

# ASSESSMENT OF ADEQUACY OF PUBLIC SERVICES 1034 MCGARRY TERRACE



Project No.: CCO-23-3441

City File No.:

Prepared for:

**KTS Properties**  
**401-265 Carling Ave**  
**Ottawa, ON K1S 2E1**

Prepared by:

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September 25, 2024



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## 1.0 PROJECT DESCRIPTION

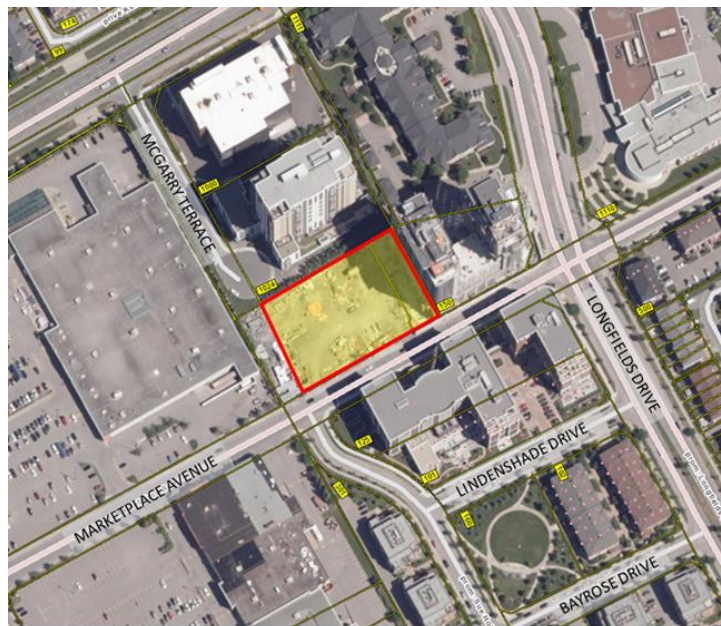
### 1.1 Purpose

Egis has been retained by KTS Properties (KTS) to prepare this Assessment of Adequacy of Public Services Report in support of the Zoning By-law Amendment (ZBLA) application process for the contemplated development at 1034 McGarry Terrace, within the City of Ottawa.

The main purpose of this report is to demonstrate that the proposed servicing and stormwater management design for the development follows the recommendations and guidelines provided by the City of Ottawa (City), the Rideau Valley Conservation Authority (RVCA), and the Ministry of the Environment, Conservation and Parks (MECP). This report will address access to water, sanitary and storm servicing for the site, ensuring that existing services will adequately service the proposed development.

### 1.2 Site Description

Figure 1: Site Map



The subject property, herein referred to as the site, is located at 1034 McGarry Terrace in the Barrhaven West Ward in the City of Ottawa. The site covers approximately **0.42 ha** and is located at the southwest corner of the proposed extension of McGarry Terrace and Marketplace Avenue intersection. The site is zoned for Mixed-Use Centre Zone (MC[2573]). Additional details are included on the Site Location Plan included in **Appendix B**.



### 1.3 Proposed Development and Statistics

The contemplated development consists of a mixed-use building containing a 4-storey base podium, an 11-storey residential tower (centre), 26-storey residential tower (east), and a 35-storey residential tower (west). The **Site Plan** proposes **597 residential units**, **2,908m<sup>2</sup>** of commercial space, and **653** parking spaces, which are all underground. The site access will be from Marketplace Avenue. Refer to **Site Plan** prepared by Progressive Architects Ltd. In **Appendix B** for further details.

### 1.4 Existing Conditions and Infrastructure

The site was previously occupied by a single-family residential dwelling. Currently, the site is undeveloped and serves as a construction lay-down area for adjacent properties.

Sewer and watermain mapping collected from the City of Ottawa indicate that the following services exist across the property frontages within the adjacent municipal right-of-ways:

- McGarry Terrace
  - 203 mm diameter PVC watermain;
  - 200 mm diameter PVC sanitary sewer; and a
  - 525 mm diameter concrete storm sewer.
  
- Marketplace Avenue
  - 305 mm diameter PVC watermain;
  - 250 mm diameter PVC sanitary sewer; and a
  - 1350 mm diameter concrete storm sewer.

### 1.5 Approvals

The contemplated development is subject to the City of Ottawa zoning by-law amendment approval process.

The development will be subject to the City of Ottawa site plan control approval process. Site plan control requires the City to review, provided concurrence and approve the engineering design package. Permits to construct can be requested once the City has issued a site plan agreement.

An Environmental Compliance Approval (ECA) through the Ministry of Environment, Conservation and Parks (MECP) is not anticipated to be required for the development. The stormwater management system is anticipated to meet the exemption requirements under O.Reg. 525/90 since the development is located within a single parcel, is not tributary to a combined sewer system, and does not propose industrial usage.

## 2.0 BACKGROUND STUDIES, STANDARDS, AND REFERENCES

### 2.1 Background Reports / Reference Information

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

The following reports have previously been completed and are available under separate cover:

- Site Servicing and Stormwater Management Report, 1117 Longfields Drive and 1034 McGarry Terrace, Ottawa, ON prepared by Stantec Consulting Ltd., May 13, 2019; and
- Nepean South Chapman Mills Stormwater Management Servicing Report, Prepared by IBI Group, dated September 2010, Fourth Addendum dated February 16, 2018.

### 2.2 Applicable Guidelines and Standards

#### City of Ottawa:

- ◆ Ottawa Sewer Design Guidelines, City of Ottawa, SDG002, October 2012. (**Ottawa Sewer Guidelines**)
  - Technical Bulletin ISTB-2014-01 City of Ottawa, February 2014. (**ISTB-2014-01**)
  - Technical Bulletin PIEDTB-2016-01 City of Ottawa, September 2016. (**PIEDTB-2016-01**)
  - Technical Bulletin ISTB-2018-01 City of Ottawa, January 2018. (**ISTB-2018-01**)
  - Technical Bulletin ISTB-2018-04 City of Ottawa, March 2018. (**ISTB-2018-04**)
  - Technical Bulletin ISTB-2019-02 City of Ottawa, February 2019. (**ISTB-2019-02**)
- ◆ Ottawa Design Guidelines – Water Distribution City of Ottawa, July 2010. (**Ottawa Water Guidelines**)
  - Technical Bulletin ISD-2010-2 City of Ottawa, December 15, 2010. (**ISD-2010-2**)
  - Technical Bulletin ISDTB-2014-02 City of Ottawa, May 2014. (**ISDTB-2014-02**)
  - Technical Bulletin ISTB-2018-02 City of Ottawa, March 2018. (**ISTB-2018-02**)
  - Technical Bulletin ISTB-2021-03 City of Ottawa, August 2021. (**ISTB-2021-03**)

#### Ministry of Environment, Conservation and Parks:

- ◆ Stormwater Planning and Design Manual, Ministry of the Environment, March 2003. (**MECP Stormwater Design Manual**)
- ◆ Design Guidelines for Sewage Works, Ministry of the Environment, 2008. (**MECP Sewer Design Guidelines**)

**Other:**

- ◆ Water Supply for Public Fire Protection, Fire Underwriters Survey, 2020. (**FUS Guidelines**)

### **3.0 PRE-CONSULTATION SUMMARY**

A pre-consultation meeting was conducted on June 7<sup>th</sup>, 2022, regarding the contemplated development at 1034 McGarry Terrace. Specific design parameters to be incorporated within this design include the following.

- All Site Servicing and SWM design shall meet the design criteria set in the Nepean South Chapman Mills Stormwater Management Servicing Report (**Chapman Mills SWMF Report**), prepared by IBI Group.
- Quality control to be provided by the Chapman Mills SWMF.
- Post-development to be restricted to 85 L/s/ha for all events up to the 100-year event, with no ponding in the 2-year storm event, based on a calculated time of concentration and the lesser of either the calculated pre-development rational method coefficient or 0.50. Time of concentration must be equal to or greater than 10 minutes.
- Confirm boundary conditions with City of Ottawa staff.
- Confirm sanitary capacity with City of Ottawa staff.

The notes from the City of Ottawa pre-consultation can be found in **Appendix B**.

## 4.0 WATER SERVICING

### 4.1 Existing Watermain

The subject site is located within the 3SW pressure zone, as shown by the Water Distribution figure located in **Appendix C**. The following subsections outline the water infrastructure that exists within McGarry Terrace and Marketplace Avenue.

#### 4.1.1 McGarry Terrace

There is an existing 203 mm diameter PVC watermain within McGarry Terrace. In addition, there is an existing fire hydrant on the north side of the site along McGarry Terrace.

#### 4.1.2 Marketplace Avenue

There is an existing 305 mm diameter PVC watermain within Marketplace Avenue. In addition, there is an existing fire hydrant fronting the site along Marketplace Avenue.

### 4.2 Proposed Water Servicing

In accordance with Section 4.3.1 of the **Ottawa Water Guidelines**, service areas with a basic day demand greater than 50 m<sup>3</sup>/day require a dual connection to the municipal system. A dual connection will be required to service the contemplated development, based on the site statistics provided by the **Site Plan**. Two connections to the watermain will be designed during the Site Plan Control phase.

The Fire Underwriters Survey 2020 (FUS) method was utilized to estimate the required fire flow for the site. Fire flow requirements were calculated per City of Ottawa Technical Bulletin **ISTB-2018-02**. The following parameters were provided by the building architect:

- Type of construction – Non-Combustible Construction
- Occupancy type – Limited Combustibility
- Sprinkler Protection – Standard Water Supply Sprinklered

The results of the calculations yielded a required fire flow of **13,000 L/min** (216.7 L/s). The detailed calculations for the FUS can be found in **Appendix C**.

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

**Table 1: Water Supply Design Criteria and Water Demands**

<b>Site Area</b>	0.42 ha
<b>Residential</b>	280 L/day/person
<b>Studio Apartment (83 units)</b>	1.4 persons/unit
<b>1 Bedroom Apartment (250 units)</b>	1.4 persons/unit
<b>2 Bedroom Apartment (247 units)</b>	2.1 persons/unit
<b>3 Bedroom Apartment (17 units)</b>	3.1 persons/unit
<b>Commercial Space</b>	28,000 L/gross ha/day
<b>Average Day Demand (L/s)</b>	3.45 L/s
<b>Maximum Daily Demand (L/s)</b>	8.55 L/s
<b>Peak Hourly Demand (L/s)</b>	18.75 L/s
<b>FUS Fire Flow Requirement (L/s)</b>	216.7 L/s (13,000 L/min)

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

The estimated water demands have decreased since the boundary condition request due to changes in the site statistics. Due to the minor decrease, the validity of the boundary condition results is not anticipated to be impacted.



**Table 2: Boundary Conditions Results**

Scenario	Connection 1 – Marketplace Avenue		Connection 2 – McGarry Terrace	
	Estimated Demands (L/s)	HGL (m H <sub>2</sub> O)* /kPa	Estimated Demands (L/s)	HGL (m H <sub>2</sub> O)** /kPa
<b>Average Day Demand</b>	3.45	55.3 / 542.5	3.45	54.7 / 536.5
<b>Maximum Daily + Fire Flow Demand</b>	8.55	42.1 / 413.0	8.55	41.5 / 406.7
<b>Peak Hourly Demand</b>	18.75	41.8 / 410.1	18.75	41.3 / 404.7
*Adjusted for an estimated ground elevation of 101.2m above the connection point.				
**Adjusted for an estimated ground elevation of 101.8m above the connection point.				

The normal operating pressure range for the current zone is anticipated to be 404.7 kPa to 536.5 kPa and will not be less than 275 kPa (40 psi) or exceed 689 kPa (100 psi). The watermains will meet the minimum required 20 psi (140 kPa) from the **Ottawa Water Guidelines** at the ground level under maximum day demand and fire flow conditions.

**Table 3: Boundary Condition Results – Future SUC Pressure Zone**

Scenario	Connection 1 – Marketplace Avenue		Connection 2 – McGarry Terrace	
	Estimated Demands (L/s)	HGL (m H <sub>2</sub> O)* /kPa	Estimated Demands (L/s)	HGL (m H <sub>2</sub> O)** /kPa
<b>Average Day Demand</b>	3.45	45.7 / 448.3	3.45	45.1 / 442.4
<b>Maximum Daily + Fire Flow Demand</b>	8.55	42.0 / 412.0	8.55	38.5 / 377.7
<b>Peak Hourly Demand</b>	18.75	42.8 / 419.9	18.75	42.2 / 414.0
*Adjusted for an estimated ground elevation of 101.2m above the connection point.				
**Adjusted for an estimated ground elevation of 101.8m above the connection point.				

The normal operating pressure range for the future pressure zone is anticipated to be 377.7 kPa to 442.4 kPa and will not be less than 275 kPa (40 psi) or exceed 689 kPa (100 psi). The watermains will meet the minimum required 20 psi (140 kPa) from the **Ottawa Water Guidelines** at the ground level under maximum day demand

and fire flow conditions. In accordance with the FUS, the existing watermain network can provide the required fire flow to the proposed building.

To confirm the adequacy of fire flow to protect the proposed development, public and private fire hydrants within 150 m of the proposed building were accounted for per **ISTB 2018-03 Appendix I** Table 1. The results are summarized below in **Table 4**.

**Table 4: Fire Protection Confirmation**

<b>Building</b>	<b>Fire Flow Demand (L/min.)</b>	<b>Fire Hydrant(s) within 75m</b>	<b>Fire Hydrant(s) within 150m</b>	<b>Combined Fire Flow (L/min.)</b>
1034 McGarry Terrace	13,000 L/min – FUS	5 public	4 public	43,700

Based on City guidelines (**ISTB-2018-02**), it is anticipated that the existing municipal hydrants can provide adequate fire coverage to the contemplated development. A hydrant coverage figure can be found in **Appendix C**.

## 5.0 SANITARY SERVICING

### 5.1 Existing Sanitary Sewer

There is an existing 200 mm diameter PVC sanitary sewer within McGarry Terrace and an existing 250 mm diameter sanitary sewer within Marketplace Avenue available to service the site. The McGarry Terrace sewer connects to the Marketplace Avenue sewer, which then connects to the Longfields Drive sewer, flowing south.

### 5.2 Proposed Sanitary Sewer

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

**Table 5: Sanitary Design Criteria**

Design Parameter	Value
Studio Apartment (83 units)	1.4 persons/unit
Residential 1 Bedroom / Bachelor Apartment (250 Units)	1.4 persons/unit
Residential 2 Bedroom Apartment (247 Units)	2.1 persons/unit
Residential 3 Bedroom Apartment (17 Units)	3.1 persons/unit
Average Daily Demand	280 L/day/person
Commercial Space	2800 L/(1000m <sup>2</sup> /day)

It is anticipated that the contemplated development will be serviced by the 250 mm diameter sanitary sewer within Marketplace Avenue.

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

**Table 6: Summary of Estimated Sanitary Flow**

<b>Design Parameter</b>	<b>Total Flow (L/s)</b>
Total Estimated Average Dry Weather Flow	3.48
Total Estimated Peak Dry Weather Flow	10.99
Total Estimated Peak Wet Weather Flow	11.13

City staff were contacted on February 14th, 2023, to review contemplated wastewater flows from the site and advise if there were any downstream constraints. City staff were able to confirm that the Longfields Drive sanitary sewer can accommodate flows of 12.07 L/s from the site. Therefore, we expect the municipal services to have capacity for the peak flows from the proposed development. Correspondence with City Staff is included in **Appendix D**.

## **6.0 STORM SEWER & STORMWATER MANAGEMENT DESIGN**

### **6.1 Existing Storm Sewers**

Stormwater runoff from the site is currently tributary to the Ottawa River within the Jock River sub-watershed. The following subsections outline the storm infrastructure that exists within McGarry Terrace and Marketplace Avenue.

#### **6.1.1 McGarry Terrace**

There is an existing 525 mm diameter storm sewer located within McGarry Terrace. The storm sewer slopes to the south and discharges to the existing storm sewer on Marketplace Avenue.

#### **6.1.2 Marketplace Avenue**

There is an existing 1350 mm diameter storm sewer located within Marketplace Avenue. The storm sewer slopes to the east and connects to the 1350 mm diameter storm sewer within Longfields Drive.

### **6.2 Proposed Storm Sewers**

It is anticipated that runoff will be directed to the existing 1350 mm diameter storm sewer running east along Marketplace Avenue towards Longfields Drive at a restricted rate, as discussed in *Section 7.1*. The Longfields Drive sewer is tributary to the Chapman Mills Stormwater Management facility.

It is anticipated that a combination of surface, subsurface, rooftop, and internal cistern storage will be required to meet the SWM criteria identified by the City of Ottawa. Further details on the storm sewer design to be provided for the Site Plan Control application.



## 7.0 STORMWATER MANAGEMENT

### 7.1 Design Criteria and Methodology

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

In summary, the following design criteria have been employed in developing the stormwater management design for the site as directed by the RVCA and City:

#### Quality Control

- Quality control to be provided by the Chapman Mills Stormwater Management Facility. As per the Nepean South Chapman Mills Stormwater Management Servicing Fourth Addendum report (**Chapman Mills SWM report**), the downstream stormwater facility was designed to provide quality controls for the area, including 1034 McGarry Terrace.

#### Quantity Control

- Post-development to be restricted to 85 L/s/ha for all events up to the 100-year event, with no ponding in the 2-year storm event, based on a calculated time of concentration and the lesser of either the calculated pre-development rational method coefficient or 0.50. Time of concentration must be equal to or greater than 10 minutes. Relevant excerpts from the **Chapman Mills SWM report** are included in **Appendix E** for reference.

### 7.2 Runoff Calculations

Runoff calculations presented in this report are derived using the Rational Method, given as:

$$Q = 2.78CIA \quad (\text{L/s})$$

Where: C = Runoff coefficient

I = Rainfall intensity in mm/hr (City of Ottawa IDF curves)

A = Drainage area in hectares

It is recognized that the Rational Method tends to overestimate runoff rates. As a result, the conservative calculation of runoff ensures that any stormwater management facility sized using this method is anticipated to function as intended.

The following coefficients were used to develop an average C for each area:

Roofs/Concrete/Asphalt	0.90
Gravel	0.60
Undeveloped and Grass	0.20

As per the **Ottawa Sewer Guidelines**, the 2 or 5-year balanced 'C' value must be increased by 25% for a 100-year storm event to a maximum of 1.0.

### 7.3 Site Drainage

Based on the criteria listed in *Section 7.1*, the contemplated development will be required to restrict flow to 85 L/s/ha for all events up to the 100-year event, with no ponding in the 2-year storm event.

It has been assumed that the existing development contained no stormwater management controls for flow attenuation. The estimated pre-development peak flows for the 2, 5, and 100-year events are summarized below in **Table 7**.

**Table 7: Pre-Development Runoff Summary**

Drainage Area	Area (ha)	Q (L/s)		
		2-Year	5-Year	100-Year
A1	0.42	53.81	72.99	156.36

The restriction of stormwater runoff from the site will create the need for on-site storage. To meet the stormwater objectives, the contemplated development may contain a combination of flow attenuation including surface and subsurface storage as well as building storage via an internal cistern and rooftops.

The following storage requirement estimate assumes the flow will be restricted to 85 L/s/ha up to the 100-year storm event. The estimated post-development peak flows for the 2, 5 and 100-year events and the required storage volumes are summarized below in **Table 8**, below.

**Table 8: Post Development Flow Rate and Storage Requirements**

Drainage Area	Unrestricted Flow (L/s)			Restricted Flow (L/s)			Storage Required (m <sup>3</sup> )		
	2-year	5-year	100-Year	2-year	5-Year	100-Year	2-year	5-Year	100-Year
B1 (0.25 ha)	48.24	65.44	124.61	17.00	17.00	17.00	19.6	32.6	85.4
B2 (0.09 ha)	3.93	5.34	11.43	3.93	5.34	11.43			
B3 (0.08 ha)	14.77	20.04	38.16	6.80	6.80	6.80	4.8	8.4	23.1
<b>Total</b>	<b>66.95</b>	<b>90.82</b>	<b>174.20</b>	<b>27.73</b>	<b>29.14</b>	<b>35.23</b>	<b>24.42</b>	<b>40.94</b>	<b>108.46</b>

It is anticipated that approximately **109 m<sup>3</sup>** of storage will be required on site to attenuate flow to the established release rate of **35.23 L/s**. Flow and storage calculations can be found within **Appendix E**. Actual storage volumes will need to be confirmed at the detailed design stage based on a number of factors including site imperviousness and grading constraints.

## 8.0 SUMMARY

- Development including a four-storey base podium, an 11-storey residential tower, a 26-storey residential tower, and a 35-storey residential tower is contemplated at 1034 McGarry Terrace;
- The FUS method estimated a maximum fire flow of **13,000 L/min** is required for the contemplated development;
- The development is anticipated to have a peak wet weather flow of **11.13 L/s**. Based on coordination with City staff, the municipal system can accommodate the wastewater flow;
- Based on the IBI Report, the proposed development will be required to attenuate post development flows to an equivalent release rate of 85 L/s/ha for all storms up to and including the 100-year storm event;
- To meet the stormwater objectives the contemplated development may contain a combination of flow attenuation including surface and subsurface storage as well as building storage via an internal cistern and rooftops. It is anticipated that approximately **109 m<sup>3</sup>** of onsite storage will be required to attenuate flow to the established release rate.
- Quality controls are not required for the proposed development due to the proposed outlet to the Chapman Mills Stormwater Management Pond.

## 9.0 RECOMMENDATIONS

Based on the information presented in this report, we recommend that City of Ottawa approve this Assessment of Adequacy of Public Services in support of the proposed rezoning for 1034 McGarry Terrace.

This report is respectfully being submitted for approval.

Regards,

**Egis Canada Ltd.**



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## **10.0 STATEMENT OF LIMITATIONS**

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

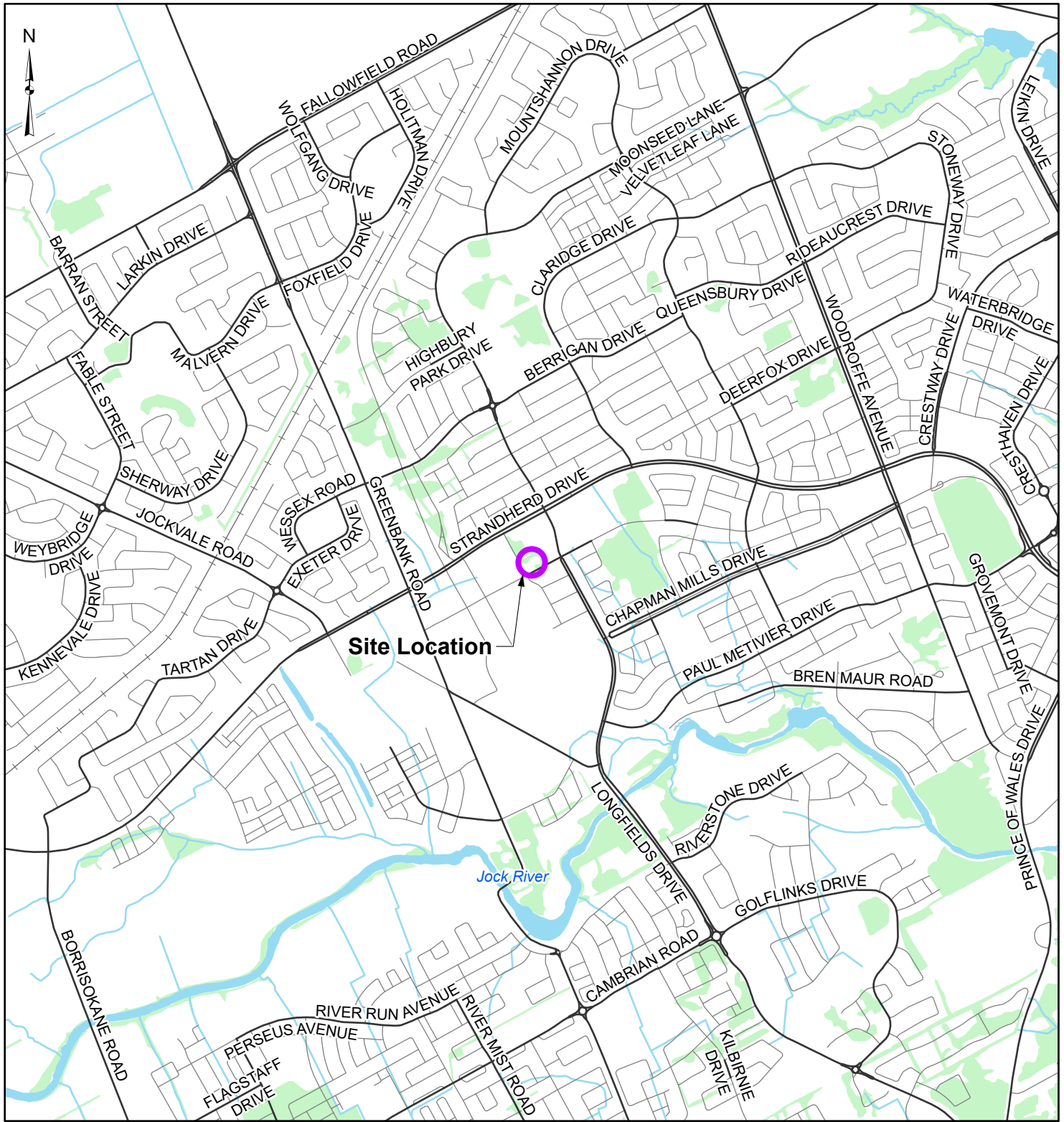
Any use of this review by a third party, or any reliance on decisions made based on it, without a reliance report is the responsibility of such third parties. Egis Canada accepts no responsibility for damages, if any, suffered by any third party as a result of decisions or actions made based on this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

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



## APPENDIX A KEY PLAN












**Site Location**

Jock River

**LEGEND**

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



**REFERENCE**

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2023.

CLIENT:		<b>KTS PROPERTIES</b>	
PROJECT:		<b>1034 MCGARRY TERRACE</b>	
TITLE:		<b>SITE LOCATION PLAN</b>	
PROJECT NO: CCO-23-3441		FIGURE:	
Date	Aug., 30, 2023	<b>1</b>	
GIS	AH		
Checked By	AB		

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## APPENDIX B BACKGROUND DOCUMENTS

**Date:** June 7, 2022

**Site Location:** 1034 McGarry Terrace

**Type of Development:**  Residential ( townhomes,  stacked,  singles,  apartments),  
 Office Space,  Commercial,  Retail,  Institutional,  Industrial, other \_\_\_\_\_

**Owner/Agent:** \_\_\_\_\_

**Assigned Planner:** Sean Moore

**Attendees:** \_\_\_\_\_

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**All Site Servicing and SWM design shall meet the design criteria set in the Nepean South Chapman Mills Stormwater Management Servicing Report, Prepared by IBI Group, Dated September 2010.**

**Water:**

Connection point: 203mm PVC on McGarry Terrace

Connection point: 305mm PVC on Marketplace Ave

Water redundancy would be required for this development based on the number of proposed units.

- Watermain Frontage Fees to be paid (\$190.00 per metre)  Yes  No

**Boundary conditions:**

Civil consultant must request boundary conditions from the City's assigned Project Manager prior to submission.

- Water boundary condition requests must include the location of the service(s) and the expected loads required by the proposed developments. Please provide all the following information:
  - Location of service(s)
  - Type of development and the amount of fire flow required (as per FUS, 2020).
  - Average daily demand: \_\_\_ l/s.
  - Maximum daily demand: \_\_\_ l/s.
  - Maximum hourly daily demand: \_\_\_ l/s.
- Fire protection (Fire demand, Hydrant Locations)

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**Sanitary Sewers:**

Connection point: 200mm PVC on McGarry Terrace

Connection point: 250mm PVC on Marketplace Ave

Is a monitoring manhole required on private property?  Yes  No

- The designer should be aware there may be limited capacity in the downstream sanitary sewer system. The sanitary demand needs to be coordinated with the City Planning Dept. to determine if the existing sanitary sewer system has sufficient capacity to support the proposed rezoning. Provide sanitary demands to the City project manager for coordination.

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**Storm Sewers:**

Connection point: 525mm concrete on McGarry

Connection point: 1350mm concrete on Marketplace Ave

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**Storm Water Management:**

Quality Control:

- Quality control to be provided by the Chaman Mills SWMF and confirmation from the Rideau Valley Conservation Authority to be provided upon submission.

Quantity Control:

- Allowable Runoff coefficient (C): C = the lesser of the existing pre-development conditions to a maximum of 0.5.
- Time of concentration (Tc): Tc = pre-development; maximum Tc = 10 min
- Allowable flowrate: Control up to the 100-year events to 85 L/s/ha with no ponding in the 2 year event.

---

## Ministry of Environment, Conservation and Parks (MECP)

All development applications should be considered for an Environmental Compliance Approval, under MECP regulations.

- a. The consultants determine if an approval for sewage works under Section 53 of OWRA is required and determines what type of application. The City's project manager may help confirm and coordinate with the MECP as required.
- b. The project will be either transfer of review (standard), transfer of review (additional), direct submission, or exempt as per O. Reg. 525/98.
- c. Pre-consultation is not required if applying for standard or additional works (Schedule A of the Agreement) under Transfer Review.
- d. Pre-consultation with local District office of MECP is recommended for direct submission.
- e. Consultant completes an MECP request form for a pre-consultation. Sends request to [moeccottawasewage@ontario.ca](mailto:moeccottawasewage@ontario.ca)
- f. [ECA applications are required to be submitted online through the MECP portal. A business account required to submit ECA application. For more information visit <https://www.ontario.ca/page/environmental-compliance-approval>](#)
- g. [It is unclear if the proposed development will remain as one property. An ECA will be required where the stormwater management services more than one property parcel.](#)

**NOTE: Site Plan Approval, or Draft Approval, is required before any Ministry of the Environment and Climate Change (MOECC) application is sent.**

### General Service Design Comments

- The City of Ottawa requests that all new services be located within the existing service trench to minimize necessary road cuts.
- Monitoring manholes should be located within the property near the property line in an accessible location to City forces and free from obstruction (i.e. not a parking).
- Where service length is greater than 30 m between the building and the first maintenance hole / connection, a cleanout is required.
- The City of Ottawa Standard Detail Drawings should be referenced where possible for all work within the Public Right-of-Way.
- The upstream and downstream manhole top of grate and invert elevations are required for all new sewer connections.

Services crossing the existing watermain or sewers need to clearly provide the obvert/invert elevations to demonstration minimum separation distances. A watermain crossing table may be provided.

---

All development applications should be considered for an Environmental Compliance Approval (ECA) by the Ministry of the Environment, Conservation, and Parks (MECP);

- a. Consultant determines if an approval for sewage works under Section 53 of OWRA is required. Consultant then determines what type of application is required and the City's project manager confirms. (If the consultant is not clear if an ECA is required, they will work with the City to determine what is required. If the consultant it is still unclear or there is a difference of opinion only then will the City PM approach the MECP.
- b. The project will be either transfer of review (standard), transfer of review (additional), direct submission, or exempt as per O. Reg. 525/98.
- c. Pre-consultation is not required.
- d. Standard Works ToR Draft ECA's are sent to the local MECP office ([moeccottawasewage@ontario.ca](mailto:moeccottawasewage@ontario.ca)) for information only
- e. Additional ToR draft ECAs require a project summary/design brief and require a response from the local MECP (10 business day window)
- f. **Site Plan Approval, or Draft Approval, is required before an application is sent to the MECP**

---

## Refer to application tables for lists of required supporting plans and studies

---

### Site Plan Control – Municipal servicing

Legend:

- The letter **S** indicates that the study or plan is required with application submission.
- The letter **M** indicates that the study or plan may be required with application submission.

For information on preparing required studies and plans refer to:

<http://ottawa.ca/en/development-application-review-process-0/guide-preparing-studies-and-plans>





S/A	Number of copies	ENGINEERING		S/A	Number of copies
S	1	1. Site Servicing Plan	2. Assessment of Adequacy of Public Services / Site Servicing Study / Brief	S	1
S	1	3. Grade Control and Drainage Plan	4. Geotechnical Study / Slope Stability Study	S	1
	1	5. Composite Utility Plan	6. Groundwater Impact Study		1
	1	7. Servicing Options Report	8. Wellhead Protection Study		1
	1	9. Community Transportation Study and/or Transportation Impact Study / Brief	10. Erosion and Sediment Control Plan / Brief	S	1
S	1	11. Storm water Management Report / Brief	12. Hydro-geological and Terrain Analysis		1
S	1	13. Hydraulic Water main Analysis	14. Noise / Vibration Study	M	1
	1	15. Roadway Modification Design Plan	16. Confederation Line Proximity Study		1

Meeting Date: **2022-Jun-07**

Application Type: **Site Plan Control**

File Lead: **Sean Moore**

Engineer/Project Manager: **Bruce Bramah**

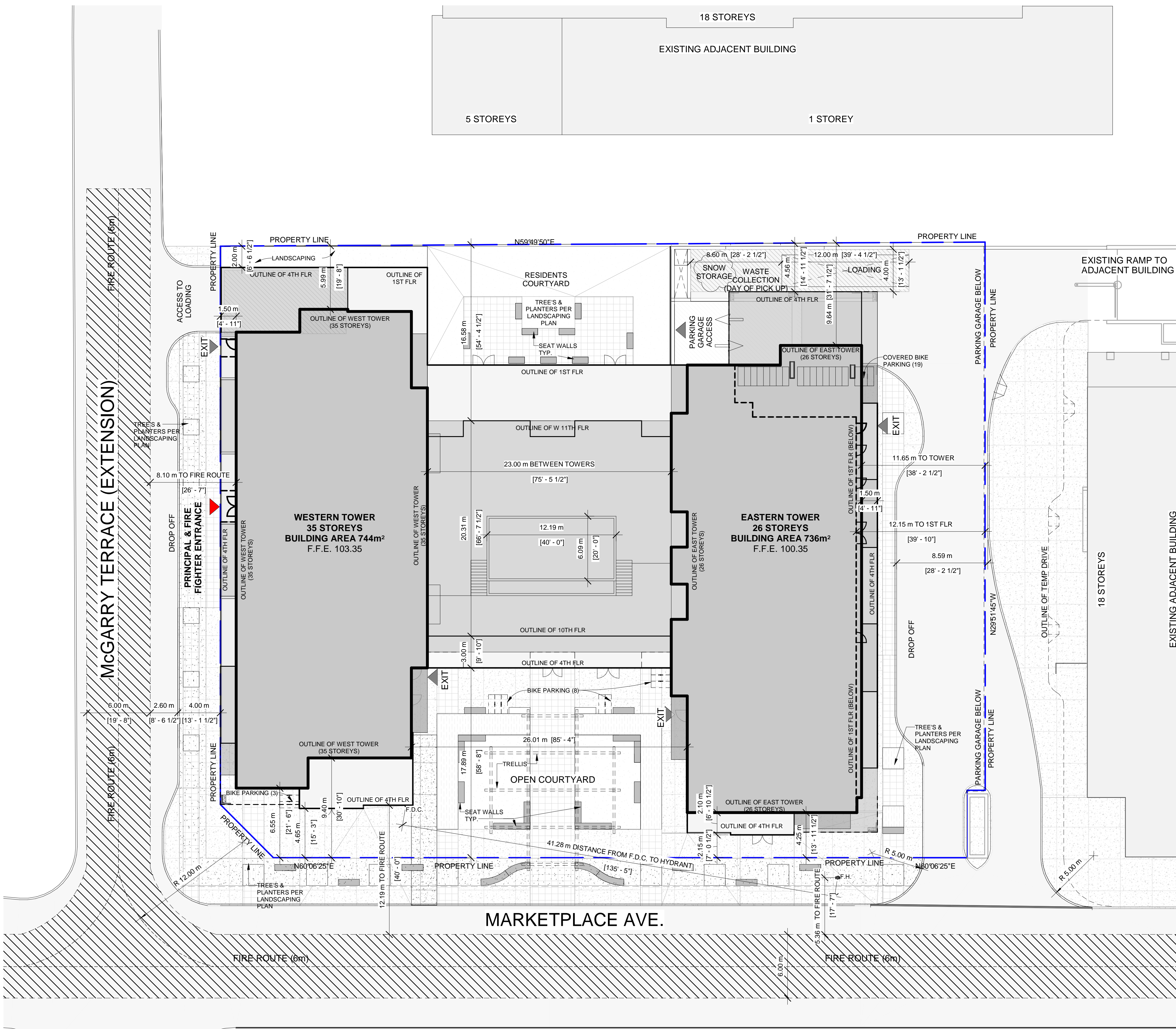
Site Address: **1034 McGarry Terrace**

\*Preliminary Assessment: 1  2  3  4  5

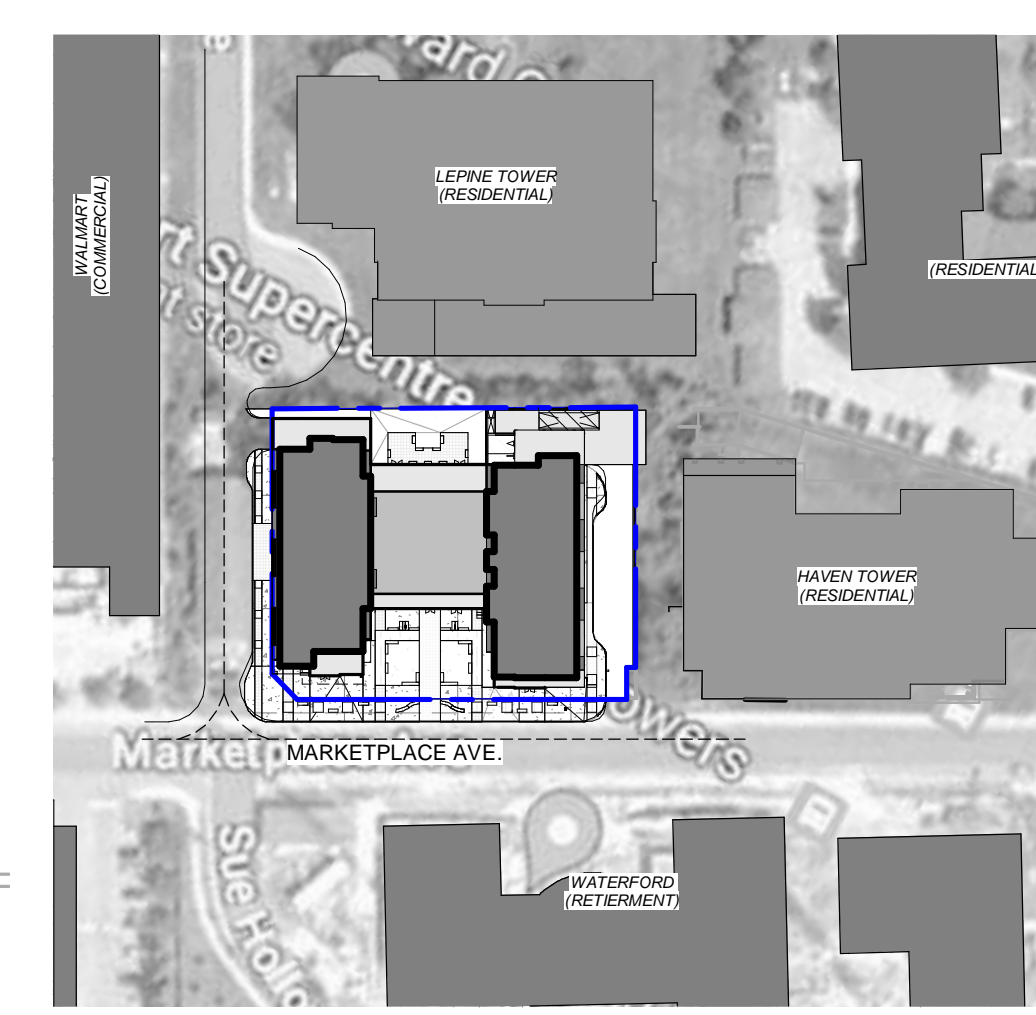
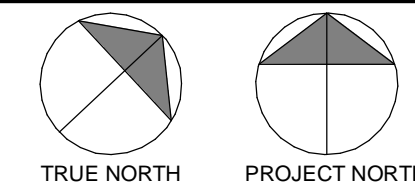
\*One (1) indicates that considerable revisions are required before a planning application is submitted, while five (5) suggest that proposal appears to meet the City's key land use policies and guidelines. This assessment is purely advisory and does not consider technical aspects of the proposal, or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

*It is important to note that the need for additional studies and plans may result during application review. If following the submission of your application, it is determined that material that is not identified in this checklist is required to achieve complete application status, in accordance with the Planning Act and Official Plan requirements, City Planning will notify you of outstanding material required within the required 30 day period. Mandatory pre-application consultation will not shorten the City's standard processing timelines, or guarantee that an application will be approved. It is intended to help educate and inform the applicant about submission requirements as well as municipal processes, policies, and key issues in advance of submitting a formal development application. This list is valid for one year following the meeting date. If the application is not submitted within this timeframe the applicant must again pre-consult with the City*





1 ARCHITECTURAL SITE PLAN  
1 : 200



2 KEYPLAN  
1 : 1500

TOTAL UNIT COUNT			
LEVELS	PER FLR	# OF LEVELS	TOTAL
<b>PODIUM &amp; LINK</b>			
2ND- 4TH FLR	25 UNITS	3 LEVELS	75 UNITS
5TH- 9TH FLR	25 UNITS	5 LEVELS	125 UNITS
10TH & 11TH FLR	17 UNITS	2 LEVELS	34 UNITS
<b>WEST TOWER</b>			
12TH FLR	7 UNITS	1 LEVEL	7 UNITS
13TH- 35TH FLR	9 UNITS	23 LEVELS	207 UNITS
<b>EAST TOWER</b>			
12TH FLR	9 UNITS	1 LEVEL	9 UNITS
13TH- 26TH FLR	10 UNITS	14 LEVELS	140 UNITS
			<b>TOTAL 597 UNITS</b>

UNIT TYPE COUNT				
UNIT TYPE	2ND-11TH FLR	WEST TOWER	EAST TOWER	TOTAL
STUDIO	37	46	--	83 (13.9%)
1 BED	103	72	75	250 (41.9%)
2 BED	78	95	74	247 (41.4%)
3 BED	16	1	--	17 (2.8%)
<b>TOTAL</b>	<b>234</b>	<b>214</b>	<b>149</b>	<b>597 UNITS</b>

BUILDABLE AREA			
LEVELS	PER FLR	# OF FLRS	TOTAL
<b>PARKING</b>			
P1 PARKING	3033 m²	1 FLRS	3033 m²
P2-P6 PARKING	4128 m²	5 FLRS	20640 m²
P6 LOWER LEVEL	2007 m²	1 FLRS	2007 m²
<b>TOTAL BELOW GRADE 25680 m²</b>			
<b>PODIUM</b>			
1ST FLR	2289 m²	1 FLR	2289 m²
2ND- 4TH FLR	2267 m²	3 FLRS	6801 m²
5TH- 9TH FLR	1950 m²	5 FLRS	9750 m²
10TH & 11TH FLR	1959 m²	2 FLRS	3918 m²
<b>TOWERS</b>			
12TH-35TH FLR WEST	745 m²	24 FLRS	17880 m²
12TH-26TH FLR EAST	743 m²	15 FLRS	11145 m²
			<b>TOTAL ABOVE GRADE 51739 m²</b>

VEHICULAR PARKING COUNT	
STANDARD	448 SPACES
COMPACT	178 SPACES
TYPE 'A' BARRIER FREE	16 SPACES
TYPE 'B' BARRIER FREE	11 SPACES
<b>TOTAL PARKING</b>	<b>653 TOTAL</b>

BIKE PARKING COUNT	
GROUND FLR	30 SURFACE SPACES
P1 PARKING	19 SPACES
P2-P6 PARKING (51 PER LEVEL)	255 SPACE PER FLR
<b>TOTAL PARKING</b>	<b>304 TOTAL</b>

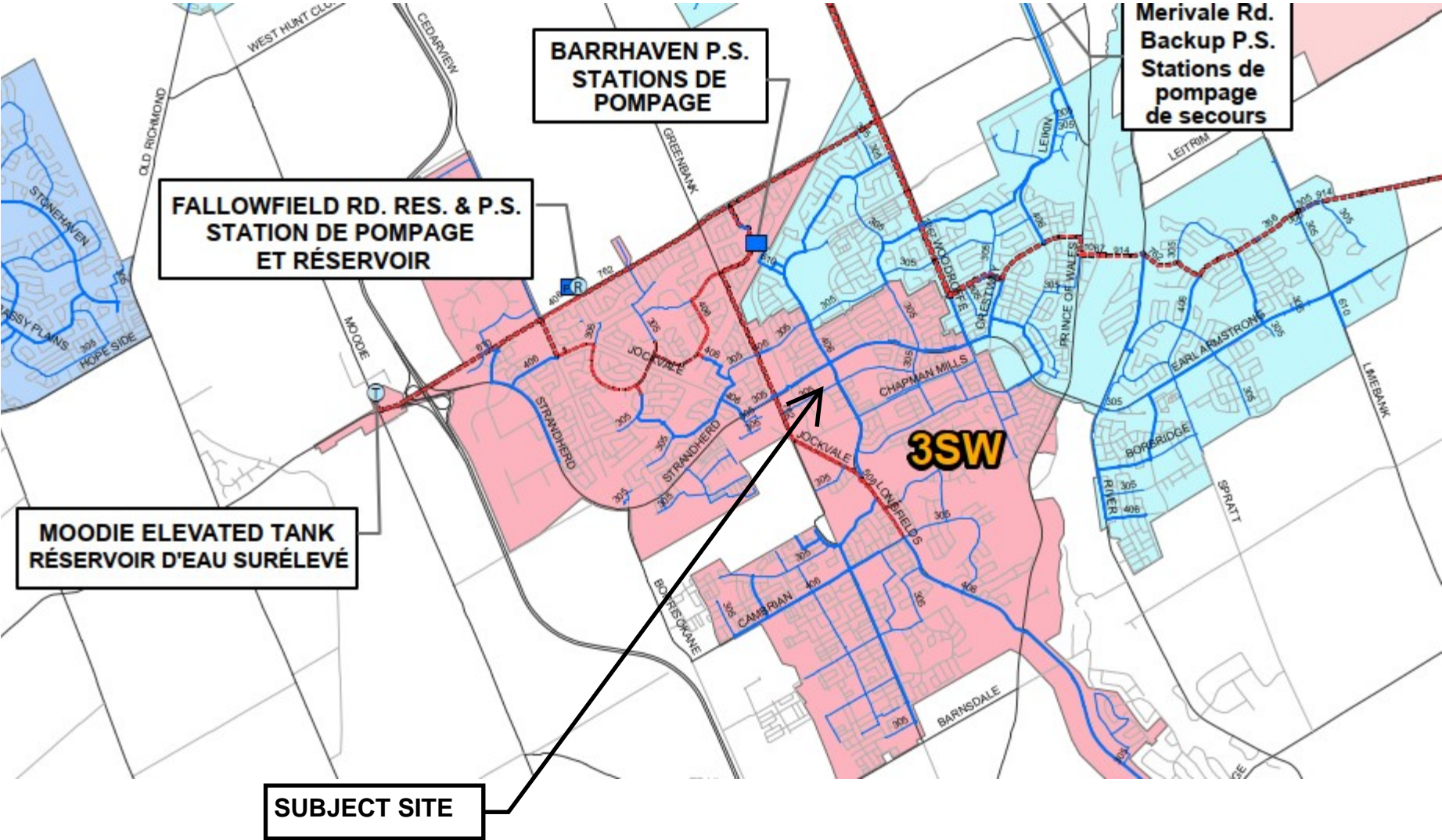
CITY OF OTTAWA ZONING BYLAW 2008-250			
MC2573 MIXED-USE CENTRE ZONE PROPOSED APARTMENT DWELLING, HIGH RISE			
PROPOSED USES:	APARTMENT DWELLING, HIGH RISE (597 UNITS)		
	RETAIL STORE: 1120M² GFA		
	LOT AREA: 5194.06M²		
	LOT FRONTAGE: 70.41M		
	LOT DEPTH: 57.55M		
ZONING PROVISION	REQUIRED	PROVIDED	COMPLIANT
<b>MIXED-USE CENTRE ZONE MC2573</b>			
LOT AREA (MIN.)	NO MINIMUM	4,148m²	✓
LOT WIDTH (MIN.)	NO MINIMUM	72.3m	✓
FRONT YARD & CORNER YARD SETBACK (MIN.)	NO MINIMUM	0m, 2.15m	✓/✓
INTERIOR SIDE YARD SETBACK (MIN.)	NO MINIMUM	2.0m	✓
REAR YARD SETBACK (MIN.)	NO MINIMUM	10.15m	✓
FLOOR SPACE INDEX (MAX.)	NO MAXIMUM	17.9 FSI	✓
BUILDING HEIGHT (MIN.)	20 M'†	7.5 m	✓
BUILDING HEIGHT (MAX.)	57 M*	130 m	X
GROSS FLOOR AREA (MAX.)	28,270 M²	66,780 M² (WEST TOWERS 38,510M² + EAST TOWERS 28,270M²)	X
LANDSCAPED AREA (MIN.)	NO MINIMUM	1155 M²	✓
<b>PROVISION FOR HIGH RISE BUILDING (SECTION 7) (AREA B ON SCHEDULE 4#2)</b>			
INTERIOR SIDE YARD (MIN.) PORTION OF A BUILDING THAT ARE 10 STOREYS OR TALLER:	11.5 m	5.9 m & 11.65 m	X/✓
<b>PARKING PROVISIONS (SECTION 10) (AREA C ON SCHEDULE 1A) (320M FROM EXISTING RAPID TRANSIT ON SCHEDULE 2A)</b>			
<b>RESIDENTIAL:</b>			
MINIMUM PARKING SPACES REQUIRED FOR DWELLING UNITS IN A MIXED-USE BUILDING: 0.5 PER DWELLING UNIT:	597 UNITS x 0.5 =	299 SPACES*	✓
RETAIL STORE (N79): 1.25 SPACES PER 100 M² GFA:	(1120 M²) x 0.0125 = 14 SPACES	14 SPACES	✓
RESIDENTIAL VISITOR PARKING: 0.3 SPACES PER DWELLING UNIT:	597 UNITS x 0.2 = 119.4 (119) SPACES*	119 SPACES	✓
<b>TOTAL VEHICLE PARKING SPACES:</b>	<b>432 SPACES</b>	<b>653 SPACES</b>	✓
<b>BIKE PARKING (SECTION 11)</b>			
<b>RESIDENTIAL:</b>			
DWELLING UNIT IN THE SAME BUILDING AS A NON-RESIDENTIAL USE: 0.5 SPACES PER DWELLING UNIT:	597 UNITS x 0.5 = 299 SPACES	299 SPACES	✓
RETAIL STORE (R): 1 SPACE PER 250 M² GFA:	1120 X 0.004 = 4.5 (5) SPACES	5 SPACES	✓
<b>TOTAL BIKE PARKING SPACES:</b>	<b>304 SPACES</b>	<b>304 SPACES</b>	✓
<b>AMENITY AREA (SECTION 13) (MIXED USE BUILDING WITH NINE OR MORE DWELLING UNITS)</b>			
<b>RESIDENTIAL:</b>			
8 M² PER DWELLING UNIT AND 10% OF THE GROSS FLOOR AREA OF EACH ROOMING UNIT:	597 UNITS x 8 = 3588 M²	5707 M²†	✓
COMMUNAL AMENITY AREA: MINIMUM OF 50% OF THE REQUIRED TOTAL:	3588 X 50% = 1794 M²	1980M²†	✓
<b>OTHER PROVISIONS</b>			
50% OF THE GROUND FLOOR OF A BUILDING CONTAINING DWELLING UNITS MUST BE OCCUPIED BY NON-RESIDENTIAL USES			
NO MORE THAN 12 PARKING SPACES MAY BE PROVIDED AT GRADE			
<b>NOTES:</b>			
* PROVISION OF URBAN EXCEPTION 2573			
† ONLY 50% OF THE BUILDING ENVELOPE MUST COMPLY WITH THE MINIMUM BUILDING HEIGHT			
‡ COMMUNAL AMENITY AREA INCLUDES PUBLICLY ACCESSIBLE FORECOURT			

8			16		
7			15		
6			14		
5			13		
4			12		
3	SEPT 12.24	OPA&ZBA APPROVALS	11		
2	FEB 27.24	PHASE 2 PRE-CONSULT.	10		
1	DEC 21.23	RE-ZONING	9		
rev.	date	issued for	rev.	date	issued for



## APPENDIX C WATERMAIN CALCULATIONS

# City of Ottawa - Water Distribution System Facilities and Feeder mains





CCO-23-3441 - McGarry Terrace Apartments - Water Demands

Project:	McGarry Terrace Apartments
Project No.:	CCO-23-3441
Designed By:	FV
Checked By:	AB
Date:	September 23, 2024
Site Area:	0.42 gross ha

Residential	NUMBER OF UNITS	UNIT RATE	
Studio Apartment	83 units	1.4	persons/unit
1 Bedroom Apartment	250 units	1.4	persons/unit
2 Bedroom Apartment	247 units	2.1	persons/unit
3 Bedroom Apartment	17 units	3.1	persons/unit

Total Population 1038 persons

Commercial + Amenity 2809 m2

AVERAGE DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS	
Residential	280	L/c/d	
Industrial - Light	35,000	L/gross ha/d	
Industrial - Heavy	55,000	L/gross ha/d	
Shopping Centres	2,500	L/(1000m <sup>2</sup> /d	
Hospital	900	L/(bed/day)	
Schools	70	L/(Student/d)	
Trailer Park with no Hook-Ups	340	L/(space/d)	
Trailer Park with Hook-Ups	800	L/(space/d)	
Campgrounds	225	L/(campsite/d)	
Mobile Home Parks	1,000	L/(Space/d)	
Motels	150	L/(bed-space/d)	
Hotels	225	L/(bed-space/d)	
Tourist Commercial	28,000	L/gross ha/d	
Other Commercial	28,000	L/gross ha/d	
AVERAGE DAILY DEMAND	Residential	3.36	L/s
	Commercial/Industrial/Institutional	0.09	L/s

MAXIMUM DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS	
Residential	2.5	x avg. day	L/c/d
Industrial	1.5	x avg. day	L/gross ha/d
Commercial	1.5	x avg. day	L/gross ha/d
Institutional	1.5	x avg. day	L/gross ha/d
MAXIMUM DAILY DEMAND	Residential	8.41	L/s
	Commercial/Industrial/Institutional	0.14	L/s

MAXIMUM HOUR DEMAND

DEMAND TYPE	AMOUNT	UNITS	
Residential	2.2	x max. day	L/c/d
Industrial	1.8	x max. day	L/gross ha/d
Commercial	1.8	x max. day	L/gross ha/d
Institutional	1.8	x max. day	L/gross ha/d
MAXIMUM HOUR DEMAND	Residential	18.50	L/s
	Commercial/Industrial/Institutional	0.25	L/s

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

AVERAGE DAILY DEMAND	3.45	L/s
MAXIMUM DAILY DEMAND	8.55	L/s
MAXIMUM HOUR DEMAND	18.75	L/s



CCO-23-3441 - McGarry Terrace Apartments - Fire Underwriters Survey

Project: McGarry Terrace Apartments  
 Project No.: CCO-23-3441  
 Designed By: FV  
 Checked By: RF  
 Date: September 23, 2024

From the Fire Underwriters Survey (2020)

From Part II – Guide for Determination of Required Fire Flow Copyright I.S.O.:  
 City of Ottawa Technical Bulletin ISTB-2018-02 Applied Where Applicable

A. BASE REQUIREMENT (Rounded to the nearest 1000 L/min)

F = 220 x C x √A Where: F = Required fire flow in liters per minute  
 C = Coefficient related to the type of construction.  
 A = The total floor area in square meters (including all storey's, but excluding basements at least 50 percent below grade) in the building being considered.

Construction Type Non-Combustible Construction

C 0.8 A 51,785.0 m<sup>2</sup>

Total Floor Area (per the 2020 FUS Page 20 - Total Effective Area) 10,723.0 m<sup>2</sup> \*Unprotected Vertical Openings

Calculated Fire Flow	18,225.1 L/min
	18,000.0 L/min

B. REDUCTION FOR OCCUPANCY TYPE (No Rounding)

From Page 24 of the Fire Underwriters Survey:  
 Limited Combustible -15%

Fire Flow	15,300.0 L/min
-----------	----------------

C. REDUCTION FOR SPRINKLER TYPE (No Rounding)

Standard Water Supply Sprinklered -40%

Reduction	-6,120.0 L/min
-----------	----------------

D. INCREASE FOR EXPOSURE (No Rounding)

	Separation Distance (m)	Cons.of Exposed Wall	Length Exposed Adjacent Wall (m)	Height (Stories)	Length-Height Factor	
Exposure 1	10.1 to 20	Fire Resistive - Non Combustible (Unprotected Openings)	48	18	864.0	8%
Exposure 2	10.1 to 20	Fire Resistive - Non Combustible (Unprotected Openings)	31	18	558.0	8%
Exposure 3	20.1 to 30	Fire Resistive - Non Combustible (Unprotected Openings)	34	8	272.0	4%
Exposure 4	20.1 to 30	Fire Resistive - Non Combustible (Unprotected Openings)	35	2	70.0	2%
					% Increase*	22%

Increase*	3,366.0 L/min
-----------	---------------

E. Total Fire Flow (Rounded to the Nearest 1000 L/min)

Fire Flow	12,546.0 L/min
Fire Flow Required* *	13,000.0 L/min

\*In accordance with Part II, Section 4, the Increase for separation distance is not to exceed 75%  
 \*\*In accordance with Section 4 the Fire flow is not to exceed 45,000 L/min or be less than 2,000 L/min

## CCO-23-3441 - McGarry Terrace Apartments - Boundary Condition Unit Conversion

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Project: McGarry Terrace Apartments  
 Project No.: CCO-23-3441  
 Designed By: FV  
 Checked By: RF  
 Date: September 23, 2024

### Boundary Conditions Unit Conversion

#### Current Pressure Zone (3SW) - Connection 1 - Marketplace Avenue

Scenario	Height (m)	Elevation (m)*	m H <sub>2</sub> O	PSI	kPa
<b>Avg. DD</b>	156.5	101.2	55.3	78.7	542.5
<b>Max Day + Fire Flow (233.33 L/s)</b>	143.3	101.2	42.1	59.9	413.0
<b>Peak Hour</b>	143.0	101.2	41.8	59.5	410.1

#### Current Pressure Zone (3SW) - Connection 2 - McGarry Terrace

Scenario	Height (m)	Elevation (m)	m H <sub>2</sub> O	PSI	kPa
<b>Avg. DD</b>	156.5	101.8	54.7	77.8	536.5
<b>Max Day + Fire Flow (233.33 L/s)</b>	143.3	101.8	41.5	59.0	406.7
<b>Peak Hour</b>	143.0	101.8	41.3	58.7	404.7

#### Future Pressure Zone (SUC) - Connection 1 - Marketplace Avenue

Scenario	Height (m)	Elevation (m)	m H <sub>2</sub> O	PSI	kPa
<b>Avg. DD</b>	146.9	101.2	45.7	65.0	448.3
<b>Max Day + Fire Flow (233.33 L/s)</b>	143.2	101.2	42.0	59.8	412.0
<b>Peak Hour</b>	144.0	101.2	42.8	60.9	419.9

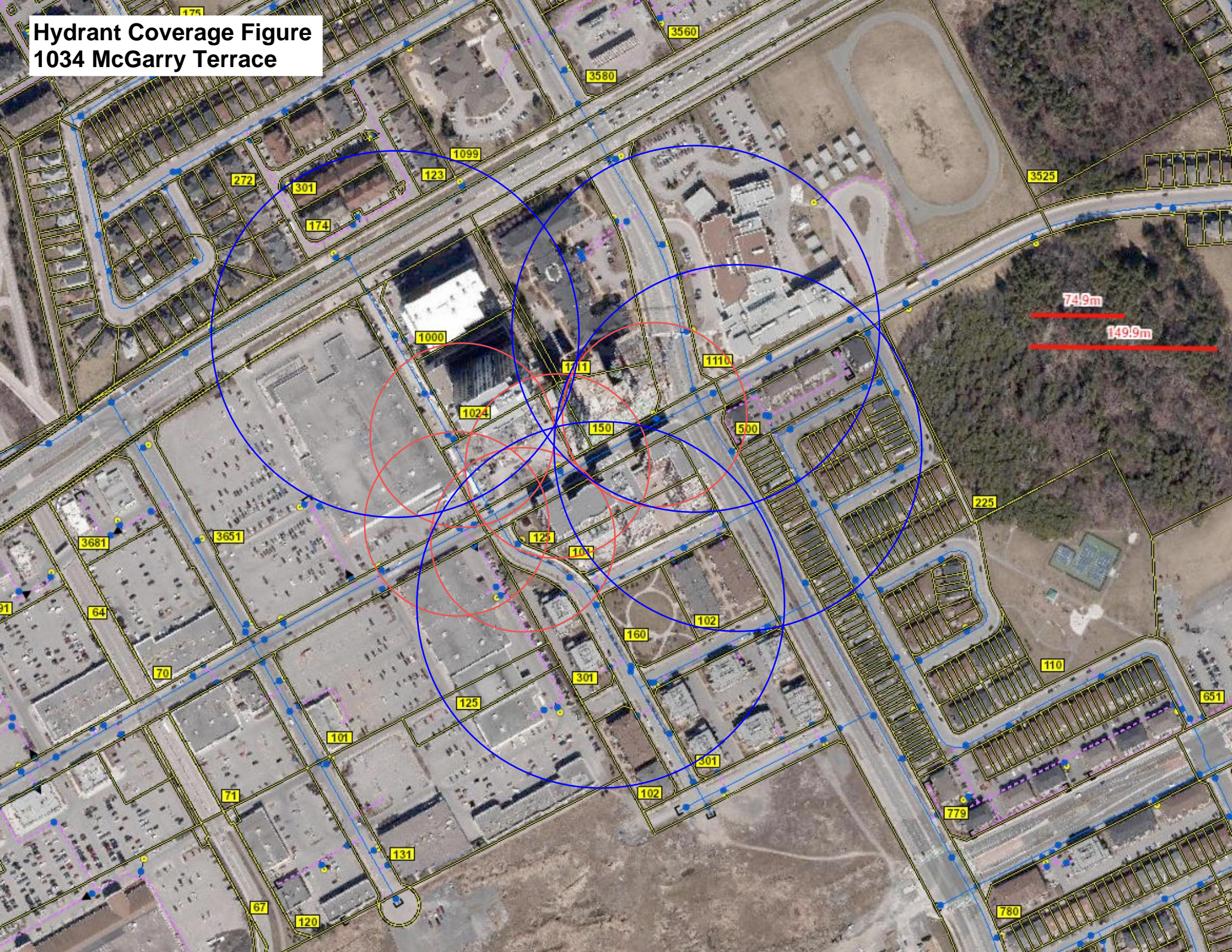
#### Future Pressure Zone (SUC) - Connection 2 - McGarry Terrace

Scenario	Height (m)	Elevation (m)	m H <sub>2</sub> O	PSI	kPa
<b>Avg. DD</b>	146.9	101.8	45.1	64.2	442.4
<b>Max Day + Fire Flow (233.33 L/s)</b>	140.3	101.8	38.5	54.8	377.7
<b>Peak Hour</b>	144.0	101.8	42.2	60.0	414.0





# Hydrant Coverage Figure 1034 McGarry Terrace





## Boundary Conditions 1034 McGarry Terrace

### Provided Information

Scenario	Demand	
	L/min	L/s
Average Daily Demand	224	3.73
Maximum Daily Demand	557	9.29
Peak Hour	1,225	20.42
Fire Flow Demand #1	14,000	233.33

### Location



### Results

#### Existing Conditions (Pressure Zone 3SW)

##### Connection 1 – Marketplace Ave.

Demand Scenario	Head (m)	Pressure <sup>1</sup> (psi)
Maximum HGL	156.5	78.6
Peak Hour	143.0	59.4
Max Day plus Fire Flow	143.3	59.8

<sup>1</sup> Ground Elevation = 101.2 m

**Connection 2 – McGarry Terrace**

Demand Scenario	Head (m)	Pressure <sup>1</sup> (psi)
Maximum HGL	156.5	77.7
Peak Hour	143.0	58.5
Max Day plus Fire Flow	143.3	58.9

<sup>1</sup> Ground Elevation = 101.8 m

**Future Conditions (Pressure Zone SUC)****Connection 1 – Marketplace Ave.**

Demand Scenario	Head (m)	Pressure <sup>1</sup> (psi)
Maximum HGL	146.9	65.0
Peak Hour	144.0	60.9
Max Day plus Fire Flow	143.2	59.7

<sup>1</sup> Ground Elevation = 101.2 m

**Connection 2 – McGarry Terrace**

Demand Scenario	Head (m)	Pressure <sup>1</sup> (psi)
Maximum HGL	146.9	64.0
Peak Hour	144.0	60.0
Max Day plus Fire Flow	140.3	54.6

<sup>1</sup> Ground Elevation = 101.8 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.*

## Andrea Bishop

---

**From:** Bramah, Bruce <bruce.bramah@ottawa.ca>  
**Sent:** February 17, 2023 2:24 PM  
**To:** Robert Freel  
**Cc:** Francis Valenti  
**Subject:** RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace  
**Attachments:** 1034 McGarry\_Terrace\_Boundary Condition(14Feb2023).docx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from bruce.bramah@ottawa.ca. [Learn why this is important](#)

Hi Robert,

Boundary conditions came back very quick! Please see the attached Boundary Conditions.  
Have a good weekend.

--

**Bruce Bramah, EIT**

Project Manager

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

Development Review - South 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 29686, [Bruce.Bramah@ottawa.ca](mailto:Bruce.Bramah@ottawa.ca)

---

**From:** Robert Freel <r.freel@mcintoshperry.com>  
**Sent:** February 15, 2023 2:20 PM  
**To:** Bramah, Bruce <bruce.bramah@ottawa.ca>; Francis Valenti <F.Valenti@McIntoshPerry.com>  
**Subject:** RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

**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.**

Thanks Bruce.

**Robert Freel, P.Eng.**

Senior Project Manager, Land Development

T. 613.714.6174 | C. 613.915.3815

[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com) | [www.mcintoshperry.com](http://www.mcintoshperry.com)

**McINTOSH PERRY**

*Turning Possibilities Into Reality*

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Platinum  
member

---

**From:** Bramah, Bruce <[bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca)>  
**Sent:** February 15, 2023 1:28 PM  
**To:** Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>; Francis Valenti <[F.Valenti@McIntoshPerry.com](mailto:F.Valenti@McIntoshPerry.com)>  
**Subject:** RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

You don't often get email from [bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca). [Learn why this is important](#)

Hi Robert,

I should have a response to you regarding the sanitary flows within a week.

Regards,

--

**Bruce Bramah, EIT**

Project Manager

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

Development Review - South 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 29686, [Bruce.Bramah@ottawa.ca](mailto:Bruce.Bramah@ottawa.ca)

---

**From:** Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>  
**Sent:** February 15, 2023 12:02 PM  
**To:** Francis Valenti <[F.Valenti@McIntoshPerry.com](mailto:F.Valenti@McIntoshPerry.com)>; Bramah, Bruce <[bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca)>  
**Subject:** RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

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Good morning Bruce,

Hope you are well,

Understand that typically boundary conditions could take a couple weeks to get back, any idea of how long the review of the sanitary flows might be?

Cheers,

Bobby

**Robert Freel, P.Eng.**

Senior Project Manager, Land Development

T. 613.714.6174 | C. 613.915.3815

[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com) | [www.mcintoshperry.com](http://www.mcintoshperry.com)



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**From:** Francis Valenti <[F.Valenti@McIntoshPerry.com](mailto:F.Valenti@McIntoshPerry.com)>  
**Sent:** February 14, 2023 2:17 PM  
**To:** [bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca)  
**Cc:** Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>  
**Subject:** 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

Good afternoon,

We would like to request boundary conditions for the proposed development at 1034 McGarry Terrace. The site plan proposes a 659 unit 40-storey mixed use building, complete with underground parking with street access from Marketplace Avenue. The connections (dual) will be to the existing 305 mm and 203 mm diameter watermain located within Marketplace Avenue and McGarry Terrace, respectively. Please find attached a map showing the proposed connection locations and calculations prepared for the demands listed below.

- The estimated fire flow is 14,000 L/min based on the FUS method
- Average Daily Demand: 3.73 L/s
- Maximum Daily Demand: 9.29 L/s
- Maximum hourly daily demand: 20.42 L/s

Concern was also expressed in the pre-consultation meeting regarding sanitary capacity. Can you please verify municipal infrastructure has the capacity to accommodate the additional flows? Estimated post-development sanitary flows are summarized below, and detailed calculations are attached.

- Total Estimated Average Dry Weather Flow: 3.76 L/s
- Total Estimated Peak Dry Weather Flow: 11.93 L/s
- Total Estimated Peak Wet Weather Flow: 12.07 L/s

Regards,

**Francis Valenti, EIT**

**Engineering Intern, Land Development**

T. 613.714.6895 | C. 613.808.2123

[F.Valenti@McIntoshPerry.com](mailto:F.Valenti@McIntoshPerry.com) | [www.mcintoshperry.com](http://www.mcintoshperry.com)

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## APPENDIX D SANITARY CALCULATIONS





CCO-23-3441 - McGarry Terrace Apartments - Sanitary Demands

Project:	McGarry Terrace Apartments		
Project No.:	CCO-23-3441		
Designed By:	FV		
Checked By:	RF		
Date:	Sep/24		
Site Area	0.52	Gross ha	
Studio	83	1.40	Persons per unit
1 Bedroom	250	1.40	Persons per unit
2 Bedroom	247	2.10	Persons per unit
3 Bedroom	17	3.10	Persons per unit
Total Population	1038	Persons	
Commercial/Amenity	2809	m <sup>2</sup>	

DESIGN PARAMETERS

Institutional/Commercial Peaking Factor	1.0	
Residential Peaking Factor	3.23	* Using Harmon Formula = $1+(14/(4+P^{0.5}))^{0.8}$ where P = population in thousands, Harmon's Correction Factor = 0.8
Mannings coefficient (n)	0.013	
Demand (per capita)	280	L/day
Infiltration allowance	0.33	L/s/Ha

EXTRANEOUS FLOW ALLOWANCES

Infiltration / Inflow	Flow (L/s)
Dry	0.03
Wet	0.15
Total	0.17

AVERAGE DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS	POPULATION / AREA	Flow (L/s)
Residential	280	L/c/d	1038	3.36
Industrial - Light**	35,000	L/gross ha/d		0
Industrial - Heavy**	55,000	L/gross ha/d		0
Commercial / Amenity	2,800	L/(1000m <sup>2</sup> /d)	2809.00	0.09
Hospital	900	L/(bed/day)		0
Schools	70	L/(Student/d)		0
Trailer Parks no Hook-Ups	340	L/(space/d)		0
Trailer Park with Hook-Ups	800	L/(space/d)		0
Campgrounds	225	L/(campsite/d)		0
Mobile Home Parks	1,000	L/(Space/d)		0
Motels	150	L/(bed-space/d)		0
Hotels	225	L/(bed-space/d)		0
Office	75	L/7.0m <sup>2</sup> /d		0
Tourist Commercial	28,000	L/gross ha/d		0
Other Commercial	28,000	L/gross ha/d		0

AVERAGE RESIDENTIAL FLOW	3.36	L/s
PEAK RESIDENTIAL FLOW	10.87	L/s
AVERAGE ICI FLOW	0.09	L/s
PEAK INSTITUTIONAL/COMMERCIAL FLOW	0.09	L/s
PEAK INDUSTRIAL FLOW	0.00	L/s
TOTAL PEAK ICI FLOW	0.09	L/s

TOTAL SANITARY DEMAND

TOTAL ESTIMATED AVERAGE DRY WEATHER FLOW	3.48	L/s
TOTAL ESTIMATED PEAK DRY WEATHER FLOW	10.99	L/s
TOTAL ESTIMATED PEAK WET WEATHER FLOW	11.13	L/s

## Andrea Bishop

---

**From:** Curtis Melanson  
**Sent:** August 4, 2023 4:19 PM  
**To:** Bays, Eric  
**Cc:** Andrea Bishop  
**Subject:** RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thanks Eric,  
Andrea and I will be looking after this!

### Curtis Melanson, C.E.T.

**Practice Area Lead, Land Development**

T. 613.714.4621 | F. 613.836.3742 | C. 613.857.0784

[c.melanson@mcintoshperry.com](mailto:c.melanson@mcintoshperry.com) | [www.mcintoshperry.com](http://www.mcintoshperry.com)



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**From:** Bays, Eric <Eric.Bays@stantec.com>  
**Sent:** August 4, 2023 4:15 PM  
**To:** Curtis Melanson <c.melanson@mcintoshperry.com>  
**Subject:** FW: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

See below re: servicing.  
e

Stantec



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**From:** Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>  
**Sent:** Monday, March 20, 2023 2:32 PM  
**To:** Bays, Eric <[Eric.Bays@stantec.com](mailto:Eric.Bays@stantec.com)>; Spyro Dimitrakopoulos <[spyro@kionas.ca](mailto:spyro@kionas.ca)>; Tanya Chowieri <[tanya@katasa.ca](mailto:tanya@katasa.ca)>  
**Subject:** FW: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

Good news everyone,

After some additional discussion with the City (see below) they will allow the sanitary discharge from the site via the McGarry/Longfield sewer.

Cheers,  
Bobby

**Robert Freel, P.Eng.**

**Senior Project Manager, Land Development**

T. 613.714.6174 | C. 613.915.3815

[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com) | [www.mcintoshperry.com](http://www.mcintoshperry.com)

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**From:** Bramah, Bruce <[bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca)>  
**Sent:** March 20, 2023 1:52 PM  
**To:** Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>  
**Cc:** Scaramozzino, Tracey <[Tracey.Scaramozzino@ottawa.ca](mailto:Tracey.Scaramozzino@ottawa.ca)>  
**Subject:** RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

Good afternoon Robert,

With further discussions with our Asset Management team, we will be able to accept the proposed sanitary flows for 1034 McGarry.

If you have any questions, please feel free to call me.

Thank you,

--  
**Bruce Bramah, EIT**  
Project Manager  
Planning, Real Estate and Economic Development Department / Direction générale de la planification, des biens immobiliers et du développement économique  
Development Review - South 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 29686, [Bruce.Bramah@ottawa.ca](mailto:Bruce.Bramah@ottawa.ca)

---

**From:** Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>  
**Sent:** March 10, 2023 11:06 AM  
**To:** Bramah, Bruce <[bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca)>  
**Cc:** Scaramozzino, Tracey <[Tracey.Scaramozzino@ottawa.ca](mailto:Tracey.Scaramozzino@ottawa.ca)>  
**Subject:** RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

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Hi Bruce,

Further to yesterday's meeting are you able to provide the analysis / design sheet that was prepared to support the findings? Below is a design sheet that was created as part of neighbouring development, 1024 McGarry, that I was involved in with for Lepine. It demonstrated that there was 12L/s of capacity within the Longfields sewer prior to that development which would leave 5.16L/s in addition to the capacity allotted for the lands. Is there a hydraulic analysis that was conducted by the City or are we going off the same information?

As mentioned, one option is splitting flow from the development to a second outlet towards the town centre. Could the balance be sent to this outlet?

**SANITARY SEWER CALCULATION SHEET**

CLIENT: Lepine  
 LOCATION: McGarry Terrace  
 FILE REF: 17-938  
 DATE: 24-Jan-18

**DESIGN PARAMETERS**

Avg. Daily Flow Res. 280 L/hd  
 Avg. Daily Flow Comm. 28,000 L/hd  
 Avg. Daily Flow Instl. 28,000 L/hd  
 Avg. Daily Flow Indust. 35,000 L/hd  
 Harmons Corr Factor 0.8

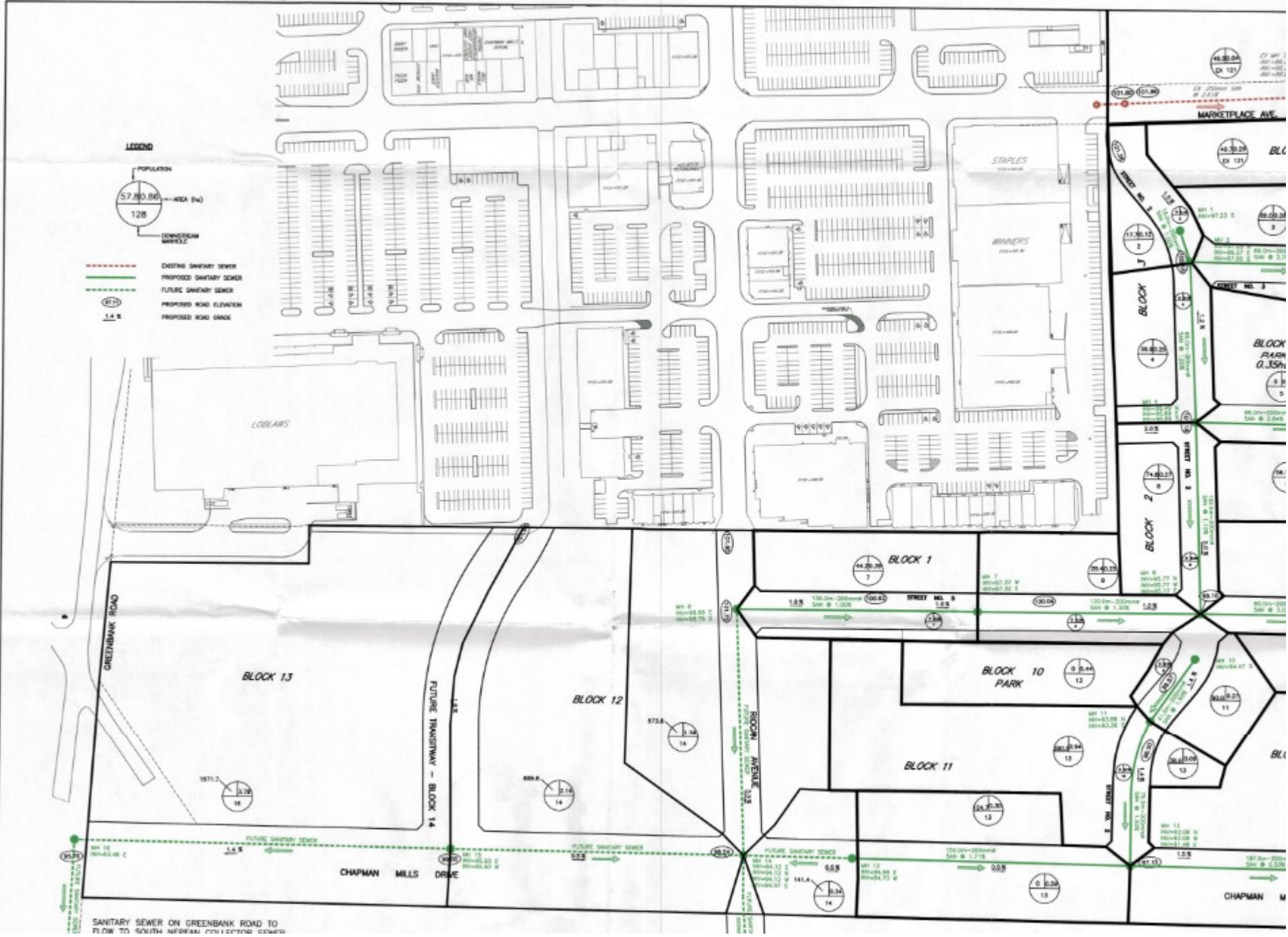
Peak Fact. Res. Per Harmons: Min = 2.0, Max =4.0  
 Peak Fact. Comm. 1.5  
 Peak Fact. Instl. 1.5  
 Peak Fact. Indust. per MOE graph

Infiltration / Inflow  
 Min. Pipe Velocity  
 Max. Pipe Velocity  
 Mannings N

Location			Residential Area and Population										Commercial		Institutional		Industrial		Infiltration				DI
Area ID	Up	Down	Area (ha)	Number of Units by type				Pop. (ha)	Cumulative Pop.	Peak Fact.	Q <sub>100</sub> (L/s)	Area (ha)	Accu. Area (ha)	Area (ha)	Accu. Area (ha)	Area (ha)	Accu. Area (ha)	Q <sub>C-1H</sub> (L/s)	Total Area (ha)	Accu. Area (ha)	Infiltration Flow (L/s)	Total Flow (L/s)	DI (m)
				Singles	Semi's	Town's	Apt's																
Longfields Drive	School	101	0.000					0.0	0.000	0.0	3.20	0.00		5.61	5.61	0.00	4.87	5.610	5.610	1.571	6.44		
	101	102	0.600					0.0	0.600	0.0	3.20	0.00		5.61		0.00	4.87	0.600	6.210	1.739	6.61		
Longfields Drive	Retirehome	102	0.000					0.0	0.000	0.0	3.20	0.00		1.42	1.42	0.00	1.23	1.420	1.420	0.396	1.63		
Longfields Drive		102	2.720					174.1	3.320	174.1	3.20	1.81			7.03	0.00	6.10	2.720	10.350	2.896	10.81		
Longfields Drive		122	1.130					90.5	1.130	90.5	3.20	0.94			0.00	0.00	0.00	1.130	1.130	0.316	1.25		
Marketplace Ave	McGarry Terrace	121	1.490					89.4	1.490	89.4	3.20	0.93			0.00	0.00	0.00	1.490	1.490	0.417	1.34		
	121	103	0.720					54.1	3.340	234.0	3.20	2.43			0.00	0.00	0.00	0.720	3.340	0.935	3.36		
Marketplace Ave	San Stub	103	0.510					30.6	0.510	30.6	3.20	0.32			0.00	0.00	0.00	0.510	0.510	0.143	0.46		
Longfields Drive		103	5062-A	0.280				0.0	7.450	438.7	3.20	4.55			7.03	0.00	6.10	0.280	14.480	4.054	14.71		
Sue Holloway Drive	1	2	0.280					17.7	0.280	17.7	3.20	0.18			0.00	0.00	0.00	0.280	0.280	0.078	0.26		
Lindenshade Drive	2	3	0.510					68.0	0.790	86.7	3.20	0.80			0.00	0.00	0.00	0.510	0.790	0.221	1.12		
Lindenshade Drive	3	5062-A	0.230					29.6	1.020	116.3	3.20	1.21			0.00	0.00	0.00	0.230	1.020	0.286	1.49		
Longfields Drive	5062-A	5062	0.080					0.0	8.550	555.0	3.16	5.68			7.03	0.00	6.10	0.080	15.580	4.362	18.15		
	5062	5063-A	0.220					0.0	8.770	555.0	3.16	5.68			7.03	0.00	6.10	0.220	15.800	4.424	16.21		
Sue Holloway Drive	2	4	0.440					36.9	0.440	36.9	3.20	0.38			0.00	0.00	0.00	0.440	0.440	0.123	0.51		
	4	5	0.850					56.1	1.290	93.0	3.20	0.86			0.00	0.00	0.00	0.850	1.290	0.361	1.33		
	5	5063-A	0.490					115.1	1.780	206.1	3.20	2.16			0.00	0.00	0.00	0.490	1.780	0.498	2.66		
Sue Holloway Drive	4	8	0.500					74.8	0.500	74.8	3.20	0.78			0.00	0.00	0.00	0.500	0.500	0.140	0.92		
Longfields Drive	5063-A	5063	0.220					0.0	10.770	763.1	3.10	7.66			7.03	0.00	6.10	0.220	17.800	4.984	18.75		
	5063	5063-B	0.130					0.0	10.900	763.1	3.10	7.66			7.03	0.00	6.10	0.130	17.930	5.020	18.78		
Street 5	6	7	0.710					44.2	0.710	44.2	3.20	0.46			0.00	0.00	0.00	0.710	0.710	0.199	0.66		
	7	8	0.540					28.4	1.250	72.6	3.20	0.75			0.00	0.00	0.00	0.540	1.250	0.350	1.10		
Glenroy Gilbert	8	9	0.660					129.5	2.410	276.9	3.20	2.87			0.00	0.00	0.00	0.660	2.410	0.675	3.65		
	9	5063-B	0.370					43.2	2.780	320.1	3.20	3.32			0.00	0.00	0.00	0.370	2.780	0.778	4.10		
Longfields Drive	5063-B	5066	0.180					0.0	13.860	1083.2	3.02	10.61			7.03	0.00	6.10	0.180	20.520	5.746	22.46		
	5066	5067	0.170					0.0	14.030	1083.2	3.02	10.61			7.03	0.00	6.10	0.170	20.690	5.793	22.50		
	5067	5067-A	0.580					97.2	14.610	1180.4	3.00	11.48			7.03	0.00	6.10	0.580	21.270	5.956	23.54		
Chapman Mills Drive Extension	12	13	0.890					124.7	0.890	124.7	3.20	1.29			0.00	0.00	0.00	0.890	0.890	0.249	1.54		
Street 2	10	11	0.370					90.0	0.370	90.0	3.20	0.93			0.00	0.00	0.00	0.370	0.370	0.104	1.04		
	11	13	1.620					429.5	1.990	519.5	3.17	5.34			0.00	0.00	0.00	1.620	1.990	0.557	5.90		
Chapman Mills Drive Extension	13	5067-A	1.890					496.9	4.770	1141.1	3.01	11.13			0.00	0.00	0.00	1.890	4.770	1.336	12.47		
Longfields Drive	5067-A	5070	0.700					0.0	20.080	2321.5	2.83	21.27			7.03	0.00	6.10	0.700	26.740	7.487	34.86		
	5070	5071	0.180					0.0	20.260	2321.5	2.83	21.27			7.03	0.00	6.10	0.180	26.920	7.538	34.91		
	5071	5072	0.220					0.0	20.480	2321.5	2.83	21.27			7.03	0.00	6.10	0.220	27.140	7.599	34.98		
	5072	5073	0.210					0.0	20.690	2321.5	2.83	21.27			7.03	0.00	6.10	0.210	27.350	7.658	35.03		
	5073	5076	0.160					0.0	20.850	2321.5	2.83	21.27			7.03	0.00	6.10	0.160	27.510	7.703	35.08		
	5076	5077	0.220					0.0	21.070	2321.5	2.83	21.27			7.03	0.00	6.10	0.220	27.730	7.764	35.14		
Garrity Crescent	124	5077	7.690					623.7	7.690	623.7	3.14	6.34			0.00	0.00	0.00	7.690	7.690	2.153	8.50		







SANITARY SEWER ON GREENBANK ROAD TO FLOW TO SOUTH MEDIAN ON LITTLE COAST





**Robert Freel, P.Eng.**

**Senior Project Manager, Land Development**

T. 613.714.6174 | C. 613.915.3815

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**From:** Bramah, Bruce <[bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca)>

**Sent:** Thursday, March 9, 2023 10:13 AM

**To:** Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>

**Cc:** Scaramozzino, Tracey <[Tracey.Scaramozzino@ottawa.ca](mailto:Tracey.Scaramozzino@ottawa.ca)>

**Subject:** RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

Hi Robert,

The sanitary sewer along Longfields does **NOT** have the capacity to proceed with the rezoning application for 1034 McGarry. The parcel will need to comply with the original rezoning servicing criteria which addressed both 1117 Longfields (150 Marketplace) and 1034 McGarry.

If you have any questions prior to our meeting this afternoon, please feel free to call me.

Thank you,

--

**Bruce Bramah, EIT**

Project Manager

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

Development Review - South Branch

City of Ottawa | Ville d'Ottawa

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613.580.2424 ext./poste 29686, [Bruce.Bramah@ottawa.ca](mailto:Bruce.Bramah@ottawa.ca)

---

**From:** Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>

**Sent:** February 24, 2023 8:16 AM

To: Bramah, Bruce <[bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca)>

Subject: RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

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Good morning Bruce,

Just following up to see if you had received a response regarding the sanitary flows.

Cheers,  
Bobby

**Robert Freel, P.Eng.**

Senior Project Manager, Land Development

T. 613.714.6174 | C. 613.915.3815

[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com) | [www.mcintoshperry.com](http://www.mcintoshperry.com)

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**From:** Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>

**Sent:** Sunday, February 19, 2023 9:23 AM

**To:** Bramah, Bruce <[bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca)>

**Subject:** RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

Thanks Bruce, you as well.

**Robert Freel, P.Eng.**

Senior Project Manager, Land Development

T. 613.714.6174 | C. 613.915.3815  
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member

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**From:** Bramah, Bruce <[bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca)>  
**Sent:** Friday, February 17, 2023 2:24 PM  
**To:** Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>  
**Cc:** Francis Valenti <[F.Valenti@McIntoshPerry.com](mailto:F.Valenti@McIntoshPerry.com)>  
**Subject:** RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

Hi Robert,

Boundary conditions came back very quick! Please see the attached Boundary Conditions.  
Have a good weekend.

--

**Bruce Bramah, EIT**

Project Manager

Planning, Real Estate and Economic Development Department / Direction générale de la planification, des biens immobiliers et du développement économique  
Development Review - South 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 29686, [Bruce.Bramah@ottawa.ca](mailto:Bruce.Bramah@ottawa.ca)

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**From:** Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>  
**Sent:** February 15, 2023 2:20 PM  
**To:** Bramah, Bruce <[bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca)>; Francis Valenti <[F.Valenti@McIntoshPerry.com](mailto:F.Valenti@McIntoshPerry.com)>  
**Subject:** RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

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Thanks Bruce.

**Robert Freel, P.Eng.**

**Senior Project Manager, Land Development**

T. 613.714.6174 | C. 613.915.3815

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**From:** Bramah, Bruce <[bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca)>

**Sent:** February 15, 2023 1:28 PM

**To:** Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>; Francis Valenti <[F.Valenti@McIntoshPerry.com](mailto:F.Valenti@McIntoshPerry.com)>

**Subject:** RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

You don't often get email from [bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca). [Learn why this is important](#)

Hi Robert,

I should have a response to you regarding the sanitary flows within a week.

Regards,

--

**Bruce Bramah, EIT**

Project Manager

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

Development Review - South Branch

City of Ottawa | Ville d'Ottawa

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**From:** Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>

**Sent:** February 15, 2023 12:02 PM

To: Francis Valenti <[F.Valenti@McIntoshPerry.com](mailto:F.Valenti@McIntoshPerry.com)>; Bramah, Bruce <[bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca)>

Subject: RE: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

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Good morning Bruce,

Hope you are well,

Understand that typically boundary conditions could take a couple weeks to get back, any idea of how long the review of the sanitary flows might be?

Cheers,  
Bobby

**Robert Freel, P.Eng.**

Senior Project Manager, Land Development

T. 613.714.6174 | C. 613.915.3815

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From: Francis Valenti <[F.Valenti@McIntoshPerry.com](mailto:F.Valenti@McIntoshPerry.com)>

Sent: February 14, 2023 2:17 PM

To: [bruce.bramah@ottawa.ca](mailto:bruce.bramah@ottawa.ca)

Cc: Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>

Subject: 23-3441 - Boundary Condition Request - 1034 McGarry Terrace

Good afternoon,

We would like to request boundary conditions for the proposed development at 1034 McGarry Terrace. The site plan proposes a 659 unit 40-storey mixed use building, complete with underground parking with street access from Marketplace Avenue. The connections (dual) will be to the existing 305 mm and 203 mm diameter watermains located within Marketplace Avenue and McGarry Terrace, respectively. Please find attached a map showing the proposed connection locations and calculations prepared for the demands listed below.

- The estimated fire flow is 14,000 L/min based on the FUS method
- Average Daily Demand: 3.73 L/s
- Maximum Daily Demand: 9.29 L/s
- Maximum hourly daily demand: 20.42 L/s

Concern was also expressed in the pre-consultation meeting regarding sanitary capacity. Can you please verify municipal infrastructure has the capacity to accommodate the additional flows? Estimated post-development sanitary flows are summarized below, and detailed calculations are attached.

- Total Estimated Average Dry Weather Flow: 3.76 L/s
- Total Estimated Peak Dry Weather Flow: 11.93 L/s
- Total Estimated Peak Wet Weather Flow: 12.07 L/s

Regards,

**Francis Valenti, EIT**

**Engineering Intern, Land Development**

T. 613.714.6895 | C. 613.808.2123

[F.Valenti@McIntoshPerry.com](mailto:F.Valenti@McIntoshPerry.com) | [www.mcintoshperry.com](http://www.mcintoshperry.com)

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# APPENDIX E STORMWATER MANAGEMENT CALCULATIONS



# McINTOSH PERRY

## CCO-23-3441 - McGarry Terrace - SWM Calculations

1 of 3

Tc (min)	Intensity (mm/hr)				C-Values	
	2-Year	5-Year	100-Year			
10	76.8	104.2	178.6	PRE-DEVELOPMENT	Impervious	0.90
10	76.8	104.2	178.6	POST-DEVELOPMENT	Gravel	0.60
					Pervious	0.20

### Pre-Development Runoff Coefficient

Drainage Area	Impervious Area (m <sup>2</sup> )	Gravel (m <sup>2</sup> )	Pervious Area (m <sup>2</sup> )	Average C (5-year)	Average C (100-year)
A1	0	4,200	0	0.60	0.75

### Pre-Development Runoff Calculations

Drainage Area	Area (ha)	C 2/5-Year	C 100-Year	Tc (min)	Q (L/s)		
					2-Year	5-Year	100-Year
A1	0.42	0.60	0.75	10	53.81	72.99	156.36
<b>Total</b>	<b>0.42</b>				<b>53.81</b>	<b>72.99</b>	<b>156.36</b>

### Post-Development Runoff Coefficient

Drainage Area	Impervious Area (m <sup>2</sup> )	Gravel (m <sup>2</sup> )	Pervious Area (m <sup>2</sup> )	Average C (2/5-year)	Average C (100-year)	
B1	2,510	0	0	0.90	1.00	Rooftop
B2	0	0	921	0.20	0.25	Surface
B3	769	0	0	0.90	1.00	Driveway

### Post-Development Runoff Calculations

Drainage Area	Area (ha)	C 2/5-Year	C 100-Year	Tc (min)	Q (L/s)			
					2-Year	5-Year	100-Year	
B1	0.25	0.90	1.00	10	48.24	65.44	124.61	Building - Restricted
B2	0.09	0.20	0.25	10	3.93	5.34	11.43	Landscaped Area - Unrestricted
B3	0.08	0.90	1.00	10	14.77	20.04	38.16	Driveway - Restricted
<b>Total</b>	<b>0.42</b>				<b>66.95</b>	<b>90.82</b>	<b>174.20</b>	

### Required Restricted Flow

Area (ha)	Restricted Release Rate (L/s/ha)	Q (L/s)		
		2-Year	5-Year	100-Year
0.42	85.00	35.7	35.70	35.70

### Post-Development Restricted Runoff Calculations

Drainage Area	Unrestricted Flow (L/S)			Restricted Flow (L/S)			Storage Required (m <sup>3</sup> )		
	2-year	5-year	100-Year	2-Year	5-Year	100-Year	2-Year	5-Year	100-Year
B1	48.24	65.44	124.61	17.00	17.00	17.00	19.6	32.6	85.4
B2	3.93	5.34	11.43	3.93	5.34	11.43			
B3	14.77	20.04	38.16	6.80	6.80	6.80	4.8	8.4	23.1
<b>Total</b>	<b>66.95</b>	<b>90.82</b>	<b>174.20</b>	<b>27.73</b>	<b>29.14</b>	<b>35.23</b>	<b>24.42</b>	<b>40.94</b>	<b>108.46</b>

# McINTOSH PERRY

## CCO-23-3441 - McGarry Terrace - SWM Calculations

Storage Requirements for Area B1

2 of 3

### 2-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B1	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
5	103.6	65.07	17.00	48.07	14.42
10	76.8	48.24	17.00	31.24	18.74
15	61.8	38.82	17.00	21.82	19.63
20	52.0	32.66	17.00	15.66	18.79
25	45.2	28.39	17.00	11.39	17.08

Maximum Storage Required 5-year = 20 m<sup>3</sup>

### 5-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B1	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
5	141.2	88.68	17.00	71.68	21.51
10	104.2	65.45	17.00	48.45	29.07
15	83.6	52.51	17.00	35.51	31.96
20	70.3	44.15	17.00	27.15	32.58
25	60.9	38.25	17.00	21.25	31.87

Maximum Storage Required 5-year = 33 m<sup>3</sup>

### 100-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B1	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
5	242.7	169.37	17.00	152.37	45.71
10	178.6	124.64	17.00	107.64	64.58
15	142.9	99.72	17.00	82.72	74.45
20	120.0	83.74	17.00	66.74	80.09
25	103.8	72.44	17.00	55.44	83.16
30	91.9	64.13	17.00	47.13	84.84
35	82.6	57.64	17.00	40.64	85.35
40	75.1	52.41	17.00	35.41	84.98
45	69.1	48.22	17.00	31.22	84.30
50	64.0	44.66	17.00	27.66	82.99

Maximum Storage Required 100-year = 85 m<sup>3</sup>

# McINTOSH PERRY

## CCO-23-3441 - McGarry Terrace - SWM Calculations

Storage Requirements for Area B3

3 of 3

### 2-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B3	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
5	103.6	19.93	6.80	13.13	3.94
10	76.8	14.77	6.80	7.97	4.78
15	61.8	11.89	6.80	5.09	4.58
20	52.0	10.00	6.80	3.20	3.84
25	45.2	8.69	6.80	1.89	2.84

Maximum Storage Required 5-year = 5 m<sup>3</sup>

### 5-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B3	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
5	141.2	27.16	6.80	20.36	6.11
10	104.2	20.04	6.80	13.24	7.95
15	83.6	16.08	6.80	9.28	8.35
20	70.3	13.52	6.80	6.72	8.07
25	60.9	11.71	6.80	4.91	7.37

Maximum Storage Required 5-year = 8 m<sup>3</sup>

### 100-Year Storm Event

Tc (min)	I (mm/hr)	Runoff (L/s) B3	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
5	242.7	51.87	6.80	45.07	13.52
10	178.6	38.17	6.80	31.37	18.82
15	142.9	30.54	6.80	23.74	21.37
20	120.0	25.65	6.80	18.85	22.61
25	103.8	22.18	6.80	15.38	23.08
30	91.9	19.64	6.80	12.84	23.11
35	82.6	17.65	6.80	10.85	22.79
40	75.1	16.05	6.80	9.25	22.20
45	69.1	14.77	6.80	7.97	21.51
50	64.0	13.68	6.80	6.88	20.63

Maximum Storage Required 100-year = 23 m<sup>3</sup>

**APPENDIX F**  
**CITY OF OTTAWA DESIGN CHECKLIST**



# City of Ottawa

## 4. Development Servicing Study Checklist

The following section describes the checklist of the required content of servicing studies. It is expected that the proponent will address each one of the following items for the study to be deemed complete and ready for review by City of Ottawa Infrastructure Approvals staff.

The level of required detail in the Servicing Study will increase depending on the type of application. For example, for Official Plan amendments and re-zoning applications, the main issues will be to determine the capacity requirements for the proposed change in land use and confirm this against the existing capacity constraint, and to define the solutions, phasing of works and the financing of works to address the capacity constraint. For subdivisions and site plans, the above will be required with additional detailed information supporting the servicing within the development boundary.

### 4.1 General Content

Criteria	Location (if applicable)
<input type="checkbox"/> Executive Summary (for larger reports only).	N/A
<input type="checkbox"/> Date and revision number of the report.	On Cover
<input type="checkbox"/> Location map and plan showing municipal address, boundary, and layout of proposed development.	Appendix A
<input type="checkbox"/> Plan showing the site and location of all existing services.	N/A
<input type="checkbox"/> Development statistics, land use, density, adherence to zoning and official plan, and reference to applicable subwatershed and watershed plans that provide context to which individual developments must adhere.	1.1 Purpose 1.2 Site Description 6.0 Storm Sewer Design
<input type="checkbox"/> Summary of pre-consultation meetings with City and other approval agencies.	Appendix B
<input type="checkbox"/> Reference and confirm conformance to higher level studies and reports (Master Servicing Studies, Environmental Assessments, Community Design Plans), or in the case where it is not in conformance, the proponent must provide justification and develop a defensible design criteria.	1.1 Purpose 1.2 Site Description 6.0 Storm Sewer Design
<input type="checkbox"/> Statement of objectives and servicing criteria.	3.0 Pre-Consultation Summary

<input type="checkbox"/> Identification of existing and proposed infrastructure available in the immediate area.	N/A
<input type="checkbox"/> Identification of Environmentally Significant Areas, watercourses and Municipal Drains potentially impacted by the proposed development (Reference can be made to the Natural Heritage Studies, if available).	N/A
<input type="checkbox"/> Concept level master grading plan to confirm existing and proposed grades in the development. This is required to confirm the feasibility of proposed stormwater management and drainage, soil removal and fill constraints, and potential impacts to neighbouring properties. This is also required to confirm that the proposed grading will not impede existing major system flow paths.	N/A
<input type="checkbox"/> Identification of potential impacts of proposed piped services on private services (such as wells and septic fields on adjacent lands) and mitigation required to address potential impacts.	N/A
<input type="checkbox"/> Proposed phasing of the development, if applicable.	N/A
<input type="checkbox"/> Reference to geotechnical studies and recommendations concerning servicing.	N/A
<input type="checkbox"/> All preliminary and formal site plan submissions should have the following information: <ul style="list-style-type: none"> <li>○ Metric scale</li> <li>○ North arrow (including construction North)</li> <li>○ Key plan</li> <li>○ Name and contact information of applicant and property owner</li> <li>○ Property limits including bearings and dimensions</li> <li>○ Existing and proposed structures and parking areas</li> <li>○ Easements, road widening and rights-of-way</li> <li>○ Adjacent street names</li> </ul>	N/A



## 4.2 Development Servicing Report: Water

Criteria	Location (if applicable)
<input type="checkbox"/> Confirm consistency with Master Servicing Study, if available	N/A
<input type="checkbox"/> Availability of public infrastructure to service proposed development	N/A
<input type="checkbox"/> Identification of system constraints	N/A
<input type="checkbox"/> Identify boundary conditions	Appendix C
<input type="checkbox"/> Confirmation of adequate domestic supply and pressure	N/A
<input type="checkbox"/> Confirmation of adequate fire flow protection and confirmation that fire flow is calculated as per the Fire Underwriter’s Survey. Output should show available fire flow at locations throughout the development.	Appendix C
<input type="checkbox"/> Provide a check of high pressures. If pressure is found to be high, an assessment is required to confirm the application of pressure reducing valves.	N/A
<input type="checkbox"/> Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design	N/A
<input type="checkbox"/> Address reliability requirements such as appropriate location of shut-off valves	N/A
<input type="checkbox"/> Check on the necessity of a pressure zone boundary modification.	N/A
<input type="checkbox"/> Reference to water supply analysis to show that major infrastructure is capable of delivering sufficient water for the proposed land use. This includes data that shows that the expected demands under average day, peak hour and fire flow conditions provide water within the required pressure range	Appendix C, Section 4.2 Proposed Water Servicing

<input type="checkbox"/> Description of the proposed water distribution network, including locations of proposed connections to the existing system, provisions for necessary looping, and appurtenances (valves, pressure reducing valves, valve chambers, and fire hydrants) including special metering provisions.	Site Servicing Plan (C101)
<input type="checkbox"/> Description of off-site required feeder mains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.	N/A
<input type="checkbox"/> Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	Appendix C
<input type="checkbox"/> Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	N/A

### 4.3 Development Servicing Report: Wastewater

Criteria	Location (if applicable)
<input type="checkbox"/> Summary of proposed design criteria (Note: Wet-weather flow criteria should not deviate from the City of Ottawa Sewer Design Guidelines. Monitored flow data from relatively new infrastructure cannot be used to justify capacity requirements for proposed infrastructure).	N/A
<input type="checkbox"/> Confirm consistency with Master Servicing Study and/or justifications for deviations.	N/A
<input type="checkbox"/> Consideration of local conditions that may contribute to extraneous flows that are higher than the recommended flows in the guidelines. This includes groundwater and soil conditions, and age and condition of sewers.	N/A
<input type="checkbox"/> Description of existing sanitary sewer available for discharge of wastewater from proposed development.	Section 5.2 Proposed Sanitary Servicing

<input type="checkbox"/> Verify available capacity in downstream sanitary sewer and/or identification of upgrades necessary to service the proposed development. (Reference can be made to previously completed Master Servicing Study if applicable)	Section 5.2 Proposed Sanitary Servicing
<input type="checkbox"/> Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.	N/A
<input type="checkbox"/> Description of proposed sewer network including sewers, pumping stations, and forcemains.	Section 5.2 Proposed Sanitary Servicing
<input type="checkbox"/> Discussion of previously identified environmental constraints and impact on servicing (environmental constraints are related to limitations imposed on the development in order to preserve the physical condition of watercourses, vegetation, soil cover, as well as protecting against water quantity and quality).	N/A
<input type="checkbox"/> Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.	N/A
<input type="checkbox"/> Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.	N/A
<input type="checkbox"/> Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.	N/A
<input type="checkbox"/> Special considerations such as contamination, corrosive environment etc.	N/A

#### 4.4 Development Servicing Report: Stormwater Checklist

Criteria	Location (if applicable)
<input type="checkbox"/> Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)	Section 6.0 Storm Sewer Servicing & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Analysis of available capacity in existing public infrastructure.	N/A
<input type="checkbox"/> A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	Pre & Post-Development Plans
<input type="checkbox"/> Water quantity control objective (e.g. controlling post-development peak flows to pre-development level for storm events ranging from the 2 or 5-year event (dependent on the receiving sewer design) to 100-year return period); if other objectives are being applied, a rationale must be included with reference to hydrologic analyses of the potentially affected subwatersheds, taking into account long-term cumulative effects.	Section 6.0 Storm Sewer Servicing & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	Section 6.0 Storm Sewer Servicing & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Description of the stormwater management concept with facility locations and descriptions with references and supporting information.	Section 6.0 Storm Sewer Servicing & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Set-back from private sewage disposal systems.	N/A
<input type="checkbox"/> Watercourse and hazard lands setbacks.	N/A
<input type="checkbox"/> Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	N/A
<input type="checkbox"/> Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.	N/A
<input type="checkbox"/> Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5-year return period) and major events (1:100-year return period).	Appendix G

<input type="checkbox"/> Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.	Site Grading Plan (C101)
<input type="checkbox"/> Calculate pre-and post development peak flow rates including a description of existing site conditions and proposed impervious areas and drainage catchments in comparison to existing conditions.	Appendix G, Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Any proposed diversion of drainage catchment areas from one outlet to another.	Section 6.0 Storm Sewer Servicing & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	Section 6.0 Storm Sewer Servicing & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> If quantity control is not proposed, demonstration that downstream system has adequate capacity for the post-development flows up to and including the 100-year return period storm event.	N/A
<input type="checkbox"/> Identification of potential impacts to receiving watercourses	N/A
<input type="checkbox"/> Identification of municipal drains and related approval requirements.	N/A
<input type="checkbox"/> Descriptions of how the conveyance and storage capacity will be achieved for the development.	Section 6.0 Storm Sewer Servicing & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> 100-year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.	Site Grading Plan (C101)
<input type="checkbox"/> Inclusion of hydraulic analysis including hydraulic grade line elevations.	N/A

<input type="checkbox"/> Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	Section 8.0 Sediment & Erosion Control
<input type="checkbox"/> Identification of floodplains – proponent to obtain relevant floodplain information from the appropriate Conservation Authority. The proponent may be required to delineate floodplain elevations to the satisfaction of the Conservation Authority if such information is not available or if information does not match current conditions.	N/A
<input type="checkbox"/> Identification of fill constraints related to floodplain and geotechnical investigation.	N/A

#### 4.5 Approval and Permit Requirements: Checklist

The Servicing Study shall provide a list of applicable permits and regulatory approvals necessary for the proposed development as well as the relevant issues affecting each approval. The approval and permitting shall include but not be limited to the following:

Criteria	Location (if applicable)
<input type="checkbox"/> Conservation Authority as the designated approval agency for modification of floodplain, potential impact on fish habitat, proposed works in or adjacent to a watercourse, cut/fill permits and Approval under Lakes and Rivers Improvement Act. The Conservation Authority is not the approval authority for the Lakes and Rivers Improvement Act. Where there are Conservation Authority regulations in place, approval under the Lakes and Rivers Improvement Act is not required, except in cases of dams as defined in the Act.	N/A
<input type="checkbox"/> Application for Certificate of Approval (CofA) under the Ontario Water Resources Act.	N/A
<input type="checkbox"/> Changes to Municipal Drains.	N/A
<input type="checkbox"/> Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation etc.)	N/A



## 4.6 Conclusion Checklist

Criteria	Location (if applicable)
<input type="checkbox"/> Clearly stated conclusions and recommendations	Section 9.0 Summary  Section 10.0 Recommendations
<input type="checkbox"/> Comments received from review agencies including the City of Ottawa and information on how the comments were addressed. Final sign-off from the responsible reviewing agency.	All are stamped
<input type="checkbox"/> All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario	All are stamped