



Servicing Report Site Alterations in Support of New Tenant 2015 Robertson Road, Ottawa, ON

1. Background

The 2015 Robertson Road site is an existing commercial site containing one building with three units, and a second building with a single use, plus associated parking. The westernmost unit in the multi-unit building will be converted to a fast-food outlet requiring a new drive-thru lane. No additional parking is required. The asphalt areas will be reconfigured to allow for the new drive-thru. Waste receptacles will be relocated. Asphalt surfaces will be replaced in areas where re-grading is necessary, where new and replacement curbs are being installed, and where recommended by the geotechnical consultant (Paterson Group). The latter area includes the east driveway along the east side of the multi-unit building.

The existing storm drainage system will be maintained, with no changes to existing pipes, manholes or catch basins other than one small alteration to the grate elevation for one catch basin.

No changes will be made to piped building services. The existing service sizes have been reviewed by the owner, their mechanical engineering consultant and the franchise corporation, and have been found to be acceptable.

The extent of landscaped area will be increased in comparison to existing conditions, resulting in a reduction in stormwater quantity and flow rate.

A small addition will be added to the front of the building unit to allow for an entrance vestibule. This addition will be constructed over an existing hard surface, and therefore will not impact storm runoff conditions.

Drawing C.01 portrays the overall site, the location of the existing site services, and existing and proposed grading. Drawing C.01 also includes sediment and erosion control measures, and the proposed pavement structure for new asphalt areas. The location of the proposed new curbs are highlighted.

A pre-consultation meeting was held with City staff on November 25, 2016. A summary of the City's requirements pertaining to site servicing are provided in the attached email dated November 30, 2016 from Mark Fraser of the City of Ottawa. A second set of emails is also attached providing confirmation from the mechanical engineer, Michel Maillet of Chiarelli Engineering Management Limited, confirming the adequacy of the existing building services.

2. Stormwater

The existing site contains a total of 531 m² of landscape area. The proposed site will increase the landscaped area to a total of 709 m², primarily as a result of additional island areas being added in the parking lot. This calculation excludes the island areas in the north east parking lot as these have not been designated as landscaped areas on the site plan. As per the third paragraph of the November 30, 2016 email from the City of Ottawa, "If it is determined that there will be a decrease in

impervious area for the overall site, and therefore post-development flows will be less than the pre-development flows, no additional stormwater management will be required". As the impervious area is being reduced as a result of the increase in landscape area, it is concluded that no measures are required for stormwater management.

Similarly, since the rate and quantity of runoff will not increase, and since no deficiencies in capacity have been noted, the existing storm sewer network also does not need to change.

The present site stormwater drainage system consists of a series of catchbasins and pipes discharging to the municipal storm sewer on Robertson Road. Two outlets are provided, with one at the east entrance to the site from Robertson Road, and the second outlet being in the vicinity of a storm sewer outlet at the south east corner of the site.

3. Sanitary Service:

The multi-unit building is serviced by a 100mm diameter sanitary service. The single unit building has a 150mm sanitary service. Both services outlet to the municipal sanitary sewer at Robertson Road. No changes are required or proposed for these existing services based on the analysis provided by Chiarelli Engineering Management Limited.

4. Water Service

The multi-unit building is serviced by a 32mm water service. The single unit building has a 50mm water service. Both services connect to the municipal watermain at Robertson Road. No changes are required or proposed for these existing services based on the analysis provided by Chiarelli Engineering Management Limited.

6. Erosion and Sediment Control Plan

This document addresses the City of Ottawa's requirement for an Erosion and Sediment Control Plan for the proposed construction.

Drawing C.01 includes requirements for the Contractor to implement Best Management Practices to minimize erosion and sediment release during construction activities.

It is anticipated that the measures outlined above will prove adequate for erosion and sediment control. Site inspection personnel will have the authority based on the Contract Documents to require additional control measures as necessary should the contractor's operations result in soil tracking or other offsite transfer of sediment and soil.

Report prepared by:

GENIVAR

James C. Johnston, P.Eng.

2611 Queensview Drive, Suite 300
Ottawa, Ontario K2B 8K2



Johnston, James

From: Fraser, Mark <Mark.Fraser@ottawa.ca>
Sent: Wednesday, November 30, 2016 8:44 AM
To: Johnston, James
Cc: Dickinson, Mary
Subject: PC_2015 Robertson Road
Attachments: d07-12-40029-4-03.pdf; d07-12-40029-4-04.pdf; d07-12-40029-3-03.pdf; d07-12-40029-3-04.pdf; d07-12-40029-3-02.pdf; d07-12-40029-3-05.pdf; s_356-020.pdf; w_356-020.pdf

Hi Jim,

Please find attached available drawings for the subject site 2015 Robertson Road as requested.

Please note that previous development application files associated with the subject site were obtained from Records, however no site servicing and stormwater management reports were found in the files. In the absence of any site servicing and stormwater management reports associated with this site it is required that the existing services be documented and assessed to determine that the services are adequate to support the proposed and existing building uses. Sanitary peak flows, water demands and hydraulic analysis [pressure analysis], and a review of both the minor and major systems are anticipated to be conducted and documented. A site visit would be anticipated to determine existing conditions and determine what on-site stormwater management measures are currently in place.

If it is determined that there will be a decrease in impervious area for the overall site and therefore the post-development flows will be less than pre-development flows no additional stormwater management will be required. However, if it is determined that there will be a net increase in impervious area and therefore the post-development flows exceed pre-development flows over-controlling will be required as the capacity of the receiving municipal sewer is unknown. For this case post-development flows will be required to be controlled to a 5-year pre-development level determined using the smaller of a runoff coefficient of 0.5 or the actual existing runoff coefficient as per City guidelines.

Based on past correspondence received from the Ministry of the Environment and Climate Change (MOECC) the subject site would not benefit from the exceptions provided in O.Reg 525-98: *Approval Exemptions* under the Ontario Water Resources Act (OWRA) as the site is currently designed to service more than one parcel of land. Environmental Compliance Approval (ECA) would be required in order to be compliant with Section 53 of the OWRA.

O. Reg. 153-98

3. Subsection 53(1) and (3) of the Act do not apply to the use, operation, establishment, alteration, extension or replacement of or a change in a storm water management facility that,

(a) is designed to service one lot or parcel of land;

(b) discharges into a storm sewer that is not a combined sewer;

(c) does not service industrial land or a structure located on industrial land; and

(d) is not located on industrial land.

If Environmental Compliance Approval (ECA) has not been obtained through previous development applications it would be expected that an ECA application be submitted through this intended development application to the City unless the parcels are consolidated into one parcel of land. The subject site would therefore benefit from the approval exemptions and no ECA would be anticipated to be required to be compliant. However, please contact the MOECC to provide clarification and direction. It is the developers and their consultants responsibility for obtaining all external agency approvals. Confirmation of correspondence and consolidation will be required to be provided prior to Site Plan Approval.



Please note that it is suggested to contact the City **Information Centre** to obtain additional information and documentation that might be of some assistance.

Email: InformationCentre@ottawa.ca

Phone: (613) 580-2424 ext. 44455

If you need any additional information or require any clarification please let me know.

Regards,

Mark Fraser

Junior Infrastructure Engineer, Suburban Services



City of Ottawa | Ville d'Ottawa

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Johnston, James

From: Michel Maillet <michel@cemlottawa.com>
Sent: Thursday, May 18, 2017 10:50 AM
To: Jonah Bonn
Cc: Rory Gardiner; Brian Gold; Johnston, James; nancy@cemlottawa.com
Subject: RE: KFC - 2015 Robertson Road

Good morning Jonah:

I spoke with Rory regarding water pressure situation at 2015 Robertson Road and agree that we could provide for a storage tank and domestic Water Booster pump system should it be required. According to the drawings received, the existing domestic water line is a 1 ¼" incoming from Robertson Road. As for the existing water pressure, I would suggest that arrangements be made to have a pressure test done. Rory suggested a plumber that could perform that test.

As for the existing sanitary line, it is a 4" line. This would be adequate for now, however, should there be another tenant that would require a significant high drainage requirement other than what is there now, it may have to be increased to a 6". From the drawings that we received, it would appear that a 6" storm main is existing and is piped to a catch basin on the west side of the building.

Let me know if you require any further information or assistance on this project.

Hope this helps in your moving forward on this project.

Regards,

M

Michel Maillet, P. Eng.
Chiarelli Engineering Management Limited (CEML)
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Office: 613-225-1123 extension 221
Cell: 613-222-1462

From: Jonah Bonn [mailto:jbonn@firstbay.ca]
Sent: May 17, 2017 12:31 PM
To: Michel Maillet
Cc: Rory Gardiner; Brian Gold; Johnston, James
Subject: RE: KFC - 2015 Robertson Road

Further to my email below, I should mention that Rory Gardiner thought that an accumulator tank might be a way to solve the water pressure issue.

From: Jonah Bonn [mailto:jbonn@firstbay.ca]
Sent: May-17-17 12:17 PM
To: Michel Maillet <michel@cemlottawa.com>
Cc: Rory Gardiner (gardcon@on.aibn.com) <gardcon@on.aibn.com>; Brian Gold <bgold@firstbay.ca>; Johnston, James

<James.Johnston@wspgroup.com>

Subject: KFC - 2015 Robertson Road

Good afternoon Michel

We are now finalizing our lease agreement with KFC for 2015 Robertson Road. You may recall that KFC outlined certain requirements for piped services as follows:

1. Water: 2" supplied with meter and backflow preventer as per region standard, with pressure to be minimum 55psi and maximum 79 psi;
2. Sanitary: 150mm;
3. Storm: 150mm;

I believe that our existing water supply is a 1" line. Based on my latest correspondence with KFC's development manager, it seems that they might be able to accept the existing line if we can deliver the above-noted pressure. Can you comment on this please?

With respect to sanitary my recollection is that we have a 4" line now. Can you confirm? What about storm? Do you see any technical constraints with us tying into the existing lines for KFC? I am copying James Johnston (WSP Civil engineering) on this email as he is our consultant for site plan purposes.

Thanks

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