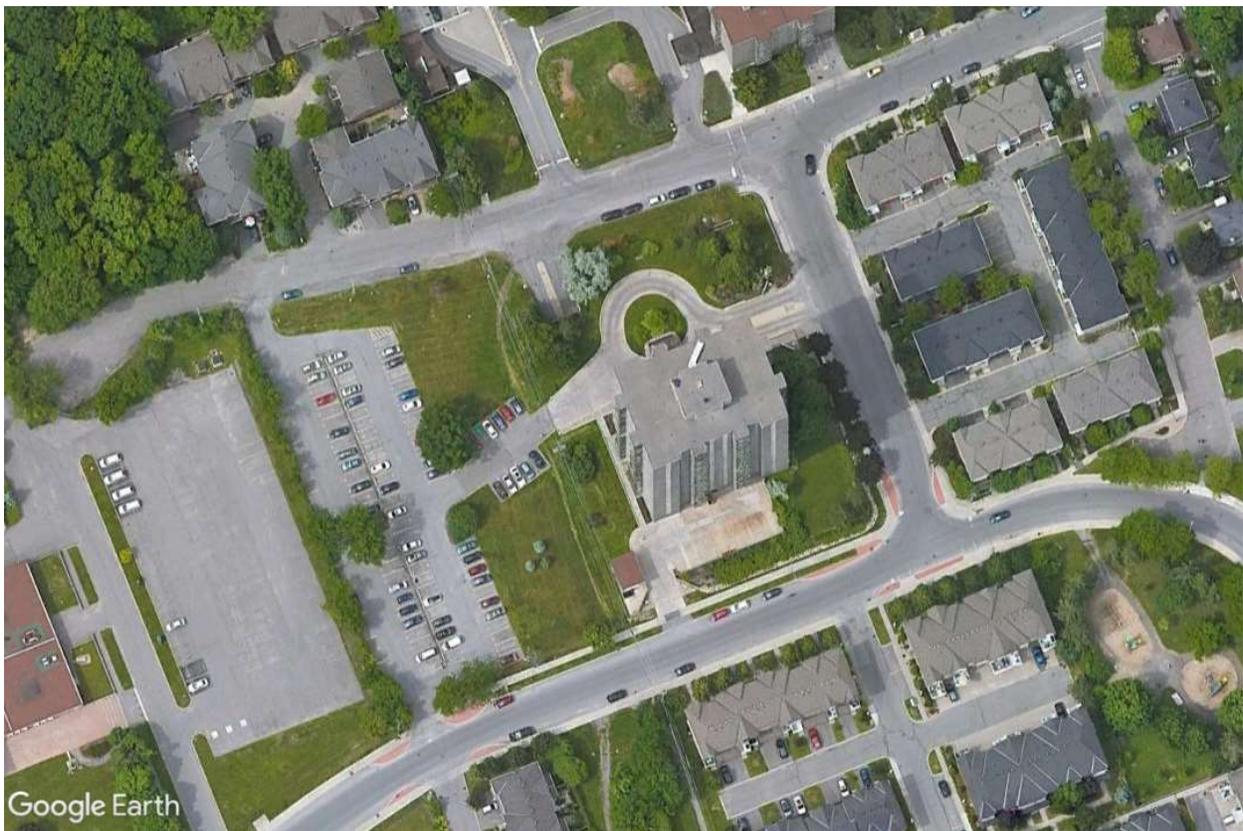


HOMESTEAD LAND HOLDINGS LIMITED

# 210 CLEARVIEW AVENUE REDEVELOPMENT ADEQUACY OF SERVICES REPORT

JUNE 23, 2023





210 CLEARVIEW  
AVENUE  
REDEVELOPMENT  
ADEQUACY OF  
SERVICES REPORT  
HOMESTEAD LAND HOLDINGS LIMITED

ZONING BY-LAW AMENDMENT (REV.02)

PROJECT NO.: 221-08957-00  
DATE: JUNE 23, 2023

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June 23, 2023

Homestead Land Holdings Limited  
80 Johnson Street  
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**Attention: Nicholas Higginson, P.Eng., Project Manager, Construction**

**Subject: 210 Clearview Avenue, Ottawa ON - Adequacy of Services Study**

We are pleased to deliver the enclosed Adequacy of Services Study in support of the application for an Official Plan and Zoning By-law Amendment for the subject residential development project. This study presents the existing potable water and sanitary sewer capacity of the services surrounding the site, per coordination with the City, compared to estimations of demand (including fire flow) based on current conceptual design of the site. The report also discusses the stormwater management criteria which will be fully developed during the design stage.

Should there be any questions or comments regarding this report, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink that reads "M. St. Marseille".

Marina St. Marseille, EIT  
Municipal Designer

A handwritten signature in black ink that reads "D. Searle".

Daniel Searle, P.Eng.  
Municipal Engineer

WSP ref.: 221-08957-00

---

# SIGNATURES

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*M. St. Marseille*

June 23, 2023

Marina St. Marseille, EIT  
Municipal Designer

Date

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June 23, 2023

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Municipal Engineer

Date



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# 1 INTRODUCTION

WSP Canada Inc. was retained by Homestead Land Holdings Limited (Homestead) to complete an Adequacy of Services Report for 210 Clearview Avenue Development located in Ottawa, Ontario. The purpose of this report is to summarize the servicing requirements for Zoning By-Law Amendment (ZBLA), including a review of potable water, sanitary sewer, and storm sewer.

## 1.1 SITE DESCRIPTION

The site measures approximately 0.54 ha (5,437 m<sup>2</sup>) which includes parking, greenspace, and pathways. Figure 1 details the site location and site definition. The proposed development is a new 25-storey multi-residential apartment building with two-storey underground parking. The development will accommodate 184 residential units, including amenity space, and private balconies. Refer to Appendix A for the architectural concept site plan.



Figure 1 – Project Site Definition (GeoOttawa)



According to GeoOttawa, the nearest fire hydrants to the proposed building are located at the north-east and south-east corners of the existing parking lot within the City Right-Of-Way (ROW). An additional fire hydrant is located at the south-east corner of the site.

The storm sewers on Clearview Avenue and Lanark Avenue discharge to the Ottawa River, approximately 1.5km away, at the north end of Churchill Avenue and Keyworth Avenue to Pontiac Street through an easement, respectively. The sanitary sewer on Lanark Avenue appears to gravity drain from west to east, across Lanark Avenue to Ellendale Crescent to the north. The sanitary sewer on Clearview Avenue connects to the sanitary sewer from Ellendale and continues to the east.

---

### 1.3 REFERENCES

The study of servicing adequacy was prepared in accordance with the following documents:

- Ottawa Sewer Design Guidelines, Second Edition, Document SDG002, October 2012, City of Ottawa including:
  - Technical Bulletin ISDTB-2012-4 (June 20, 2012)
  - Technical Bulletin ISDTB-2014-01 (February 5, 2014)
  - Technical Bulletin PIEDTB-2016-01 (September 6, 2018)
  - Technical Bulletin ISDTB-2018-01 (March 21, 2018)
- Ottawa Design Guidelines – Water Distribution, WDG001, July 2010, City of Ottawa including:
  - Technical Bulletin ISDTB-2014-02 (May 27, 2014)
  - Technical Bulletin ISTB-2018-02 (March 21, 2018)
- Water Supply for Public Fire Protection, Fire Underwriters Survey (FUS), 2020
- Pre-Application Consultation Meeting Notes, October 13, 2021 (Refer to Appendix B).

## 2 POTABLE WATER

---

### 2.1 DESIGN CRITERIA

The potable water demand was calculated based on the architectural conceptual design of the site to estimate residential unit numbers and floor area. The domestic demand criteria are from the City of Ottawa Design Guidelines – Water Distribution (2010), applicable criteria summarized in Table 2-1, Table 2-2, and Table 2-3.

**Table 2-1 Residential Potable Water Demand Criteria**

Demand	Value	Unit
Residential Average Day Demand	280	L/cap/d
Residential Maximum Day Factor	2.5 x average day	L/cap/d
Residential Maximum Hour Factor	2.2 x maximum day	L/cap/d

**Table 2-2 Apartment Unit Density Criteria**

Apartment Unit Type	Persons/Unit
1 Bedroom	1.4
2 Bedroom	2.1

In addition to the residential demands, a demand of 28,000 L/ha/day will be applied to the communal amenity space.

**Table 2-3 Amenity Space Potable Water Demand Criteria**

Demand	Value	Unit
Average Day Demand	28,000	L/ha/d
Maximum Day Factor	2.2 x average day	L/ha/d
Maximum Hour Factor	1.8 x maximum day	L/ha/d

The distribution system pressure objectives per the City of Ottawa Design Guidelines are as follows:

- Normal operating pressure ranges between 345 kPa (50 psi) and 552 kPa (80 psi)
- Minimum system pressure under maximum hourly demand conditions is 276 kPa (40 psi)
- Minimum system pressure under maximum day demand plus fire flow conditions is 140 kPa (20 psi)

The estimation of fire demand will be from the Fire Underwriters Survey – Water Supply for Public Fire Protection (2020), summarized in Appendix E.

---

## 2.2 DOMESTIC DEMAND ESTIMATION

The domestic potable water demand was calculated based on the demand criteria in Section 2.1 and the architectural conceptual design of the apartment building. The summary of the number of units and capita per unit is summarized in Table 2-4 and amenity space summarized in Table 2-5.

**Table 2-4 Residential Population from Conceptual Design**

Unit Type	Apartment Building	
One Bedroom	58 units	82 capita
Two Bedroom	126 units	265 capita
<b>Total</b>	<b>184 units</b>	<b>347 capita</b>

**Table 2-5 Amenity Space from Conceptual Design**

Building Type	Area
Amenity Space	1,934 m <sup>2</sup>
<b>Total</b>	<b>1,934 m<sup>2</sup></b>

The estimated domestic potable water demand was calculated and is summarized in Table 2-7. For detailed calculations, refer to Appendix C.

**Table 2-6 Domestic Potable Water Demand**

	Residential Units	Amenity Space	Total
<b>Average Day Demand</b>	1.12 L/s	0.06 L/s	<b>1.19 L/s</b>
<b>Maximum Day Demand</b>	2.81 L/s	0.14 L/s	<b>2.95 L/s</b>
<b>Maximum Hour Demand</b>	6.18 L/s	0.25 L/s	<b>6.43 L/s</b>

Therefore, the average day demand for the proposed apartment building is 1.19 L/s, with a maximum day demand of 2.95 L/s and maximum hour demand of 6.43 L/s.

---

## 2.3 FIRE DEMAND ESTIMATION

The fire demand was estimated based on the FUS design criteria in Section 2.1 and the architectural concept design of the apartment building. The following information was provided by the Owner and used to determine required fire flow:

- Construction type: non-combustible (C=0.80)
- Protected or unprotected openings: protected vertical openings (Area = largest floor area + 25% of each 2 adjoining floors)
- Occupancy and contents: limited combustible (-15%)
- Automatic sprinkler protection (-40%):
  - Automatic sprinkler protection designed and installed in accordance with NFPA 13 (-30%)
  - Fully supervised system (-10%)
- North exposure: 20.1-30 m separation (+10%)

The required fire flow was calculated to measure 100.0 L/s. Refer to Appendix E for detailed FUS calculations.

---

## 2.4 PROPOSED SERVICE CONNECTION

Per the City of Ottawa’s Water Distribution Guidelines, the site is required to be serviced with two (2) watermain connections for redundancy as the average day demand is greater than 50 m<sup>3</sup>/day (0.58 L/s).

The 200 mm diameter water service along Clearview Avenue is a dead-end main and therefore, given the underground parking garage structure area and site plan layout, a dual feed (each 200mm diameter) from Lanark Avenue will be proposed. Based on written communication provided by the City of Ottawa (on May 30<sup>th</sup>, 2023), it is understood that two (2) sets of services will be permitted for this development.

Refer to Appendix B for associated correspondence and Appendix D for the conceptual servicing layout and connection locations.

---

## 2.5 EXISTING CAPACITY

To determine the adequacy of existing services, the following scenarios were modelled to verify available flow and pressure:

- Average Day Flow, maximum system pressure
- Maximum Hourly Flow, minimum system pressure
- Maximum Day Demand + Fire Flow, minimum system pressure during fire

Per correspondence with the City (Appendix B), the following boundary conditions were provided at the City connections:

- Assumed average watermain elevation: 60.70 m
- Minimum hydraulic grade line: 108.6 m
- Maximum hydraulic grade line: 115.1 m
- Hydraulic grade line during Maximum Day + Fire Flow: 109.9 m

To verify available flow and pressure at the building, a water model was prepared using WaterGEMS. For all three scenarios reviewed, the Maximum Day + Fire Flow hydraulic grade line was used as the boundary condition. Table 2-7 summarizes the model outputs.

**Table 2-7 Residual Watermain Pressure**

	<b>Demand</b>	<b>Pressure at Building (Node Elevation = 58.30 m)</b>
<b>Average Day</b>	1.19 L/s	505 kPa (73.24 psi)
<b>Peak Hour</b>	6.43 L/s	505 kPa (73.24 psi)
<b>Max Day + Fire</b>	102.95 L/s	504 kPa (73.10 psi)

Based on the results, domestic and fire demands can be serviced within the City’s pressure boundaries.

## 3 SANITARY SEWER

### 3.1 DESIGN CRITERIA

The sanitary sewer flow was calculated based on the architectural conceptual design of the site to estimate residential unit numbers. The daily sewage flow for the project establishments are from the City of Ottawa Sewer Design Guidelines (2012) and City of Ottawa Technical Bulletin ISTB-2018-01 (2018), summarized in Table 3-1, Table 3-2, and Table 3-3.

**Table 3-1 Residential Sanitary Sewer Flow Criteria**

Demand	Value	Unit
Residential Average Day Demand	280	L/cap/d
Residential Peaking Factor (Harmon Equation)	$PF = 1 + \left( \frac{14}{4 + \sqrt{\frac{Population}{1000}}} \right) * 0.8$ (Min. 2.0; Max. 4.0)	N/A

**Table 3-2 Apartment Unit Density Criteria**

Apartment Unit Type	Persons/Unit
1 Bedroom	1.4
2 Bedroom	2.1

**Table 3-3 Peak Infiltration Allowance**

Demand	Value	Unit
Peak Infiltration Allowance	0.33	L/s/ha

### 3.2 SEWAGE FLOW ESTIMATION

The sanitary sewer demand was calculated based on the demand criteria in Section 3.1 and the architectural conceptual design of the apartment building. The summary of the number of units and capita per unit is summarized in Table 3-4 and amenity space in Table 3-5.

**Table 3-4 Residential Population Estimation from Conceptual Design**

Unit Type	Apartment Building	
One Bedroom	58 units	82 capita
Two Bedroom	126 units	265 capita
<b>Total</b>	<b>184 units</b>	<b>347 capita</b>

**Table 3-5 Amenity Space from Conceptual Design**

<b>Building Type</b>	<b>Area</b>
Amenity Space	1,934 m <sup>2</sup>
<b>Total</b>	<b>1,934 m<sup>2</sup></b>

Using the population and amenity space provided, the sanitary sewer demand was calculated and is summarized in Table 3-6.

**Table 3-6 Design Sewage Flow Calculation**

	<b>Apartment Building</b>
<b>Average Sewage Flow</b>	1.19 L/s
<b>Peaking Factor (Calculated)</b>	3.44
<b>Peak Sewage Flow</b>	4.08 L/s
<b>Extraneous Flow</b>	0.18 L/s
<b>Total Peak Design Flow</b>	<b>4.26 L/s</b>

Therefore, the average sewage flow for the proposed apartment building is 1.19 L/s, with a peak sewage flow of 4.08 L/s (using a peaking factor of 3.44), and total peak design flow of 4.26 L/s including extraneous flow.

---

### 3.3 PROPOSED SERVICE CONNECTION

Per the City's Sewer Design Guidelines, the sewer lateral should be designed with a minimum diameter of 135 mm, minimum slope of 1.0%. The sanitary sewer lateral size will be confirmed with the mechanical designer during detailed design.

A 200 mm diameter sanitary sewer with a minimum slope of 1.0% will be sufficient to convey the sanitary flow to Clearview Avenue with design velocities within 0.6 m/s to 3.0 m/s. The sanitary sewer connection has been proposed at the existing 225mm diameter sanitary sewer within the ROW. Refer to Appendix D for the conceptual servicing layout and connection location.

---

### 3.4 EXISTING CAPACITY

It was confirmed by the City (via email dated September 2, 2022), that the receiving sanitary sewer on Clearview Avenue has sufficient capacity for the proposed development (4.26 L/s). The correspondence has been provided in Appendix B.

## 4 STORM SEWER

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### 4.1 DESIGN CRITERIA

Per the Pre-Consultation Meeting with the City, all post-development storm events will need to be released at the pre-development 2-year storm event flow rate to Clearview Avenue. The pre-development peak flow rate for the 2-year storm event shall be determined per existing conditions with a runoff coefficient (C) no greater than 0.50. The runoff coefficients are per the City of Ottawa Sewer Design Guidelines. The time of concentration will also be calculated for pre- and post-development conditions, with a minimum time of 10 minutes. It is assumed the storm infrastructure has sufficient capacity to receive the 2-year pre-development storm event peak flow rate.

---

#### 4.1.1 RIDEAU VALLEY CONSERVATION AUTHORITY (RVCA) CONSULTATION

In addition to the stormwater management quantity controls, the stormwater will need to meet Level 1, enhanced protection (80% TSS removal) per the Ministry of Environment, Conservation and Parks (MECP) Stormwater Management Planning and Design Manual. The correspondence from the RVCA has been provided in Appendix B.

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#### 4.1.2 MINISTRY OF ENVIRONMENT, CONSERVATION AND PARKS (MECP)

As the site is a non-industrial property, and no external sanitary or storm sewage is anticipated to enter the property, an Environmental Compliance Approval (ECA) is not anticipated to be required by the MECP. This will be verified during the Site Plan Control process.

---

### 4.2 PRE- AND POST-DEVELOPMENT FLOWS

The proposed development will slightly increase the imperviousness of site when compared to existing conditions. Refer to Appendix F for stormwater management calculations and preliminary stormwater management catchment mapping.

As the proposed development area (A1) measures a runoff coefficient greater than 0.50, as such the pre-development runoff coefficient was assumed to be 0.50. The calculated post-development runoff coefficient for the development area (A1) is 0.60. The pre- and post-development flow conditions for events with return periods of 2-year, 5-year, and 100-years were calculated for the entire site and compared to ensure that all stormwater is controlled.

The summary of pre- and post-development flows as well as preliminary storage requirements are summarized in Table 4-1.

**Table 4-1 Pre- and Post-Development Stormwater Peak Flows**

Flow Event	Pre-Development Peak Flow	Post-Development Peak Flow	Allowable Release Rate (2-year)	Approx. Storage Requirements
1:2 year	36.6 L/s	75.3 L/s	36.6 L/s	23.3 m <sup>3</sup>
1:5 year	49.6 L/s	102.2 L/s	36.6 L/s	39.4 m <sup>3</sup>
1:100 year	106.2 L/s	219.0 L/s	36.6 L/s	137.0 m <sup>3</sup>

The stormwater from the areas that are not being developed as part of the project (A2, A3) will drain as per existing conditions to Clearview and Ellendale Avenue. The portion of the site that drains to Lanark Avenue (B1) will continue to overland flow to Lanark Avenue at flows less than pre-development flows no greater than the 5-year storm event. The developed area (A1) will be graded to capture all stormwater runoff and direct the flows to an underground storage cistern within the underground parking garage prior to connecting to Clearview Avenue. The stormwater flow released from the cistern to Clearview Avenue

will be pumped at a fixed release rate equal to the 2-year pre-development condition (36.6 L/s). Details related to pump arrangements and corresponding cistern storage levels will be provided during detailed design.

Quality control to meet the MECP's Enhanced Level (80% TSS Removal) will be addressed with an oil/grit separator using a Stormceptor or approved equivalent.

## 5 CONCLUSION

The purpose of the report was to summarize the servicing requirements for Zoning By-Law Amendment, including a review of potable water, sanitary sewer, and storm sewer.

It should be noted that all flow, demand and stormwater calculations are estimates based on the conceptual architectural plans and are subject to change during detailed design. The demands and estimates include the following:

- Preliminary maximum hourly water demand of 6.43 L/s and a maximum day demand plus fire flow of 102.95 L/s. Per coordination with the City for the supply watermain boundary conditions on Lanark Avenue, it was confirmed the existing system has sufficient capacity to supply the domestic and fire demand estimates within the system pressure limits.
- Preliminary total design sewage flow was calculated to measure 4.26 L/s. Per coordination with the City, it was confirmed that there were no sanitary sewer capacity constraints in the proposed receiving sewer on Clearview Avenue.
- The site will be required to limit the stormwater flow to the pre-development 2-year storm flow rate for all events including and up to the post-development 100-year storm along with quality control prior to discharging to the municipal storm sewer system on Clearview Avenue. Preliminary estimates of the stormwater runoff flow rates approximate a maximum allowable release rate of 36.6 L/s, with a required storage volume of approximately 137.0 m<sup>3</sup>.

The review of servicing requirements of potable water, sanitary sewer, and storm sewer for the proposed development at 210 Clearview Avenue in Ottawa confirms the existing infrastructure is sufficient.

# APPENDIX

**A**

ARCHITECTURAL CONCEPT  
SITE PLAN



# APPENDIX

## B

### EXTERNAL COMMUNICATIONS



## **Pre-Application Consultation Meeting Notes**

**Property Address:** 200 Clearview Avenue  
Wednesday, October 13, 2021

### **Attendees:**

#### **City of Ottawa:**

Jessica Button (File Lead), Christopher Moise (Urban Design), Allison Hamlin (Planning), Sami Rehman (Environmental)

#### **Applicant Team:**

Ghada Zaki (FoTenn), Paul Black (FoTenn), Roderick Lahey (RLA Architecture), Roderick Lahey (RLA Architecture), Alf Hendry (Holmstead), Jack Mangan (Homestead),

**Community:** Heather Mitchel (Westboro Community Association)

#### **Regrets:**

**City of Ottawa:** Neeti Paudel (Transportation), Mark Richardson (Forestry), Mohamed Fawzi (Project Manager), Mike Russett (Parks)

#### **Meeting notes:**

Opening & attendee introduction

- Introduction of meeting attendees
- Overview of proposal:
  - Proposal would be subject to an Official Plan Ament, Zoning By-law Amendment, Site Plan Control, Complex Process.

Preliminary comments and questions from staff and agencies, including follow-up actions:

#### **Planning (Jessica Button)**

- Application required
  - Official Plan Amendment, Zoning By-law Amendment
  - Site Plan Control – Complex (Manager Approval, Public Consultation)
- The property included in the Richmond Road / Westboro Secondary Plan
  - Lands are identified as Sector 6. Policy Direction aims to maintain the area as low rise residential, supports four support maximum four-storey residential zoning on the adjacent Jules Leger site. Additional policy encourages north-south pedestrian connectivity.
  - See the [Richmond Road / Westboro Secondary Plan](#) for additional policy direction.
  - Review and appropriately address the policies in the City's new Official Plan which may be in force and effect at the time of application. Note that the Secondary Plan Polices carry over and continue to require amendment in order to support the application.

- The following City policies or guidelines are applicable to the site:
  - [Tree Protection By-law](#)
  - [Bird Friendly Design Guidelines](#)
  - [Waste Management Guidelines](#)
  - [Urban Design Guidelines for High-rise Buildings](#)
  
- The site includes the following zones:
  - R5C H(28) S216
  - O1 [313] S216
  - O1 [313]
  
- Please consider the existing setback provisions within Schedule 216
- Underground / Accessory Parking is permitted within the 313 Exception.
- Existing Site Plan Agreement Registered in 1966 for the existing apartment building. Agreement was for two buildings with respective heights of 250' and 130', only one of those appear to have been built. New Site Plan Agreement Required.
- File lead's comments on the proposal:
  - Please confirm proposed tenure in your submission.
  - Design for universal accessibility (e.g. ramps instead of steps where possible)
  - Garbage storage and loading shall be interior to the building, located away from existing residential uses.
  - Consider the inclusion of larger units, at grade amenity area, and increased connectivity between the use, the adjacent greenspace, and the adjacent apartment building.
  - Consider re-locating the pod of parking located between the two buildings to maximize greenspace.
  - If the buildings offer shared assets, pathways are required.
  - Consider the inclusion of amenity area and a north south connection within the greenspace.
  - The tower requires an 11.5m setback.
  - Provide the tower floor plate area.
  - Consider and provide justification for a 3 vs 4 storey floor base.
  - Tree protection and landscaping should be accommodated around the periphery of the site.
  - For proposals including more than a 25% increase from the permitted as-of-right zoning, include calculations for [Section 37 Implementation Guidelines](#). Community benefits could include retained greenspace, and north south pedestrian connection.

### **Urban Design (Christopher Moise)**

- This proposal does not run along one of the City's Design Priority Areas and need not attend the City's UDRP. Staff will be responsible for evaluating the proposal and providing design direction.
- We have the following questions/comments about the design presented:

- Tower option:
  - What is the best height for the podium? Would a three storey podium height relate better to the surrounding neighbourhood context?
  - Tower expression might suit the surrounding context better if a podium set-back was provided all around the tower?
- We recommend the ramp be incorporated into the podium to give additional space for landscaping and tree planting on the site.
- We recommend grade related units to help connect the proposal with the surrounding low-rise neighbourhood context.
- How will the short ends of the podium relate to the streetscapes they face?
- Where is the primary entrance and how does it support the public realm?
- Where is the amenity location for the proposal?
- What is the parking ratio, and is it suitable to the proximity with the LRT station?
- How will the proposal provide strong pedestrian connectivity N/S tying the site with access to the LRT?
- A scoped Design Brief is a required submittal for all Site Plan/Re-zoning applications and can be combined with the Planning Rationale. Please see the Design Brief Terms of Reference provided.

This is an exciting project in an area full of potential. We look forward to helping you achieve its goals with the highest level of design resolution. We are happy to assist and answer any questions regarding the above. Good luck.

### **Engineering (Mohamed Fawzi)**

#### Available Infrastructure:

Clearview Avenue:

Sanitary: 225mm Conc (Install 1967)

Storm: 375mm Conc (Install 1997)

Water: 200mm UCI (Install 1953)

Lanark Avenue:

Sanitary: 250mm PVC (Install 2008)

Storm: 900mm Conc (Install 1993)

Water: 300mm PVC (Install 2007)

**\*\*Note:** Each lot is only permitted one set of services. Should the subject site not be severed into two municipal lots, the proposed building must be serviced through the existing building.

### Water Boundary Conditions:

Will be provided at request of consultant. Requests must include the location of the service and the expected loads required by the proposed development. Please provide the following and submit Fire Flow Calculation Sheet per FUS method with the request:

- Location of service
- Type of development and amount of required fire flow (per FUS method – include FUS calculation sheet with request)
- Average Daily Demand (l/s)
- Maximum Hourly Demand (l/s)
- Maximum Daily Demand (l/s)
- Water Supply Redundancy – Fire Flow:  
Applicant to ensure that a second service with an inline valve chamber be provided where the average daily demand exceeds 50 m<sup>3</sup> / day (0.5787 l/s per day)

Water services larger than 19 mm require a Water Data Card. Please complete card and submit.

### Stormwater Management (Quantity Control):

- Coefficient (C) of runoff determined as per existing conditions but in no case more than 0.5.
- TC = To be calculated, minimum 10 minutes
- Any storm events greater than 5 year, up to 100 year, and including 100-year storm event must be detained on site (if connecting to Lanark)
- Any storm events greater than 2 year, up to 100 year, and including 100-year storm event must be detained on site (if connecting to Clearview)
- Foundation drains are to be independently connected to sewer main unless being pumped with appropriate back up power, sufficient sized pump and back flow prevention.
- Roof drains are to be connected downstream of any incorporated ICD within the SWM system.

### Stormwater Management (Quality Control):

- Rideau Valley Conservation Authority to provide Quality Controls.

### Noise Study:

- Noise study required – property fronts a Collector Road (Lanark Avenue).

### Phase I and Phase II ESA:

- Phase I ESA is required; Phase II ESA may be required depending on the results of the Phase I ESA. Phase I ESA must include an EcoLog ERIS Report.
- Phase I ESA and Phase II ESAs must conform to clause 4.8.4 of the Official Plan that requires that development applications conform to Ontario Regulation 153/04.
- Record of Site Condition required due to increase in sensitive land use.

### Required Studies

- Stormwater Management Report
- Site Servicing Study
- Geotechnical Study
- Phase I ESA
- Phase II ESA (depends on outcome of Phase I)
- Noise Study
- Wind Study

### Required Plans

- Site Servicing Plan
- Grade Control and Drainage Plan
- Erosion and Sediment Control Plan (Can be combined with Grading Plan)

### Relevant information

1. The Servicing Study Guidelines for Development Applications are available at the following address: <https://ottawa.ca/en/city-hall/planning-and-development/information-developers/development-application-review-process/development-application-submission/guide-preparing-studies-and-plans#servicing-study-guidelines-development-applications>
2. Servicing and site works shall be in accordance with the following documents:
  - ⇒ Ottawa Sewer Design Guidelines (October 2012)
  - ⇒ Ottawa Design Guidelines – Water Distribution (2010)
  - ⇒ Geotechnical Investigation and Reporting Guidelines for Development Applications in the City of Ottawa (2007)

- ⇒ City of Ottawa Slope Stability Guidelines for Development Applications (revised 2012)
  - ⇒ City of Ottawa Environmental Noise Control Guidelines (January 2016)
  - ⇒ City of Ottawa Park and Pathway Development Manual (2012)
  - ⇒ City of Ottawa Accessibility Design Standards (2012)
  - ⇒ Ottawa Standard Tender Documents (latest version)
  - ⇒ Ontario Provincial Standards for Roads & Public Works (2013)
3. Record drawings and utility plans are also available for purchase from the City (Contact the City's Information Centre by email at [InformationCentre@ottawa.ca](mailto:InformationCentre@ottawa.ca) or by phone at (613) 580-2424 x.44455).
  4. Any proposed work in utility easements requires written consent of easement owner.

### **Environmental (Sami Rehman)**

- The subject property is across the street from an Urban Natural Feature (UNF), called Riverside Park Woods Natural Area. This is part of the Natural Heritage System and is zoned Environmental Protection (EP). Therefore, an EIS is required to demonstrate no negative impacts on the UNF and associated ecological functions. See OP and EIS guidelines for EIS requirements  
[https://documents.ottawa.ca/sites/documents/files/documents/eis\\_guidelines2015\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/documents/eis_guidelines2015_en.pdf)
- Given that the proposed development is greater than 4 stories, the EIS should review, discuss and recommend design elements from the City's Bird Safe Design Guidelines into its proposed design.  
[https://documents.ottawa.ca/sites/documents/files/birdsafedesign\\_guidelines\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/birdsafedesign_guidelines_en.pdf)
- The EIS should also review and draw best practices from the City's Protocol for Wildlife Protection during Construction.  
[https://documents.ottawa.ca/sites/documents/files/documents/construction\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/documents/construction_en.pdf)
- The applicant is encouraged to seek opportunities to increase energy and water efficiency through landscape design, as outlined in OP Section 4.9.
- It is recommended that applicant consult with the Rideau Valley Conservation Authority to determine if any permits or approvals are required under the regulations.
- The subject property is within the Intake Protection Zone, as identified in OP Schedule K. Please ensure the applications meet those policy requirements.
- The applicant is encouraged to review the newly approved Official Plan to ensure they are compliant to the most current policy directions.

### **Transportation (Neeti Paudel)**

- Follow Traffic Impact Assessment Guidelines
  - TIA will be required.
  - Start this process as soon as possible.
  - Applicant advised that their application will not be deemed complete until the submission of the draft step 1-4. Collaboration and communication between development proponents and City staff are required at the end of every step in the TIA process.
- Site is within 600m of the existing transit and future Westboro LRT Station – therefore TOD measures would apply. To achieve target mode shares within TOD zones, we highly recommend developments to provide as many TDM measures as possible and to provide only the minimum number of required parking.
- An update to the TRANS Trip Generation Manual has been completed (October 2020). This manual (attached) is to be utilized for this TIA.
- At site plan:
  - Proposed lay-by on Lanark will be reviewed at site plan. If accepted, this will trigger a RMA.
  - Turning templates will be required for all accesses showing the largest vehicle to access the site; required for internal movements and at all access (entering and exiting and going in both directions).
  - As the site proposed is residential, AODA legislation applies for all areas accessible to the public (i.e. outdoor pathways, parking, etc.). Consider using the City's Accessibility Design Standards.

### **Forestry (Mark Richardson)**

TCR requirements:

1. a Tree Conservation Report (TCR) must be supplied for review along with the suite of other plans/reports required by the City
  - a. an approved TCR is a requirement of Site Plan approval.
  - b. The TCR may be combined with the LP provided all information is supplied
2. As of January 1 2021, any removal of privately-owned trees 10cm or larger in diameter, or publicly (City) owned trees of any diameter requires a tree permit issued under the Tree Protection Bylaw (Bylaw 2020 – 340); the permit will be based on an approved TCR and made available at or near plan approval.
3. The Planning Forester from Planning and Growth Management as well as foresters from Forestry Services will review the submitted TCR
  - a. If tree removal is required, both municipal and privately-owned trees will be addressed in a single permit issued through the Planning Forester

- b. Compensation may be required for city owned trees – if so, it will need to be paid prior to the release of the tree permit
4. the TCR must list all trees on site, as well as off-site trees if the CRZ extends into the developed area, by species, diameter and health condition
5. please identify trees by ownership – private onsite, private on adjoining site, city owned, co-owned (trees on a property line)
6. the TCR must list all trees on adjacent sites if they have a critical root zone that extends onto the development site
7. If trees are to be removed, the TCR must clearly show where they are, and document the reason they cannot be retained
8. All retained trees must be shown and all retained trees within the area impacted by the development process must be protected as per City guidelines available at [Tree Protection Specification](#) or by searching Ottawa.ca
  - a. the location of tree protection fencing must be shown on a plan
  - b. show the critical root zone of the retained trees
  - c. if excavation will occur within the critical root zone, please show the limits of excavation
9. the City encourages the retention of healthy trees; if possible, please seek opportunities for retention of trees that will contribute to the design/function of the site.
10. For more information on the process or help with tree retention options, contact Mark Richardson [mark.richardson@ottawa.ca](mailto:mark.richardson@ottawa.ca) or on [City of Ottawa](#)

LP tree planting requirements:

For additional information on the following please contact [tracy.smith@Ottawa.ca](mailto:tracy.smith@Ottawa.ca)

#### Minimum Setbacks

- Maintain 1.5m from sidewalk or MUP/cycle track.
- Maintain 2.5m from curb
- Coniferous species require a minimum 4.5m setback from curb, sidewalk or MUP/cycle track/pathway.
- Maintain 7.5m between large growing trees, and 4m between small growing trees. Park or open space planting should consider 10m spacing.
- Adhere to Ottawa Hydro's planting guidelines (species and setbacks) when planting around overhead primary conductors.

#### Tree specifications

- Minimum stock size: 50mm tree caliper for deciduous, 200cm height for coniferous.
- Maximize the use of large deciduous species wherever possible to maximize future canopy coverage

- Tree planting on city property shall be in accordance with the City of Ottawa’s Tree Planting Specification; and include watering and warranty as described in the specification (can be provided by Forestry Services).
- Plant native trees whenever possible
- No root barriers, dead-man anchor systems, or planters are permitted.
- No tree stakes unless necessary (and only 1 on the prevailing winds side of the tree)

Hard surface planting

- Curb style planter is highly recommended
- No grates are to be used and if guards are required, City of Ottawa standard (which can be provided) shall be used.
- Trees are to be planted at grade

Soil Volume

- Please ensure adequate soil volumes are met:

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

Please note that these soil volumes are not applicable in cases with Sensitive Marine Clay.

Sensitive Marine Clay

- Please follow the City’s 2017 Tree Planting in Sensitive Marine Clay guidelines

**City Surveyor**

- The determination of property boundaries, minimum setbacks and other regulatory constraints are a critical component of development. An Ontario Land Surveyor (O.L.S.) needs to be consulted at the outset of a project to

ensure properties are properly defined and can be used as the geospatial framework for the development.

- Topographic details may also be required for a project and should be either carried out by the O.L.S. that has provided the Legal Survey or done in consultation with the O.L.S. to ensure that the project is integrated to the appropriate control network.

Questions regarding the above requirements can be directed to the City's Surveyor, Bill Harper, at [Bill.Harper@ottawa.ca](mailto:Bill.Harper@ottawa.ca)

**Community Association (Heather Mitchel (Westboro Community Association))**

- The community would prefer a lower rise.
- More sensitivity is required for the adjacent low rise buildings.
- There is a need for 3 bedroom units in the area.
- Consider green / amenity space on the roof of the podium.
- More tree canopy is desirable.
- The applicant should speak with the Councillor about Section 37 benefits.

**Next steps**

- City Staff encourage applicant to discuss the proposal with Councillor, community groups and neighbours
- City staff to send follow-up email confirming submission requirements

## Ottenhof, Maggie

---

**From:** Fawzi, Mohammed <mohammed.fawzi@ottawa.ca>  
**Sent:** September 2, 2022 12:00 PM  
**To:** Ottenhof, Maggie  
**Cc:** Nicholas Higginson; Davidson, Steve  
**Subject:** RE: 210 Clearview Avenue ZBLA - Request for Water Boundary Conditions and Sanitary Capacity

Hi Maggie,

This is to confirm there are no constraints regarding sanitary flow.

Thank you and have a great weekend.

Best Regards,

**Mohammed Fawzi, P.Eng.**

Project Manager  
Planning, Infrastructure and Economic Development Department - Services de la planification, de l'infrastructure et du développement économique  
Development Review - Central Branch  
City of Ottawa | Ville d'Ottawa  
110 Laurier Avenue West Ottawa, ON | 110, avenue. Laurier Ouest. Ottawa (Ontario) K1P 1J1  
613.580.2424 ext./poste 20120, [Mohammed.Fawzi@ottawa.ca](mailto:Mohammed.Fawzi@ottawa.ca)

**\*\*Please note that due to the current situation, I am working remotely. Email is currently the best way to contact me\*\***

---

**From:** Fawzi, Mohammed  
**Sent:** August 29, 2022 11:24 AM  
**To:** Ottenhof, Maggie <Maggie.Ottenhof@wsp.com>  
**Cc:** Nicholas Higginson <NHigginson@homestead.ca>; Davidson, Steve <Steve.P.Davidson@wsp.com>  
**Subject:** RE: 210 Clearview Avenue ZBLA - Request for Water Boundary Conditions and Sanitary Capacity

Hi Maggie,

This is to confirm that your request for boundary conditions has been received. I am also looking into the matter regarding sanitary sewer capacity constraints.

In regards to the required plans/reports. A SWM report is not required for the ZBLA submission. As mentioned below, however, the Adequacy of Servicing Report must include a section that speaks to storm water management such as existing conditions, quantity and quality controls, etc.

Happy to discuss further if needed. Thank you.

Best Regards,

**Mohammed Fawzi, P.Eng.**

Project Manager

Planning, Infrastructure and Economic Development Department - Services de la planification, de l'infrastructure et du développement économique

Development Review - Central Branch

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110 Laurier Avenue West Ottawa, ON | 110, avenue. Laurier Ouest. Ottawa (Ontario) K1P 1J1

613.580.2424 ext./poste 20120, [Mohammed.Fawzi@ottawa.ca](mailto:Mohammed.Fawzi@ottawa.ca)

**\*\*Please note that due to the current situation, I am working remotely. Email is currently the best way to contact me\*\***

---

**From:** Ottenhof, Maggie <[Maggie.Ottenhof@wsp.com](mailto:Maggie.Ottenhof@wsp.com)>

**Sent:** August 25, 2022 5:00 PM

**To:** Fawzi, Mohammed <[mohammed.fawzi@ottawa.ca](mailto:mohammed.fawzi@ottawa.ca)>

**Cc:** Nicholas Higginson <[NHigginson@homestead.ca](mailto:NHigginson@homestead.ca)>; Davidson, Steve <[Steve.P.Davidson@wsp.com](mailto:Steve.P.Davidson@wsp.com)>

**Subject:** 210 Clearview Avenue ZBLA - Request for Water Boundary Conditions and Sanitary Capacity

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Good afternoon,

We are currently preparing an Adequacy of Services Report to support a rezoning application for 200 Clearview Avenue in Ottawa. We have received initial pre-consultation notes from the City and would therefore like to request water boundary conditions. Additionally, we would like to confirm if there is sufficient capacity in the existing 250 mm diameter sanitary sewer on Lanark Avenue and/or sufficient capacity in the 225 mm diameter sanitary sewer along Clearview Avenue. Based on the conceptual design, the demands are as follows:

**Water Supply:**

Average Day Demand: 1.25 L/s

Maximum Daily Demand: 3.10 L/s

Maximum Hourly Demand: 6.75 L/s

Fire Flow: 83.3 L/s (FUS calculation attached)

Max Day + Fire Flow: 86.4 L/s

**Sanitary Demand:**

Average Day: 1.25 L/s

Peak: 4.45 L/s

In addition to the requested information above, can you please confirm that an Adequacy of Services Report is sufficient for the ZBLA submission (i.e., a SWM report will not be required for ZBLA)? Our report will include a section on stormwater management quantity and quality control and we will submit a detailed SWM report at the SPCA stage.

Let me know if you need anything further from us or have any questions.

Thank you,  
Maggie



**Maggie Ottenhof**

Municipal Engineer  
P.Eng.  
*She/Her*

T+ 1 613-856-0329

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1224 Gardiners Road, Suite 201  
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## Ottenhof, Maggie

---

**From:** Fawzi, Mohammed <mohammed.fawzi@ottawa.ca>  
**Sent:** September 22, 2022 11:01 AM  
**To:** Ottenhof, Maggie  
**Cc:** Nicholas Higginson; Davidson, Steve  
**Subject:** RE: 210 Clearview Avenue ZBLA - Request for Water Boundary Conditions and Sanitary Capacity  
**Attachments:** 210 Clearview Avenue September 2022.pdf

Hi Maggie,

The following are boundary conditions, HGL, for hydraulic analysis at 210 Clearview Avenue (zone 1W) assumed to be a dual connection to the 305 mm watermain on Lanark Avenue (see attached PDF for location).

Minimum HGL: 108.6 m

Maximum HGL: 115.1 m

Max Day + Fire Flow (83.3 L/s): 109.9 m

These are for current conditions and are based on computer model simulation.

*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.*

Best Regards,

**Mohammed Fawzi, P.Eng.**

Project Manager

Planning, Infrastructure and Economic Development Department - Services de la planification, de l'infrastructure et du développement économique

Development Review - Central Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON | 110, avenue. Laurier Ouest. Ottawa (Ontario) K1P 1J1

613.580.2424 ext./poste 20120, [Mohammed.Fawzi@ottawa.ca](mailto:Mohammed.Fawzi@ottawa.ca)

**\*\*Please note that due to the current situation, I am working remotely. Email is currently the best way to contact me\*\***

---

**From:** Ottenhof, Maggie <Maggie.Ottenhof@wsp.com>

**Sent:** September 19, 2022 9:28 AM

**To:** Fawzi, Mohammed <mohammed.fawzi@ottawa.ca>  
**Cc:** Nicholas Higginson <NHigginson@homestead.ca>; Davidson, Steve <Steve.P.Davidson@wsp.com>  
**Subject:** RE: 210 Clearview Avenue ZBLA - Request for Water Boundary Conditions and Sanitary Capacity

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Hi Mohammed,

Are there any updates regarding the boundary conditions request for Lanark Avenue?

Thanks,  
Maggie



**Maggie Ottenhof**

Municipal Engineer  
P.Eng.  
*She/Her*

T+ 1 613-856-0329

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1224 Gardiners Road, Suite 201  
Kingston, Ontario  
K7P 0G2 Canada

[wsp.com](http://wsp.com)

---

**From:** Ottenhof, Maggie  
**Sent:** September 12, 2022 12:00 PM  
**To:** Fawzi, Mohammed <[mohammed.fawzi@ottawa.ca](mailto:mohammed.fawzi@ottawa.ca)>  
**Cc:** Nicholas Higginson <[NHigginson@homestead.ca](mailto:NHigginson@homestead.ca)>; Davidson, Steve <[Steve.P.Davidson@wsp.com](mailto:Steve.P.Davidson@wsp.com)>  
**Subject:** RE: 210 Clearview Avenue ZBLA - Request for Water Boundary Conditions and Sanitary Capacity

Hi Mohammed,

Thank you for confirming. I've attached a revised connection location figure (dual feed from Lanark Avenue).

Thanks,  
Maggie



**Maggie Ottenhof**

Municipal Engineer  
P.Eng.  
*She/Her*

T+ 1 613-856-0329

WSP Canada Inc.  
1224 Gardiners Road, Suite 201

Kingston, Ontario  
K7P 0G2 Canada

[wsp.com](http://wsp.com)

---

**From:** Fawzi, Mohammed <[mohammed.fawzi@ottawa.ca](mailto:mohammed.fawzi@ottawa.ca)>  
**Sent:** September 12, 2022 10:25 AM  
**To:** Ottenhof, Maggie <[Maggie.Ottenhof@wsp.com](mailto:Maggie.Ottenhof@wsp.com)>  
**Cc:** Nicholas Higginson <[NHigginson@homestead.ca](mailto:NHigginson@homestead.ca)>; Davidson, Steve <[Steve.P.Davidson@wsp.com](mailto:Steve.P.Davidson@wsp.com)>  
**Subject:** RE: 210 Clearview Avenue ZBLA - Request for Water Boundary Conditions and Sanitary Capacity

Hi Maggie,

After further review, the 203mm watermain on Clearview is a dead-end main. The site requires two feeds and **both cant be from Clearview i.e. a dead-end.**

Please provide a revised connection location figure, whether it be a dual feed from Lanark or 1st connection from Clearview and the 2nd from Lanark.

Thank you.

Best Regards,

**Mohammed Fawzi, P.Eng.**

Project Manager  
Planning, Infrastructure and Economic Development Department - Services de la planification, de l'infrastructure et du développement économique  
Development Review - Central Branch  
City of Ottawa | Ville d'Ottawa  
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**\*\*Please note that due to the current situation, I am working remotely. Email is currently the best way to contact me\*\***

---

**From:** Ottenhof, Maggie <[Maggie.Ottenhof@wsp.com](mailto:Maggie.Ottenhof@wsp.com)>  
**Sent:** September 09, 2022 10:47 AM  
**To:** Fawzi, Mohammed <[mohammed.fawzi@ottawa.ca](mailto:mohammed.fawzi@ottawa.ca)>  
**Cc:** Nicholas Higginson <[NHigginson@homestead.ca](mailto:NHigginson@homestead.ca)>; Davidson, Steve <[Steve.P.Davidson@wsp.com](mailto:Steve.P.Davidson@wsp.com)>  
**Subject:** RE: 210 Clearview Avenue ZBLA - Request for Water Boundary Conditions and Sanitary Capacity

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Thanks,  
Maggie



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K7P 0G2 Canada

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**From:** Fawzi, Mohammed <[mohammed.fawzi@ottawa.ca](mailto:mohammed.fawzi@ottawa.ca)>

**Sent:** August 29, 2022 11:24 AM

**To:** Ottenhof, Maggie <[Maggie.Ottenhof@wsp.com](mailto:Maggie.Ottenhof@wsp.com)>

**Cc:** Nicholas Higginson <[NHigginson@homestead.ca](mailto:NHigginson@homestead.ca)>; Davidson, Steve <[Steve.P.Davidson@wsp.com](mailto:Steve.P.Davidson@wsp.com)>

**Subject:** RE: 210 Clearview Avenue ZBLA - Request for Water Boundary Conditions and Sanitary Capacity

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Happy to discuss further if needed. Thank you.

Best Regards,

**Mohammed Fawzi, P.Eng.**

Project Manager

Planning, Infrastructure and Economic Development Department - Services de la planification, de l'infrastructure et du développement économique

Development Review - Central Branch

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613.580.2424 ext./poste 20120, [Mohammed.Fawzi@ottawa.ca](mailto:Mohammed.Fawzi@ottawa.ca)

**\*\*Please note that due to the current situation, I am working remotely. Email is currently the best way to contact me\*\***

---

**From:** Ottenhof, Maggie <[Maggie.Ottenhof@wsp.com](mailto:Maggie.Ottenhof@wsp.com)>  
**Sent:** August 25, 2022 5:00 PM  
**To:** Fawzi, Mohammed <[mohammed.fawzi@ottawa.ca](mailto:mohammed.fawzi@ottawa.ca)>  
**Cc:** Nicholas Higginson <[NHigginson@homestead.ca](mailto:NHigginson@homestead.ca)>; Davidson, Steve <[Steve.P.Davidson@wsp.com](mailto:Steve.P.Davidson@wsp.com)>  
**Subject:** 210 Clearview Avenue ZBLA - Request for Water Boundary Conditions and Sanitary Capacity

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Fire Flow: 83.3 L/s (FUS calculation attached)

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Average Day: 1.25 L/s  
Peak: 4.45 L/s

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Let me know if you need anything further from us or have any questions.

Thank you,  
Maggie



**Maggie Ottenhof**

Municipal Engineer  
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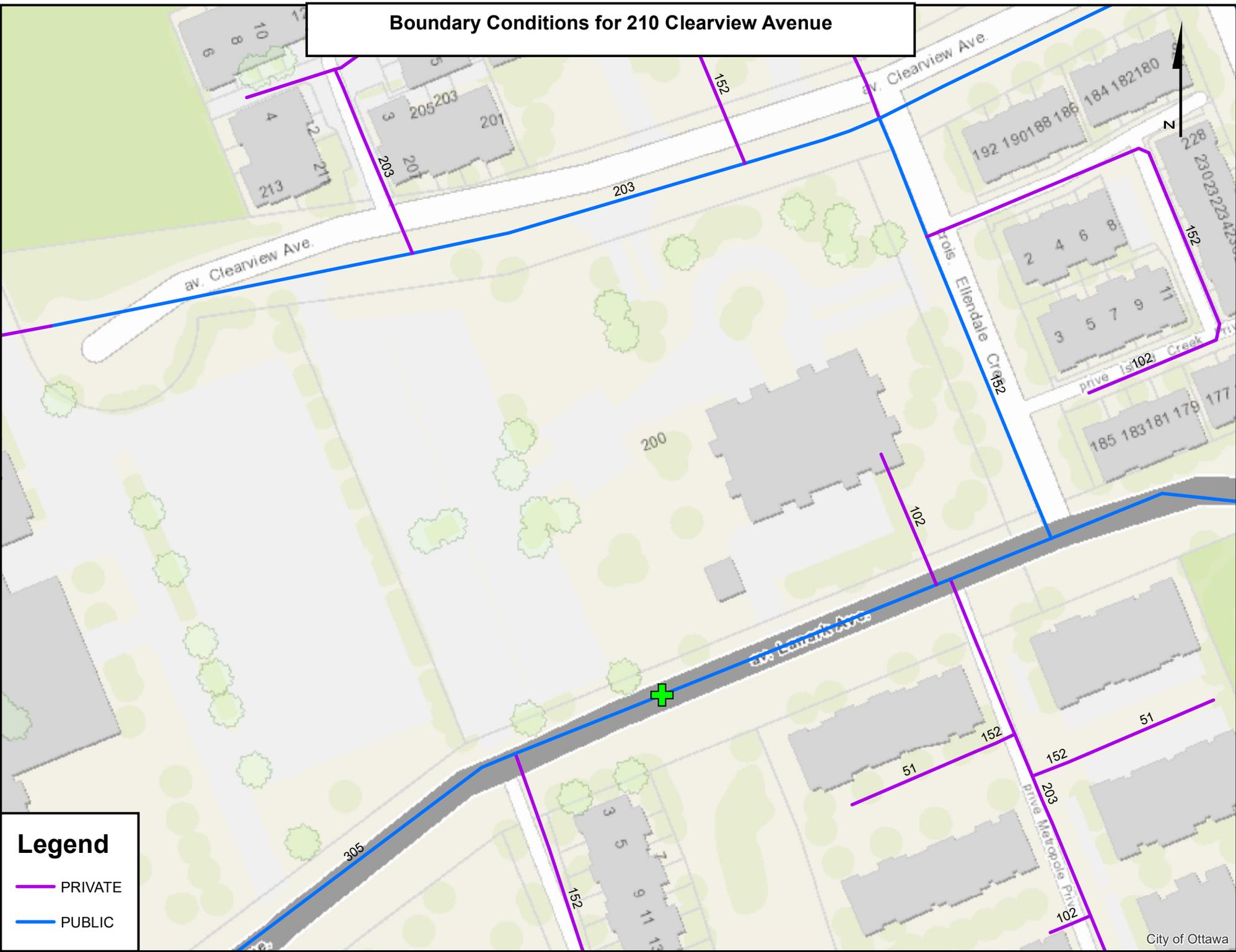
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# Boundary Conditions for 210 Clearview Avenue



**Legend**

- PRIVATE
- PUBLIC

## Ottenhof, Maggie

---

**From:** Eric Lalande <eric.lalande@rvca.ca>  
**Sent:** September 12, 2022 9:35 AM  
**To:** Ottenhof, Maggie  
**Cc:** Nicholas Higginson  
**Subject:** RE: 210 Clearview Avenue, Ottawa - Confirmation of SWM Quality Criteria

Hi Maggie,

I notice your email shows as having an attachment, although none is present when I open the email.

Based on your email it would appear that enhanced water protection would be required. (i.e., Level 1, enhanced protection 80% Total Suspended Solids (TSS) removal). This is the standard within our watershed, I would typically review site plans to determine if these requirements could be waived, however given the proximity to the outlet, I am not sure that would be the case here.

Thanks,

**Eric Lalande, MCIP, RPP**  
Planner, RVCA  
613-692-3571 x1137

---

**From:** Ottenhof, Maggie <Maggie.Ottenhof@wsp.com>  
**Sent:** Wednesday, September 7, 2022 1:31 PM  
**To:** Eric Lalande <eric.lalande@rvca.ca>  
**Cc:** Nicholas Higginson <NHigginson@homestead.ca>  
**Subject:** RE: 210 Clearview Avenue, Ottawa - Confirmation of SWM Quality Criteria

Hi Eric,

Following up to the email below – are you able to please confirm the level of stormwater quality treatment required for the proposed development at 210 Clearview Avenue?

Thanks,  
Maggie



**Maggie Ottenhof**

Municipal Engineer  
P.Eng.  
*She/Her*

T+ 1 613-856-0329

WSP Canada Inc.  
1224 Gardiners Road, Suite 201  
Kingston, Ontario  
K7P 0G2 Canada

[wsp.com](http://wsp.com)

---

**From:** Ottenhof, Maggie  
**Sent:** August 22, 2022 12:20 PM  
**To:** [eric.lalande@rvca.ca](mailto:eric.lalande@rvca.ca)  
**Cc:** Davidson, Steve <[Steve.P.Davidson@wsp.com](mailto:Steve.P.Davidson@wsp.com)>; Nicholas Higginson <[NHigginson@homestead.ca](mailto:NHigginson@homestead.ca)>  
**Subject:** 210 Clearview Avenue, Ottawa - Confirmation of SWM Quality Criteria

Hi Eric,

We are currently working on a re-zoning application at 210 Clearview Avenue in Ottawa. The 25-storey building development is proposed in the location of the existing parking lot and a portion of greenspace to the west of the existing building. We've received initial pre-consultation comments from the City which includes a note that the RVCA is to provide quality control criteria.

Can you please confirm the level of stormwater quality treatment as per the Ministry of Environment, Conservation and Parks (MECP) Stormwater Management Planning and Design Manuel (i.e., Level 1, enhanced protection 80% Total Suspended Solids (TSS) removal)?

Thank you,  
Maggie



**Maggie Ottenhof**

Municipal Engineer  
P.Eng.  
*She/Her*

T+ 1 613-856-0329

WSP Canada Inc.  
1224 Gardiners Road, Suite 201  
Kingston, Ontario  
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-LAEmHhHzdJzBITWfa4Hgs7pbKl

## PERMISSION FOR DUAL WATER SERVICE CONNECTION

---

**From:** Bernier, John <[John.Bernier@ottawa.ca](mailto:John.Bernier@ottawa.ca)>  
**Sent:** Tuesday, May 30, 2023 2:53 PM  
**To:** Patricia Warren <[warren@fotenn.com](mailto:warren@fotenn.com)>  
**Cc:** Jack Mangan <[JMangan@homestead.ca](mailto:JMangan@homestead.ca)>; Mark Brule <[mbrule@homestead.ca](mailto:mbrule@homestead.ca)>; Paul Black <[black@fotenn.com](mailto:black@fotenn.com)>  
**Subject:** RE: 200/210 Clearview Avenue - First Resubmission

Hi Patricia,

AMB advises that two sets of services on this particular lot will be permissible.

Regards,

**John Bernier, MCIP, RPP**

**Planner II | Urbaniste II**

Development Review, Central | *Examen des projets d'aménagement, Central*

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

City of Ottawa | *Ville d'Ottawa*

110 Laurier Avenue West. Ottawa, ON | 110, avenue. Laurier Ouest. Ottawa (Ontario) K1P 1J1

613.580.2424 ext./poste 21576

[ottawa.ca/planning](http://ottawa.ca/planning) / [ottawa.ca/urbanisme](http://ottawa.ca/urbanisme)

*Please note that during the current public health emergency I am working remotely. Email is the easiest and most reliable way of reaching me at this time. Thank you for your cooperation.*

---

**From:** Patricia Warren <[warren@fotenn.com](mailto:warren@fotenn.com)>  
**Sent:** May 26, 2023 1:30 PM  
**To:** Bernier, John <[John.Bernier@ottawa.ca](mailto:John.Bernier@ottawa.ca)>  
**Cc:** Jack Mangan <[JMangan@homestead.ca](mailto:JMangan@homestead.ca)>; Mark Brule <[mbrule@homestead.ca](mailto:mbrule@homestead.ca)>; Paul Black <[black@fotenn.com](mailto:black@fotenn.com)>  
**Subject:** RE: 200/210 Clearview Avenue - First Resubmission

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Hi John,

Hope you're doing well! Comment 6 under the Adequacy of Services Report comments states that comments would be forwarded as it relates to two sets of services being permitted on the site. Can you confirm if you have received any comments about this?

Thank you!

**Patricia Warren, M.Pl.**

Planner

T 613.730.5709. ext. 225

# APPENDIX

## C

### WATER DEMAND AND SANITARY FLOW CALCULATIONS





**Table A1 - Proposed Development**

DESIGNED BY: Marina St. Marseille, EIT  
CHECKED BY: Daniel Searle, P.Eng.

**Proposed Building Space Allocation**

Building Type	No. of Units	Total Capita	Area (ha)
1 Bedroom Unit (1.4 Persons/Unit)	58	82	-
2 Bedroom Unit (2.1 Persons/Unit)	126	265	-
Amenity Space	-	-	0.1934
<b>Total</b>	<b>184</b>	<b>347</b>	<b>0.1934</b>

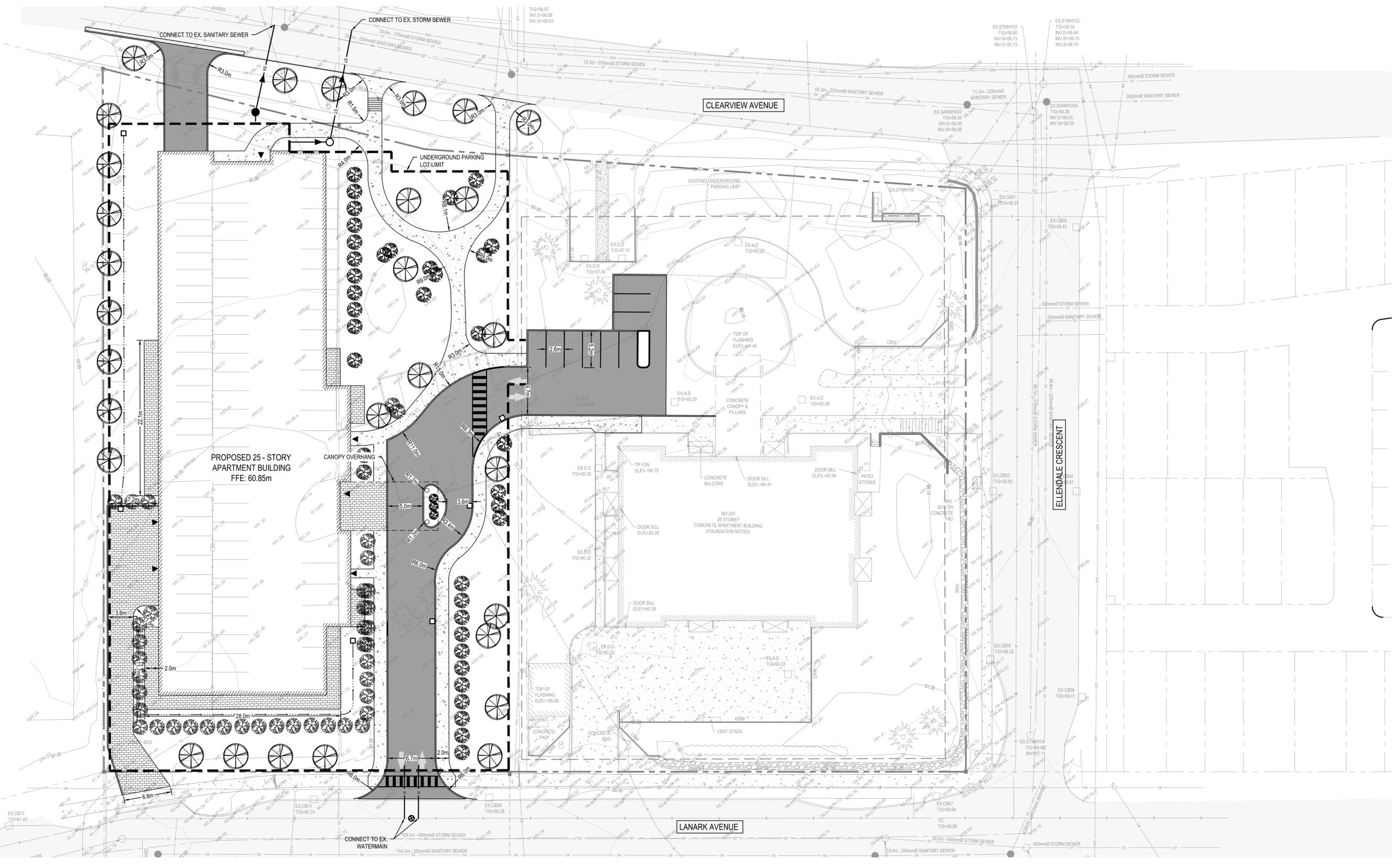
**Table A2 - Sanitary Sewer Calculation**

DRAINAGE DESCRIPTION											OUTLET PIPE DATA									
AREA DESCRIPTION	FROM	TO	Contributing Area		Average Daily Flow, Individual* (L/d)	Average Daily Flow, Cumulative (L/d)	M	Cumulative Peak Flow (L/d)	Cumulative Peak Flow (L/s)	Peak Extraneous Flow (L/s)	Q (L/s)	SIZE (mm)	Slope (%)	CAP (L/s)	Q/Qfull	Velocity (m/s)				
			No.	Ha																
Apartment Building	Manhole	Street		0.54	102575	102575	3.44	352919	4.08	0.18	4.26	200	1.00%	32.8	0.1	1.04				
<b>(Total to ROW)</b>																				
DESIGN PARAMETER				Designed By:							PROJECT:									
Manning's n =	0.013			City of Ottawa Sewer Design Guidelines (2012), Technical Bulletins							210 Clearview Avenue									
1 & 2 Bedroom Daily Flow (q)=	280 L/cap/d										Checked By:					LOCATION:				
Amenity Space (q)=	28,000 L/ha/d										Daniel Searle, P.Eng					Ottawa, Ontario				
Infiltration Rate (I) =	0.33 L/s/Ha										Project Number: 221-08957-00					Date: June 23, 2023				
Peaking Factor (M) = $1+14/(4+P^{0.5}) * 0.8$	3.44 Harmon Formula			Notes: Refer to Table A1 for population calculations.																

# APPENDIX

**D**

CONCEPTUAL SITE SERVICING  
PLAN



C:\wsp\proj\24248.rvt  
 PLOTTED: 2023-06-23 10:33 AM  
 FILE: m:\2022\21-08957-00 - 210 clearview avenue\drawing\01\_civil1\_production\21-08957-00.dwg

REV	DATE	DESCRIPTION	BY
2	2023-06-23	RESUBMITTED FOR ZBLA	DS
1	2023-04-06	RESUBMITTED FOR ZBLA	DS
0	2022-09-26	ISSUED FOR ZBLA	MO

REVISION	KEY PLAN

SEAL:

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ORIGINAL SCALE: 1:250

DESIGNED BY: M. HUNTER

DRAWN BY: J. TAN

CHECKED BY: D. SEARLE

DATE: AUGUST 2022

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

DISCIPLINE: CIVIL

**wsp**

WSP CANADA INC.  
1224 GARDINERS ROAD, SUITE 201  
KINGSTON, ONTARIO  
CANADA K7P 0G2  
PHONE: 613-634-7373  
WWW.WSP.COM

CLIENT:

**HOMESTEAD**

CLIENT REF. #:

TITLE:

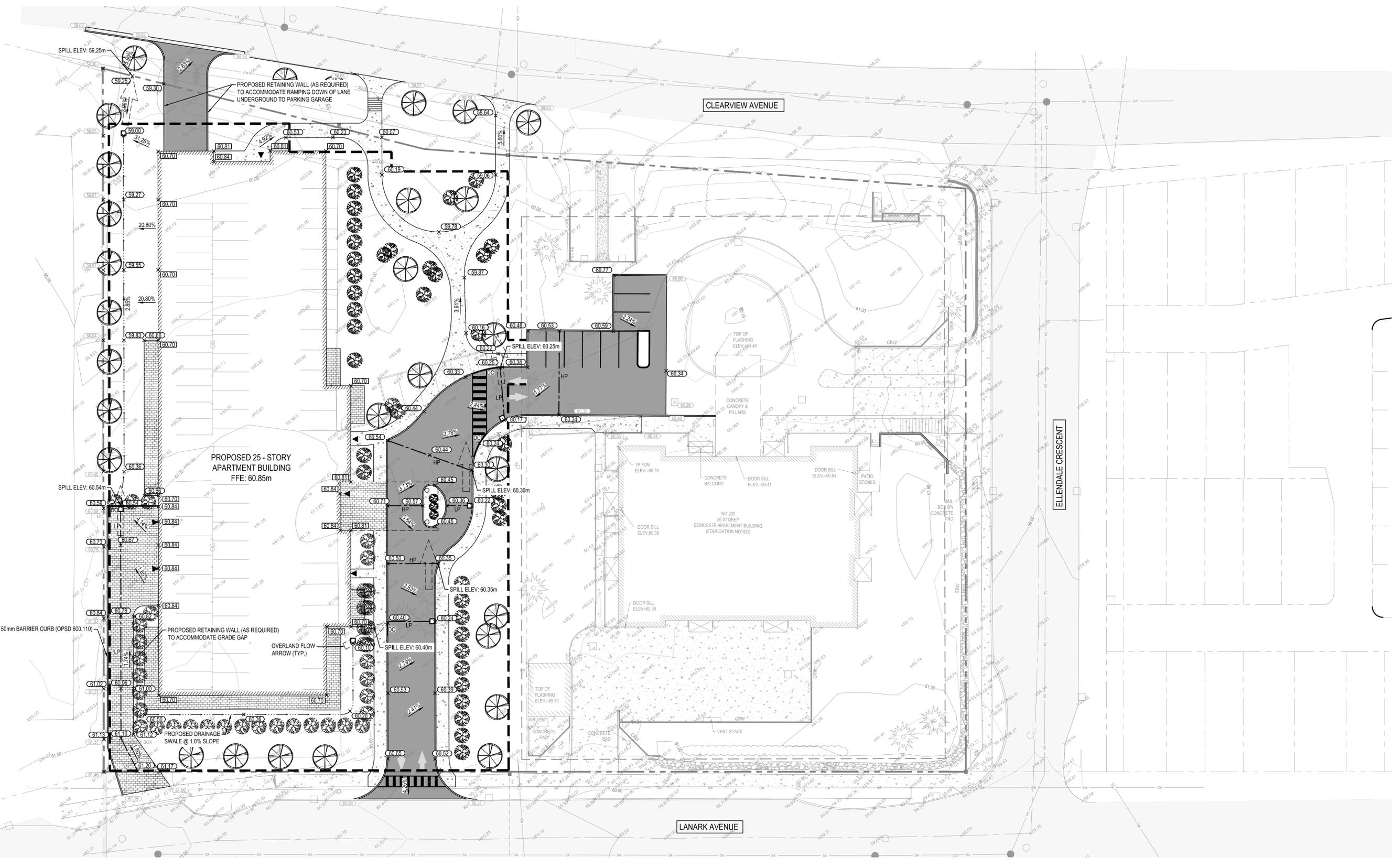
**GENERAL ARRANGEMENT PLAN**

PROJECT:

**210 CLEARVIEW AVENUE**

DRAWING NUMBER: C1

REV. 0



FILE: m:\2022\21-08957-00 - 210 clearview avenue\drawing\01\_civil\production\21-08957-00\_grading.dwg  
PLOTED: 2023-06-23 - 11:58 AM  
C:\wsp\wsp\2458.dwg

REV	DATE	DESCRIPTION	BY
2	2023-06-23	RESUBMITTED FOR ZBLA	DS
1	2023-04-06	RESUBMITTED FOR ZBLA	DS
0	2022-09-26	ISSUED FOR ZBLA	MO

REVISION	KEY PLAN

SEAL: \_\_\_\_\_

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ORIGINAL SCALE: 1:250

DESIGNED BY: M. HUNTER

DRAWN BY: J. TAN

CHECKED BY: D. SEARLE

DATE: AUGUST 2022

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

DISCIPLINE: CIVIL

**wsp**

WSP CANADA INC.  
1224 GARDINERS ROAD, SUITE 201  
KINGSTON, ONTARIO  
CANADA K7P 0G2  
PHONE: 613-634-7373  
WWW.WSP.COM

CLIENT: **HOMESTEAD**

CLIENT REF. # \_\_\_\_\_

TITLE: GRADING PLAN

PROJECT: 210 CLEARVIEW AVENUE

DRAWING NUMBER: C2

REV. 0

# APPENDIX

**E**

FUS CALCULATIONS AND  
WATER MODEL OUTPUT

**FUS Fire Demand Calculation Criteria**

<p>Base Formula</p>	<p><b><math>F = 220 \cdot C \sqrt{A}</math></b>                  Where;                  F = required fire flow in L/min                  C = construction type coefficient                  A = total effective floor area (effective building area) in m<sup>2</sup></p>
<p>Construction Type 'C'</p>	<p>1.5 for Type V Wood Frame Construction                  0.8 to 1.5 for Type IV (A-D) Mass Timber Construction                  1.0 for Type III Ordinary Construction                  0.8 for Type II Non-combustible Construction                  0.6 for Type I Fire Resistive Construction</p>
<p>Modification of 'F' for occupancy and contents (F<sub>mod</sub>)</p>	<p>Less 25% for Non-combustible Contents                  Less 15% for Limited Combustible Contents                  No change for Combustible Contents                  Plus 15% for Free Burning Contents                  Plus 25% for Rapid Burning Contents</p>
<p>Reduction of 'F<sub>mod</sub>' for sprinkler protection</p>	<p>Less 30% for basic NFPA 13 conforming system                  Additional 10% reduction for standard water lines (system and fire department)                  Additional 10% reduction for fully supervised system                  *Maximum 50% reduction in category</p>
<p>Addition of 'F<sub>mod</sub>' for building exposure (each side)</p>	<p>Plus 25% for 0-3m separation                  Plus 20% for 3.1-10 m separation                  Plus 15% for 10.1-20 m separation                  Plus 10% for 20.1-30 m separation                  No change for &gt;30 m separation                  *Maximum total addition of 75% for all sides                  Table 6 of the FUS should be used to determine the exposure adjustment charges which considers the type of exposed building face.</p>

The base fire demand is calculated based on the construction type and occupancy, then modified based on sprinkler system and proximity to nearby structures.

# Fire Flow Calculation



## 210 Clearview Avenue FIRE UNDERWRITERS SURVEY FIRE FLOW CALCULATION

A = 2918 sq.m                      31404 sq.ft                      (Total Effective Area per FUS 2020)

### Formula F = 220 x c x Sq. Root "A"

F = the required fire flow in litres per minute    c = the coefficient related to type of construction  
A = Floor Area (Per FUS (2020), Total Effective Area, 2(b), largest floor area plus 25% of each of 2 adjoining floors)

### STEP 1: TYPE OF CONSTRUCTION TO DETERMINE "c" COEFFICIENT

c: 1.5 for Wood Frame Construction    c: 1.0 for Ordinary Construction  
c: 0.8 for Non-Combustible Construction    c: 0.6 for Fire-Resistive Construction

$$F = 220 \times c \quad \underline{0.8} \quad \times \text{ Sq. Root "A"} \quad \underline{54.0} \quad = \quad \underline{9506.5}$$

### STEP 2: INCREASE OR DECREASE FOR OCCUPANCY

Non-Combustible (-0.25%) Charge: Limited Combustible (-15%) Charge: Combustible (0%)  
Free Burning (+15%) Charge: Rapid Burning (+25%) Charge

**"APPLY ONE OF THESE CHARGES TO THE VALUE OBTAINED IN STEP 1 ROUNDED OFF TO THE NEAREST 1000"**

$$\text{Value from Step 1} \quad \underline{10000.0} \quad \times \quad \text{Charge} \quad \underline{0.85} \quad = \quad \underline{8500}$$

### STEP 3: DETERMINE THE DECREASE FOR SPRINKLER SYSTEM (See FUS for Details)

Adequately Designed System (NFPA 13) -30%, Partial Building Coverage 30% x % of Total Floor Area Serviced  
Standard Water Supply -10%, Partial Building Coverage 10% x % of Total Floor Area Serviced  
Fully Supervised System -10%, Partial Building Coverage 10% x % of Total Floor Area Serviced

$$\text{Value from Step 2} \quad \underline{8500} \quad \times \quad \text{Above Value} \quad \underline{0.4} \quad = \quad \underline{3400}$$

$$\text{Value from Step 2} \quad \underline{8500} \quad - \quad \text{Answer from Above} \quad \underline{3400} \quad = \quad \underline{5100}$$

### STEP 4: INCREASE FOR EXPOSURE FROM OTHER BUILDINGS

Maximum Exposure: 0 to 3 m (+ 25%); 3.1 to 10 m (+20%), 10.1 to 20 m (+ 15%); 20.1 to 30 m (+ 10%); 30.1 to 45 m ( 0%)  
Exposure Adjustment Charges per Table 6 (FUS, 2020)

**THE TOTAL % SHALL BE THE SUM OF THE % FOR ALL SIDES, BUT SHALL NOT EXCEED 75%**

Value from Step 2	<u>8500</u>	x	North Side Step Charge	<u>0.10</u>	=	<u>850</u>
Value from Step 2	<u>8500</u>	x	East Side Step Charge	<u>0.00</u>	=	<u>0</u>
Value from Step 2	<u>8500</u>	x	South Side Step Charge	<u>0.00</u>	=	<u>0</u>
Value from Step 2	<u>8500</u>	x	West Side Step Charge	<u>0.00</u>	=	<u>0</u>
Total				<u>0.1</u>	=	<u>850</u>

$$\text{Value from Step 3} \quad \underline{5100} \quad + \quad \text{Total} \quad \underline{850} \quad = \quad \underline{5950}$$

### STEP 5: TO DETERMINE THE FIRE FLOW

Round to nearest 1000

$$\text{Take Value from Step 4} \quad \underline{6000} \quad \text{Divide by 60} \quad = \quad \underline{100.0} \quad \text{L/S}$$

#### NOTES:

1. Total effective area has been calculated assuming all vertical opening and exterior communications are properly protected in accordance with the National Building Code. Floor area 1945.3m<sup>2</sup> plus 25% of floor areas 1943.6m<sup>2</sup> and 1945.3m<sup>2</sup> were used.
2. Non combustible construction type has been assumed.
3. The occupancy and contents has been assumed to be limited combustible.
4. It has been assumed that there are no unprotected vertical openings.
5. Automatic sprinkler system will be designed and installed in accordance with NFPA 13. The water supply is standard for for both the system and fire department hose lines. The system will be fully supervised.



March 27, 2023

Attention:

Planner, Development Review  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

Re: Building components materials and fire resistance rating (D07-12-22-0053)

On behalf of our client, we are writing this memo to support the city of Ottawa's Site Plan Control request.

The new development located at 210 Clearview Avenue is a 25-storey residential building. The building will be fully sprinklered including the below grade parking structure. Construction will be "non-combustible construction" with a typical reinforced concrete structure and use "noncombustible materials" as per OBC requirements. All structural members including walls, arches, floors, beams and columns will have a minimum of 2 hours fire rating as supported by ULC and UL Standard assemblies.

The design will provide the building with a construction type of "Type II – Noncombustible construction" as per the new 2020 FUS guideline.

We trust this is satisfactory.

Sincerely,

Jolly Shan,  
Architect

rla/architecture

56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 [www.rlaarchitecture.ca](http://www.rlaarchitecture.ca)

## 210 CLEARVIEW - WATERGEMS

### Hydraulic Model Properties

Title	210 Clearview - ZBA Submittal Water Model
Engineer	Daniel Searle, P.Eng.
Company	WSP Canada Inc.
Date	2023-04-06
Notes	ZBA resubmission model.

### Scenario Summary

ID	1
Label	Average Day Demand
Notes	
Active Topology	Base Active Topology
User Data Extensions	Base User Data Extensions
Physical	Base Physical
Demand	Base Demand
Initial Settings	Base Initial Settings
Operational	Base Operational
Age	Base Age
Constituent	Base Constituent
Trace	Base Trace
Fire Flow	Base Fire Flow
Energy Cost	Base Energy Cost
Pressure Dependent Demand	Base Pressure Dependent Demand
Transient	Base Transient
Failure History	Base Failure History
SCADA	Base SCADA
Steady State / EPS Solver Calculation Options	Base Calculation Options
Transient Solver Calculation Options	Base Calculation Options

### Hydraulic Summary

Time Analysis Type	Steady State	Simulation Start Date	2000-01-01
Friction Method	Hazen-Williams	Hydraulic Time Step	1.000
Accuracy	0.001	Duration	24.000
Trials	40	Calculation Type	Hydraulics Only

### Junction Table - Time: 0.00 hours

ID	Label	Elevation (m)	Zone	Demand Collection	Demand (L/s)	Hydraulic Grade (m)
32	J-1	58.30	<None>	<Collection: 1 item>	1.19	109.90
52	J-4	58.17	<None>	<Collection: 0 items>	0.00	109.90
Pressure (kPa)						
505						
506						

## 210 CLEARVIEW - WATERGEMS

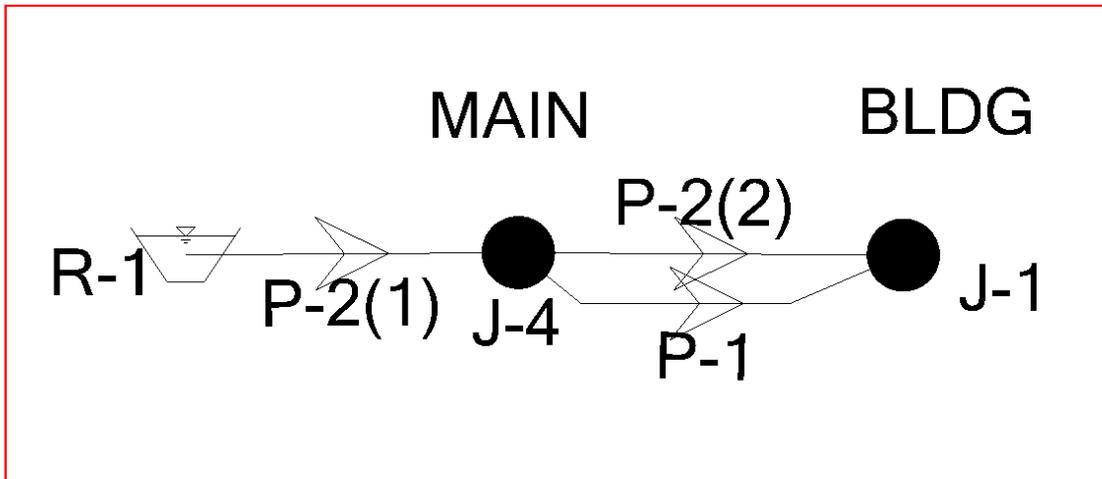
**Pipe Table - Time: 0.00 hours**

ID	Label	Length (Scaled) (m)	Start Node	Stop Node	Diameter (mm)	Material
35	P-1	11	J-4	J-1	204.0	PVC
53	P-2(1)	9	R-1	J-4	1,000.0	Ductile Iron
54	P-2(2)	10	J-4	J-1	204.0	PVC
Hazen-Williams C	Has Check Valve?	Minor Loss Coefficient (Local)	Flow (L/s)	Velocity (m/s)	Headloss Gradient (m/m)	Has User Defined Length?
110.0	False	0.000	0.60	0.02	0.000	True
140.0	False	0.000	1.19	0.00	0.000	True
110.0	False	0.000	0.59	0.02	0.000	True
Length (User Defined) (m)						
7						
1						
7						

**Reservoir Table - Time: 0.00 hours**

ID	Label	Elevation (m)	Zone	Flow (Out net) (L/s)	Hydraulic Grade (m)
31	R-1	109.90	<None>	1.19	109.90

### MODEL SCHEMATIC LAYOUT



## 210 CLEARVIEW - WATERGEMS

### Scenario Summary

ID	41
Label	Peak Hour
Notes	
Active Topology	Base Active Topology
User Data Extensions	Base User Data Extensions
Physical	Peak Hour
Demand	Peak Hour
Initial Settings	Base Initial Settings
Operational	Base Operational
Age	Base Age
Constituent	Base Constituent
Trace	Base Trace
Fire Flow	Base Fire Flow
Energy Cost	Base Energy Cost
Pressure Dependent Demand	Base Pressure Dependent Demand
Transient	Base Transient
Failure History	Base Failure History
SCADA	Base SCADA
Steady State / EPS Solver Calculation Options	Base Calculation Options
Transient Solver Calculation Options	Base Calculation Options

### Hydraulic Summary

Time Analysis Type	Steady State	Simulation Start Date	2000-01-01
Friction Method	Hazen-Williams	Hydraulic Time Step	1.000
Accuracy	0.001	Duration	24.000
Trials	40	Calculation Type	Hydraulics Only

### Junction Table - Time: 0.00 hours

ID	Label	Elevation (m)	Zone	Demand Collection	Demand (L/s)	Hydraulic Grade (m)
32	J-1	58.30	<None>	<Collection: 1 item>	6.43	109.90
52	J-4	58.17	<None>	<Collection: 0 items>	0.00	109.90
Pressure (kPa)						
505						
506						

### Pipe Table - Time: 0.00 hours

ID	Label	Length (Scaled) (m)	Start Node	Stop Node	Diameter (mm)	Material
35	P-1	11	J-4	J-1	204.0	PVC
53	P-2(1)	9	R-1	J-4	1,000.0	PVC

## 210 CLEARVIEW - WATERGEMS

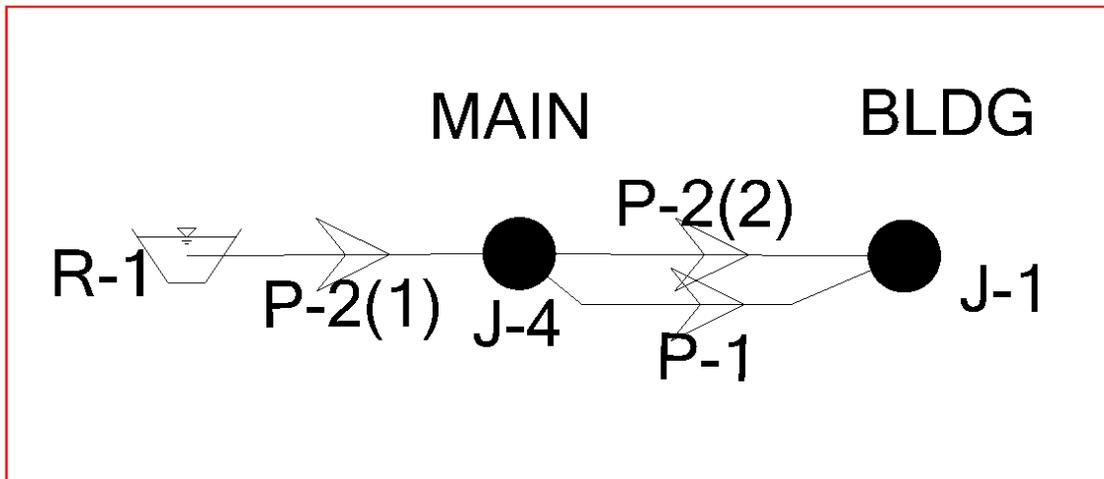
**Pipe Table - Time: 0.00 hours**

ID	Label	Length (Scaled) (m)	Start Node	Stop Node	Diameter (mm)	Material
54	P-2(2)	10	J-4	J-1	204.0	PVC
Hazen-Williams C	Has Check Valve?	Minor Loss Coefficient (Local)	Flow (L/s)	Velocity (m/s)	Headloss Gradient (m/m)	Has User Defined Length?
110.0	False	0.000	3.24	0.10	0.000	True
140.0	False	0.000	6.43	0.01	0.000	True
110.0	False	0.000	3.19	0.10	0.000	True
Length (User Defined) (m)						
7						
1						
7						

**Reservoir Table - Time: 0.00 hours**

ID	Label	Elevation (m)	Zone	Flow (Out net) (L/s)	Hydraulic Grade (m)
31	R-1	109.90	<None>	6.43	109.90

### MODEL SCHEMATIC LAYOUT



## 210 CLEARVIEW - WATERGEMS

### Scenario Summary

ID	47
Label	Max Day + Fire Flow (FUS)
Notes	
Active Topology	Base Active Topology
User Data Extensions	Base User Data Extensions
Physical	Max Day + FF
Demand	Max Day + FF
Initial Settings	Base Initial Settings
Operational	Base Operational
Age	Base Age
Constituent	Base Constituent
Trace	Base Trace
Fire Flow	Base Fire Flow
Energy Cost	Base Energy Cost
Pressure Dependent Demand	Base Pressure Dependent Demand
Transient	Base Transient
Failure History	Base Failure History
SCADA	Base SCADA
Steady State / EPS Solver Calculation Options	Base Calculation Options
Transient Solver Calculation Options	Base Calculation Options

### Hydraulic Summary

Time Analysis Type	Steady State	Simulation Start Date	2000-01-01
Friction Method	Hazen-Williams	Hydraulic Time Step	1.000
Accuracy	0.001	Duration	24.000
Trials	40	Calculation Type	Hydraulics Only

### Junction Table - Time: 0.00 hours

ID	Label	Elevation (m)	Zone	Demand Collection	Demand (L/s)	Hydraulic Grade (m)
32	J-1	58.30	<None>	<Collection: 1 item>	102.95	109.78
52	J-4	58.17	<None>	<Collection: 0 items>	0.00	109.90
Pressure (kPa)						
504						
506						

### Pipe Table - Time: 0.00 hours

ID	Label	Length (Scaled) (m)	Start Node	Stop Node	Diameter (mm)	Material
35	P-1	11	J-4	J-1	204.0	PVC
53	P-2(1)	9	R-1	J-4	1,000.0	Ductile Iron

## 210 CLEARVIEW - WATERGEMS

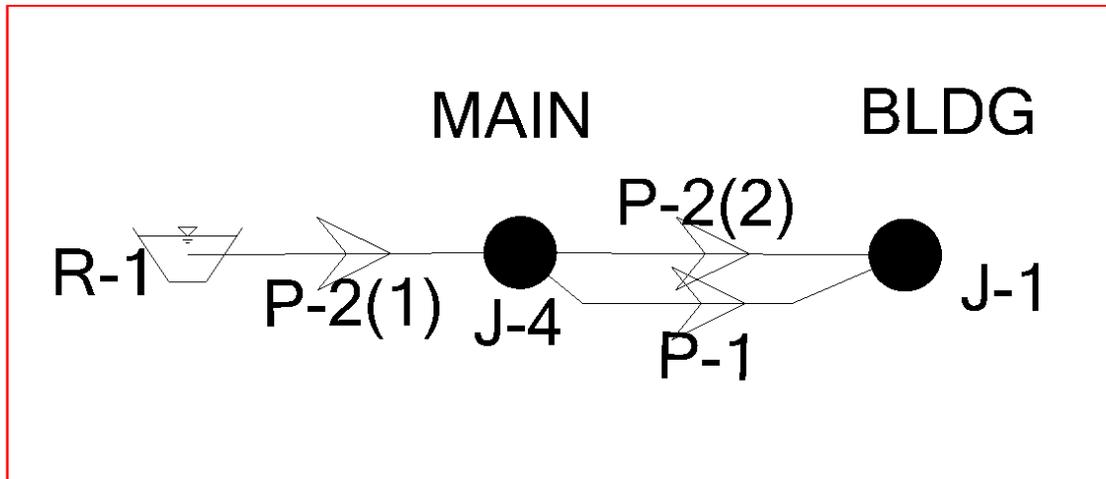
**Pipe Table - Time: 0.00 hours**

ID	Label	Length (Scaled) (m)	Start Node	Stop Node	Diameter (mm)	Material
54	P-2(2)	10	J-4	J-1	204.0	PVC
Hazen-Williams C	Has Check Valve?	Minor Loss Coefficient (Local)	Flow (L/s)	Velocity (m/s)	Headloss Gradient (m/m)	Has User Defined Length?
110.0	False	0.000	51.80	1.58	0.017	True
140.0	False	0.000	102.95	0.13	0.000	True
110.0	False	0.000	51.15	1.57	0.017	True
Length (User Defined) (m)						
7						
1						
7						

**Reservoir Table - Time: 0.00 hours**

ID	Label	Elevation (m)	Zone	Flow (Out net) (L/s)	Hydraulic Grade (m)
31	R-1	109.90	<None>	102.95	109.90

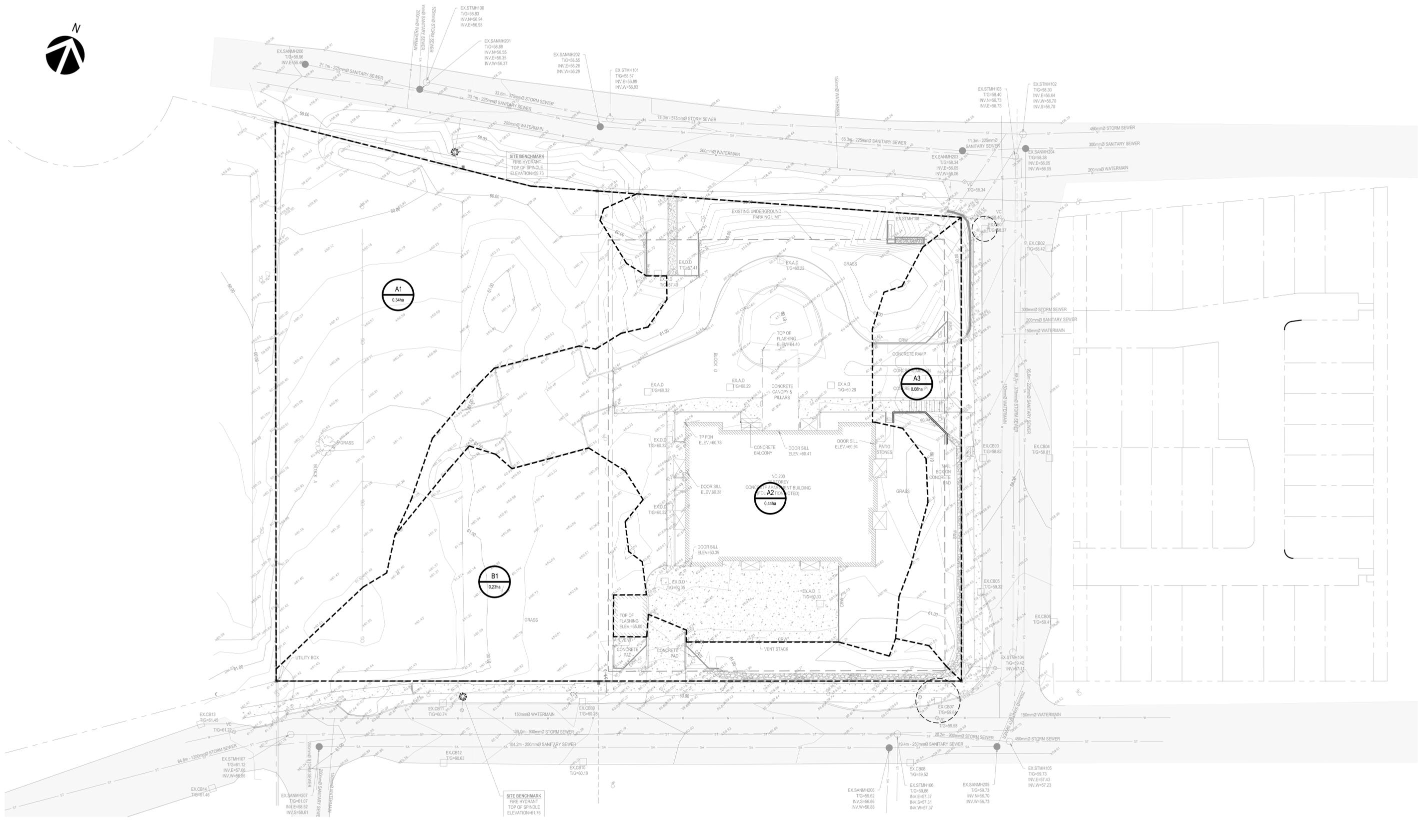
### MODEL SCHEMATIC LAYOUT



# APPENDIX

**F**

STORMWATER MANAGEMENT  
CALCULATIONS



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REV	DATE	DESCRIPTION	BY
2	2023-06-23	RESUBMITTED FOR ZBLA	DS
1	2023-04-06	RESUBMITTED FOR ZBLA	DS
0	2022-09-26	ISSUED FOR ZBLA	MO

REVISION	KEY PLAN

SEAL:

ORIGINAL SCALE:	DATE:
1:250	AUGUST 2022
DESIGNED BY: M. HUNTER	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. 
DRAWN BY: J. TAN	
CHECKED BY: D. SEARLE	
DISCIPLINE: CIVIL	

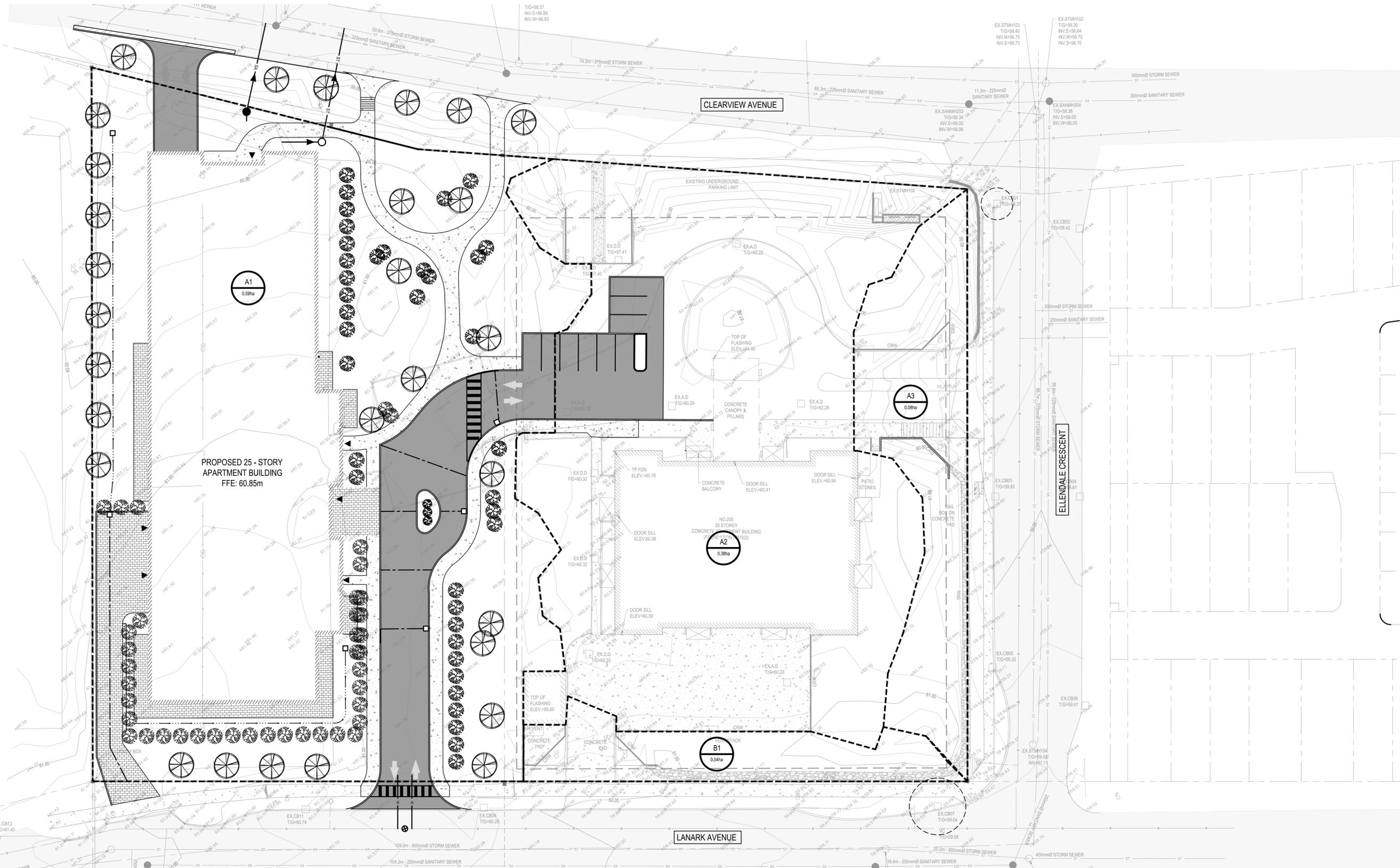
  
 WSP CANADA INC.  
 1224 GARDINERS ROAD, SUITE 201  
 KINGSTON, ONTARIO  
 CANADA K7P 0G2  
 PHONE: 613-634-7373  
 WWW.WSP.COM

CLIENT:  
  
 CLIENT REF. #

TITLE:  
 PRE DEVELOPMENT  
 CATCHMENT MAP

PROJECT:  
 210 CLEARVIEW AVENUE

DRAWING NUMBER: <b>SK1</b>	REV. <b>0</b>
-------------------------------	------------------



CTB: wps.kingston.2426.mh  
PLOTTED: 2023-06-23 1:29 PM  
FILE: m:\2022\21-08957-00 - 210 clearview avenue\drawing\01\_civil\03\_fpa\sk02\_mechan\21-08957-00\_h2\_postdev\_mv2.dwg

REV	DATE	DESCRIPTION	BY
2	2023-06-23	RESUBMITTED FOR ZBLA	DS
1	2023-04-06	RESUBMITTED FOR ZBLA	DS
0	2022-09-26	ISSUED FOR ZBLA	MO

REVISION	KEY PLAN

SEAL: \_\_\_\_\_

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ORIGINAL SCALE: 1:250

DESIGNED BY: M. HUNTER

DRAWN BY: J. TAN

CHECKED BY: D. SEARLE

DATE: AUGUST 2022

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

DISCIPLINE: CIVIL

**wsp**

WSP CANADA INC.  
1224 GARDINERS ROAD, SUITE 201  
KINGSTON, ONTARIO  
CANADA K7P 0G2  
PHONE: 613-634-7373  
WWW.WSP.COM

PROJECT NUMBER: 221-08957-00

CLIENT: **HOMESTEAD**

CLIENT REF. #:

TITLE: **POST DEVELOPMENT CATCHMENT MAP**

PROJECT: **210 CLEARVIEW AVENUE**

DRAWING NUMBER: **SK2**

REV. **0**

**210 CLEARVIEW AVENUE REDEVELOPMENT**

**PRE-DEVELOPMENT**

<b>AREA</b>	<b>AREA</b>	<b>RUNOFF</b>	
<b>No.</b>	<b>(m<sup>2</sup>)</b>	<b>COEFFICIENT</b>	<b>LAND USE</b>
	2246	0.90	Asphalt, Concrete
	0	0.90	Roof Areas
	1177	0.20	Grassed Area
<b>A1</b>	<b>3424</b>	<b>0.66</b>	
	1858	0.90	Asphalt, Concrete
	829	0.90	Roof Areas
	1746	0.20	Grassed Area
<b>A2</b>	<b>4433</b>	<b>0.62</b>	
	202	0.90	Asphalt, Concrete
	0	0.90	Roof Areas
	623	0.20	Grassed Area
<b>A3</b>	<b>825</b>	<b>0.37</b>	
	109	0.90	Asphalt, Concrete
	0	0.90	Roof Areas
	2166	0.20	Grassed Area
<b>B1</b>	<b>2275</b>	<b>0.23</b>	

**POST-DEVELOPMENT**

<b>AREA</b>	<b>AREA</b>	<b>RUNOFF</b>	
<b>No.</b>	<b>(m<sup>2</sup>)</b>	<b>COEFFICIENT</b>	<b>LAND USE</b>
	1413	0.90	Asphalt, Concrete
	1954	0.90	Roof Areas
	2494	0.20	Grassed Area
<b>A1</b>	<b>5861</b>	<b>0.60</b>	
	1527	0.90	Asphalt, Concrete
	829	0.90	Roof Areas
	1484	0.20	Grassed Area
<b>A2</b>	<b>3840</b>	<b>0.63</b>	
	202	0.90	Asphalt, Concrete
	0	0.90	Roof Areas
	623	0.20	Grassed Area
<b>A3</b>	<b>825</b>	<b>0.37</b>	
	109	0.90	Asphalt, Concrete
	0	0.90	Roof Areas
	323	0.20	Grassed Area
<b>B1</b>	<b>432</b>	<b>0.38</b>	

**210 CLEARVIEW AVENUE REDEVELOPMENT  
OUTLET 1 (CLEARVIEW/ELLENDALE)**

**PRE-DEVELOPMENT**

AREA No.	AREA (ha)	RUNOFF COEFFICIENT		TIME OF CONCENTRATION Tc (min)*	RAINFALL INTENSITY I (mm/hr)			PRE-DEVELOPMENT PEAK FLOW Q (L/s)		
		5 year	100 year		2 year	5 year	100 year	2 year	5 year	100 year
A1	0.34	0.50	0.63	10	76.8	104.2	178.6	37	50	106
A2	0.44	0.62	0.78	10	76.8	104.2	178.6	59	80	172
A3	0.08	0.37	0.46	10	76.8	104.2	178.6	7	9	19
<b>Total =</b>	<b>0.87</b>	<b>0.55</b>	<b>0.69</b>		<b>Total Pre-Development Flow: Q =</b>			<b>102</b>	<b>139</b>	<b>297</b>

<b>ALLOWABLE POST-DEVELOPMENT FLOW FOR 1:2 YEAR STORM</b>	
Total Pre-Development Flows (A1)	36.6
Total Post-Development Flows (A1)	75.3
Total Uncontrolled Post-Development Flow	0.0
Maximum Allowable Release From Proposed Site (A1)	<b>36.6</b>

**POST-DEVELOPMENT**

AREA No.	AREA (ha)	RUNOFF COEFFICIENT		TIME OF CONCENTRATION Tc (min)*	RAINFALL INTENSITY I (mm/hr)			POST-DEVELOPMENT PEAK FLOW Q (L/s)		
		5 year	100 year		2 year	5 year	100 year	2 year	5 year	100 year
A1	0.59	0.60	0.75	10	76.8	104.2	178.6	75	102	219
A2	0.38	0.63	0.79	10	76.8	104.2	178.6	52	70	150
A3	0.08	0.37	0.46	10	76.8	104.2	178.6	7	9	19
<b>Total =</b>	<b>1.05</b>	<b>0.59</b>	<b>0.74</b>		<b>Total Post-Development Flow: Q =</b>			<b>133</b>	<b>181</b>	<b>388</b>

<b>ALLOWABLE POST-DEVELOPMENT FLOW FOR 1:5 YEAR STORM</b>	
Total Pre-Development Flows (A1)	49.6
Total Post-Development Flows (A1)	102.2
Total Uncontrolled Post-Development Flow	0.0
Maximum Allowable Release From Proposed Site (A1)	<b>36.6</b>

<b>ALLOWABLE POST-DEVELOPMENT FLOW FOR 1:100 YEAR STORM</b>	
Total Pre-Development Flows (A1)	106.2
Total Post-Development Flows (A1)	219.0
Total Uncontrolled Post-Development Flow	0.0
Maximum Allowable Release From Proposed Site (A1)	<b>36.6</b>

**FORMULAS:**

Weighted runoff coefficient ; c = 
$$\frac{A_1c_1 + A_2c_2 \dots}{A_1 + A_2 \dots}$$

Time of Concentration ; Tc (min) =  
Bransby Williams Formula  
(where c is greater than 0.40)

$$\frac{0.057 \times L}{(Sw^{0.2} \times A^{0.1})}$$

L: Length of Watershed (m)  
Sw: Watershed Slope (%)  
A: Watershed Area (ha)

\*Minimum time of concentration = 10 min City of Ottawa Sewer Design Guidelines (2012)

Airport Formula  
(where c is less than 0.40)

$$\frac{3.26 \times (1.1 - c) \times L^{0.5}}{Sw^{0.33}}$$

c: Weighted Runoff Coefficient  
L: Length of Watershed (m)  
Sw: Watershed Slope (%)

Rainfall Intensity ; i (mm/hr) =

$$\frac{A}{(Tc + C)B}$$

2-yr:  $732.951 / (Tc + 6.199)^{0.810}$   
5-yr:  $998.071 / (Tc + 6.053)^{0.814}$   
100-yr:  $1735.688 / (Tc + 6.014)^{0.820}$

Peak Flow ; Q (l/s) =  $(2.78) \times (ciA)$

c: Weighted Runoff Coefficient  
i: Rainfall Intensity (mm/hr)  
A: Drainage Area (hectares)

**210 CLEARVIEW AVENUE REDEVELOPMENT  
OUTLET 2 (LANARK AVENUE)**

**PRE-DEVELOPMENT**

AREA No.	AREA (ha)	RUNOFF COEFFICIENT		TIME OF CONCENTRATION Tc (min)*	RAINFALL INTENSITY I (mm/hr)			PRE-DEVELOPMENT PEAK FLOW Q (L/s)		
		5 year	100 year		2 year	5 year	100 year	2 year	5 year	100 year
		B1	0.23		0.23	0.29	19	53.3	72.0	123.0
<b>Total =</b>	<b>0.23</b>	<b>0.23</b>	<b>0.29</b>	<b>Total Pre-Development Flow: Q =</b>			<b>8</b>	<b>11</b>	<b>23</b>	

<b>ALLOWABLE POST-DEVELOPMENT FLOW FOR 1:2 YEAR STORM</b>	
Total Pre-Development Flows	7.9
Total Post-Development Flows	2.4
Total Uncontrolled Post-Development Flow	0.0
Maximum Allowable Release From Area	<b>7.9</b>

<b>ALLOWABLE POST-DEVELOPMENT FLOW FOR 1:5 YEAR STORM</b>	
Total Pre-Development Flows	10.6
Total Post-Development Flows	3.3
Total Uncontrolled Post-Development Flow	0.0
Maximum Allowable Release From Area	<b>10.6</b>

**POST-DEVELOPMENT**

AREA No.	AREA (ha)	RUNOFF COEFFICIENT		TIME OF CONCENTRATION Tc (min)*	RAINFALL INTENSITY I (mm/hr)			POST-DEVELOPMENT PEAK FLOW Q (L/s)		
		5 year	100 year		2 year	5 year	100 year	2 year	5 year	100 year
		B1	0.04		0.38	0.47	19	53.3	72.0	123.0
<b>Total =</b>	<b>0.04</b>	<b>0.38</b>	<b>0.47</b>	<b>Total Post-Development Flow: Q =</b>			<b>2</b>	<b>3</b>	<b>7</b>	

<b>ALLOWABLE POST-DEVELOPMENT FLOW FOR 1:100 YEAR STORM</b>	
Total Pre-Development Flows	22.7
Total Post-Development Flows	7.0
Total Uncontrolled Post-Development Flow	0.0
Maximum Allowable Release From Area	<b>10.6</b>

**FORMULAS:**

Weighted runoff coefficient ; c = 
$$\frac{A_1c_1 + A_2c_2 \dots}{A_1 + A_2 \dots}$$

Time of Concentration ; Tc (min) =  
Bransby Williams Formula  
(where c is greater than 0.40)

$$\frac{0.057 \times L}{(Sw^{0.2} \times A^{0.1})}$$

L: Length of Watershed (m)  
Sw: Watershed Slope (%)  
A: Watershed Area (ha)

\*Minimum time of concentration = 10 min City of Ottawa Sewer Design Guidelines (2012)

Airport Formula  
(where c is less than 0.40)

$$\frac{3.26 \times (1.1 - c) \times L^{0.5}}{Sw^{0.33}}$$

c: Weighted Runoff Coefficient  
L: Length of Watershed (m)  
Sw: Watershed Slope (%)

Rainfall Intensity ; i (mm/hr) =

$$\frac{A}{(Tc + C)B}$$

2-yr:  $732.951 / (Tc + 6.199)^{0.810}$   
5-yr:  $998.071 / (Tc + 6.053)^{0.814}$   
100-yr:  $1735.688 / (Tc + 6.014)^{0.820}$

A, B, C Values from City of Ottawa Sewer Design Guidelines

Peak Flow ; Q (l/s) =  $(2.78) \times (ciA)$

c: Weighted Runoff Coefficient  
i: Rainfall Intensity (mm/hr)  
A: Drainage Area (hectares)

**210 CLEARVIEW AVENUE REDEVELOPMENT**  
**STORMWATER MANAGEMENT VOLUME CALCULATIONS**  
**2 YEAR STORM EVENT**  
**CLEARVIEW AVENUE (A1)**

**PRE-DEVELOPMENT CONDITIONS**

Area (A) = 0.34 ha  
Average Runoff Coefficient (C) = 0.50  
  
Release Rate (Q<sub>2</sub>) = 36.6 L/s

**POST-DEVELOPMENT CONDITIONS (2 YEAR)**

Drainage Area A (A) = 0.59 ha  
Average Runoff Coefficient (C) = 0.60  
A 732.951  
B 0.810  
C 6.199  
Intensity (I) =  $A/(Tc+C)^B$   
Time Interval = 10 mins

T <sub>c</sub>	Post-Development					V <sub>required</sub> (m <sup>3</sup> )	
	i <sub>(2)</sub>	Peak Flow (L/s)	Release Rate (L/s)	Storage Rate (L/s)			
0	167.22	164.0	36.6	127.5	0.0		
10	76.81	75.3	36.6	<b>38.8</b>	23.3		<b>V<sub>2</sub></b>
20	52.03	51.0	36.6	<b>14.5</b>	17.4		
30	40.04	39.3	36.6	<b>2.7</b>	4.9		
40	32.86	32.2	36.6	<b>-4.3</b>	-10.3		
50	28.04	27.5	36.6	<b>-9.0</b>	-27.1		
60	24.56	24.1	36.6	<b>-12.5</b>	-44.9		
70	21.91	21.5	36.6	<b>-15.1</b>	-63.2		
80	19.83	19.5	36.6	<b>-17.1</b>	-82.1		
90	18.14	17.8	36.6	<b>-18.8</b>	-101.3		
100	16.75	16.4	36.6	<b>-20.1</b>	-120.7		
110	15.57	15.3	36.6	<b>-21.3</b>	-140.4		
120	14.56	14.3	36.6	<b>-22.3</b>	-160.3		
130	13.69	13.4	36.6	<b>-23.1</b>	-180.3		
140	12.93	12.7	36.6	<b>-23.9</b>	-200.5		
150	12.25	12.0	36.6	<b>-24.5</b>	-220.8		
					23.3		MAXIMUM

**Notes**

- 1) Peak flow is equal to  $2.78 \times C \times I \times A$
- 2) Intensity,  $I = A/(Tc+C)^B$
- 3) Release Rate = Allowable Release Rate (Pre-Development)
- 4) Storage Rate = Peak Flow - Release Rate
- 5) Storage = Time x Storage Rate
- 6) Maximum Storage = Max Storage Over Time

**210 CLEARVIEW AVENUE REDEVELOPMENT**  
**STORMWATER MANAGEMENT VOLUME CALCULATIONS**  
**5 YEAR STORM EVENT**  
**CLEARVIEW AVENUE (A1)**

**PRE-DEVELOPMENT CONDITIONS**

Area (A) = 0.34 ha  
Average Runoff Coefficient (C) = 0.50  
  
Release Rate (Q<sub>2</sub>) = 36.6 L/s

**POST-DEVELOPMENT CONDITIONS (5 YEAR)**

Drainage Area A (A) = 0.59 ha  
Average Runoff Coefficient (C) = 0.60  
A 998.071  
B 0.814  
C 6.053  
Intensity (I) =  $A/(Tc+C)^B$   
Time Interval = 10 mins

T <sub>c</sub>	Post-Development					V <sub>required</sub> (m <sup>3</sup> )	
	i <sub>(2)</sub>	Peak Flow (L/s)	Release Rate (L/s)	Storage Rate (L/s)			
0	230.48	226.1	36.6	189.6	0.0		
10	104.19	102.2	36.6	<b>65.7</b>	39.4	<b>V<sub>5</sub></b>	
20	70.25	68.9	36.6	<b>32.4</b>	38.8		
30	53.93	52.9	36.6	<b>16.4</b>	29.4		
40	44.18	43.3	36.6	<b>6.8</b>	16.3		
50	37.65	36.9	36.6	<b>0.4</b>	1.2		
60	32.94	32.3	36.6	<b>-4.2</b>	-15.2		
70	29.37	28.8	36.6	<b>-7.7</b>	-32.5		
80	26.56	26.1	36.6	<b>-10.5</b>	-50.4		
90	24.29	23.8	36.6	<b>-12.7</b>	-68.7		
100	22.41	22.0	36.6	<b>-14.6</b>	-87.4		
110	20.82	20.4	36.6	<b>-16.1</b>	-106.4		
120	19.47	19.1	36.6	<b>-17.5</b>	-125.7		
130	18.29	17.9	36.6	<b>-18.6</b>	-145.1		
140	17.27	16.9	36.6	<b>-19.6</b>	-164.7		
150	16.36	16.1	36.6	<b>-20.5</b>	-184.5		

39.4      **MAXIMUM**

**Notes**

- 1) Peak flow is equal to  $2.78 \times C \times I \times A$
- 2) Intensity,  $I = A/(Tc+C)^B$
- 3) Release Rate = Allowable Release Rate (Pre-Development)
- 4) Storage Rate = Peak Flow - Release Rate
- 5) Storage = Time x Storage Rate
- 6) Maximum Storage = Max Storage Over Time

**210 CLEARVIEW AVENUE REDEVELOPMENT**  
**STORMWATER MANAGEMENT VOLUME CALCULATIONS**  
**100 YEAR STORM EVENT**  
**CLEARVIEW AVENUE (A1)**

**PRE-DEVELOPMENT CONDITIONS**

Area (A) = 0.34 ha  
Average Runoff Coefficient (C) = 0.50  
  
Release Rate (Q<sub>2</sub>) = 36.6 L/s

**POST-DEVELOPMENT CONDITIONS (100 YEAR)**

Drainage Area A (A) = 0.59 ha  
Average Runoff Coefficient (C) = 0.75  
A 1735.688  
B 0.820  
C 6.014  
Intensity (I) =  $A/(Tc+C)^B$   
Time Interval = 10 mins

T <sub>c</sub>	Post-Development					V <sub>required</sub> (m <sup>3</sup> )
	i <sub>(100)</sub>	Peak Flow (L/s)	Release Rate (L/s)	Storage Rate (L/s)		
0	398.62	488.8	36.6	452.3	0.0	
10	178.56	219.0	36.6	<b>182.4</b>	109.4	
20	119.95	147.1	36.6	<b>110.5</b>	132.6	
30	91.87	112.7	36.6	<b>76.1</b>	137.0	<b>V<sub>100</sub></b>
40	75.15	92.1	36.6	<b>55.6</b>	133.4	
50	63.95	78.4	36.6	<b>41.9</b>	125.6	
60	55.89	68.5	36.6	<b>32.0</b>	115.2	
70	49.79	61.1	36.6	<b>24.5</b>	102.9	
80	44.99	55.2	36.6	<b>18.6</b>	89.4	
90	41.11	50.4	36.6	<b>13.9</b>	74.9	
100	37.90	46.5	36.6	<b>9.9</b>	59.6	
110	35.20	43.2	36.6	<b>6.6</b>	43.7	
120	32.89	40.3	36.6	<b>3.8</b>	27.3	
130	30.90	37.9	36.6	<b>1.3</b>	10.4	
140	29.15	35.7	36.6	<b>-0.8</b>	-6.7	
150	27.61	33.9	36.6	<b>-2.7</b>	-24.2	
					137.0	<b>MAXIMUM</b>

**Notes**

- 1) Peak flow is equal to  $2.78 \times C \times I \times A$
- 2) Intensity,  $I = A/(Tc+C)^B$
- 3) Release Rate = Allowable Release Rate (Pre-Development)
- 4) Storage Rate = Peak Flow - Release Rate
- 5) Storage = Time x Storage Rate
- 6) Maximum Storage = Max Storage Over Time