

**Response Matrix**

Cornerstone House of Refuge Apostolic Church  
2375 St Laurent, Ottawa

February 28, 2023

<u>Comment</u>	<u>Response</u>
<b>Siobhan Kelly - Development Review - South Branch - Planning Comments - City of Ottawa</b>	
<p>2. Section 203 (2)(g)(ii) states that a Place of Worship is permit subject to it having a maximum gross floor area of 1000 m<sup>2</sup>. The proposed building is identified as being 1,498.4 sq. m. Are you planning on submitting a Zoning By-law Amendment or Minor Variance application to have the building conform to the zoning standards?</p> <p>Partially address. As proposed, the parking lot does not comply with Section 107 of the Zoning By-law. The minimum required aisle width is 6.7 metres. Reducing the size of the landscape buffer adjacent to the parking lot will provide additional space for the drive aisles. As the property is zoned Light Industrial (IL), the Zoning By-law does not prescribe a min width for the landscape buffer between the perimeter of the parking lot and lot line.</p> <p>Another option is to reduce the size of some of the parking spaces to meet the required drive aisle width. Section 106 states that up to 50% of the parking spaces may be reduced in size to 4.6 m long and 2.4 m wide, provided that the spaces are: visibly identified for a compact car, not a visitor parking space; and, not abutting or near a wall, column, or other surface.</p>	<p>Parking aisles have been adjusted to 6.7m wide throughout the site plan drawing and compact vehicle parking has been denoted on the SP1 drawing.</p>
<p>3. Please ensure that the garbage enclosure complies with Section 110, which require it to be 3.0 m from a lot line and screened from view. If it is an in-ground refuse container, the screening requirement can be achieved with soft landscaping.</p>	<p>Dimension has been shown on SP1 drawing and landscaping added to the landscape plans.</p>

<b>Engineering Drawings (Bruce Bramah):</b>	
<p>A. Site Grading Plan, 20037_SP4, prepared by Reinders + Law LTD, dated 2/14/2022, revision 1, dated 12/13/2022</p> <p>A1. Please ensure all grade arrows have an associated percentage</p> <p>Outstanding. Exterior grades within 2.0m from the building shall have a slope at or greater than 2% as per the section 6.4.4 of the Geotechnical Investigation report. Please revise.</p>	<p>Slopes are revised to the maximum available. See revised grading plans</p>
<p>A5. Please add note regarding City of Ottawa Standards R10 and SC7.1 for the works within the ROW.</p>	<p>Note added.</p>
<p>A6 The perimeter of the site appears to have areas which are uncontrolled. Please revise the post development drainage area and associated SWM calculations.</p>	<p>Uncontrolled areas are marking in post development drainage plan and SWM calculations are revised accordingly.</p>
<p>A7 Please clarify the emergency overland flow elevation for Ponding Area A3 and A4. Please note, there must be a minimum 0.15m clearance between the spill elevations and the grade adjacent to the building.</p>	<p>Grades are revised and overland flow elevations are 0.15m below the spill and grades adjacent to building.</p>
<p>B. Site Servicing Plan, 20037_SP3, prepared by Reinders + Law LTD, dated 2/14/2022, revision 1, dated 12/13/2022.</p> <p>B4 The 200mm connection to the 300mm sanitary main requires a maintenance hole as per SDG 4.4.4.11. Please revise the service location to the existing SAN MH53 or provide a new MH at the proposed location</p>	<p>SAN service connection moved to existing SAN MH53 location.</p>

<p>B5 Please ensure the proper benching is provided in all MH's as per SDG 6.2.12.</p>	<p>Note added on Drawing SP3.</p>
<p>C. Geotechnical Investigation, prepared by Pinchin Ltd., Project #314869, dated September 30, 2022.</p> <p>C6. Please provide a final geotechnical report which has reviewed the final servicing, grading plan and foundation design loads.</p> <p>Outstanding Please update the geotechnical investigation report to clarify its review of the test civil plans upon the final submission.</p>	<p>Geotechnical Investigation has been updated and the report references the site grading and foundation design as requested.</p> <p>See report attached.</p>
<p>D. Servicing and Storm Water Management Report, prepared by Reinders + Law LTD, dated December 7, 2022.</p> <p>D4 Please provide a ponding plan clearly denoting the 5-year, 100 year and 100 year + 20% climate change stress test elevations including emergency overland flow routes in the case of a blocked CB.</p> <p>Outstanding. See A7 comment.</p>	<p>Ponding plan for required return periods are shown on Grading drawing.</p>
<p>D8 Please update section 4.1 to be in accordance with the 2012 City of Ottawa Sewer Design Guidelines and all technical bulletins.</p>	<p>Section 4.1 has been revised.</p>
<p>D9 It appears the outflow volume calculations in table E5 may have an error. Please provide sample calculations for table E5.</p>	<p>The storage has been checked and revised as per increased runoff coefficient.</p>

<p>D10 The 100 year “C” value in Table E3.1 shall be 6.014. Please update table E3.1.</p>	<p>“C” value corrected in Table E3.1</p>
<p>E. Additional Comments</p> <p>E3 Please provide approval from the easement holder for the proposed works within the easement.</p> <p>Outstanding.</p>	<p>Church is following up with easement holder.</p>
<p>E4 Please provide discussion of MECP requirements for the proposed project. From this review, it is the City's view that a direct submission industrial ECA may be required for he stormwater management works on this property. However, to confirm the ECA requirements, please fill out the following questions:</p> <ul style="list-style-type: none"> <li>a. Applicant's name and address.</li> <li>b .Site name and location.</li> <li>c .Who will own the sewer works.</li> <li>d .A brief description of the sewage works, both existing and proposed.</li> <li>e. Outside of the fact the proposed sewage works will remain privately owned, do the works meet all the requirements of items 1) and 2) of schedule A of the City's ToR agreement.</li> <li>f .If the site does meet the “industrial land” definition AND the proponent believes their expected stormwater effluent is non-industrial, then the proponent is to provide the PM with an email as to why the site should be exempt from an industrial ECA.</li> <li>g.Does the site meet the other two SWMF exemptions as per O. Reg 525/98 (i.e. SWMF only services one parcel of land and outlets to a storm sewer)?</li> </ul> <p>Please provide any correspondence with the MECP regarding an ECA submission for this site.</p>	<p>As per email from Bruce Bramah, dated February 22, 2023, an ECA will not be required.</p>



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<b>Forestry</b>	
<p>The Planning Forester approved the TCR. Please note that a tree permit is required prior to any tree removal. The permit can be issued at the time of site plan approval. Please contact Mark Richardson, Forester, for more information or to request a permit. Email: <a href="mailto:Mark.Richardson@Ottawa.ca">Mark.Richardson@Ottawa.ca</a></p>	<p>We will follow up with Mark Richardson for the permit.</p>
<p>Please ensure the File Number D07-12-22-0061 and Plan Number #18738 are included in the bottom right-hand corner of all plans</p>	<p>File and Plan Numbers have been added to bottom right hand corner of all plans.</p>
<p>Electronic copy of all the plans and reports to ensure that City staff have a full and accurate submission at each stage of review.</p>	<p>Electronic submission attached.</p>