACED AND MAINTAINED IN EXISTING AND CONSTRUCTED ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED (IF APPLICABLE).
7. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.

No.	REVISIONS	By	Date
14			
13			
12			
11			
10	RECORD TOPO INFORMATION NOTE ADDED	J.I.M.	2020.10.20
9	UPDATED LOTTING AND LOT NUMBERS	J.I.M.	2019.05.24
8	GENERAL DITCH REVISIONS	J.I.M.	2019.02.08
7	ISSUED FOR CONSTRUCTION	J.I.M.	2019.01.25
6	ISSUED FOR TENDER	J.I.M.	2018.09.24
5	ISSUED FOR MOECP APPROVAL	J.I.M.	2018.08.17
4	SUBMISSION No.4 FOR CITY AND SNC REVIEW	J.I.M.	2018.05.07
3	SUBMISSION No.3 FOR CITY AND SNC REVIEW	J.I.M.	2017.11.17
2	SUBMISSION No.2 FOR CITY AND SNC REVIEW	J.I.M.	2017.03.01
1	SUBMISSION No.1 FOR CITY DISCUSSION	J.I.M.	2016.12.02

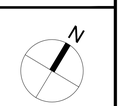
LEITRIM SOUTH HOLDINGS INC.

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

Project Title

PATHWAYS AT FINDLAY CREEK (REMER LANDS) CONSTRUCTED CHANNEL





Drawing Title

GENERAL PLAN

Scale
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Project No.	Drawing No.
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Pathways at Findlay Creek – Constructed Channel Monitoring (Year 5)

October 30, 2024

Prepared for:
Leitrim South Holdings Inc.
c/o The Regional Group
1737 Woodward Dr. 2nd Floor
Ottawa, ON K2C 0P9

Cambium Reference: 20031-001

CAMBIUM INC.

866.217.7900

cambium-inc.com

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1.0 Introduction

Cambium Inc. (Cambium) was retained by Leitrim South Holdings Inc. to undertake the final year of annual natural environment monitoring of the constructed channel at the Pathways at Findlay Creek development (the Site; Figure 1), as outlined in the Design Brief prepared for the constructed channel (IBI Group et al., 2018).

The annual monitoring of the constructed channel was conducted from 2020 through 2022 [Years 1, 2 and 3 of the five-year program; (Golder, 2021) (Golder, 2022) (WSP Canada Inc., 2023a)] and results from 2022 indicated that the channel was functioning as intended and showed excellent establishment of vegetation and wildlife habitats. Based on these observations, and through discussions with the City of Ottawa in April 2023, it was agreed that it would be reasonable to skip Year 4 (2023) of the full monitoring program and complete only Year 5 (2024; the final year) of the monitoring program. Monitoring activities completed in Year 4 were limited to a one-day site visit to determine if there were any deficiencies in the channel (form or function) that required remedial actions. No remedial actions were deemed necessary (WSP Canada Inc., 2023b).

This report represents Year 5 of the five-year monitoring program. This annual report will describe noted deficiencies in the landscaping plan or channel form and function, if any, and document the establishment of the plant and amphibian community over time. This report will also identify remedial actions to be undertaken, if necessary. Where remedial actions have been undertaken, this report will assess their effectiveness.

1.1 Channel Design

The 2016 Environmental Management Plan (EMP; (Golder, 2016)) for the Site identified the need for a constructed channel, to be located in the southwest portion of the Site, to replace existing surface water features. Development of the Site involved the filling of the existing watercourses that previously conveyed external runoff from south of the Site, through the Site and emptied into the Leitrim Core Wetland buffer. Besides providing a conveyance function, these watercourses also supported fish and amphibian communities. Therefore, the new

constructed channel was proposed to both maintain and improve the surface water conveyance function of surface drainage from southern off-site rural lands by providing more permanent flow, and also provide habitat features for wildlife, including fish and amphibians.

The detailed design of the constructed channel was presented in the Design Brief (IBI Group et al., 2018) and included the following natural environment elements:

- A landscaping plan for riparian areas adjacent to the constructed channel;
- Three seasonally wet meadows within the constructed channel; and,
- Aquatic habitat features (e.g., root wads and rock piles) within the constructed channel.

The constructed channel was built in accordance with the Design Brief (IBI Group et al., 2018) in 2019, and the above elements are the focus of this monitoring program (Figure 1).

2.0 Methods

In accordance with the Design Brief (IBI Group et al., 2018), natural environment monitoring of the constructed channel was to commence following its construction, after flow diversion had occurred and the channel was on-line and continue for a period of five years. The constructed channel was put on-line in July 2019, with the first year of natural environment monitoring occurring in 2020 (Year 1). The monitoring program is intended to observe the establishment of the plant community, as well as monitor the effectiveness of the design of the channel and associated habitat features. The program includes a fixed-point photo-monitoring program, plant community plots, in-stream monitoring and assessment, and amphibian monitoring. In addition, the structural and functional effectiveness of the channel as a whole will be assessed. Monitoring occurs twice annually: once during spring to assess flow conveyance in the channel and water retention in the wet meadows; and once during the peak growing season (July/August) to monitor all aspects. Additionally, three evening events (April, May and June) monitor for amphibian breeding.

2.1 Landscape Plan Monitoring

The as-constructed corridor was reviewed at the end of summer 2020 following completion of the constructed channel for conformance with the landscape design drawings, and to identify any major modifications to features or plantings. During this process, the success of the plantings was noted. If any of the caliper trees, 25% of the whips or 10% of the seeded areas were found to be in poor condition, remedial actions were to be identified. Determination of the exact nature of the actions depend on the specific problem identified, but may include replacement plantings, species substitution or overseeding localized areas. This as-constructed record provided the baseline for comparison during the post-construction monitoring program.

Over the course of the five-year monitoring program, remedial actions were to be considered if there was greater than 10% decline in the number of species or if any given species could no longer be observed. This was intended to confirm that sufficient diversity was establishing within the corridor.

2.2 In-Stream Monitoring and Photo-Points

Monitoring of the in-stream area occurred twice (spring and mid-summer). Representative reaches of the in-stream portion of the channel were visually assessed and photo-points were established (Figure 1) to ensure that photos are taken at the same locations and vantage points during each year of monitoring. Information on in-stream habitat features, in-stream vegetation, basic stream morphology and aquatic habitat (including fish habitat, if applicable) were collected. Recommendations for maintenance or repair, if required, were identified.

2.3 Plant Community Photo-Monitoring

Photo-monitoring of plant communities occurred once in mid-summer. The photo-monitoring program consisted of ten photo-point locations (plots) within representative portions of the riparian zone of the channel (including slope, tablelands, and the channel discharge area adjacent to the Leitrim Core Wetland buffer) and wet meadows (Figure 1). This number corresponds to approximately 1 plot per 100 m of riparian length, plus 2 additional plots targeting the wet meadows.

Plots were comprised of a reference post (T-bar) against which the density board (2.0 m vertical board with black and white bands to illustrate successive measurements) was placed, and a photo-point post (T-bar) on which the surveyor's camera was placed so that photographs are taken from the same vantage point during each monitoring year. The posts at each plot are placed 10 m apart.

Estimates of vegetation height and percent cover were made by quantifying height and percent cover of plants within the photo relative to the density board using quantitative photo-monitoring techniques, as described by Van Horn & Van Horn (Van Horn & Van Horn, 1996). This data is presented in tabular and graph form to allow for comparison of data from year to year to identify any notable changes or the need for remedial actions.

2.4 Plant Community Plots

Plant community plot monitoring occurred once during mid-summer. Ten 5x5 m plant community plots were established (Figure 1) to monitor the growth, cover, and over-all health

of the vegetation within each plot. The plant community plots were located at the same location as the reference posts in the photo-monitoring program. The permanent marker used for photo-monitoring was used to establish the corner of the 5x5 m plot. The remaining three corners were located and marked with permanent markers. All woody plants within the 5x5 m plot were identified to genus or species where possible. Additional data collected included: height of each stem or group of stems, number of stems, estimated absolute cover, and general notes on the health of the plants. For all non-woody vascular plants, a species list estimated absolute cover per species, genus, and/or plant form, as well as general notes on plant health and habitat features, were also collected. Other applicable habitat data, such as presence of standing water, woody debris, bryophytes and bare substrate were noted. This data is presented in tabular form, showing any changes that may occur from year to year.

Any notable changes (such as anthropogenic impacts including, but not limited to: trash, encroachment, off-trail use, ad-hoc trails, invasive species) were also noted, and recommendation for maintenance or repair were identified, if required.

2.5 Amphibian Breeding Monitoring

Monitoring of the success of amphibian breeding within the three wet meadows was undertaken according to standard methodologies (Bird Studies Canada, 2003), and consisted of three visits (April, May and June). Locations of the amphibian breeding monitoring stations are presented on Figure 1. In addition to the call-count data, information on water depth, temperature, and area of inundation was also recorded.

3.0 Results

The Year 5 monitoring program was undertaken in 2024 on the dates presented in Table 1.

Table 1 Year 5 (2024) Monitoring Events

Date	Purpose
April 20	Instream Monitoring, Amphibian Breeding Monitoring
May 23	Amphibian Breeding Monitoring
June 28	Amphibian Breeding Monitoring
August 15	Instream Monitoring, Plant Community Monitoring

3.1 Landscape Plan Monitoring

A review of the landscape plantings was performed by Novatech Engineering Consultants (Novatech) in summer 2024. The plantings were reviewed against the planting plan to identify any major modifications to the planned features or plantings. The success of the plantings was assessed, and the need for remedial actions was determined. The results of the review are provided in Appendix A (Novatech, 2024).

3.2 In-Stream Monitoring and in-Stream Photo-Points

The constructed channel essentially consists of three distinct reaches; for a general description of each reach, and the corresponding photo-point stations, refer to Table 2.

Table 2 Reaches of the Constructed Channel

Reach Name	Corresponding In-Stream Photo-Point Stations	General Description
Reach 1	Photo-point 1	• Upstream-most portion of the constructed channel that starts immediately downstream of the existing INT-2 watercourse and the drainage swale. • A short and narrow section of stream with substrate comprised of cobble and boulder rip-rap at the top of the reach, becoming silt and clay. • In-stream vegetation has remained well established in 2024.
Reach 2	Photo-points 2-5	• Starts at the end of Reach 1 and continues until the constructed channel turns ~90 degrees to the north. • The widest portion of the constructed channel, swale-like, and where the three wet meadows occur. • Receives input mid-reach from the small watercourse WC-3 to the south. • In-stream vegetation has remained well established in 2024.
Reach 3	Photo-points 6-7	• Starts at the end of Reach 2 at the corner and continues to the downstream end of the constructed channel where it dissipates into the adjacent Leitrim Core Wetland buffer. • A relatively straight, wide stream, which includes the deepest portions of the constructed channel. • Substrate is primarily silt, clay and organics, with several cobble check dams. The check dams have a small breach to allow water to flow around them, creating small pools in periods of high water. • In-stream vegetation has remained well established in 2024.

In-stream monitoring, including representative photographs, occurred at seven photo-point stations along the constructed channel in April and August 2024, with additional information noted, if relevant, in between each station (Appendix B, Figure 1). Additional supplementary information was collected during the amphibian surveys in May and a June 2024. Habitat parameters observed at each station in 2024 are presented in Table 3 and a summary of the conditions observed during each visit in 2024 is presented below.

Table 3 In-Stream Monitoring Photo-Point Habitat Parameters 2024

Plot #	Survey Date (2024)	Habitat Type(s)	Flow Condition	Dominant Substrate Type(s)	Average Depth (cm)	Air Temperature (ºC)	Water Temperature (ºC)	In-Stream Vegetation
Plot 1	April 20	Run	Fast	Cobbles, Boulders	5-7	5	9.8	Dormant
	August 15	Run	Low to Moderate	Cobbles, Boulders	3-4	25	19.1	Moderate terrestrial and wetland grasses and forbs, Carex spp.
Plot 2	April 20	Flat, Run	Moderate	Silt, Sand	8-9	5	10.5	Dormant
	August 15	Flat, Run	Low to Moderate	Silt, Clay	5-6	25	20.2	Dense grasses, forbs, Carex spp., Typha sp. Salix still spreading rapidly
Plot 3	April 20	Flat	Moderate	Silt, Organic	15-19	5	11.9	Dormant
	August 15	Flat	Low	Silt, Clay, Organic	10	26	21.0	Dense Typha sp., grasses, forbs, Salix sp. still increasing
Plot 4	April 20	Flat, Pool	Moderate	Silt, Clay, Organic (Sand)	20-24	5	12.4	Dormant

Plot #	Survey Date (2024)	Habitat Type(s)	Flow Condition	Dominant Substrate Type(s)	Average Depth (cm)	Air Temperature (ºC)	Water Temperature (ºC)	In-Stream Vegetation
	August 15	Flat, Pool	Low	Silt, Clay, Organic	8-15	26	20.5	Moderate to Dense Carex spp., Typha sp., grasses, forbs etc.
Plot 5	April 20	Run, Pool	Moderate	Silt, Organic, (Sand)	20-25	6	12.4	Dormant
	August 15	Run, Pool	Low	Silt, (Sand)	14	28	19.9	Dense *Typha latifolia*, algae, grasses and forbs
Plot 6	April 20	Run, Flat	Moderate to Fast	Silt	16-21	6	12.0	Dormant
	August 15	Run, Flat	Low to Moderate	Silt, Clay	17	28	21.2	Dense Typha sp., Carex spp., Algae.
Plot 7	April 20	Run, Flat, Pool	Moderate	Silt, Cobble	20-25	6	12.2	Dormant
	August 15	Run, Flat, Pool	Low to Moderate	Silt, Cobble	14	28	20.3	Dense Typha sp., Carex sp., scattered forbs

Early Spring (April) Monitoring

Refer to Appendix B for photographic log of in-stream monitoring in 2024 and previous years. During the 2024 surveys, water in the constructed channel was at the highest levels seen during this study, as noted in Table 1. Water flowed into Reach 1 from the drainage swale and the existing watercourse INT-2 with moderate to fast flow, before slowing to a slower but steady flow through Reaches 2 and 3 before dissipating into the adjacent Leitrim Core Wetland buffer at the north end of the constructed channel. There still appeared to be several areas of seepage from adjacent wetlands that were also contributing to the flow, in particular where WC-3 enters the constructed channel at Reach 2, although these areas were heavily vegetated in 2024, and difficult to observe during the summer visit. Except for the top of Reach 1, which was primarily cobble and boulders, the substrate throughout was dominated by fines, such as silt, clay and organics. There were occasional small areas of sand and gravel throughout, especially where sediment sorting had occurred. In Reach 2, a few naturally occurring channels were observed in the fine substrates of the wet meadows during the spring visit. This was very similar to conditions observed in past years with the exception that water was slightly higher, and flow had slightly increased [Appendix B, (Golder, 2022)].

More details on in-stream vegetation are discussed in the section below based on results of the summer (August) monitoring.

Wildlife observations within the constructed channel during this visit included tracks of wading birds and songbirds, white-tailed deer (*Odocoileus virginanus*), mink (*Neovision vision*), muskrat (*Ondatra zibethicus*), and raccoon (*Procyon lotor*), as well as actual observations of muskrat (*Ondatra zibethicus*), great blue heron (*Ardea Herodias*), American bittern (*Botaurus lentiginosus*), Wilson's snipe (*Gallinago delicata*), and several species of songbird such as song sparrow (*Melospiza melodia*). Several leopard frogs (*Lithobates pipiens*) were observed throughout. Large numbers off small-bodied fish, primarily cyprinids, were observed throughout the deeper portions of all reaches.

Summer (August) Monitoring

Refer to Appendix B for a photographic log of in-stream monitoring in 2024 and previous years. During the August 2024 surveys, all reaches had a low to moderate flow. This was different than conditions observed during past surveys when much of the channel had dried up by July or August [Appendix B; (Golder, 2022)].

Results of the 2024 monitoring have shown that, since 2020, vegetation has become well established in all portions of the constructed channel. Reach 1 had a moderate amount of wetland and upland plants interspersed amongst the boulders and cobbles. Most of Reach 2, including the three wet meadows, has become a well-established marsh/thicket swamp, with the upper portion being meadow marsh-like and dominated by a mixture of species such as sedges (*Carex* spp.) and cattails (*Typha* spp.). Willows (*Salix* spp.) continue to spread rapidly and it is possible a notable portion of this reach will become a thicket swamp. The bottom of Reach 2, near the end of wet meadow 3, has fully established as a dense stand of cattail marsh. In some portions of Reach 3, particularly near the bottom end, very dense patches of cattails and sedges and grasses occur. The breached check dams were barely visible, being fully vegetated, creating habitat such as runs, pools, and shading. Small-bodied fish were observed throughout all reaches in August 2024, especially in and around habitat features where pools occur.

Wildlife observations within the constructed channel during this visit included various tracks of birds, as well as tracks of muskrat, mink, raccoon, coyote (*Canis latrans*), and white-tailed deer. Two great blue herons, and a single green heron (*Butorides virescens*) were also seen feeding. There were many songbirds such as swamp sparrow (*Melospiza georgiana*) and red-winged blackbird (*Agelaius phoeniceus*) in the riparian zone, and constructed channel itself. Several green frogs (*Lithobates clamitans*), wood frogs (*Lithobates sylvaticus*), and leopard frogs and were observed basking on the shore and/or swimming in the water of all reaches. Two painted turtles (*Chrysemys picta*) were observed swimming in Reach 3.

3.3 Plant Community Monitoring

Plant community monitoring included 10 photo-monitoring plots within representative portions of the constructed channel, and the adjacent riparian/upland zone (Figure 1). The same 10 locations were used for the plant community plots. Photographs and results of the monitoring are presented in Appendix C.

3.3.1 Plant Community Photo-Monitoring

Comparison of Results from All Years

In past years the bands on the density board (0-250 cm) had various levels of coverage, depending upon the location of the plot. In 2024, almost all bands at all stations were 100% cover with the exception of the upper bands at Plot 7, 9, and 10. It is expected that cover will fluctuate from year to year and at each plot, as the plant community changes over time; however, it appears that the meadow community reached a relatively mature state in 2024.

3.3.2 Plant Community Plots

Comparison of Results from All Years

During 2024 surveys it was apparent that most of the planted trees and shrubs within the plots were still healthy and in good condition. The majority of the individuals noted during 2020 monitoring have survived into 2024, and all have increased in height. A few additional trees appear to have been planted since 2020 monitoring, in particular near Plot 8, and they are thriving. In addition, several early successional shrub and trees species [e.g., poplars (*Populus* spp.)] and willows are becoming well established and spreading naturally as is apparent in Plots 2, 3, 7 and 8. Willows, in particular, continue to spread rapidly and have become dominant in some areas of the channel; which contributes to habitat diversity.

Herbaceous ground cover was a mix of seeded species (both native and alien) and naturally occurring species. The presence, abundance, and coverage of native species has increased significantly since 2020, and they are dominant in many areas. It is expected that, over time, native herbaceous plants will continue to increase in dominance. The plant community in 2024

is well established and in good condition, with most species showing vigour and dense growth. Overall, vegetation is the densest and tallest it has been since the start of the monitoring program, with little room for increased growth, other than the trees. At the stations in the wet meadows, there was little to no standing water at the time of the summer survey in either 2020, 2021 or 2022; however, in 2024 water was present throughout. The plant community continues to thrive and continues to increase in diversity. Overall, in 2024, compared to 2020 and other years, the plant community is diverse, healthy, and well established.

3.4 Amphibian Breeding Monitoring

Amphibian breeding monitoring was focused on the three wet meadows (Reach 2), with an additional station located at the downstream end of Reach 3, associated with the adjacent Leitrim Core Wetland buffer. A summary of the results is provided in Table 4.

3.4.1 April Visit

Three anuran species were heard calling in the wet meadows in the constructed channel during the April visit, including a full chorus of spring peepers (*Pseudacris crucifer*) and moderate numbers of northern leopard frog and American toad (*Anaxyrus americanus*). Full choruses of spring peepers and American toads, as well as smaller numbers of northern leopard frogs, were heard calling within the Leitrim Core Wetland buffer and Casino Wetland, adjacent to the Site. Wood frog was not heard in 2024 either inside or outside the constructed channel, in spite of it having been present in past years. For details on water inundation and other habitat parameters, refer to Section 3.2 and Table 3 above.

3.4.2 May Visit

During the May visit, a full chorus of spring peepers and lower numbers of American toads were heard calling throughout the channel (just downstream of wet meadow 3). A full chorus of spring peepers and American toads were heard calling within the Leitrim Core Wetland buffer and Casino Wetland, adjacent to the Site. At the time of the May visit, water depths had only slightly decreased compared to the April visit in 2024. The area of inundation was similar to April, and larger than in past years of monitoring.

3.4.3 June Visit

More than 10 green frogs were heard calling in the constructed channel during the June visit, with similar levels of calling by this species heard in the adjacent wetland off-Site. Water depths in the wet meadows had decreased since the previous visit, but the majority of the constructed channel still held water, contrary to June conditions in past years of monitoring.

3.4.4 Comparison of Results from All Years

Below is a summary of the species and abundance of amphibians observed breeding in the constructed channel during the current and previous years' monitoring. The codes presented in Table 4 follow the codes in the Marsh Monitoring Program (Bird Studies Canada, 2003):

- Code 1 – Individuals can be counted; calls not simultaneous
- Code 2 – Calls indistinguishable, some simultaneous calling
- Code 3 – Full chorus; calls continuous and overlapping

Table 4 Summary of Amphibian Breeding Results (All Years)

Year	April	May	June
2020	None	AMTO – Code 1	GRFR – Code 1
2021	SPPE – Code 3 WOFR – Code 1 NLFR – Code 1 AMTO – Code 2	GRFR – Code 1 SPPE – Code 2	GRFR – Code 1
2022	SPPE – Code 3 WOFR – Code 1 NLFR – Code 1 AMTO – Code 2	SPPE – Code 3 AMTO – Code 2	GRFR – Code 2
2024	SPPE – Code 3 NLFR – Code 2 AMTO – Code 1	SPPE – Code 3 AMTO – Code 2	GRFR – Code 2

Notes: *AMTO – American toad; GRFR – Green frog; SPPE – Spring peeper; WOFR – Wood frog; NLFR – Northern leopard frog*

4.0 Discussion

4.1 In-Stream Monitoring

Throughout the monitoring in 2020-2022 and 2024, the constructed channel was seen to be receiving inputs from the drainage swale (which runs along the southern edge of the property, collecting flows from lands to the south), and the connections with the intermittent streams identified as INT-3 and WC-A (Figure 1). Additional inputs of surface and groundwater from the adjacent wetland areas were also observed. The channel was seen to convey this water north where it eventually outlets at very low velocities into the Leitrim Core Wetland buffer. This indicates that the channel is continuing to function as intended with respect to water conveyance. These inputs appear to be part of the natural south-to-north flow of water in the Leitrim Wetland system that existed prior to construction of the channel. These inputs flow through the constructed channel and are outlet back into the Leitrim Core Wetland buffer at the north end of the channel. This flow mimics the original conditions on the Site. Based on the detailed studies conducted by Golder (Golder, 2020), the area within the no-touch zone between the northern fringe of the Casino Wetland and the constructed channel has experienced a permanent drawdown due to the construction of the channel, with maximum permanent water drawdown of 0.1 m to 0.5 m due to the construction of the channel near the north limit of the Casino Wetland. However, any permanent drawdown is being mitigated by precipitation events and recharge from off-Site locations to the south. The Leitrim Core Wetland has experienced no permanent drawdown due to the construction of the channel.

Water levels in the wet meadows and the channel in were higher throughout the 2024 monitoring period when compared to past years of monitoring, which is likely a result of a wetter than usual spring and summer in 2024. Water and flow remained in the constructed channel well into summer.

4.2 Plant Community Monitoring

No issues were identified during the in-stream and plant community monitoring in 2024. Although some of the ground cover plants are still alien pioneer species, there was a notable

increase in density, cover and diversity of native species in 2024 compared to previous years, with native species being dominant overall. It is expected that native herbaceous plants will continue to colonize over time. Willows continue to become increasingly dominant in the wet meadows, with many thousands of stems present, and portions of it may become thicket swamp in future years. This may help to dissuade the colonization of invasive species such as glossy buckthorn (*Rhamnus frangula*), which is abundant in the adjacent Leitrim Wetland.

4.3 Amphibian Breeding Monitoring

The observed amphibian breeding activity within the wet meadows in 2024 has increased compared to that seen in 2024, with the exception of wood frog being absent from the nocturnal call count surveys. Wood frog is an early breeding species, and given the early spring in 2024, it is possible it bred earlier and was missed during the surveys. Several wood frogs were seen during daytime surveys, later in the summer. The habitat in 2024 appears to have established as high quality breeding habitat for amphibians, which benefited from higher-than-normal spring and summer precipitation. Overall, there appears to be a thriving amphibian community within the constructed channel.

5.0 Review of Remedial Actions Taken

The erosion issues observed in 2020 along the banks at the bend in the constructed channel were remediated in 2021 through the placement of additional geotextile and rip-rap in the area of erosion. During the 2024 monitoring, the remediation works still appeared to be performing as intended and no additional notable erosion was observed. All areas were heavily vegetated by 2024, and the erosion prone areas have fully stabilized. No areas requiring remedial action have been identified since that time, including during the current monitoring.

6.0 Summary and Recommendations

Below is a summary of Cambium's observations in Year 5:

- The constructed channel is functioning as designed.
- No remedial actions with respect to the landscaping plan are recommended (Novatech, 2024); Appendix A).
- Over-all, the plant community appears to be fully established, healthy, maturing, and dominated by native species. No remedial actions are required or recommended.
- Following the Design Brief (IBI Group et al., 2018), the upland meadow was to be reviewed in Year 5 to determine if mowing should be undertaken to control the presence of woody species. No such mowing is deemed necessary, based on observations made during the Year 5 monitoring. Future caretakers of the channel are recommended to conduct their own reviews of the upland meadow to ensure the woody species do not spread into the area and mowing takes place at appropriate intervals, if meadow habitat is to be maintained.
- Water levels were higher in 2024 than in previous years, with water and flow persisting well into summer. This is likely due to the above normal precipitation in spring and summer of 2024. The mature vegetation provided adequate structure and cover to entice amphibians to breed in the wet meadows. The current results indicate that amphibians are successfully breeding in the wet meadows and, as such, no recommendations for alterations are proposed.
- The habitat created by the constructed channel and associated plant community has become habitat for several species of wildlife. No remedial actions are required or recommended.
- Remedial actions taken to address slope erosion in 2020 were reviewed each year since installation and appear to be functioning successfully. No further remediation is required.
- Based on the observed success of the various components of the constructed channel over the course of the five-year monitoring program, it is Cambium's opinion that the channel

has successfully established, and the Owner has completed their obligations under the Subdivision Agreement. We recommend that the management and control of the entirety of the constructed channel be turned over to the City of Ottawa.

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7.0 Closing

We trust this report meets your current needs. If you require anything further, please contact the undersigned.

Cambium Inc.

DocuSigned by:
Fergus Nicoll
AC17126AFF204FA...

Fergus Nicoll, Dip. T.
Senior Ecological Specialist

DocuSigned by:
G. Weeks
B52DA9433CDD43E...

Gwendolyn Weeks, H.B.Sc.Env.
Senior Ecologist / Senior Project Manager

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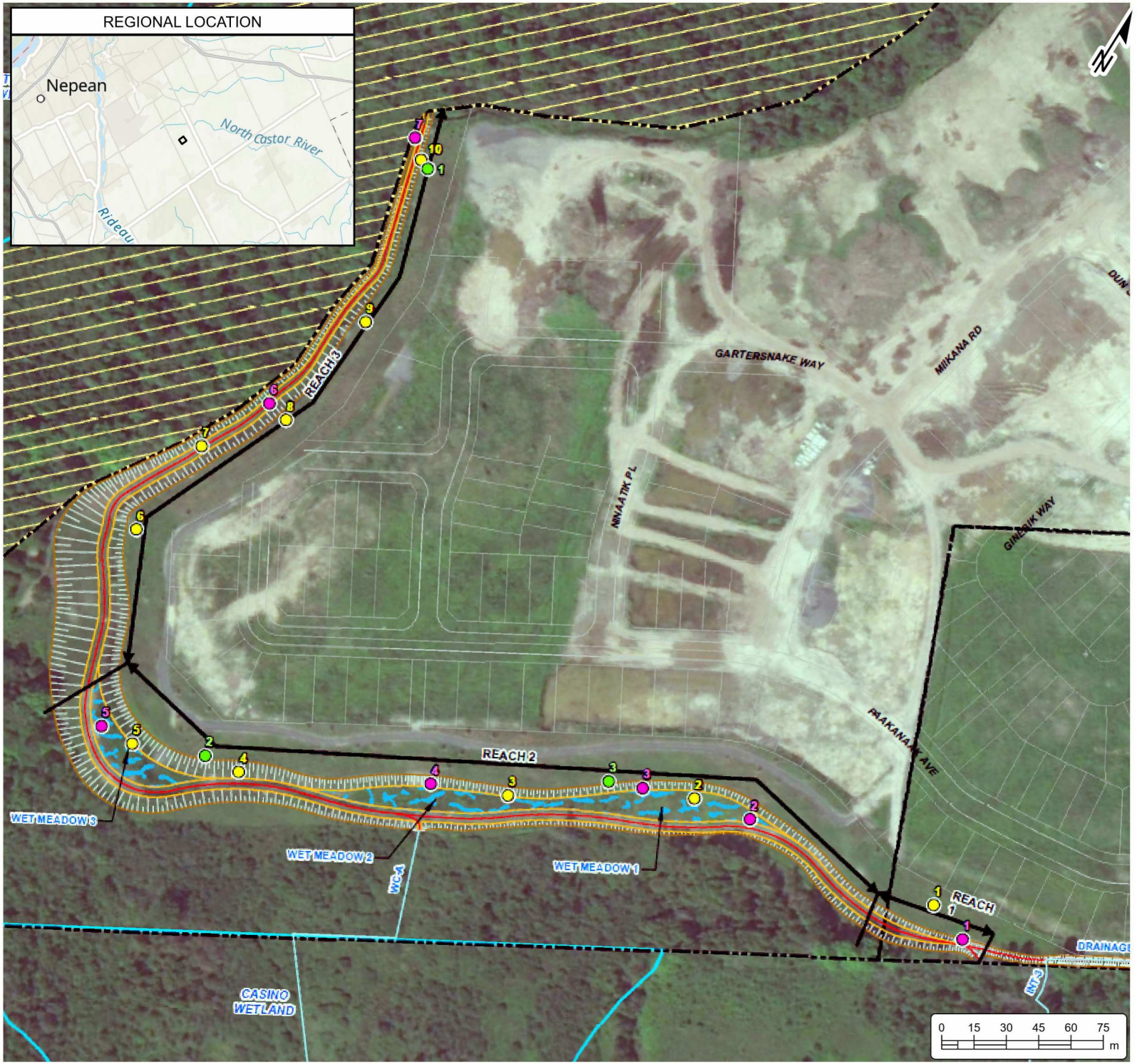
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Appended Figures



PATHWAYS CONSTRUCTED CHANNEL MONITORING

LEITRIM SOUTH HOLDINGS INC.
4800 Bank Street
Ottawa, Ontario

LEGEND

- NOCTURNAL AMPHIBIAN STATION
- INSTREAM MONITORING STATION
- PLANT COMMUNITY STATION
- SLOPE
- BOTTOM OF BANK
- TOP OF BANK
- CENTRELINE
- PROVINCIALLY SIGNIFICANT WETLAND
- LEITRIM CORE WETLAND BUFFER

Notes:
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CAMBIUM
194 Sophia Street
Peterborough, Ontario, K9H 1E5
Tel: (705) 742.7900 Fax: (705) 742.7907
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CONSTRUCTED CHANNEL FEATURES AND MONITORING STATIONS

Project No.: 20031-001		Date: June 2024 Rev.:	
Scale: 1:2,500		Projection: NAD 1983 UTM Zone 18N	
Created by: DBB	Checked by: GW	Figure:	1

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Appendix A

Landscape Plan Monitoring and Recommendations

(Novatech, 2024)

NOVATECH
Engineers, Planners & Landscape Architects

M E M O R A N D U M

DATE: JULY 2024

TO: GWENDOLYN WEEKS, CAMBIUM INC.

FROM: RYAN JAMES, NOVATECH

RE: 116023-17
PATHWAYS AT FINDLAY CREEK – CHANNEL CORRIDOR
RIPARIAN ECOSYSTEM MONITORING, YEAR 5

CC: EVAN GARFINKEL, REGIONAL

The channel corridor within Pathways at Findlay Creek supports a variety of plant communities which consist of groups of species selected to respond to varying site conditions. To ensure a minimum standard for the long-term success of the channel corridor planting, a monitoring protocol was implemented over a 5-year period. This is the 5th year, and final observations are to be found below.

Year 5 (2024)

Minimum Standard of Success

When the corridor was commissioned in 2019, the field review for the F1 Certificate (City of Ottawa standard) confirmed it was in general compliance with the approved landscape design drawings. There were no substantial modifications to features or plantings.

During the monitoring process, the success of the plantings was noted. If any of the caliper trees, 25% of the whips, or 10% of the seeded areas were found to be in poor condition, remedial actions were to be taken. Determination of the exact nature of the actions was dependent on the specific problem identified, but included replacement plantings, species substitution or over-seeding localized areas. This as-constructed record has provided the baseline for comparison during the post-construction monitoring program.

Plant Observations

The final assessment of all trees, shrubs and whips was conducted in the summer of 2024 by Novatech staff.

Trees and shrubs continue to display good signs of success and vigor. The Maples, Oaks, Sumacs have done exceptionally well and are putting on vigorous growth. There are volunteer Poplars and Willows appearing throughout the naturalized area. The coniferous grove on the north end of naturalized channel has excellent coverage, with near perfect success with the Tamarack, Larch and Fir specimens.

Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 Fax: 613.254.5867 www.novatech-eng.com

Groundcover Observations (Seeded Areas)

The final assessment of all seeded areas was conducted in the summer of 2024 by Novatech staff. Note that the seed has grown to shoulder-height in some areas, with a density that makes it very difficult to move through at the height of the growing season. Fortunately, the stone dust path that runs along the corridor is available to facilitate observations.

Overall, the creek groundcover is performing strongly and has maintained a dense mat of naturalization with many native wildflowers, grasses and volunteer species establishing along with the applied seed. Some of the typical vegetation recently observed includes but is not limited to Canada thistle, Crown Vetch, Fleabane, Goldenrod, Queen Anne's Lace, prickly lettuce, crab grass and Rudbeckia. Due to prevalence of these species in the adjacent wetland area, the establishment of these species is to be expected.

Remedial Action

No remedial action is recommended. Over the 5-year monitoring period, the corridor has, and continues to perform strongly. The trees, whips, shrubs, and groundcover are robust and well-established and have consistently met the minimum standards of success.

Yours truly,

NOVATECH



Ryan James, OALA, CSLA
Senior Project Manager | Landscape Architecture

Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 Fax: 613.254.5867 www.novatech-eng.com





Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 Fax: 613.254.5867 www.novatech-eng.com





Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 Fax: 613.254.5867 www.novatech-eng.com





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Appendix B

In-Stream Photographic Monitoring



Photo 1: Instream Station 1, Upstream, April 2020



Photo 2: Instream Station 1, Upstream, April 2021



Photo 3: Instream Station 1, Upstream, April 2022



Photo 4: Instream Station 1, Upstream, April 2024



Photo 5: Instream Station 1, Upstream, July 2020



Photo 6: Instream Station 1, Upstream, July 2021



Photo 7: Instream Station 1, Upstream, August 2022



Photo 8: Instream Station 1, Upstream, August 2024



Photo 9: Instream Station 1, Downstream, April 2020



Photo 10: Instream Station 1, Downstream, April 2021



Photo 11: Instream Station 1, Downstream, April 2022



Photo 12: Instream Station 1, Downstream, April 2024



Photo 13: Instream Station 1, Downstream, July 2020



Photo 14: Instream Station 1, Downstream, July 2021



Photo 15: Instream Station 1, Downstream, August 2022



Photo 16: Instream Station 1, Downstream, August 2024



Photo 17: Instream Station 2, Upstream, April 2020



Photo 18: Instream Station 2, Upstream, April 2021



Photo 19: Instream Station 2, Upstream, April 2022



Photo 20: Instream Station 2, Upstream, April 2024



Photo 21: Instream Station 2, Upstream, July 2020



Photo 22: Instream Station 2, Upstream, July 2021



Photo 23: Instream Station 2, Upstream, August 2022



Photo 24: Instream Station 2, Upstream, August 2024



Photo 25: Instream Station 2, Downstream, April 2020



Photo 26: Instream Station 2, Downstream, April 2021



Photo 27: Instream Station 2, Downstream, April 2022



Photo 28: Instream Station 2, Downstream, April 2024



Photo 29: Instream Station 2, Downstream, July 2020



Photo 30: Instream Station 2, Downstream, July 2021



Photo 31: Instream Station 2, Downstream, August 2022



Photo 32: Instream Station 2, Downstream, August 2024



Photo 33: Instream Station 3, Upstream, April 2020



Photo 34: Instream Station 3, Upstream, April 2021



Photo 35: Instream Station 3, Upstream, April 2022



Photo 36: Instream Station 3, Upstream, April 2024



Photo 37: Instream Station 3, Upstream, July 2020



Photo 38: Instream Station 3, Upstream, July 2021



Photo 39: Instream Station 3, Upstream, August 2022



Photo 40: Instream Station 3, Upstream, August 2024



Photo 41: Instream Station 3, Downstream, April 2020



Photo 42: Instream Station 3, Downstream, April 2021



Photo 43:Instream Station 3, Downstream, April 2022



Photo 44:Instream Station 3, Downstream, April 2024



Photo 45: Instream Station 3, Downstream, July 2020



Photo 46: Instream Station 3, Downstream, July 2021



Photo 47: Instream Station 3, Downstream, August 2022



Photo 48: Instream Station 3, Downstream, August 2024



Photo 49: Instream Station 4, Upstream, April 2020



Photo 50: Instream Station 4, Upstream, April 2021



Photo 51: Instream Station 4, Upstream, April 2022



Photo 52: Instream Station 4, Upstream, April 2024



Photo 53: Instream Station 4, Upstream, July 2020



Photo 54: Instream Station 4, Upstream, July 2021



Photo 55: Instream Station 4, Upstream, August 2022



Photo 56: Instream Station 4, Upstream, August 2024



Photo 57: Instream Station 4, Downstream, April 2020



Photo 58: Instream Station 4, Downstream, April 2021



Photo 59: Instream Station 4, Downstream, April 2022



Photo 60: Instream Station 4, Downstream, April 2024



Photo 61: Instream Station 4, Downstream, July 2020



Photo 62: Instream Station 4, Downstream, July 2021

PHOTO MISSING

Photo 63: Instream Station 4, Downstream, August 2022



Photo 64: Instream Station 4, Downstream, August 2024



Photo 65: Instream Station 5, Upstream, April 2020



Photo 66: Instream Station 5, Upstream, April 2021



Photo 67: Instream Station 5, Upstream, April 2022



Photo 68: Instream Station 5, Upstream, April 2024



Photo 69: Instream Station 5, Upstream, July 2020



Photo 70: Instream Station 5, Upstream, July 2021



Photo 71: Instream Station 5, Upstream, August 2022



Photo 72: Instream Station 5, Upstream, August 2022



Photo 73: Instream Station 5, Downstream, April 2020



Photo 74: Instream Station 5, Downstream, April 2021



Photo 75: Instream Station 5, Downstream, April 2022



Photo 76: Instream Station 5, Downstream, April 2024



Photo 77: Instream Station 5, Downstream, July 2020



Photo 78: Instream Station 5, Downstream, July 2021

PHOTO MISSING

Photo 79: Instream Station 5, Downstream, August 2022



Photo 80: Instream Station 5, Downstream, August 2024



Photo 81: Instream Station 6, Upstream, April 2020



Photo 82: Instream Station 6, Upstream, April 2021



Photo 83: Instream Station 6, Upstream, April 2022



Photo 84: Instream Station 6, Upstream, April 2024



Photo 85: Instream Station 6, Upstream, July 2020



Photo 86: Instream Station 6, Upstream, July 2021



Photo 87: Instream Station 6, Upstream, August 2022



Photo 88: Instream Station 6, Upstream, August 2024



Photo 89: Instream Station 6, Downstream, April 2020



Photo 90: Instream Station 6, Downstream, April 2021



Photo 91: Instream Station 6, Downstream, April 2022



Photo 92: Instream Station 6, Downstream, April 2024



Photo 93: Instream Station 6, Downstream, July 2020



Photo 94: Instream Station 6, Downstream, July 2021



Photo 95: Instream Station 6, Downstream, August 2022



Photo 96: Instream Station 6, Downstream, August 2024



Photo 97: Instream Station 7, Upstream, April 2020



Photo 98: Instream Station 7, Upstream, April 2021



Photo 99: Instream Station 7, Upstream, April 2022



Photo 100: Instream Station 7, Upstream, April 2024



Photo 101: Instream Station 7, Upstream, July 2020



Photo 102: Instream Station 7, Upstream, July 2021



Photo 103: Instream Station 7, Upstream, August 2022



Photo 104: Instream Station 7, Upstream, August 2024



Photo 105: Instream Station 7, Downstream, April 2020



Photo 106: Instream Station 7, Downstream, April 2021



Photo 107: Instream Station 7, Downstream, April 2022



Photo 108: Instream Station 7, Downstream, April 2024



Photo 109: Instream Station 7, Downstream, July 2020



Photo 110: Instream Station 7, Downstream, July 2021



Photo 111: Instream Station 7, Downstream, August 2022



Photo 112: Instream Station 7, Downstream, August 2024

Appendix C

Plant Community Monitoring



Photo 1: 2020 Plant Community Plot 1



Photo 2: 2021 Plant Community Plot 1



Photo 3: 2022 Plant Community Plot 1



Photo 4: 2024 Plant Community Plot 1



Photo 5: 2020 Plant Community Plot 2



Photo 6: 2021 Plant Community Plot 2



Photo 7: 2022 Plant Community Plot 2



Photo 8: 2024 Plant Community Plot 2



Photo 9: 2020 Plant Community Plot 3



Photo 10: 2021 Plant Community Plot 3



Photo 11: 2022 Plant Community Plot 3



Photo 12: 2024 Plant Community Plot 3



Photo 13: 2020 Plant Community Plot 4



Photo 14: 2021 Plant Community Plot 4

PHOTO MISSING

Photo 15: 2022 Plant Community Plot 4



Photo 16: 2024 Plant Community Plot 4



Photo 17: 2020 Plant Community Plot 5



Photo 18: 2021 Plant Community Plot 5



Photo 19: 2022 Plant Community Plot 5



Photo 20: 2024 Plant Community Plot 5



Photo 21: 2020 Plant Community Plot 6



Photo 22: 2021 Plant Community Plot 6



Photo 23: 2022 Plant Community Plot 6



Photo 24: 2024 Plant Community Plot 6



Photo 25: 2020 Plant Community Plot 7



Photo 26: 2021 Plant Community Plot 7



Photo 27: 2022 Plant Community Plot 7



Photo 28: 2024 Plant Community Plot 7



Photo 29: 2020 Plant Community Plot 8



Photo 30: 2021 Plant Community Plot 8



Photo 31: 2022 Plant Community Plot 8



Photo 32: 2024 Plant Community Plot 8



Photo 33: 2020 Plant Community Plot 9



Photo 34: 2021 Plant Community Plot 9



Photo 35: 2022 Plant Community Plot 9



Photo 36: 2024 Plant Community Plot 9



Photo 37: 2020 Plant Community Plot 10



Photo 38: 2021 Plant Community Plot 10



Photo 39: 2022 Plant Community Plot 10



Photo 40: 2024 Plant Community Plot 10

Appendix C-1 Photomonitoring Results 2020-2024

Section of Density Board (cm)	% Covered by Vegetation July 2020	% Covered by Vegetation July 2021	% Covered by Vegetation July 2022	% Covered by Vegetation July 2024	Section of Density Board (cm)	% Covered by Vegetation July 2020	% Covered by Vegetation July 2021	% Covered by Vegetation July 2022	% Covered by Vegetation July 2024
Plot 1					**Plot 6**				
0-50	70	50	100	100	0-50	65	95	100	100
51-100	10	5	60	100	51-100	20	80	100	100
101 - 150	50	60	50	100	101 - 150	0	10	80	100
151 - 200	0	0	5	100	151 - 200	0	0	10	100
201 - 250	0	0	0	95	201 - 250	0	0	0	100
Plot 2					**Plot 7**				
0-50	95	95	100	100	0-50	60	50	95	95
51-100	15	15	55	100	51-100	15	10	55	60
101 - 150	5	0	5	100	101 - 150	5	0	10	30
151 - 200	0	0	5	100	151 - 200	0	0	0	5
201 - 250	0	0	0	100	201 - 250	0	0	0	5
Plot 3					**Plot 8**				
0-50	85	65	100	100	0-50	15	100	100	100
51-100	10	0	60	100	51-100	0	90	95	100
101 - 150	0	0	10	100	101 - 150	0	70	45	100
151 - 200	0	0	0	100	151 - 200	0	0	5	100
201 - 250	0	0	0	100	201 - 250	0	0	0	100
Plot 4					**Plot 9**				
0-50	65	100	100	100	0-50	35	90	100	100
51-100	20	100	100	100	51-100	0	15	55	100
people pp	0	60	90	100	101 - 150	0	5	5	75
151 - 200	0	0	0	100	151 - 200pp	0	0	0	5
201 - 250	0	0	0	100	201 - 250	0	0	0	0
Plot 5					**Plot 10**				
0-50	95	100	100	100	0-50	10	60	65	100
51-100	40	90	100	100	51-100	0	5	5	70
101 - 150	10	20	90	100	101 - 150	0	0	0	10
151 - 200	0	5	70	100	151 - 200	0	0	0	0
201 - 250	0	0	30	100	201 - 250	0	0	0	0

Table C2 - Plant Community Monitoring Data

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
1 (Upland)	*Acer saccharum*	3	3	3	3	0.9 to 1.2	0.9 to 1.4	1 to 1.5	1.2 to 1.8	<5	<5	<5	10	good condition	good condition	good condition	good condition
	Celtis occidentalis	3	3	3	3	1 to 1.4	1.1 to 1.5	1.1 to 1.8	1.5 to 2.2	<5	5	5	5	good condition	good condition	good condition	good condition
	Quercus macrocarpa	1	1	1	1	3.1	3.4	3.5	3.8	<5	<5	<5	5	good condition	small amount of dieback	fair condition	good condition
	Rhus typhina	1	1	1	2	0.6	1.2	1.2	0.5 to 2.1	<5	<5	<5	10	original stem died, healthy new shoot	good condition	good condition	good condition, new shoot
	Agalinis tenuifolia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	0				
	Chenopodium album	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15	0	0	0				
	Cirsium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	5	<5				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40	10	30	30				
	Erigeron spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	15	0				
	Lythrum salicaria	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Matricaria chamomilla	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	0	0	0				
	Melilotus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	60	35	<5				
	Monarda fistulosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	10				
	Oenothera biennis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	<5				
	Papaver sp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	<5	0				
	Persicaria maculosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	20	25	20				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	10	15				
	Sonchus arvensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	5				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	20				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	<5				
	Vicia cracca	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	5				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15	0	0	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0				
2 (Wet Meadow)	*Populus deltoides*	0	7	11	12	N/A	0.2 to 0.5	0.1 to 0.8	0.2 to 2.1	0	<5	<5	10		good condition	good condition	
	Salix spp.	0	40+	100+	100+	N/A	0.2-0.6	0.1 to 1	0.1 to 2.4	0	15	35	70		many seedlings/shoots	many seedlings/shoots/ saplings	many seedlings/shoots/ saplings
	Alisma triviale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	<5	<5				
	Carex spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	20	15	20				
	Cirsium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Daucus carota	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Eupatorium perfoliatum	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	5	10	10				
	Glyceria grandis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40	25	20	15				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	20	15	10				

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
2 (Wet Meadow)	*Juncus spp.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	5				
	Leersia oryzoides	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15	5	10	20				
	Lythrum salicaria	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	10	10	5				
	Melilotus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Oenothera biennis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	<5	<5				
	Persicaria maculosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	<5				
	Phalaris arundinacea	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	10	15				
	Plantago major	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Scirpus atrovirens	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	5	10				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	5	10				
	Typha spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	25	20	20				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25	15	5	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	10				
3 (Wet Meadow/Slope)	*Populus deltoides*	0	6	7	7	N/A	0.3 to 0.4	0.4 to 0.8	0.9 to 2.6	0	<5	<5	10		good condition	good condition	good condition
	Populus tremuloides	0	1	2	3	N/A	1.3	1.8	0.2 to 1.9	0	<5	<5	<5		good condition	good condition	good condition
	Salix spp.	0	0	30+	100+	N/A	N/A	0.1 to 0.8	0.1 to 2.5	0	0	15	35			many seedlings/shoots	many seedlings/shoots
	Achillea millefolium	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	<5				
	Alisma triviale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	5	5	<5				
	Daucus carota	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	<5				
	Echinacea purpurea	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Elymus canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	5				
	Equisetum arvense	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	5				
	Glyceria grandis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	0	<5	5				
	Juncus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	5				
	Leersia oryzoides	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	10				
	Lycopus americana	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	10	5				
	Lythum salicaria	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	5	10	5				
	Melilotus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	10	<5				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	5				
	Phalaris arundinacea	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	15				
	Scirpus atrovirens	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	5	15				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	10				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	5	20				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	5	<5	<5				
	Typha spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	20	20	25				
	Unknown grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	15	20	20				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60	20	10	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	5				

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
4 (Slope)	*Acer rubrum*	2	2	2	2	1.1 to 1.3	1.1 to 1.4	1.2 to 1.9	1.4 to 2.2	<5	<5	<5	5	good condition	good condition	good condition	good condition
	Acer saccharinum	1	1	1	1	1.3	1.4	1.4	1.6	<5	5	5	5	good condition	good condition	good condition	good condition
	Betula papyrifera	1	1	1	1	2.1	2.2	2.5	3.1	<5	<5	<5	10	good condition	good condition	good condition	good condition
	Populus deltoides	1	1	1	2	0.6	1.1	1.7	2.6	<5	<5	<5	5	original stem died, healthy new shoot	recovered	good condition	good condition
	Populus grandidentata	1	1	1	3	2	2.2	2.5	0.1 to 3.2	<5	<5	<5	10	good condition	good condition	good condition	good condition, new shoots
	Quercus macrocarpa	1	1	1	1	1.1	1	1.3	1.5	<5	<5	<5	5	Top dieback, but since recovered	poor condition	fair condition	good condition
	Tilia americana	3	0	0	0	1.4 to 1.5	N/A	N/A	N/A	<5	0	0	0	2 good condition, 1 partial dieback	dead		
	Chenopodium album	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Cirsium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	5				
	Daucus carota	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	20				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	55	20	40	45				
	Matricaria chamomilla	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	5	<5	0				
	Melilotus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	40	25	<5				
	Monarda fistulosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	5	15				
	Oenothera biennis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	<5				
	Oxalis stricta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	0				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	15				
	Rumex crispus	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	<5	<5	0				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	10	20				
	Sonchus arvensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	<5				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	20				
	Taraxacum officinale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	<5	<5	0				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	10	<5				
	Tussilago farfara	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	0	0	0				
	Typha spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	<%				
	Vicia cracca	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	10	5				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	<5	<5	<5				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0				
5 (Wet Meadow)	*Salix* spp.	N/A	N/A	N/A	7	N/A	N/A	N/A	0.1 to 0.3	0	0	0	<5				New seedlings
	Alisma triviale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	<5				
	Carex spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	5	10				
	Eutrochium maculatum	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	0				
	Galium palustre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Glyceria grandis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	5				
	Lycopus uniflorus	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	<5				
	Lythrum salicaria	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	5	<5				

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
5 (Wet Meadow)	*Melilotus* spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	0				
	Phalaris arundinacea	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	10				
	Sagittaria latifolia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	5				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	20				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	<5	0				
	Typha spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	80	85	90	90				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100	80	80	100				
6 (Upland)	*Alnus incana*	1	1	0	0	2.7	1.8	N/A	N/A	<5	<5	0	0	good condition	top dieback occurred, potentially recovering.	dead	
	Betula papyrifera	1	1	1	1	1.7	1.8	2	2.2	<5	<5	5	5	good condition	good condition	good condition	good condition
	Juniperus virginiana	1	1	1	1	0.8	0.8	1	2.3	<5	<5	<5	5	good condition	good condition	good condition	good condition
	Picea glauca	2	2	2	2	0.6 to 0.9	0.7 to 0.9	1 to 1.1	1.6 to 2.0	<5	5	5	10	good condition	good condition	good condition	good condition
	Pinus strobus	1	1	1	1	0.5	0.7	1.2	3.1	<5	<5	5	15	good condition	good condition	good condition	good condition
	Chenopodium album	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	0	0	0				
	Cirsium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	35	15	5				
	Conyza canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	<5	0				
	Daucus carota	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	5	10	10				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35	<5	30	35				
	Erigeron spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	5	5	5				
	Matricaria chamomilla	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	0	0	0				
	Medicago lupulina	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	15	10	<5				
	Monarda fistulosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	15				
	Oenothera biennis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	<%				
	Pastinaca sativa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	0				
	Plantago major	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Potentilla norvegica	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Rumex crispus	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	<5				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	5				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	20				
	Setaria pumila	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	0	0	0				
	Sonchus arvensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	<5				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	15				
	Taraxacum officinale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	0	0	0				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	0				
	Tussilago farfara	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	5	<5	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0				

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
7 (Riparian Slope)	Salix spp.	N/A	4	9	17	N/A	0.2 to 1.0	0.1 to 1.0	0.1 to 1.4	0	<5	<5	<5	good condition	good condition	good condition	good condition, new shoots
	Alisma triviale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	<5				
	Bidens cernua	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	0	0				
	Carex spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	5	10	20				
	Cicuta bulbifera	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Daucus carota	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	15				
	Echinochloa crusgalli	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Euthamia graminifolia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Fragaria virginiana	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	<5				
	Juncus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	5				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70	0	20	15				
	Lythrum salicaria	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Medicago lupulina	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Monarda fistulosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	5				
	Oxalis stricta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	0	0				
	Persicaria maculosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	0				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	30	35	30				
	Setaria pumila	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	15				
	Sonchus arvensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	10				
	Taraxacum officinale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	<5	<5	0				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	15	<5	<5				
	Typha spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	15	30				
	Vicia cracca	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	5	<5				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	35	25	40				
8 (Upland)	*Alnus incana*	0	2	2	2	0	1.5 to 1.8	1.7 to 2	1.8 to 2.3	0	5	5	10		Planted since 2020 monitoring?	good condition	good condition
	Betula papyrifera	1	1	1	1	1.7	1.7	2.1	2.6	<5	<5	<5	10	good condition	good condition	good condition	good condition
	Juniperus virginiana	0	1	1	1	0	1.1	1.4	2.3	0	<5	5	10		Planted since 2020 monitoring?	good condition	good condition
	Picea glauca	0	1	1	1	0	1.2	1.3	1.8	0	<5	<5	5		Planted since 2020 monitoring?	good condition	good condition
	Pinus strobus	1	1	1	1	0.4	1.3	2	2.5	<5	<5	5	15	Dead	Planted since 2020 monitoring?	good condition	good condition
	Ambrosia artemisiifolia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	10	5	0				
	Cirsium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	15	10	10				
	Daucus carota	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	15	10				

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
8 (Upland)	*Doellingeria umbellata*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15	15	30	30				
	Melilotus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	<5	<5	0				
	Oenothera biennis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	5				
	Oxalis stricta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	0	0	0				
	Pastinaca sativa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	5				
	Persicaria maculosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Plantago major	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	10	15				
	Setaria pumila	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30	0	0	0				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	15				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	20				
	Taraxacum officinale	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	0				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	10	<5	<5				
	Vicia cracca	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	<5				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	5	<5	0				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0				
9 (Upland)	Populus tremuloides	N/A	N/A	N/A	2	N/A	N/A	N/A	0.2 to 0.3	0	0	0	<5				New seedlings
	Ambrosia artemisiifolia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	10	5	0				
	Chenopodium album	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Cirsium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	5	5	<5				
	Echinacea purpurea	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	15				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70	10	25	30				
	Matricaria chamomilla	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	0				
	Medicago lupulina	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Melilotus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	10	10	<5				
	Monarda fistulosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	25				
	Pastinaca sativa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	<%				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	40	35	35				
	Setaria pumila	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	10				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	10				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	10	5	<5				
	BARE SOIL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	5	5	<5				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0				
10 (Slope)	*Salix spp.*	N/A	N/A	N/A	7	N/A	N/A	N/A	0.1 to 0.2	0	0	0	<5				New seedlings
	Asclepius syriaca	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	5				
	Carex spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	5				
	Equisetum arvense	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	10	5				

Plot	Species	Talley				Height Range (m)				Absolute Cover (%)				Notes			
		2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024	2020	2021	2022	2024
10 (Slope)	*Erigeron spp.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	5				
	Echinacea purpurea	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	<5	10				
	Galium palustre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	<5				
	Grasses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40	5	20	25				
	Juncus spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	5	<5	5				
	Leersia oryzoides	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	<5	5				
	Lythrum salicaria	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	10	5	<5				
	Monarda fistulosa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	<5	10	15				
	Rudbeckia hirta	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	25	25	25				
	Setaria pumila	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	0	0	0				
	Solidago canadensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	15				
	Sonchus arvensis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	0	0	0				
	Symphyotrichum spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	5	10				
	Trifolium spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	5	5	<5				
	Typha spp.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	30	35	45				
	Vicia cracca	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	<5				
	OPEN WATER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<5	<5	<5	<5				

Leitrim Development Area – Area S4 Future Neighbourhood (Regional Group)

Site visit conducted Friday, July 25, 2025 – Field Notes and Observations by South Nation Conservation

Attendance:

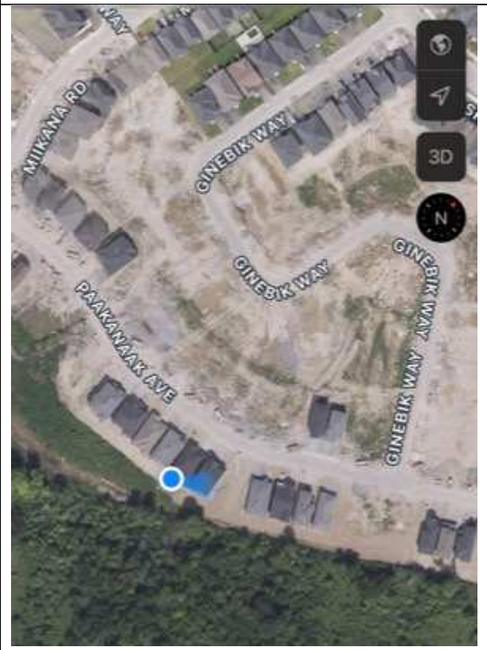
City of Ottawa- Amy McPherson, Mark Elliot

Arcadis - Peter Spal, Angela Soward, Brittany Semmier

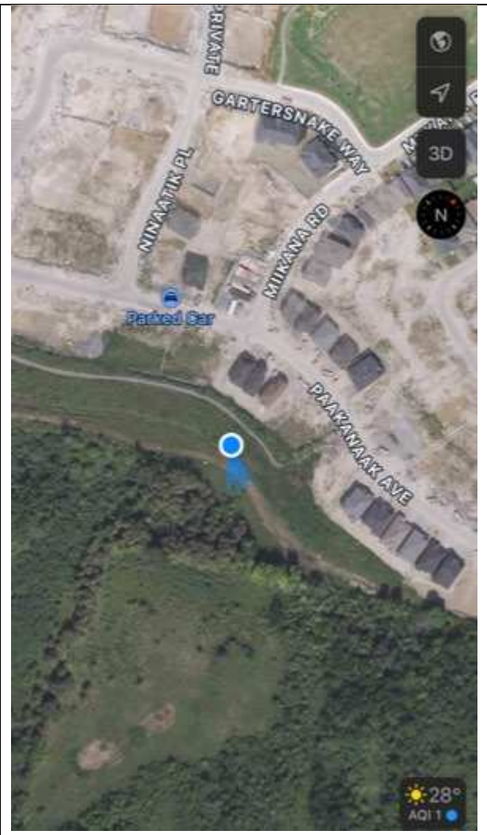
SNC - Jen Boyer, James Holland

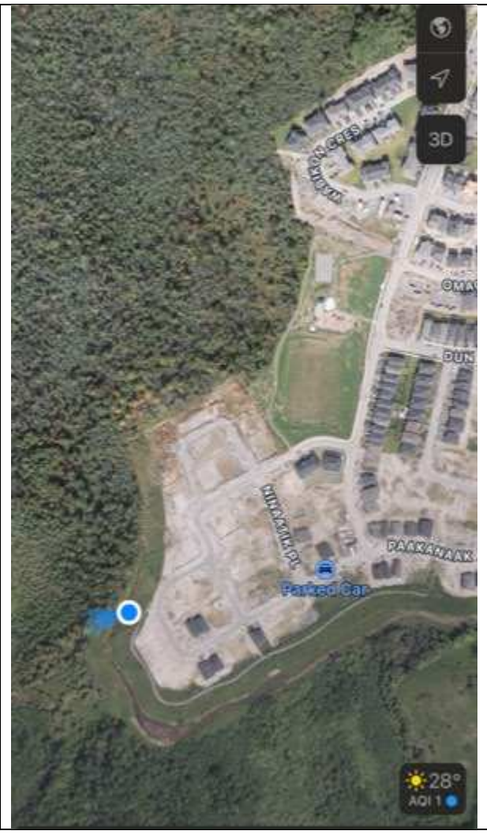
Regional Group - Matthew Van Bakel

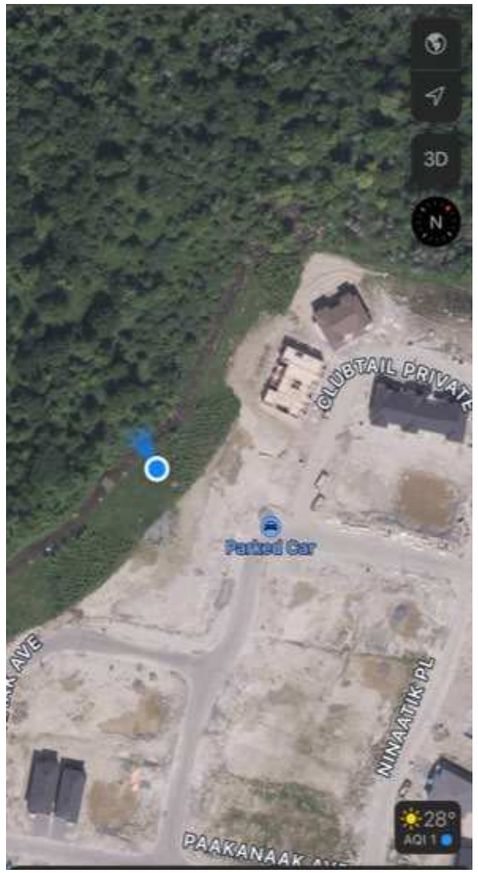
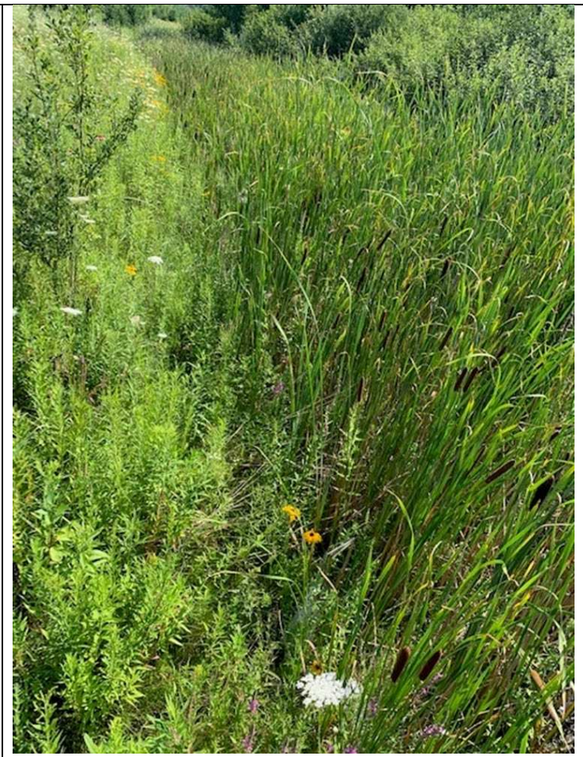
Regrets: Evan Garfinkel (Regional); Alex Zeller + Casey Little, Ryan Magladry (Arcadis)

Constructed Channel Plan Fig. 6-2 EMP Reference Location	Notes/Observations	Aerial Photo Location	Corresponding Site Photos	
LOCATION A **INT-3** Watercourse and Watercourse outlet and start of Conveyance Channel and end of Scratch Ditch/rear yard swale on adjacent development	**Observations** - not apparent where the INT-3 HDFA watercourse enters into the channel, outlet now obstructed with rock weir and not functioning – needs maintenance/removal - Rear Yard double swale/ Scratch Ditch entirely on private properties – As Built location of Scratch Ditch different than Remer Site Serviceability Plan - double swale design to service subdivision and catch overland flows - erosion where scratch ditch enters constructed channel -conveyance area was moist after rain but essentially with no vegetation in this area - Tire tracks of a vehicle in dry mud **INT-3** Intermittent watercourse 3 (INT-3) enters the southwest part of the Site from the southeast. INT-3			

	appears to convey surface flow from the upstream rural lands to the south of the Site into WC-B. INT-3 conveys major flows during spring freshet and high water events, however north of the Idone property boundary the channel is more defined. **Action:** S4 Servicability Update for the Leitrim Development Area, corresponding to the As-Built for the Scratch Ditch/rear yard swale contained within the adjacent development in property owner's backyards. Discuss if this feature will be redundant and if a permanent swale will be placed to the south of the S4 lands to intercept surface sheet flow south to northwest.			

LOCATION B Wetland Conveyance Channel Input	Conveyance Channel input from Rear Yard Double Swale observed to be very dry with limited vegetation in spots. Looked like vehicle had been in area in recent past during construction of subdivision. Some minor flow damp ground from recent storm. This area could be enhanced in future. **Action:** Leitrim Development Area Servicability Update (2016) illustrated the rear yard scratch ditch on the south property with a different elevation. Carry forward the as-built condition to the new report. Arcadis stated that this area will be the location of the new West SWM Outlet feature to convey clean flows from development at a 1:100 year function, as stated in the Leitrim Remer-Idone EMP and MSS. Also to include sump drainage and LID drainage.			

LOCATION C Mid-section conveyance channel	Observed wetland vegetation with some small pools of standing surface water. Well established buffer zones with mature plantings. Area functioning as per design. From LDA Remer-Idone EMP: The constructed conveyance channnel requires that a linkage be maintained between the Casino Wetland and the Leitrim Core Wetland through maintenance of a natural area within the proposed development area.		

LOCATION D UPPER REACH CHANNEL	**Conveyance Channel – upper reach** It was determined that the conveyance channel is operating as intended. The S4 Lands will meet pre-development flows and if requested, we will increase flows during Detailed Design. Should additional flows be requested, SNCA is to provide Stormwater criteria above the pre-development condition during Detailed Design. Water in channel from channel mid point to outlet into wetland, two species of frog observed (green, leopard). Mature species of field meadow flowers, wetland vegetation and planted trees well established.		 	 

Appendix F

- Figure 9-1 Existing Topography
- Figure 9-2 Preferred Macro Grading Plan

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	90.00	92.00	53400.58	
2	92.00	94.00	125246.91	
3	94.00	96.00	249186.95	
4	96.00	98.00	274704.13	
5	98.00	100.00	240445.88	
6	100.00	102.00	338590.64	
7	102.00	104.00	306136.91	
8	104.00	106.00	333809.95	
9	106.00	108.00	383716.27	
10	108.00	110.00	222038.29	
11	110.00	112.00	83236.44	

Project North

MIIKANA ROAD

KELLY FARM DRIVE

CEDAR CREEK DRIVE

BANK STREET

MIIKANA ROAD

DUN SKIPPER DRIVE

KELLY FARM DRIVE

PAAKANAAK AVENUE

PAAKANAAK AVENUE

BANK STREET

LEITRIM S-4
EXPANSION LANDS

FUTURE EARL ARMSTRONG
ROAD EXTENSION

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ARCADIS

Project Title

SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

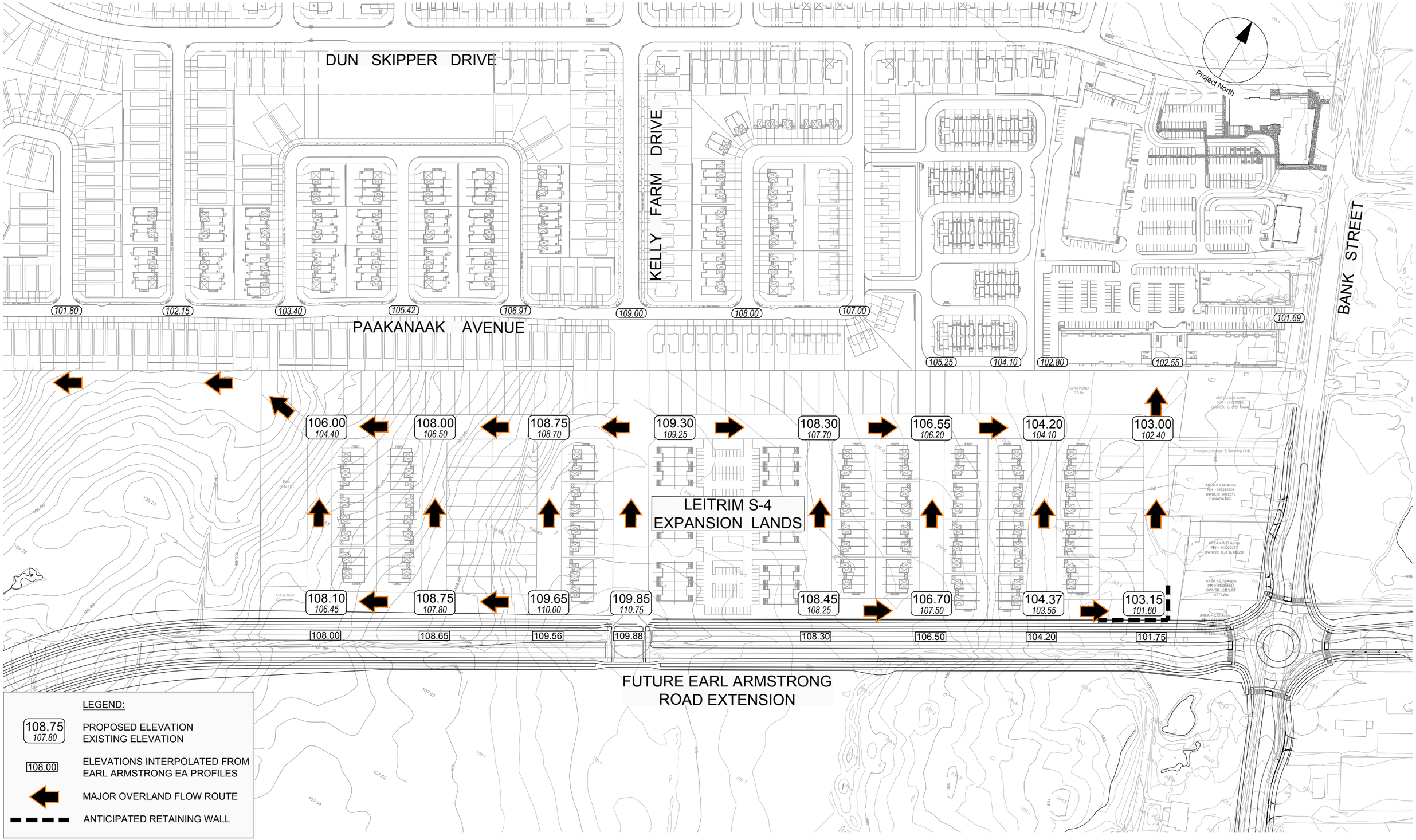
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EXISTING TOPOGRAPHY

Sheet No.

FIGURE 9-1
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Project Title

SERVICEABILITY STUDY
LEITRIM S-4 EXPANSION LANDS

Drawing Title

PREFERRED MACRO GRADING PLAN

Sheet No.

FIGURE 9-2
2025-08-08

Arcadis Canada Inc.
7326 10th Street NE, Suite 320
Calgary, Alberta T2E 8W1
Canada
Phone: 403 271 7110
Fax: 403 271 7162
www.arcadis.com