PROPOSED THREE-STOREY

RESIDENTIAL APARTMENT BUILDING SITE

PART OF LOT 47

R-PLAN 348

351 CROYDON AVENUE

CITY OF OTTAWA

SERVICEABILITY REPORT

REPORT No. R-817-21A

T. L. MAK ENGINEERING CONSULTANTS LTD.

JUNE 2017

REF. FILE No. 817-21A

1.) INTRODUCTION

The developer of the property under consideration is proposing to construct a three-storey residential apartment building on site. It is situated on the east side of Croydon Avenue, north of Bond Street and south of Richmond Road.

The three-storey apartment building will consist of a ground floor, second floor, third floor and basement. The floor space of the basement is approximately 130.58 sq. m. Typical floor space for the main floor level is 130.58 sq. m, second level is 218.58 sq. m and third level is 218.58 sq. m. Therefore, total gross floor area of the building is 698.32 sq. m. There are (4) two bedroom units and (4) one bedroom units proposed in this building.

Area of the development lot is ± 0.0463 ha. In addition to the apartment building, the other development features will comprise of an asphalt access road along the north side of the property, rear asphalt parking lot, landscape area, etc., to meet City of Ottawa site plan requirements.

A geotechnical report was prepared by the owner's soils engineer Kollaard Associates Engineers – Subsurface Environmental Investigation Report (Project No. 160861) dated January 24, 2017.

This report will serve to provide the City of Ottawa with our serviceability brief to address the proposed servicing scheme for this site.

2.) EXISTING SITE CONDITIONS AND SERVICING

Presently, the said development property is a vacant lot with the entire lot asphalt paved. There is some removable concrete curbing currently defining the parking areas available for vehicle parking use.

Terrain of the property is relatively flat and slopes predominantly from front to back or west to east across the site.

As for the availability of underground services, there are existing municipal services along the Croydon Avenue road right of way consisting of the following main sizes: a 300 mm diameter storm sewer, a 225 mm diameter sanitary sewer and a 150 mm diameter watermain.

3.) PROPOSED RESIDENTIAL APARTMENT BUILDING SITE

One vehicle entrance located at the northwest corner of the site is proposed to serve this property along with an access roadway along the north property limit to direct vehicular traffic in and out of the site. Parking will be at the rear asphalt parking lot and situated east of the building.

A.) Water Supply

Based on previous discussions with the owner, the building will not be installed with a sprinkler system. The building is proposed to be serviced via a 38 mm diameter water service pipe copper type "K" and sized to minimize head losses to the building from the city main.

Based on the City's current boundary conditions provided from an e-mail dated June 12, 2017 for hydraulic analysis (refer to Appendix A) in which the three-storey residential building development is being serviced from a 150 mm diameter watermain, the calculated boundary conditions (HGL) are as follows:

- Minimum HGL = 108.2 m
- Maximum HGL = 118.0 m
- MaxDay (0.14 L/s) + Fire Flow (150 L/s) = 96.2 m

The ground elevation at street level at the location of the connection is approximately 73.8 m.

The City has indicated that for the calculated Fire Underwriter Survey (FUS) fire flow of 150 L/s (attached), the resulting hydraulic grade line is 96.2 m. This corresponds to a residual pressure of 220 kPa (32 psi) at this location and is well above the minimum residual pressure requirement of 140 kPa (20psi).

During peak hour flow conditions, the resulting minimum hydraulic grade line of 108.2 m corresponds to a peak hour pressure of 337 kPa (49 psi). This value is above the minimum pressure objective of 276 kPa (40 psi).

With respect to the maximum pressure check during average day demands, the resulting maximum hydraulic grade line of 118.0 m corresponds to a pressure of 433 kPa (63 psi). This value is below the maximum pressure objective of 552 kPa (80 psi).

In conclusion, based on the boundary conditions provided, the 152 mm diameter watermain on Croydon Avenue provides adequate fire flow capacity as per the Fire Underwriters Survey and provides anticipated demand flows.

B.) Sanitary Flow

Peak sanitary flow for this proposed development site is estimated at Q = 0.24 L/s with an infiltration rate of 0.01 L/s. This flow will enter the existing 225 mm diameter sanitary sewer via the proposed apartment building 150 mm diameter PVC sanitary service lateral sloped at 1% (min.). Refer to Appendix B for details.

The peak sanitary flow estimated for this vacant lot (assume housing a single family) residential dwelling unit is Q = 0.07 L/s with an infiltration rate of 0.01 L/s. Therefore, the estimated net increase in peak flow from this proposed development is 0.17 L/s.

The existing Croydon Avenue sanitary sewer size is 225 mm diameter in front of this property, an increase in sanitary flow to the sewer system by 0.17 L/s from this residential site is not expected to negatively impact the existing sanitary sewer.

C.) Storm Flow

Stormwater outlet for this proposed property will be the existing 300 mm diameter storm sewer located on Croydon Avenue. The proposed residential apartment building rooftop is flat and will be able to provide on-site stormwater management (SWM) storage. Roof water from the building will be drained and controlled by two roof drains each with a release rate of 0.63 L/s (10 U.S. gal/min.) which then outlets directly into the existing 300 mm diameter storm sewer via a proposed 125 mm diameter PVC storm pipe.

On-site drainage shall be graded and drained into a catch basin, a catch basin manhole and underground stormwater piping of 250 mm and 300 mm diameter for SWM purposes.

Based on the site plan from the architect, the average post-development runoff coefficient is estimated at C = 0.82 and A = 0.0463 ha.

An estimation of the pre-development flow condition was carried out using the criteria accepted by the City of Ottawa.

Pre-development 5 year flow rate for this residential area is estimated to be approximately Q = 6.72 L/s using C = 0.5 (max.) runoff value and tc = 10 min. for this proposed development site in which flow ultimately outlets to a 300 mm diameter storm sewer on Croydon Avenue.

Therefore, based on this calculation, on-site retention is required for this proposed development site.

Storage volume for the 5 year and up to 100 year event will be stored by means of flat rooftop, asphalt parking lot surfaces, underground storm pipes and drainage structures.

The maximum 5 year allowable release rate off-site was determined to be 6.72 L/s.

Based on the Proposed Site Grading, Servicing and Site Storm Water Management Plan and with rooftop storage, the estimated 5 year high water level of 72.33 m will provide stormwater storage volume of $\underline{6.70\ m^3}$ which is greater than the estimated required storage volume of 3.74 m^3. The estimated 100 year high water level of 74.08 m will provide stormwater storage volume of $\underline{15.13\ m^3}$ which is greater than the estimated required storage volume of 10.60 m^3.

Therefore by grading the parking lot surface area and installing the proposed underground drainage piping and structures as shown on the Proposed Site Grading, Servicing and Site Storm Water Management Plan Dwg. No. 817-21, G-1 combined with available rooftop storage, the

desirable 5 year storm event level of 72.33 m at detention volume of 6.70 m^3 will be available on-site as well as the 100 year storm event level of 74.08 m at detention volume of 15.13 m^3.

This proposed new three-storey residential apartment building will provide rooftop storage and by installing the (2) roof drains at the locations as depicted on Dwg. No. 817-21, S-1 at the (2) designated attenuation roof areas with each drain having a release rate of 0.63 L/s and constructing the asphalt parking lot, storm pipes and drainage system as detailed, the allowable controlled off-site flow of 3.39 L/s can be achieved by incorporating the specified ICD in CB/MH #1 at the downstream 300 mm diameter outlet pipe.

Therefore an inlet control device (ICD) will be installed at the outlet of CB/MH #1 in the 300 mm diameter storm pipe (outlet pipe) to regulate the allowable controlled release rate off-site. The ICD type recommended is a Hydrovex Regulator (No. 50 VHV-1) or equivalent to control the allowable release rate of 3.39 L/s under a head of 2.33 m.

The building weeping tile drainage will be outletted via a proposed 100 mm PVC storm lateral. The building roof drains will be outletted via a separately proposed 125 mmØ PVC storm lateral which is required to be "wyed" or connected downstream of CB/MH#1 into the proposed 300 mmØ PVC storm sewer to avoid surcharging storm water to the building. No storm pipe connections of any type from the building will be permitted upstream of CB/MH#1

4.) EROSION AND SEDIMENT CONTROL

The contractor shall implement Best Management Practices to provide for protection of the receiving storm sewer during construction activities. These practices are required to ensure no sediment and/or associated pollutants are released to the receiving watercourse. These practices include installation of a silt fence barrier (as per OPSD 219.110 and associated specifications) along Croydon Avenue and all other areas that sheet drain off-site. Maintenance hole sediment barriers to be AMOCO 4555 nonwoven geotextile or approved equivalent.

Refer to Appendix C for summary of the Development Servicing Study Checklist applicable for this development.

PREPARED BY T. L. MAK ENGINEERING CONSULTANTS LTD.

TONY L. MAK, P. ENG.

LICENSED PROFESSIONAL ENGINEER
07/07/17
TONY L-M. MAK
PROVINCE OF ONTARIO

PROPOSED THREE-STOREY

RESIDENTIAL APARTMENT BUILDING SITE

PART OF LOT 47

R-PLAN 348

351 CROYDON AVENUE

CITY OF OTTAWA

APPENDIX A

CITY OF OTTAWA

WATER DATA BOUNDARY CONDITIONS

AND

FUS FIRE FLOW CALCULATIONS

From: Fraser, Mark
To: TL Mak ;
Subject: RE: 351 Croydon Avenue
Date: Thursday, June 29, 2017 3:46:31 PM
Attachments: 351 Croydon May 2017.pdf

Hi Tony,
Please find below revised water distribution network boundary conditions for hydraulic analysis as requested based on the provided anticipated water demands:

Proposed Development Location: **351 Croydon Ave.**
Average Day = 0.057 L/s
Max Day = 0.14 L/s
Peak Hour = 0.31 L/s
Fire Flow = 150 L/s

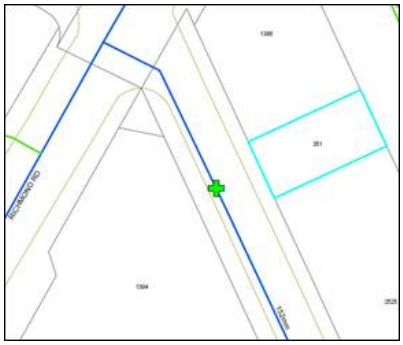
City of Ottawa Boundary Conditions:
The following are boundary conditions, HGL, for hydraulic analysis at 351 Croydon (Zone 1W) assumed to be connected to the 152mm on Croydon (see attached PDF for location).

Minimum HGL = **108.2m**

Maximum HGL = **118.0m**

MaxDay (0.14 L/s) + FireFlow (150 L/s) = **96.2m**

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



Please refer to City of Ottawa, *Ottawa Design Guidelines – Water Distribution*, First Edition, July 2010, WDG001 Clause 4.2.2 for watermain pressure and demand objectives.

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.*

If you have any questions or require any clarification please let me know.

Regards,

Mark Fraser
Project Manager, Planning Services
Development Review West Branch
City of Ottawa | Ville d'Ottawa
Planning, Infrastructure and Economic Development Department
110 Laurier Avenue West. 4th Floor, Ottawa ON, K1P 1J1
Tel:613.580.2424 ext. 27791
Fax: 613-580-2576
Mail: Code 01-14
Email: Mark.Fraser@ottawa.ca

From: Fraser, Mark
Sent: June 23, 2017 8:59 AM
To: 'TL Mak ' <tlmakecl@bellnet.ca>
Subject: RE: 351 Croydon Avenue

Hi Tony,

Please accept this email as confirmation that updated boundary conditions for hydraulic analysis have been requested. Please note that it will take approximately 5-10 business days to receive and provide you with updated boundary conditions.

If you have any questions please let me know.

Regards,

Mark Fraser
Project Manager, Planning Services
Development Review West Branch
City of Ottawa | Ville d'Ottawa
Planning, Infrastructure and Economic Development Department
110 Laurier Avenue West. 4th Floor, Ottawa ON, K1P 1J1
Tel:613.580.2424 ext. 27791
Fax: 613-580-2576
Mail: Code 01-14
Email: Mark.Fraser@ottawa.ca

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From: TL Mak [mailto:tlmakecl@bellnet.ca]
Sent: June 22, 2017 2:19 PM
To: Fraser, Mark <Mark.Fraser@ottawa.ca>
Subject: RE: 351 Croydon Avenue

Hi Mark,

We are kindly requesting boundary conditions for maximum day plus fire flow conditions for the proposed building at 351 Croydon. We've revised our FUS fire flow calculation and the resulting fire is 9,000 L/min (150 L/s) – see attached.

In summary:
MXDY + Fire Flow = 0.14 L/s + 150 L/s = 150.14 L/s

Thank you for your prompt attention to this matter. Please forward the boundary conditions as soon as possible.

Tony Mak
T.L. Mak Engineering Consultants Ltd.
1455 Youville Drive, Suite 218
Ottawa, ON K1C 6Z7
Tel: 613 837-5516 | Fax: 613 837-5277
E-mail: tlmakecl@bellnet.ca

From: Fraser, Mark [mailto:Mark.Fraser@ottawa.ca]
Sent: Monday, June 12, 2017 3:34 PM
To: TL Mak

Subject: RE: 351 Croydon Avenue

Hi Tony,
Please find below water distribution network boundary conditions for hydraulic analysis as requested based on the provided anticipated water demands:

Proposed Development Location: **351 Croydon Ave.**

Average Day = 0.057 L/s
Max Day = 0.14 L/s
Peak Hour = 0.31 L/s
Fire Flow = 133 L/s

City of Ottawa Boundary Conditions:
The following are boundary conditions, HGL, for hydraulic analysis at 351 Croydon (Zone 1W) assumed to be connected to the 152mm on Croydon (see attached PDF for location).

Minimum HGL = **108.2m**

Maximum HGL = **118.0m**

MaxDay (0.14 L/s) + FireFlow (133 L/s) = **99.2m**

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

Please refer to City of Ottawa, *Ottawa Design Guidelines – Water Distribution*, First Edition, July 2010, WDG001 Clause 4.2.2 for watermain pressure and demand objectives.

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.*

If you have any questions or require any clarification please let me know.

Regards,

Mark Fraser
Project Manager, Planning Services
Development Review West Branch
City of Ottawa | Ville d'Ottawa
Planning, Infrastructure and Economic Development Department
110 Laurier Avenue West. 4th Floor, Ottawa ON, K1P 1J1
Tel:613.580.2424 ext. 27791
Fax: 613-580-2576
Mail: Code 01-14
Email: Mark.Fraser@ottawa.ca

From: Fraser, Mark
Sent: May 29, 2017 8:22 AM
To: 'TL Mak ' <tlmakecl@bellnet.ca>
Subject: RE: 351 Croydon Avenue

Hi Tony,

Please accept this email as confirmation that boundary conditions for hydraulic analysis have been requested based on the water demands provided for the subject development. Please note that it will take approximately 5-10 business days to receive and provide you with boundary conditions.

If you have any questions please let me know.

Regards,

Mark Fraser
Project Manager, Planning Services
Development Review West Branch
City of Ottawa | Ville d'Ottawa
Planning, Infrastructure and Economic Development Department
110 Laurier Avenue West. 4th Floor, Ottawa ON, K1P 1J1
Tel:613.580.2424 ext. 27791
Fax: 613-580-2576
Mail: Code 01-14
Email: Mark.Fraser@ottawa.ca

From: TL Mak [mailto:tlmakecl@bellnet.ca]
Sent: May 26, 2017 3:21 PM
To: Fraser, Mark <Mark.Fraser@ottawa.ca>
Subject: 351 Croydon Avenue

Hi Mark,

The new residential building at 351 Croydon Avenue is proposed to have a total of 8 units comprised 1-bedroom and 2-bedroom apartments. The building is proposed to be serviced from the 152mm diameter watermain along Croydon Avenue. The total square footage of the proposed building (all four floors) is approximately 5,403 sq. ft. (502 m^2).

The domestic demands were calculated using the City of Ottawa's Water Design Guidelines where the residential consumption rate of 350 L/cap/d is used to estimate average day demands (AVDY). Maximum day (MXDY) demands were calculated by multiplying AVDY by a factor of 2.5. Peak hourly (PKHR) demands were calculated by multiplying MXDY by a factor of 2.2. Persons per unit (PPU) for each unit were estimated based on the City of Ottawa's Water Design Guidelines. **Table 1** shows the estimated domestic demands of the existing building and proposed extension.

Table 1 - Estimated Domestic Demand

Unit Type	Number of Units	PPU	Consumption	AVDY		MXDY		PKHR	
			L/cap/d	L/d	L/s	L/d	L/s	L/d	L/s
1 Bedroom	4	1.4	350	1,960	0.023	4,900	0.057	10,780	0.125
2 bedroom	4	2.1	350	2,940	0.034	7,350	0.085	16,170	0.187
Total	8	-	-	***4,900***	***0.057***	***12,250***	***0.14***	***26,950***	***0.31***

The fire flow required was determined following the Fire Underwriter Survey (FUS) method and is provided in the attached. The proposed building is classified as wood frame construction with building contents assumed to be limited in combustibility. It is understood the building will not have a sprinkler system. The resulting FUS fire flow is 8,000 L/min (133 L/s) for a duration of 2 hours.

In summary:
AVDY = 4,900 L/d (0.057 L/s)
MXDY = 12,250 L/d (0.14 L/s)
PKHR = 26,950 L/d (0.31 L/s)
Fire Flow = 8,000 L/min (133 L/s)

The City is requested to provide boundary conditions for the Average Day, Maximum Day, Peak Hour and Fire Flow conditions indicated above.

Thank you for your prompt attention to this matter. Please forward the boundary conditions as soon as possible.

Tony Mak
T.L. Mak Engineering Consultants Ltd.
1455 Youville Drive, Suite 218
Ottawa, ON K1C 6Z7
Tel: 613 837-5516 | Fax: 613 837-5277
E-mail: tlmakecl@bellnet.ca

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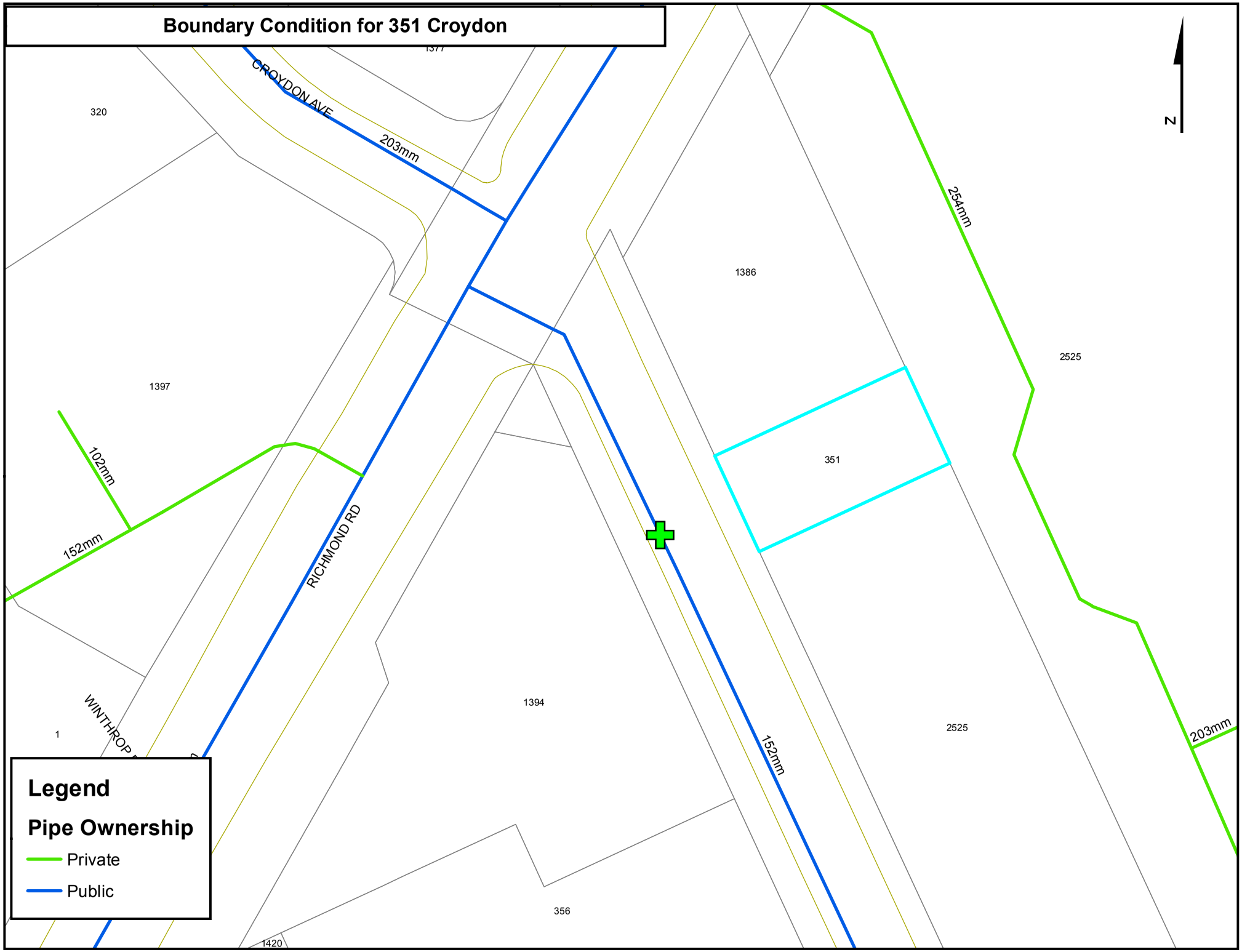
Boundary Condition for 351 Croydon
CROYDON AVE
203mm
320
1377
1386
2525
1397
102mm
152mm
RICHMOND RD
351
1394
152mm
2525
203mm
356
1420
1
WINTHROP
N
Legend
Pipe Ownership
Private
Public

FUS Fire Flow Calculation

Calculations based on: "*Water Supply for Public Fire Protection* " by Fire Underwriters' Survey, 1999

Stantec Project #: 1634-01084
Project Name: 351 Croydon Avenue
Date: June 22, 2017
Data input by: Valerie Hoang

Fire Flow Calculation #: 1
Building Type/Description/Name: Residential

Notes: The square footage for the basement was not included as it was assumed to be 50% below grade. First floor is 130.58 cubic meters, second and third floor are both 218.58 cubic meters in area. Average floor area entered is area is first, second and third floor divided by 3 floors.

Table A: Fire Underwriters Survey Determination of Required Fire Flow - Long Method

Step	Task	Term	Options	Multiplier Associated with Option	Choose:	Value Used	Unit	Total Fire Flow (L/min)
1	Choose Frame Used for Construction of Unit	**Framing Material**						
		Coefficient related to type of construction (C)	Wood Frame	1.5	Wood Frame	1.5	m	
			Ordinary construction	1				
			Non-combustible construction	0.8				
			Fire resistive construction (> 3 hrs)	0.6				
2	Choose Type of Housing (if TH, Enter Number of Units Per TH Block)	**Floor Space Area**						
		Type of Housing	Single Family	1	Other (Comm, Ind, Apt etc.)	8	Units	
			Townhouse - indicate # of units	6				
			Other (Comm, Ind, Apt etc.)	1				
2.2	# of Storeys	Number of Floors/Storeys in the Unit (do not include basement):			3	3	Storeys	
3	Enter Ground Floor Area	Average Floor Area (A) based total floor area of all floors (non-fire resistive construction):			189	567	Area in Square Meters (m^2)	
					Square Metres (m2)			
4	Obtain Required Fire Flow without Reductions	Required Fire Flow (without reductions or increases per FUS) (F = 220 * C * √A) Round to nearest 1000L/min						**8,000**
5	Apply Factors Affecting Burning	**Reductions/Increases Due to Factors Affecting Burning**						
5.1	Choose Combustibility of Building Contents	Occupancy content hazard reduction or surcharge	Non-combustible	-0.25	Limited combustible	-0.15	N/A	**6,800**
			Limited combustible	-0.15				
			Combustible	0				
			Free burning	0.15				
			Rapid burning	0.25				
5.2	Choose Reduction Due to Presence of Sprinklers	Sprinkler reduction	Adequate Sprinkler conforms to NFPA13	-0.3	None	0	N/A	**0**
			None	0				
		Water Supply Credit	Water supply is standard for sprinkler and fire dept. hose line	-0.1	Water supply is not standard or N/A	0	N/A	**0**
			Water supply is not standard or N/A	0				
		Sprinkler Supervision Credit	Sprinkler system is fully supervised	-0.1	Sprinkler not fully supervised or N/A	0	N/A	**0**
			Sprinkler not fully supervised or N/A	0				
5.3	Choose Separation Distance Between Units	Exposure Distance Between Units	North Side	0 to 3.0m	0 25	0.35	m	**2,380**
			East Side	20.1 to 30.1m	0.1			
			South Side	45.1m or greater	0			
			West Side	45.1m or greater	0			
6	Obtain Required Fire Flow, Duration & Volume				*Total Required Fire Flow, rounded to nearest 1000 L/min, with max/min limits applied:*			**9,000**
					Total Required Fire Flow (above) in L/s:			**150**
					Required Duration of Fire Flow (hrs)			**1.75**
					Required Volume of Fire Flow (m^3)			**945**

PROPOSED THREE-STOREY

RESIDENTIAL APARTMENT BUILDING SITE

PART OF LOT 47

R-PLAN 348

351 CROYDON AVENUE

CITY OF OTTAWA

APPENDIX B

SANITARY SEWER DESIGN SHEET

PAGE 1 OF 1

SANITARY SEWER DESIGN SHEET

q = average daily per capita flow (350 L/cap. d)
I = unit of peak extraneous flow (0.28 L/ha. s)
M = peaking factor = 4
Q (p) = peak population flow (L/s)
Q (I) = peak extraneous flow (L/s)
Q (d) = peak design flow

DENSITY

1 BEDROOM APT. = 1.4 ppu
2 BEDROOM APT. = 2.1 ppu

$M = 1 + \frac{14}{4 + \sqrt{P}}$ where P population in 1000's

$Q(p) = \frac{PqM}{86.4}$ (L/s)

Q(I) = IA (L/s) where A = area in hectares

Q(d) = Q(p) + Q(I) (L/s)

LOCATION			INDIVIDUAL		CUMULATIVE		Peaking factor	Pop. flow	Peak extraneous flow	Peak design flow	PROPOSED SEWER						
STREET	FROM	TO	Pop.	Area A (hectares)	Pop.	Area A (hectares)	M	Q(p) (L/s)	Q(I) (L/s)	Q(d) (L/s)	Length (m)	Pipe size (mm)	Type of pipe	Grade %	Capacity (L/s) n=0.013	Full flow velocity (m/s)	Actual velocity at Q(d)
				RESIDENTIAL													
351 CROYDON AVENUE	SITE	EX-225Ø SAN-SWR		(4X 2.1 ppu) +		(4X 1.4 ppu)											
			14.0	0.047	14.0	0.047	4	0.227	0.013	0.24	12.5	150	PVC	1.0 (min.)	19.8	1.12	

LICENSED PROFESSIONAL ENGINEER
06/22/17
TONY L.M. MAK
PROVINCE OF ONTARIO

(FILE # 817-21)

DESIGN	TLM
CHECKED	TLM
DATE	JUNE 2017

PROJECT 357 CROYDON AVENUE
PROPOSED THREE STOREY – EIGHT UNIT APT. BUILDING SITE – CITY OF OTTAWA

SHEET No. 1 of 1

PROPOSED THREE-STOREY

RESIDENTIAL APARTMENT BUILDING SITE

PART OF LOT 47

R-PLAN 348

351 CROYDON AVENUE

CITY OF OTTAWA

APPENDIX C

DEVELOPMENT SERVICING STUDY CHECKLIST

SUMMARY

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

- ☐ Executive Summary (for larger reports only).
- ☒ Date and revision number of the report.
- ☒ Location map and plan showing municipal address, boundary, and layout of proposed development.
- ☒ Plan showing the site and location of all existing services.
- ☐ 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.
- ☐ Summary of Pre-consultation Meetings with City and other approval agencies.
- ☐ 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 defendable design criteria.
- ☒ Statement of objectives and servicing criteria.
- ☒ Identification of existing and proposed infrastructure available in the immediate area.
- ☐ 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).

☒ 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.

☐ 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.

☐ Proposed phasing of the development, if applicable.

☒ Reference to geotechnical studies and recommendations concerning servicing.

☒ All preliminary and formal site plan submissions should have the following information:

- Metric scale
- North arrow (including construction North)
- Key plan
- Name and contact information of applicant and property owner
- Property limits including bearings and dimensions
- Existing and proposed structures and parking areas
- Easements, road widening and rights-of-way
- Adjacent street names

4.2 Development Servicing Report: Water

☐ Confirm consistency with Master Servicing Study, if available

☒ Availability of public infrastructure to service proposed development

☒ Identification of system constraints

☒ Identify boundary conditions

☒ Confirmation of adequate domestic supply and pressure

☒ 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.

☒ 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.

☐ Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design

☐ Address reliability requirements such as appropriate location of shut-off valves

☒ Check on the necessity of a pressure zone boundary modification.

☒ 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

☒ 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.

☐ Description of off-site required feedermains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.

☒ Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.

☒ Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.

4.3 Development Servicing Report: Wastewater

☒ 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).

☐ Confirm consistency with Master Servicing Study and/or justifications for deviations.

☐ 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.

☒ Description of existing sanitary sewer available for discharge of wastewater from proposed development.

☐ 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)

☒ Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.

☐ Description of proposed sewer network including sewers, pumping stations, and forcemains.

☐ 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).

☐ Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.

☐ Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.

☐ Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.

☐ Special considerations such as contamination, corrosive environment etc.

4.4 Development Servicing Report: Stormwater Checklist

☒ Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)

☐ Analysis of available capacity in existing public infrastructure.

☒ A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.

☒ 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.

☐ Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.

☒ Description of the stormwater management concept with facility locations and descriptions with references and supporting information.

☐ Set-back from private sewage disposal systems.

☐ Watercourse and hazard lands setbacks.

☐ Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.

☐ Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.

- ☒ Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5 year return period) and major events (1:100 year return period).
- ☐ Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.
- ☒ 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.
- ☐ Any proposed diversion of drainage catchment areas from one outlet to another.
- ☒ Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.
- ☐ 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.
- ☐ Identification of potential impacts to receiving watercourses
- ☐ Identification of municipal drains and related approval requirements.
- ☒ Descriptions of how the conveyance and storage capacity will be achieved for the development.
- ☒ 100 year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.
- ☐ Inclusion of hydraulic analysis including hydraulic grade line elevations.
- ☒ Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.
- ☐ 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.
- ☐ Identification of fill constraints related to floodplain and geotechnical investigation.

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:

☐ 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.

☐ Application for Certificate of Approval (CofA) under the Ontario Water Resources Act.

☐ Changes to Municipal Drains.

☐ Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation etc.)

4.6 Conclusion Checklist

☒ Clearly stated conclusions and recommendations

☐ 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 draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario