



File No. D07-12-17-0162

May 24, 2018

Barrhaven Fellowship Christian Reformed Church
3058 Jockvale Road
Attention: Gordon Weima

Dear Mr. Weima:

**Subject: Technical Circulation Comments
Site Plan Control Application: 3058 Jockvale Road**

The following comments are provided in response to the submission received by the City on May 4, 2018 and deemed complete on December 19, 2017:

Planning Comments

Site Plan

1. What is the GFA for the site? While this has been added there are discrepancies between the information provide on the site plan and the information provided in memo sent to Charles E. Sarazin on May 8, 2018 which states that the GFA is 1,368 m². Please confirm.
 - o Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding;
 - floor area occupied by shared mechanical, service and electrical equipment that serve the building; (By-law 2008-326)
 - common hallways; corridors; stairwells, elevator shafts and other voids; steps and landings; (By-law 2008-326)
 - bicycle parking; motor vehicle parking or loading facilities;
 - common laundry, storage and washroom facilities that serve the building or tenants;
 - common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
 - common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
 - living quarters for a caretaker of the building.

The Gross Floor Area is: 1251 m²

The Building Area is: 1367 m²

Both are labeled on the Site plan.

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Ensemble, formons notre avenir*

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2. The parking rate is 10 per 100 m² of gross floor area of assembly area. There are different parking rate for different uses. Please ensure that this is correctly calculated, as there is likely opportunities to reduce the requirements. The GFA sum in the zoning table for parking requirement is 701.1 m² which is not consistent with GFA calculation mentioned in the above point.

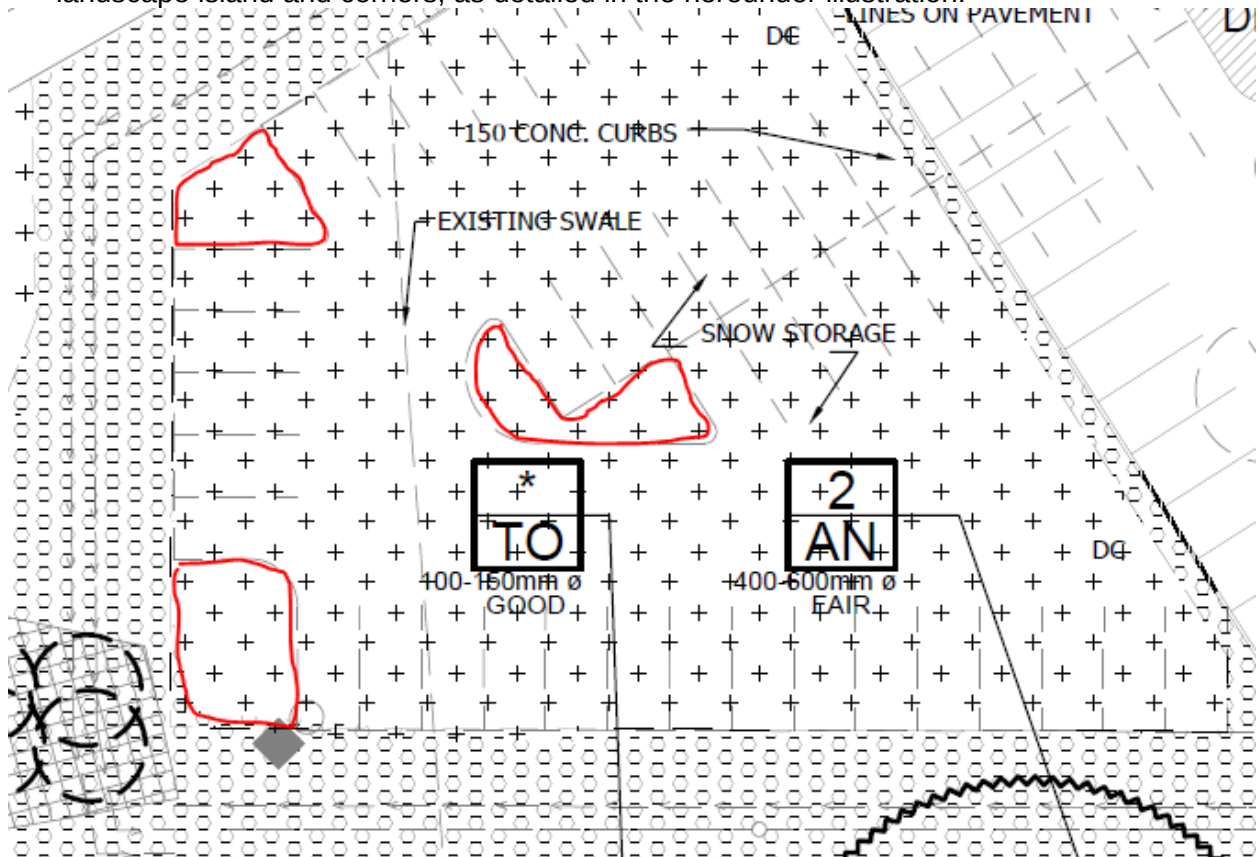
The parking rate calculation has been revised on the site plan.

3. Please revise the plans to ensure that the handicap parking layout conforms to the 3.66m minimum width, as per e-mail dated May8, 2018 to Charles E. Sarazin.

The Handicap parking layout has been revised. All spaces meet the minimum required width of 3.66m

Landscape Plan

4. Show the 'future proposed seeded grass area' in the future phase parking, e.g., landscape island and corners, as detailed in the hereunder illustration.



The landscape plan has been revised to show future proposed seeded grass area and the revised handicap parking layout.

Engineering Comments

List of Drawing(s):

Existing Conditions and Removals Plan, Dwg No. C1, prepared by Eastern Engineering Group Inc. Project No. 7495, dated November 30, 2017, Rev 1, dated March, 20, 2018.

5. Provide a note that abandon storm sewer will be filled with flowable fill material as per F-4104 on the plan. **Note on C1 was added on last submission. The note added says “ABANDONMENT OF STORM SEWER AS PER CITY OF OTTAWA STANDARD TENDER DOCUMENT F-4104”. I have added “STORM SEWER TO BE FILLED WITH FLOWABLE FILL MATERIAL AS PER F-4104”. This was not on previous comments and should be have been addressed in previous comments added. F-4104 was referenced. Comment 20 did not reference the F-4104, but comment 22 did.**

Grading & Servicing Plan East and West Dwg No. C2 and C3, prepared by Eastern Engineering Group Inc. Project No. 7495, dated November 30, 2017, Rev 2, dated April 25, 2018.

6. Provide a note under general notes and specifications that, abandonment of the existing storm sewer as per City of Ottawa standard tender document F-4104. **Added note 14 on sheet C3 to General Notes and Specifications.**
7. Redirect the lowest grade of the proposed swale towards the easement to direct the emergency overland flow towards the City right of way through the easement. **The swale grades still drain overland towards the storm retention area. The overflow will be at the grade 98.20 only when the site has reached overflow status during greater than 1:100 year storm event. We have removed a grade arrow that showed 3:1 from this area. The east/west swale cannot be redirected through the easement as the stormwater needs to be controlled on site.**
8. Provide the head of the ICD on the plans. **The head on the outlet control structure, SC1 is now shown on the structure table on C3, in Note 1. The head is 2.92 m.**
9. Plan C3 shows existing 250 mm storm and proposed 300 mm storm sewer both connecting to the existing manhole at the same location. Revise and update **The new connection is at an invert of 95.14m with the top of the 250mm pipe at 95.39. The existing pipe invert to the north is at elevation of 95.49 m. The new pipe will be cored into the existing manhole below the existing pipe. The outlet invert in the storm manhole is 95.09 m so there is a small area for adjustment if needed. There is no adjustment necessary to the drawings. Shop drawing review will confirm.**

Drainage Areas and Erosion Control Plan, Dwg No. C6, prepared by Eastern Engineering Group Inc. Project No. 7495, dated November 30, 2017, Rev 2, dated April 25, 2018.

10. Update the storage provided data for “Drainage Area 3” on the plan. **Added storage for Drainage Area 3 to plan. 44 m3.**
11. Provide the surface ponding area and depth for “Drainage Area 3” on the plan. **Labelled the DA3 ponding area and added note for depth and area. 616m2 area and 0.35m depth.**

List of Report(s):

Site Servicing Report - Stormwater Management, prepared by Eastern Engineering Group Inc. Project No. 7495, dated November 30, 2017, Rev 1, dated March, 20, 2018..

- 12.** As per Ontario Building Code, static pressure at any fixture shall not exceed 80 psi. Therefore, discuss in the report that pressure reducing valves to be installed immediately downstream of the isolation valve in the building located downstream of the meter.
Added note to section 4.1 of Water Demand.
- 13.** Is 2.84 L/s existing sanitary demand? What is the proposed sanitary peak flow? Provide a proposed wastewater peak flow demand calculation as per City of Ottawa Sewer Design Guideline. **The proposed sanitary peak flow has been provided in the report based on the Sanitary Design guidelines.**
- 14.** Section 13 under "Area 3 Stormwater Storage" discuss the ponding depth for this area.
The section has been updated with ponding depth and area.
- 15.** Section 14 update the flow through the Stormceptor during 5 year event from 99.84 L/s to 158.84 L/s. **Stormceptor flow during 5 year event updated to 158.84 L/s in Section 14.**

Geotechnical Investigation, Report No – PG3979-1, dated December 7, 2016, prepared by Paterson Group.

Please provide a resubmission that addresses each of the comments in the form of a cover letter stating how each were addressed on the resubmission. Co-ordinate the numbering of each resubmission comment or issue with the above noted comment number. As part of your resubmission, provide six (3) full-size folded copies of each plan and six (3) copies of each report. Ensure that all plans are revised where necessary to ensure consistency. All addenda or revisions to any studies, or drawings, shall be accompanied by a *.pdf copy (either by CD or e-mail).

Please contact me at max.walker@Ottawa.ca or at 613-580-2424 Ext 23947 if you have any questions regarding design, site plan or landscaping comments. The Project Manager, Sharif Sharif, may be contacted directly for questions regarding engineering comments at sharif.sharif@ottawa.ca or at 613-580-2424 Ext 20763.

Regards,

Max Walker, RPP
Planner 1
Development Review, Suburban Services South
Planning, Infrastructure, and Economic Development