

WOODMAN ARCHITECT & ASSOCIATES LTD.

**6-STOREY MIXED USE DEVELOPMENT, 357-363  
PRESTON STREET, OTTAWA, ON  
SITE SERVICING REPORT**

CITY APPLICATION NUMBER: D07-12-22-0165

DECEMBER 20, 2024







**6-STOREY MIXED USE  
DEVELOPMENT, 357-363  
PRESTON STREET, OTTAWA,  
ON**

**SITE SERVICING REPORT**

WOODMAN ARCHITECT & ASSOCIATES LTD.

FOR SITE PLAN APPROVAL

PROJECT NO.: 211-00041-00  
CITY APPLICATION NUMBER: D07-12-22-0165  
DATE: DECEMBER 2024

WSP  
2611 QUEENSVIEW DRIVE, SUITE 300  
OTTAWA, ON, CANADA, K2B 8K2

WSP.COM





December 20, 2023

Woodman Architect & Associates Ltd.  
4 Beechwood Avenue #201  
Ottawa, ON K1L 8L9


**Attention: Ashdeep Singh**

Dear Sir:

**Subject:** 357-363 Preston Street, Ottawa, ON – Site Servicing Report

Please find attached our revised site servicing report issued for site plan approval application.  
It contains our response to the city 1<sup>st</sup> round comments.

Yours sincerely,

	
Spencer Manoryk, P.Eng. Project Engineer	

WSP ref.: 211-00041-00



# QUALITY MANAGEMENT

ISSUE/REVISION	FIRST ISSUE	REVISION 1	REVISION 2	REVISION 3
Remarks	Issued for Site Plan Approval Application	Issued for Site Plan Approval Application		
Date	2022-03-04	2024-12-20		
Prepared by	Erin Blanchette, EIT	Spencer Manoryk, P.Eng.		
Signature				
Checked by	Stephen McCaughey, P.Eng.	Winston Yang, P.Eng.		
Signature				
Authorised by				
Signature				
Project number	211-00041-00	211-00041-00		
Report number				
File reference				





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# SIGNATURES

PREPARED BY



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Spencer Manoryk, P.Eng.  
Project Engineer



REVIEWED BY



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Winston Yang, P.Eng., PMP  
Senior Civil Engineer – Technical Lead



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# 1 INTRODUCTION

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## 1.1 EXECUTIVE SUMMARY

WSP was retained by Woodman Architect & Associates Ltd. to provide servicing, grading and stormwater management design services in support of the site plan approval for the proposed mixed-use development located at 357-363 Preston Street, in the City of Ottawa. The proposed work consists of a 6-storey mixed use development tower with the ground level consisting of two commercial units and stories two through five housing a total of 45 units. This report will provide sufficient detail to demonstrate that the proposed development can be supported by the existing municipal infrastructure services (watermain, and combined sewer) and that the servicing design conforms to the applicable standards and guidelines. The report will also include measures to be taken during the construction to minimize erosion and sedimentation. A separate report (357-361-363 Preston Street Stormwater Management Report) is provided detailing the stormwater management approach and addressing the quantity control and quality measures in accordance with the applicable guidelines.

Currently, the site is partially developed and houses a small parking lot, a one storey residential building, and a two-storey commercial/residential building. The total property area is 0.084 ha in size. The site sits south-east of the Preston St. and Aberdeen St. intersection and is bounded by parking facilities to the east with developed land in the immediate surrounding area.

The subject site is a rectangular shaped property consisting of three individual lots. The site generally slopes south to north and drains onto either Preston St. or Aberdeen St. The two residential buildings on site are currently serviced for water, sanitary, and storm, however these existing on-site services will be demolished for the proposed works.

The City of Ottawa requires that the design of a drainage and stormwater management system in this development must be prepared in accordance with the following documents:

- Sewer Design Guidelines, City of Ottawa, October 2012;
- Stormwater Management Planning and Design Manual, Ministry of the Environment, March 2003; and
- Stormwater Management Facility Design Guidelines, City of Ottawa, April 2012

This report was prepared utilizing servicing design criteria obtained from the City of Ottawa and outlines the design for water, sanitary wastewater and stormwater facilities.

The format of this report matches that of the servicing study checklist found in Section 4 of the City of Ottawa's Servicing Study Guidelines for Development Applications, November 2009.

The following municipal services are available adjacent to the development as recorded from online resource GeoOttawa:

Aberdeen St.

- ▶ 203 mm watermain, and a 1200 mm concrete combined sewer.

Preston St.

- ▶ 406 mm watermain, and a 1500 mm concrete combined sewer.

It is proposed that an on-site stormwater management system will be provided to collect and attenuate flow rates and control water quality leaving the site. Refer to stormwater management report for details.

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## 1.2 LOCATION MAP AND PLAN

The site at 357-363 Preston St. is shown in Figure 1-1 below as presented in the GeoOttawa website.



**Figure 1-1 Site Location**

The proposed development will consist of a 6-storey mixed use tower with 40 residential units, 2 commercial units on the ground floor, and a below grade parking garage. The building will have a gross floor area of approximately 3,471 m<sup>2</sup>.

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## 1.3 HIGHER LEVEL STUDIES

The review for servicing has been undertaken in conformance with, and utilizing information from, the following documents:

- Ottawa Sewer Design Guidelines, Second Edition, Document SDG002, October 2012, City of Ottawa including all amendments issued as part of Technical Bulletins.
- Ottawa Design Guidelines – Water Distribution, July 2010 (WDG001), including all amendments issued as part of Technical Bulletins.
- Stormwater Management Planning and Design Manual, Ontario Ministry of the Environment and Climate Change, March 2003 (SMPDM).
- Design Guidelines for Drinking-Water Systems, Ontario Ministry of the Environment and Climate Change, 2008 (GDWS).



## 1.4 AVAILABLE EXISTING AND PROPOSED INFRASTRUCTURE

As described above, all municipal mains (combined sewers and watermains) are available and located along both Preston St. and Aberdeen St. A valved water service will be provided from Preston St. and storm and sanitary services will discharge to the combined sewer on Aberdeen St. A sanitary monitoring hole will be located at or near the property line. Quantity and quality control is required to restrict the stormwater discharge leaving the site, thus the on-site storm runoff will be captured, detention storage provided, flow release restricted, treated for quality control requirements, and finally directed towards the existing combined sewer on Aberdeen St.

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## 1.5 GEOTECHNICAL STUDY

Paterson Group was commissioned to conduct a geotechnical investigation for the subject site. The field program for the geotechnical investigation was carried out on May 31, 2022 and consisted of advancing a total of 4 boreholes to a maximum depth of 6.1 m below existing grade. Long term groundwater levels were observed to be between 2.75 – 3.97m below existing ground surface. It was observed that Bedrock removal will be required to complete the underground level.

Per revised Geotechnical Investigation dated March 22, 2023, Paterson recommends that a perimeter foundation drainage system be provided for the proposed building. The system should consist of a 150 mm diameter perforated and corrugated PVC pipe, surrounded by 150 mm of 19 mm clear crushed stone which is placed at the footing level around the exterior perimeter of the structure. The pipe should have a positive outlet, such as a gravity connection to the storm sewer. Underslab drainage was also recommended to control water infiltration for the basement area, details would be confirmed at the time of completing the excavation when water infiltration can be better assessed. The maximum anticipated groundwater flow rate from the foundation drainage system, including underslab drainage, is indicated as 200,000 L/day (2.31 L/s).

Paterson recommends that bedding for sewer or water pipes when placed on a soil subgrade as a minimum of 150 mm of OPSS Granular A. Bedding should be increased to 300 mm for sewer pipes where bedrock is encountered. The bedding and cover materials should be placed in maximum 225 mm thick lifts and compacted to 95% of the SPMDD.

## 2 WATER DISTRIBUTION

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### 2.1 SYSTEM CONSTRAINTS AND BOUNDARY CONDITIONS

Boundary conditions have been provided by the City of Ottawa at the existing connection along the Preston St. 406mm watermain (Zone 1W).

**Table 2-1: Boundary Conditions (City of Ottawa)**

Scenario	Preston St. Connection
Average Day (MAX HGL)	115.2m*
Peak Hour (MIN HGL)	107.3m*
Max Day + Fire Flow	109.2m*

\*Note that boundary conditions were based on the original demands as submitted to the City of Ottawa in January, 2022, correspondence of which is provided in **Appendix E** for reference. Updated demands as outlined in Section 2.2 have been submitted to the City of Ottawa; however, the results of which were not available at the time of report submission.

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### 2.2 CONFIRMATION OF ADEQUATE DOMESTIC SUPPLY AND PRESSURE

Water demands are based on Table 4.2 of the Ottawa Design Guidelines – Water Distribution for these residential demands based on the number of apartment units. For purpose of verification of supply. A water demand calculation sheet is included in **Appendix A**, and the total water demands are summarized as follows:

	Original Demands	Updated Demands
Average Day	0.23 L/s	0.22 L/s
Maximum Day	1.70 L/s	0.54 L/s
Peak Hour	20.74 L/s	1.23 L/s
Fire Flow	133 L/s	50 L/s

Since the average day demand is less than 50,000 L/d (0.58 L/s), twin services will not be required. The site servicing drawing is shown in **Appendix C**.

The pressure criteria identified in the guidelines are as follows:

Minimum Pressure	Minimum system pressure under peak hour demand conditions shall not be less than 276 kPa (40 psi)
Fire Flow	During the period of maximum day demand, the system pressure shall not be less than 140 kPa (20 psi) during a fire flow event.
Maximum Pressure	Maximum pressure at any point the distribution system shall not exceed 689 kPa (100 psi). In accordance with the Ontario Building/Plumbing Code, the maximum pressure should not exceed

552 kPa (80 psi). Pressure reduction controls may be required for buildings where it is not possible/feasible to maintain the system pressure below 552 kPa.

The site has been analyzed as summarized below and in Table 2-2 to ensure all the City of Ottawa minimum criteria for water pressures are met for the two conditions (maximum day + fire flow and peak hour). The analysis was carried out using EPANET, hydraulic and water quality analysis based on the boundary conditions provided by the City of Ottawa. The detailed EPANET output results are also included in the **Appendix A**.

With respect to an average day demand of 0.22 L/s, the model indicated that the pressure in the pipe was acceptable and within the City of Ottawa’s maximum pressure requirements.

With respect to a peak hour demand of 1.23 L/s, the model indicated that the pressure drop in the pipe was acceptable and within the City of Ottawa’s minimum pressure requirements.

With respect to a max day + fire flow of 51.23 L/s, the model indicated that the pressure drop in the pipe was acceptable and within the City of Ottawa’s minimum pressure requirements. Section 2.3 following details the fire flow estimation.

Refer to **Appendix A** for the detailed water distribution analysis output.

**Table 2-2: Summary of Water Pressure from EPANET results**

Scenario	Pressure at Building Connection		
	(m)	(psi)	(kPa)
Average Day (Max HGL)	53.65	76.29	526.00
Peak Hour (Min HGL)	45.75	65.06	448.57
Max Day + FF	47.65	67.76	467.19

## 2.3 CONFIRMATION OF ADEQUATE FIRE FLOW PROTECTION

The fire flow rate has been calculated using the Fire Underwriters Survey (FUS) method. The method considers the type of building construction, the building occupancy, the use of sprinklers and the exposures to adjacent structures. For fire resistive construction with a full sprinkler system only the single largest floor area, plus 25% of the next two immediately joining floors are considered, leading to the calculated fire flow demand of 3,000 L/min (50 L/s). A copy of the FUS calculations are included in **Appendix A**.

Sprinkler credits of 50 percent reduction of fire flow demand was applied to account for the proposed automatic sprinkler system conforming with NFPA 13 and equipped with supervisory signal and alarm system. This system would be fully serviced by standard Water supply and Fire Department hose lines. The existing hydrant across Aberdeen St. is within 17m of the proposed building fire department connection and will be maintained. A figure outlining the FUS exposure setbacks and primary hydrant is provided in **Appendix A** for reference.

The boundary condition for Maximum Day and Fire Flow results in a pressure of 467.19 kPa at the building. In the guidelines, a minimum residual pressure of 140 kPa must be maintained in the distribution system for a fire flow and maximum day event; therefore, the fire flow requirement is met.

The existing Class AA fire hydrant on Aberdeen Street would serve as a primary fire hydrant for the building. This hydrant is within 17m of the Siamese connection and within 90m of the front door of the building, thereby complying with OBC and Ottawa Fire Services requirements. Per City of Ottawa Technical Bulletin ISTB-2018-02, the Class AA hydrant within 75m of the building is capable of providing up to 5,700 L/min; therefore, the fire flow requirement is met by this primary hydrant. See below Table 2-3 and the fire hydrant coverage figure provided in **Appendix A** for further reference.

**Table 2-3: Fire Protection Summary Table**

Building	Fire Flow Demand (L/min)	Fire Hydrant(s) within 75m	Fire Hydrant(s) within 150m	Combined Fire Flow (L/min)
357-363 Preston Street	3,000	3	3	28,500

## 3 WASTEWATER DISPOSAL

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### 3.1 DESIGN CRITERIA

In accordance with the City of Ottawa’s Sewer Design Guidelines, the following design criteria have been utilized in order to estimate wastewater flows generated by the subject site and verify existing capacity;

- Average sanitary flow for residential use 280 L/c/d
  - Infiltration & Foundation Allowance (Total) 0.33 L/ha/s
- 

### 3.2 CALCULATIONS FOR SANITARY DEMAND

The criteria to determine anticipated peak flow based on site used as described in Ottawa Sewer Design Guidelines Appendix 4-A are as follows, refer to **Appendix B** for detailed calculation.

	<b>Total</b>
Average Day	0.22 L/s
Peak Residential	0.78 L/s
Extraneous Day	0.03 L/s
<b>Total</b>	<b>0.81 L/s</b>

---

### 3.3 VERIFICATION OF AVAILABLE CAPACITY IN EXISTING SEWER

The sanitary demand will be serviced by a 200mm sewer with a minimum slope of 1% to the combined 1200mm sewer on Aberdeen St. A Sanitary Sewer Design Sheet is provided in **Appendix B** confirming capacity and minimum scouring velocity is achieved. Calculations show that sanitary flows from the development will be low and will be replacing similar flows generated by the existing buildings on site, so the sanitary discharge is not expected to have a significant impact on the combined sewer capacity. City has confirmed that there is no concern with the capacity on the combined sewer on Aberdeen Street.

## 4 SITE STORM SERVICING

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### 4.1 EXISTING CONDITION

The site sits south-east of the Preston St. and Aberdeen St. intersection and is directly bounded by parking facilities and developed residential and commercial land. The site is partially developed and houses a small parking lot, a one storey residential building, and a two-storey commercial/residential building. The existing buildings are equipped with storm services, however they will be removed as part of the development. Most runoff from the subject site is ultimately directed to the 1200m diameter combined sewer, which runs east to west along Aberdeen St.

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### 4.2 DRAINAGE DRAWINGS

Site drawings are included in **Appendix C** including servicing, grading, drainage area, and erosion and sediment control.

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### 4.3 WATER QUANTITY CONTROL OBJECTIVE

City has confirmed that no concern is flagged with a total site flow of 12.84 L/s to the combined sewer on Aberdeen Street, per correspondence included in **Appendix E**. The total site flows anticipated to contribute to the combined sewer are outlined as follows:

- Cistern 100-yr Controlled Peak Flow = 2.62 L/s
- Peak Sanitary Flow = 0.81 L/s
- Groundwater Flow from Perimeter Foundation Drain = 2.31 L/s

Total anticipated flows to the combined sewer are **5.74 L/s**. Surface drainage exterior to the controlled roof area will continue to sheet drain to the adjacent streets similar to the existing condition. Therefore, there are no anticipated concerns with the capacity of the combined sewer.

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### 4.4 WATER QUALITY CONTROL OBJECTIVE

No water quality control is required for this site. Refer to the Stormwater Management Report for further details.

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### 4.5 PROPOSED MINOR SYSTEM

The development will be serviced by a 200 mm storm service connection to the existing 1200 mm combined sewer on Aberdeen St. As described in the Stormwater Management Report, runoff from the new building's roof will be directed to an underground cistern located within the building footprint and will outlet to the combined sewer on Aberdeen St. A flow restrictor will reduce post-development flows to the allowable rate. The stormwater management tank is equipped with a grated maintenance hole lid for emergency overflow. All other flow from the developed site exterior to the controlled roof area will be left uncontrolled and will be directed to either adjacent street. The sewer design sheet for the site storm system is provided in **Appendix D**.

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## 4.6 PROPOSED MAJOR SYSTEM

For the overall small ground-level drainage areas, the major overland flow routes lead out to the adjacent streets, with the overflow elevations at minimum 300mm below the building entrances. Additionally, the spillover points are less than 300mm from the surface inlet elevation so there will be no ponding greater than 300mm even in cases of blockage. The storm sewers are sized such that no ponding will occur during the 2-year. Due to the small drainage areas at-grade no ponding is expected during the 100-year nor 100-year + 20% stress test. The storm sewer design sheets are provided in **Appendix D**.

## 5 SEDIMENT AND EROSION CONTROL

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### 5.1 GENERAL

Prior to topsoil stripping, earthworks or underground construction, erosion and sediment controls will be implemented and will be maintained throughout construction. Silt fences will be installed around the perimeter of the site and will be cleaned and maintained throughout construction. Silt fences will remain in place until the working areas have been stabilized or re-vegetated. Catch basins and manholes will have filter fabric installed under the grate during construction to protect from silt entering the storm sewer system. A mud mat will be installed at the construction access to reduce risk of mud tracking onto adjacent roads.

Erosion and sediment controls must be in place during construction. Recommendations to the contractor will be included in the erosion and sediment control plan in **Appendix C** and are summarized below:

During all construction activities, erosion and sedimentation shall be controlled by the following techniques:

Prior to start of construction:

- ▶ Install silt fence along the perimeter of the property line.
- ▶ Install mud mat (gravel mat on geotextile) at construction site entrance to reduce mud tracking from site onto road.
- ▶ Install silt sack filters in all the catchbasins and manholes that capture runoff from the construction area.

During construction:

- ▶ Minimize the extent of disturbed areas and the duration of exposure and impacts to existing grading.
- ▶ Perimeter vegetation to remain in place until permanent storm water management is in place otherwise, immediately install silt fence when the existing site is disturbed at the perimeter.
- ▶ Protect disturbed areas from overland flow by providing temporary swales to the satisfaction of the field engineer. Tie-in temporary swale to existing catchbasins as required.
- ▶ During demolition of existing on-site storm infrastructure, protect downstream sewers from unfiltered flow.
- ▶ Provide temporary cover such as seeding or mulching if disturbed area will not be rehabilitated within 30 days.
- ▶ Inspect silt fences, filter fabric filters and catch basin sumps weekly and within 24 hours after a storm event. Clean and repair when necessary.
- ▶ Drawing to be reviewed and revised as required during construction.
- ▶ Erosion control fencing to be also installed around the base of all stockpiles.
- ▶ Do not locate topsoil piles and excavation material closer than 2.5m from any paved surface, or one which is to be paved before the pile is removed. All topsoil piles are to be seeded if they are to remain on site long enough for seeds to grow (longer than 30 days).
- ▶ Control dust blown off-site by seeding topsoil piles and other areas temporarily (provide watering as required and to the satisfaction of the engineer).
- ▶ No alternate methods of erosion protection shall be permitted unless approved by the field engineer.
- ▶ City roadway and sidewalk to be cleaned of all sediment from vehicular tracking as required.



- ▶ During wet conditions, tires of all vehicles/equipment leaving the site are to be scrapped.
- ▶ Any mud/material tracked onto the road shall be removed immediately by hand or rubber tire loader.
- ▶ Take all necessary steps to prevent building material, construction debris or waste being spilled or tracked onto abutting properties or public streets during construction and proceed immediately to clean up any areas so affected.
- ▶ All erosion control structure to remain in place until all disturbed ground surfaces have been stabilized either by paving or restoration of vegetative ground cover.
- ▶ During the course of construction, if the engineer believes that additional prevention methods are required to control erosion and sedimentation, the contractor will install additional silt fences or other methods as required to the satisfaction of the engineer.
- ▶ The contractor shall implement best management practices, to provide for protection of the area drainage system and the receiving watercourse, during construction activities. The contractor acknowledges that failure to implement appropriate erosion and sediment control measures may be subject to penalties imposed by any applicable regulatory agency.

## 6 APPROVAL AND PERMIT REQUIREMENTS

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### 6.1 GENERAL

The proposed development is subject to City of Ottawa site plan approval and criteria from the Rideau Valley Conservation Authority.

No other permits or approvals are anticipated to be required from the Ontario Ministry of Transportation, National Capital Commission, Parks Canada, Public Works and Government Services Canada, or any other provincial or federal regulatory agency except those noted above.

Given the site is discharging to a combined sewer an ECA with the Ontario Ministry of the Environment, Conservation and Parks (MECP) will be required. This site should be reviewed and considered for the City of Ottawa's Transfer of Review to expedite the application process.

## 7 CONCLUSION CHECKLIST

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### 7.1 CONCLUSIONS AND RECOMMENDATIONS

It is concluded that the proposed development can meet all provided servicing constraints and associated requirements, with the City to confirm the combined sewer capacity on Aberdeen St. upon receipt of this revised submission. It is recommended that this report be submitted to the City of Ottawa in support of the application for site plan approval.

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### 7.2 COMMENTS RECEIVED FROM REVIEW AGENCIES

Minutes from the pre-consultation meeting held with the City of Ottawa are provided in **Appendix E**.



# A WATER DEMAND



**Water Demand Calculation Sheet**

**Project:** 357-363 Preston Street  
**Location:** City of Ottawa  
**WSP Project No.** 221-00041-00

**Date:** December, 2024  
**Design:** SM  
**Page:** 1 of 1



Floor	Residential				Non-Residential			Average Daily			Maximum Daily			Maximum Hourly			Fire
	Units			Pop.	Industrial	Institutional	Commercial	Demand (l/s)			Demand (l/s)			Demand (l/s)			Demand (l/s)
	Studio	1-Bed	2-Bed		(ha)	(ha)	(ha)	Res.	Non-Res.	Total	Res.	Non-Res.	Total	Res.	Non-Res.	Total	
6-Storey Mixed Use	13	29	3	65	0.00	0.00	0.04	0.21	0.01	0.22	0.53	0.02	0.54	1.20	0.03	1.23	50
<b>Total</b>	13	29	3	65	0.00	0.00	0.04			0.22			0.54			1.23	

Population Densities		Average Daily Demand		Maximum Daily Demand		Maximum Hourly Demand	
Single Family	3.4 person/unit	Res.	280 l/cap/day	Res.	2.5 x avg. day	Res.	2.2 x max. day
Semi-Detached	2.7 person/unit	Ind.	35000 l/ha/day	Ind.	1.5 x avg. day	Ind.	1.8 x max. day
Duplex	2.3 person/unit	Inst.	28000 l/ha/day	Inst.	1.5 x avg. day	Inst.	1.8 x max. day
Townhome (Row)	2.7 person/unit	Comm.	28000 l/ha/day	Comm.	1.5 x avg. day	Comm.	1.8 x max. day
Bachelor Apartment	1.4 person/unit						
1 Bedroom Apartment	1.4 person/unit						
2 Bedroom Apartment	2.1 person/unit						
3 Bedroom Apartment	3.1 person/unit						
4 Bedroom Apartment	4.1 person/unit						
Avg. Apartment	1.8 person/unit						

**Fire Flow Design Sheet (FUS)**  
**357-363 Preston Street**  
**City of Ottawa**  
**WSP Project No. 221-00041-00**



Date: 2024-12-17  
 Input By: Spencer Manoryk, P.Eng  
 Reviewed By: Winston Yang, P.Eng

**357-363 Preston Street**  
**Fire Flow Requirements Based on Fire Underwriters Survey (FUS) 2020**

To estimate the amount of water required to confine and control a fire, FUS uses the following base formula:

$$F = 220 \times C \times \sqrt{A}$$

- F** = Required Fire Flow in litres per minute
- C** = Construction Coefficient related to the type of construction of the building
- A** = Total Effective Floor Area in square meters of the building

1. Construction Material		Input	Coefficient	Value Used
<b>C</b>	Type V	Wood Frame Construction		1.5
	Type IV-A	Mass Timber Construction		0.8
	Type IV-B	Mass Timber Construction		0.9
	Type IV-C	Mass Timber Construction		1.0
	Type IV-D	Mass Timber Construction		1.5
	Type III	Ordinary Construction		1.0
	Type II	Non-combustible Construction	Yes	0.8
Type I	Fire Resistive Construction		0.6	

2. Floor Area		Input	Value Used
<b>A</b>	Building Footprint (m <sup>2</sup> )	375	563
	Number of Floors	6	
	Protected Openings (1-hr)	Yes	
	Total Effective Floor Area (m <sup>2</sup> ) *	563	

\* Single largest floor area + 25% of each of the two immediately adjoining floors

**3. Base fire flow without adjustments**

$$F = 220 \times C \times \sqrt{A} = 4,000 \text{ L/min}$$

4. Occupancy and Contents Adjustment Factor		FUS Table 3	Adjustment	Value Used
<b>(1)</b>	Non-combustible		-25%	-15%
	Limited combustible	Yes	-15%	
	Combustible		+0%	
	Free Burning		+15%	
	Rapid Burning		+25%	

Adjustment of **F** due to Occupancy and Contents = **3,400 L/min**

5. Automatic Sprinkler Protection		FUS Table 4	Adjustment	Value Used
<b>(2)</b>	% of Sprinkler Coverage	100%		-50%
	Adequately Designed System (NFPA 13)	Yes	-30%	
	Standard Water Supply	Yes	-10%	
	Fully Supervised System	Yes	-10%	

Credit for Automatic Sprinkler Protection = **-1,700 L/min**

6. Exposure Surcharge		Separation	FUS Table 5	Value Used
<b>(3)</b>	North Exposure (m)	17	+15%	+50%
	East Exposure (m)	>30	+0%	
	South Exposure (m)	1	+25%	
	West Exposure (m)	23	+10%	

Surcharge for Exposure = **+1,700 L/min**

**7. Total Required Fire Flow**

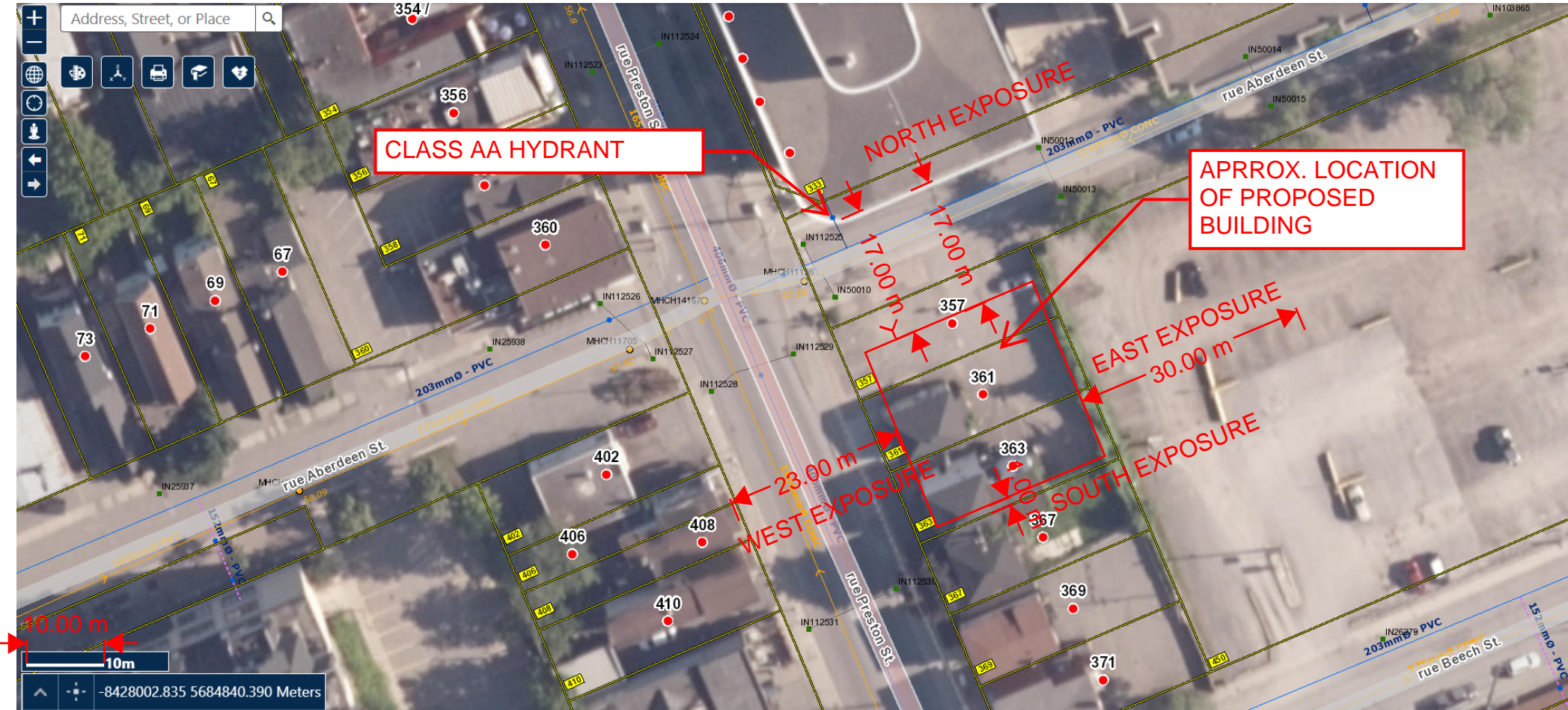
$$F = (1) + (2) + (3) = 3,000 \text{ L/min}$$

or 50 L/sec

or 793 GPM (US)



# FUS EXPOSURES FIGURE



# FIRE HYDRANT FIGURE





WOODMAN ARCHITECT & ASSOCIATES LTD.  
4 Beechwood Ave, Suite 201, Ottawa, Ontario, K1L 8L9  
Tel. (613) 228-9850 Fax. (613) 228-9848  
E-mail. [mailbox@woodmanarchitect.com](mailto:mailbox@woodmanarchitect.com)

December 13, 2024

**WSP Canada Inc.**  
**2611 Queensview Drive, Suite 300**  
**Ottawa, ON**  
**K2B 8K2**

**Re: 357-363 Preston St**

**Attention: Spencer Manoryk**  
**Project Engineer Land Development & Municipal Engineering, Ontario**  
**P. Eng.**

To Whom It May Concern:

The Construction Classification and Fire Flow (FUS 2020) calculation for the above referenced Project is:

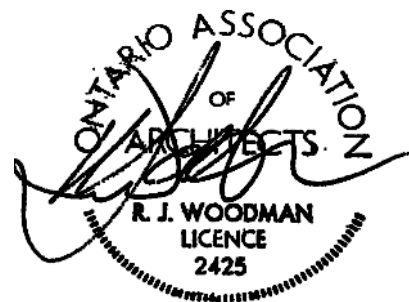
- **FUS: Non-Combustible Construction (TYPE II) C = 0.8**
- **Protected vertical openings**
- **Automatic sprinkler protection with 100% coverage**
- **Adequately designed system (NFPA 13)**
- **Fully Supervised System**

The required rated assemblies will have a Fire Resistance less than 2 hours but not less than 1 hour.

Trusting that these responses to your inquiries are satisfactory.

Yours truly,

Woodman Architect & Associates Ltd.  
Robert J. Woodman, OAA, OAQ, NSAA, MRAIC



```

*****
*                               E P A N E T                               *
*                               Hydraulic and Water Quality                 *
*                               Analysis for Pipe Networks                   *
*                               Version 2.2                                 *
*****
    
```

Input File: 221-00041-00 - Average Day.net

Link - Node Table:

Link ID	Start Node	End Node	Length m	Diameter mm
3	3	2	1	400
4	3	Building	12.32	200
1	1	4	1	400
2	4	3	1	400
5	4	Hydrant	4.7	200

Node Results:

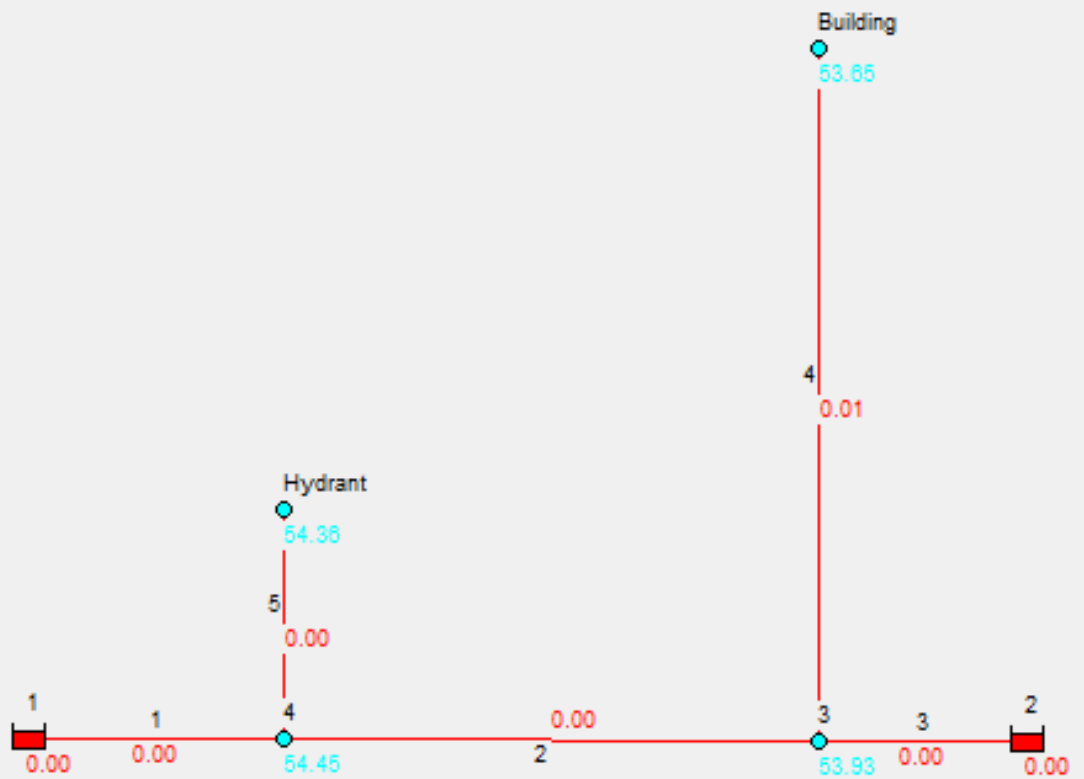
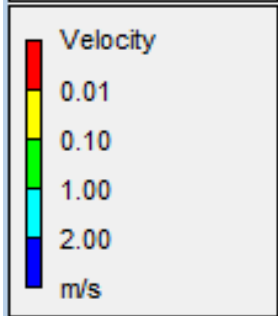
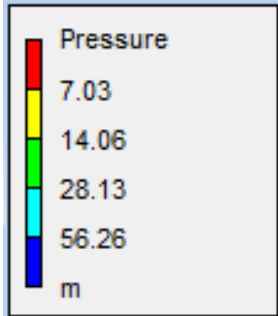
Node ID	Demand LPS	Head m	Pressure m	Quality
3	0.00	115.20	53.93	0.00
Building	0.22	115.20	53.65	0.00
4	0.00	115.20	54.45	0.00
Hydrant	0.00	115.20	54.36	0.00
1	-0.09	115.20	0.00	0.00 Reservoir
2	-0.13	115.20	0.00	0.00 Reservoir

Link Results:

Link ID	Flow LPS	Velocity m/s	Headloss m/km	Status
3	-0.13	0.00	0.00	Open
4	0.22	0.01	0.00	Open
1	0.09	0.00	0.00	Open
2	0.09	0.00	0.00	Open
5	0.00	0.00	0.00	Open

# AVERAGE DAY MODEL SCHEMATIC

## Network Map



```
*****
*                               E P A N E T                               *
*                               Hydraulic and Water Quality                 *
*                               Analysis for Pipe Networks                   *
*                               Version 2.2                                 *
*****
```

Input File: 221-00041-00 - Peak Hour.net

Link - Node Table:

Link ID	Start Node	End Node	Length m	Diameter mm
3	3	2	1	400
4	3	Building	12.32	200
1	1	4	1	400
2	4	3	1	400
5	4	Hydrant	4.7	200

Node Results:

Node ID	Demand LPS	Head m	Pressure m	Quality
3	0.00	107.30	46.03	0.00
Building	1.23	107.30	45.75	0.00
4	0.00	107.30	46.55	0.00
Hydrant	0.00	107.30	46.46	0.00
1	-0.50	107.30	0.00	0.00 Reservoir
2	-0.73	107.30	0.00	0.00 Reservoir

Link Results:

Link ID	Flow LPS	Velocity m/s	Headloss m/km	Status
3	-0.73	0.01	0.00	Open
4	1.23	0.04	0.01	Open
1	0.50	0.00	0.00	Open
2	0.50	0.00	0.00	Open
5	0.00	0.00	0.00	Open



```

*****
*                               E P A N E T                               *
*                               Hydraulic and Water Quality                 *
*                               Analysis for Pipe Networks                   *
*                               Version 2.2                                 *
*****
    
```

Input File: 221-00041-00 - Max Day + FF.net

Link - Node Table:

Link ID	Start Node	End Node	Length m	Diameter mm
3	3	2	1	400
4	3	Building	12.32	200
1	1	4	1	400
2	4	3	1	400
5	4	Hydrant	4.7	200

Node Results:

Node ID	Demand LPS	Head m	Pressure m	Quality
3	0.00	109.20	47.93	0.00
Building	0.54	109.20	47.65	0.00
4	0.00	109.20	48.45	0.00
Hydrant	50.00	109.15	48.31	0.00
1	-29.79	109.20	0.00	0.00 Reservoir
2	-20.75	109.20	0.00	0.00 Reservoir

Link Results:

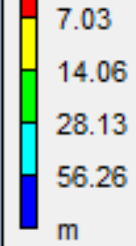
Link ID	Flow LPS	Velocity m/s	Headloss m/km	Status
3	-20.75	0.17	0.07	Open
4	0.54	0.02	0.00	Open
1	29.79	0.24	0.13	Open
2	-20.21	0.16	0.06	Open
5	50.00	1.59	9.84	Open



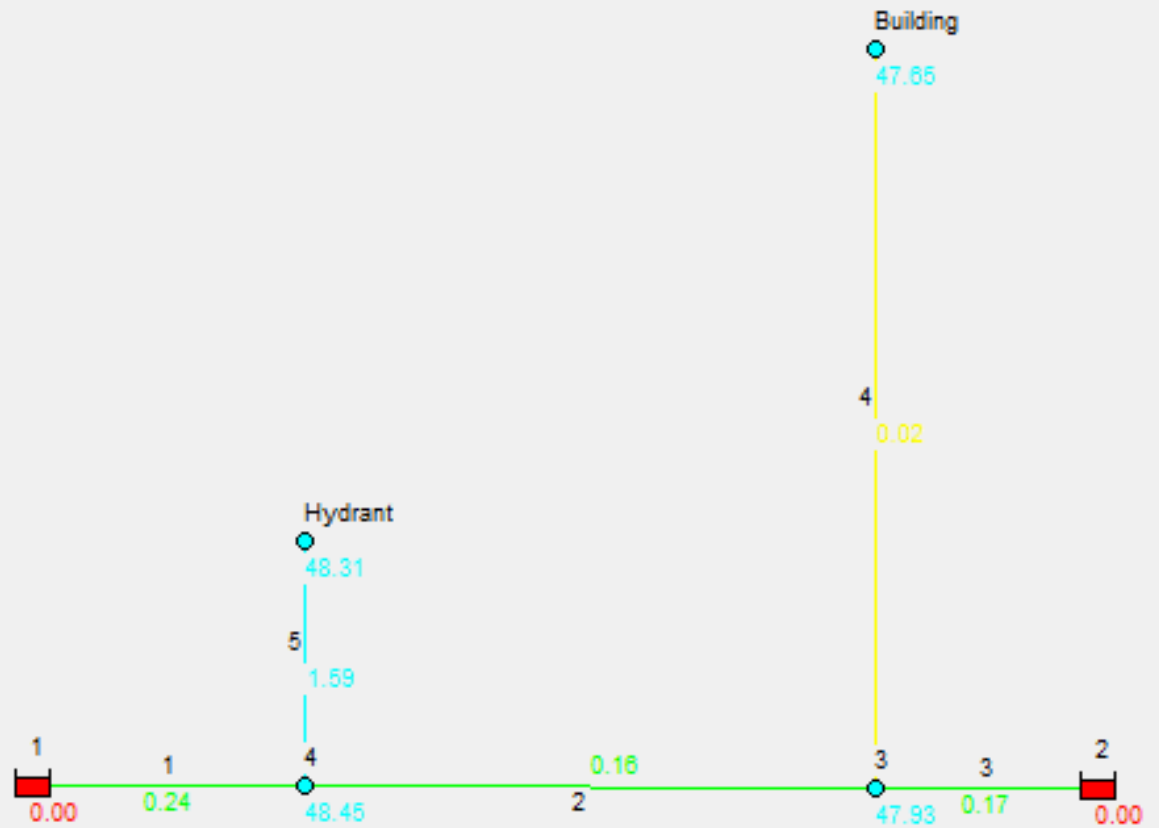
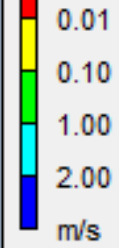
# MAX DAY + FF MODEL SCHEMATIC

Network Map

Pressure



Velocity





# B SANITARY DEMAND



**Sanitary Demand Calculation Sheet**  
**Project:** 357-363 Preston Street  
**Location:** City of Ottawa  
**WSP Project No.** 221-00041-00

**Date:** December, 2024  
**Design:** SM  
**Page:** 1 of 1



Average Wastewater Flows:	
Residential	280 L/c/d
Commercial	28,000 L/gross ha/d
Institutional	28,000 L/gross ha/d
Light Industrial	35,000 L/gross ha/d
Heavy Industrial	55,000 L/gross ha/d

Peaking Factors:	
Residential	Harmon Equation
Commercial (>20% Area)	1.5
Commercial (<20% Area)	1.0
Institutional (>20% Area)	1.5
Institutional (<20% Area)	1.0
Industrial	Per Figure in Appendix 4-B

$$P.F. = 1 + \left( \frac{14}{4 + \left( \frac{P}{1000} \right)^{\frac{1}{2}}} \right) \cdot K$$

where P = population  
 K = correction factor = 0.8

Peak Extraneous Flows:	
Infiltration Allowance	0.33
<b>Less than 10 ha:</b>	
Foundation Drain Allowance	5.0
<b>10 ha - 100 ha:</b>	
Foundation Drain Allowance	3.0
<b>Greater than 100 ha:</b>	
Foundation Drain Allowance	2.0

Unit Type	Person Per Unit	Unit Count
Single Family		3.4
Semi-detached		2.7
Duplex		2.3
Townhouse (row)		2.7
<b>Apartments:</b>		
Studio	1.4	13
1 Bedroom	1.4	29
2 Bedroom	2.1	3
3 Bedroom	3.1	
Average Apt.	1.8	
<b>Total Population</b>		<b>65</b>

357-363 Preston Street			
Demand Type=	Residential		
Average Day Demand=	280		L/c/d
Population	65		
Site Area (ha)	0.084		
	280	x	65
	18,228		L/day
<b>Average Daily Flow=</b>	0.21		L/s
Peaking Factor Type	Residential		
Peaking Factor	3.6	*Max=4	
	3.6	x	average day
	3.6	x	18,228
	66,206		L/day
<b>Peak Daily Flow=</b>	0.77		L/s
Infiltration Allowance	0.33		
	0.33	x	lot area
	0.33	x	0.084
<b>Peak Extraneous Flow=</b>	0.03		L/s
	peak daily flow	+	extraneous flow
	0.77	+	0.03
<b>Design Flow=</b>	0.79		L/s

**Total Peak Sanitary Flow** 0.81 L/s

357-363 Preston Street			
Demand Type=	Commercial		
Average Day Demand=	28,000		L/gross ha/d
Population	65		
Area (ha)	0.036		
	28,000	x	0
	997		L/day
<b>Average Daily Flow=</b>	0.01		L/s
Peaking Factor Type	Commercial		
Peaking Factor	1.5	*Max=4	
	1.5	x	average day
	1.5	x	997
	1,495		L/day
<b>Peak Daily Flow=</b>	0.02		L/s
Infiltration Allowance	-		
	-	x	lot area
	-	x	0.036
<b>Peak Extraneous Flow=</b>	-		L/s
	peak daily flow	+	extraneous flow
	0.02	+	0.00
<b>Design Flow=</b>	0.0		L/s

Sanitary Sewer Design Sheet  
 Project: 357-363 Preston Street  
 Location: City of Ottawa  
 WSP Project No. 221-00041-00  
 Date: 2024-12-18



LOCATION				RESIDENTIAL AREA AND POPULATION										INDUSTRIAL				COMMERCIAL		INSTITUTIONAL		HCH		INFILTRATION			FOUNDATION DRAIN		PIPE										
LOCATION	FROM M.H.	TO M.H.	SANITARY DRAINAGE AREA ID	INDV AREA (ha)	ACCU AREA (ha)	NUMBER OF UNITS				POPULATION		PEAK FACT.	PEAK FLOW (l/s)	GROSS AREA (ha)	DEVEL AREA (ha)	ACCU. AREA (ha)	PEAK FACTOR	INDV AREA (ha)	ACCU. AREA (ha)	INDV AREA (ha)	ACCU. AREA (ha)	PEAK FLOW (l/s)	INDV AREA (ha)	ACCU. AREA (ha)	INFILT. FLOW (l/s)	PEAK FLOW (l/s)	TOTAL FLOW (l/s)	LENGTH (m)	DIA. (mm)	SLOPE (%)	CAP. (FULL) (l/s)	VEL. (FULL) (m/s)	AVAIL. CAP. (%)						
<b>TO ABERDEEN STREET</b>																																							
357-363 Preston Street	Building	SANMH1	SA-100	0.084	0.084	0	0	0.00	0.00	42	3	65	65	3.63	0.77							0.04	0.04			0.01	0.084	0.08	0.03	2.31	3.12	1.00	200	1.00	32.80	1.04	90.50%		
	SANMH1	EX 1200		0.000	0.084	0	0	0.00	0.00	0.00	0	0	0	0.00	0.77							0.00	0.04			0.01	0.000	0.08	0.03	2.31	3.12	10.00	200	1.00	32.80	1.04	90.50%		
<b>DESIGN PARAMETERS</b>																																							
RESIDENTIAL AVG. DAILY FLOW =	280	l/cap/day		COMMERCIAL PEAK FACTOR =	1.5	(WHEN AREA > 20%)		PEAK POPULATION FLOW, (l/s) =	$P^2q^2M/86400$		UNIT TYPE	PERSONS/UNIT	DESIGNED:	NO.	REVISION	DATE																							
COMMERCIAL AVG. DAILY FLOW =	26,000	l/ha/day			1.0	(WHEN AREA < 20%)		PEAK EXTRANEUS FLOW, (l/s) =	$I^2Ac$		SINGLES	3.4	Spencer Manoryk, P.Eng	1.	City Submission No.2	2024-12-18																							
	0.324	l/ha/s						RESIDENTIAL PEAKING FACTOR, M =	$1+(14+(P^2*0.5))^K$		SEMI-DETACHED	2.7	CHECKED:																										
INSTITUTIONAL AVG. DAILY FLOW =	26,000	l/ha/day		INSTITUTIONAL PEAK FACTOR =	1.5	(WHEN AREA > 20%)		Ac = CUMULATIVE AREA (ha)			TOWNHOMES	2.7	Checked: Yang, P.Eng																										
	0.324	l/ha/s			1.0	(WHEN AREA < 20%)		P = POPULATION (THOUSANDS)			WALK UP TOWNS	1.8	PROJECT:																										
LIGHT INDUSTRIAL FLOW =	35,000	l/ha/day		RESIDENTIAL CORRECTION FACTOR, K =	0.80			SEWER CAPACITY, Q <sub>cap</sub> (l/s) =	$1/N S^{1/2} R^{2/3} Ac$		1-BED APT. UNIT	1.4	357-363 Preston Street																										
	0.405	l/ha/s		MANNING N =	0.013			(MANNING'S EQUATION)			2-BED APT. UNIT	2.1	Mixed-Use Development																										
HEAVY INDUSTRIAL FLOW =	55,000	l/ha/day		PEAK EXTRANEUS FLOW, I (l/ha) =	0.33						3-BED APT. UNIT	3.1	LOCATION:																										
	0.637	l/ha/s											Ottawa, Ontario																										
														PAGE NO:	FILE & DWG. REFERENCE:																								
														1 of 1	221-00041-00_CD4																								

# C SITE DRAWINGS













# D STORM SEWER DESIGN SHEET





# E CORRESPONDENCES





## **Pre-Application Consultation Meeting Notes**

**Property Address:** 357, 361 and 363 Preston Street  
PC2021-0208  
Monday, June 21, 2021  
2pm – 3pm via Microsoft Teams

---

### **Attendees:**

#### *City of Ottawa*

Jean-Charles Renaud, File Lead  
Holly Newitt, Student Planner  
Wally Dubyk, Transportation  
Reza Bakhit, Engineer  
Randolph Wang, Urban Design  
Forestry – regrets

#### *Applicant Team*

Jefferey Kelly, Novatech  
Murray Chown, Novatech  
Woodman Team  
Joshua Audia  
Jennifer Luong  
Miro Savic

#### *Community Association*

Ed McKenna  
David Seaborn

---

**Subject: 357, 361 and 363 Preston Street**

### **Meeting Notes:**

#### **Opening & attendee introduction**

- Introduction of attendees and opening remarks

#### **Overview of proposal**

##### Woodman Team

- Situated on the corner of Aberdeen and Preston
- 6 storey mixed use, commercial at grade with residential – 40 units including penthouse
  - Mix of 2-bedroom, 1-bedroom and studio units
  - 2 commercial units
  - Rooftop amenity space and private balcony/terraces
- Aberdeen Street setback infringement- MV or ZBA
  - Caused by a balcony
- 29 bike spots on ground floor
- Ramp to access underground parking garage
- 11 parking spaces underground
- Mixed palette materiality - glazing, metal, stone, and cladding

## **Technical Comments:**

### Jean-Charles Renaud, Planner

- Bike parking at grade is great, would encourage 1:1 or better
- Consider the 450 Rochester proposal in terms of proximity, adjacency and interactions
- Consult the Secondary Plan in providing landscaping along the street edge.

### Randolph, Urban Design

- A Design Brief is required as part of the submission. The Terms of Reference of the Design Brief is attached for convenience. As part of the Design Brief, it is important to show the proposed development in both the existing and planned context. The future context can be represented by the proposed development at 450 Rochester, which can be found on the City's Dev Apps.
- The Preston-Carling District Secondary Plan requires the completion of a public realm network study for any development in the area within the context of the Council-approved Preston-Carling District Public Realm Study.
  - Please forward the Preston-Carling District Public Realm Study to the applicant (I have shared with you).
  - An example of such a study can be found as part of the 450 Rochester.
- The property is within a Design Priority Area. The proposed development is subject to the former review by the City's Urban Design Review Panel (UDRP). Please visit the UDRP website for detailed information about submission and scheduling.
- The height and massing of the proposed building is generally appropriate. Please consider the following for further advancement:
  - Please ensure ROW protections are taken as part of development.
  - Please study the public realm plan of Preston Street and the development 450 Rochester to ensure seamless integration.
  - Please note the proposed garage entrance abuts the proposed loading area of 450 Rochester. Coordination between the two projects is required.
  - The proposed "angles" at the corner of Preston and Aberdeen are interesting yet arbitrary. It may create some volumetric effects on the building facades but it may be not be most conducive to public realm and may compromise interior efficiencies. With respect to public realm, for example, it looks like the building wants to draw pedestrian attention to its garbage room and the garage entrance (see Diagram 1). Generally speaking, provision of more generous public realm at the street corner is more appropriate and desirable.
  - The many "intersecting" brick and stone "frames" on the Preston facade may be too complicated (see Diagram 2);
  - The hanging brick "frame" on Aberdeen also requires some more thinking (see Diagram 3). Generally, a "grounded" building is more appropriate for public realm and blend into the urban fabric more harmoniously.
  - Please continue to study the relationship between the east facing units and the proposed development at 450 Rochester.

### Wally Dubyk, Transportation

- A Screening Form is to be submitted to determine if a transportation study is required. Consultants should fill in the form in Appendix 'B'. Click on the website: [www.ottawa.ca/TIA](http://www.ottawa.ca/TIA)
- Update to the TIA Guideline Forecasting Report
  - We would like to inform all consultants making TIA Forecasting Report submissions to the City of Ottawa as part of a development application, that all new applications (pre-consultation meetings dated after March 3, 2021) must use the NEW TRANS Trip

- Generation Manual when forecasting site generated trips using this manual (see attached).
- The TRANS committee (a joint transportation planning committee serving the National Capital region) finalized a new manual early in March 2021. The document will be available in French and English on the TRANS website <http://www.ncr-trans-rcn.ca/surveys/2009-trip-generation>.
  - The new manual has simplified the conversion from vehicle trips to person trips and then trips by modal share. The City has also developed a spreadsheet that will apply the factors of location and building type to quickly provide the existing trip numbers by mode share.
- Preston Street is designated as an Arterial road within the City's Official Plan with a ROW protection of 23.0 metres. The ROW protection limit offset distance (11.5 metres) is to be dimensioned from the existing centerline of pavement and shown on the drawings. The Certified Ontario Land Surveyor is to confirm the ROW protected limits and any portion that may fall within the private property to be conveyed to the City.
  - ROW interpretation – Land for a road widening will be taken equally from both sides of a road, measured from the centreline in existence at the time of the widening if required by the City. The centreline is a line running down the middle of a road surface, equidistant from both edges of the pavement. In determining the centreline, paved shoulders, bus lay-bys, auxiliary lanes, turning lanes and other special circumstances are not included in the road surface.
  - A 5.0 metres x 5.0 metres sight triangle would be required at the intersection of Preston Street and Aberdeen Street. The sight triangle dimensions are to be measured from the ROW protected limits and is to be shown on all drawings. The sight triangle area is to be conveyed to the City.
  - Please keep in mind that on street parking is not a viable option for tenants. Ensure that potential tenants are aware that there is no provision for parking.
  - All underground and above ground building footprints and permanent walls need to be shown on the plan to confirm that any permanent structure does not extend either above or below into the existing property lines, sight triangles and/or future road widening protection limits.
  - Permanent structures such as curbing, stairs, retaining walls, and underground parking foundation also bicycle parking racks are not to extend into the City's right-of-way limits.
  - The consultant should review the sight distance at the intersection and any obstructions that may hinder the view of the driver.
  - No private approach shall be constructed within 0.3 metres of any adjacent property measured at the highway line, and at the curb line or roadway edge.
  - The closure of an existing private approach shall reinstate the sidewalk, shoulder, curb and boulevard to City standards.
  - The concrete sidewalk should be 2.0 metres in width and be continuous and depressed through the proposed access.
  - The proponent shall comply with the Private Approach By-Law 2003-447
  - Ensure that the driveway grade does not exceed 2% within the private property for a distance of 6.0 metres from the ROW limit; see Section 25 (s) of the Private Approach By-Law #2003-447. Any grade exceeding 6% will require a subsurface melting device. For private property, the mechanism to vary the slope is a minor variance. The consultant would need to provide technical rationale.
  - The Owner shall be required to enter into maintenance and liability agreement for all pavers, plant and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.

- Bicycle parking spaces are required as per Section 111 of the Ottawa Comprehensive Zoning By-law. Bicycle parking spaces should be located in safe, secure places near main entrances and preferably protected from the weather.
- A construction Traffic Management Plan is to be provided for approval by the Senior Engineer, Traffic Management, Transportation Services Dept.

Reza Bakhit, Engineer

**General:**

- It is the sole responsibility of the consultant to investigate the location of existing underground utilities in the proposed servicing area and submit a request for locates to avoid conflict(s). The location of existing utilities and services shall be documented on an **Existing Conditions Plan**.
- Any easements on the subject site shall be identified and respected by any development proposal and shall adhere to the conditions identified in the easement agreement. A **legal survey plan** shall be provided, and all easements shall be shown on the engineering plans.
- An application to consolidate the parcels ( 357, 361 and 363 Preston Street) of land will be required otherwise the proposed stormwater works will be servicing more than one parcel of land and thus does not meet the exemption set out in O.Reg. 525/98. This would mean an **ECA would be required** regardless of who owns the parcels.
- The subject site is located within a combined sewer shed therefore the approval exemption under O.Reg. 525/98 **would not apply**, and an Environmental Compliance Approval (**ECA application**) will be required. ( One ECA can cover both SWM and the connection to the combined sewer). Please note that the ECA for connection to the combined sewer system will be warranted regardless of consolidating the subject lots.
- Reference documents for information purposes :
  - Ottawa Sewer Design Guidelines (October 2012)
  - Technical Bulletin PIEDTB-2016-01
  - Technical Bulletins ISTB-2018-01, ISTB-2018-02 and ISTB-2018-03.
  - Ottawa Design Guidelines - Water Distribution (2010)
  - Geotechnical Investigation and Reporting Guidelines for Development Applications in the City of Ottawa (2007)
  - City of Ottawa Slope Stability Guidelines for Development Applications (revised 2012)
  - City of Ottawa Environmental Noise Control Guidelines (January 2016)
  - City of Ottawa Accessibility Design Standards (2012) (City recommends development be in accordance with these standards on private property)
  - Ottawa Standard Tender Documents (latest version)
  - Ontario Provincial Standards for Roads & Public Works (2013)
  - Record drawings and utility plans are also available for purchase from the City (Contact the City's Information Centre by email at [InformationCentre@ottawa.ca](mailto:InformationCentre@ottawa.ca) or by phone at (613) 580-424 x.44455).
- Please note that this is the applicant responsibility to refer to the latest applicable guidelines while preparing reports and studies.



**Disclaimer:**

The City of Ottawa does not guarantee the accuracy or completeness of the data and information contained on the above image(s) and does not assume any responsibility or liability with respect to any damage or loss arising from the use or interpretation of the image(s) provided. This image is for schematic purposes only

**Stormwater Management Criteria and Information:**

- **Water Quantity Control:** Please control post-development runoff from the subject site, up to and including the **100-year storm event, to a 2-year pre-development level.** The pre-development runoff coefficient will need to be determined **as per existing conditions** but in no case more than 0.5. **[If 0.5 applies it needs to be clearly demonstrated in the report that the pre-development runoff coefficient is greater than 0.5].** The time of concentration ( $T_c$ ) used to determine the pre-development condition should be calculated.  *$T_c$  should not be less than 10 min. since IDF curves become unrealistic at less than 10 min;  $T_c$  of 10 minutes shall be used for all post-development calculations.*
- Any storm events greater than the established **2-year allowable** release rate, up to and including the **100-year storm event**, shall be **detained on-site.** The SWM measures required to avoid impact on downstream sewer system will be subject to review.
- Please note that foundation drainage is to be independently connected to sewer main unless being pumped with appropriate back up power, sufficient sized pump and back flow prevention. **It is recommended that the foundation drainage system be drained by a sump pump connection to the storm sewer to minimize risk of basement flooding as it will provide the best protection from the uncontrolled sewer system compared to relying on the backwater valve.**
- **Water Quality Control:** Please consult with the local conservation authority (RVCA) regarding water quality criteria prior to submission of a Site Plan Control Proposal application to establish any water quality control restrictions, criteria and measures for the site. Correspondence and clearance shall be provided in the Appendix of the report.
- Please note that as per *Technical Bulletin PIEDTB-2016-01 section 8.3.11.1 (p.12 of 14)* **there shall be no surface ponding on private parking areas during the 5-year storm rainfall event.**
- **If Underground Storage proposed:** Please note that the Modified Rational Method for storage computation in the Sewer Design Guidelines was originally intended to be used for above ground storage (i.e. parking lot) where the change in head over the orifice varied from 1.5 m to 1.2 m (assuming a 1.2 m deep CB and a max ponding depth of 0.3 m). This change in head

was small and hence the release rate fluctuated little, therefore there was no need to use an average release rate.

- When underground storage is used, the release rate fluctuates from a maximum peak flow based on maximum head down to a release rate of zero. This difference is large and has a significant impact on storage requirements. **We therefore require that an average release rate equal to 50% of the peak allowable rate shall be applied to estimate the required volume. Alternatively, the consultant may choose to use a submersible pump in the design to ensure a constant release rate.**
- In the event that there is a disagreement from the designer regarding the required storage, The City will require that the designer demonstrate their rationale utilizing dynamic modelling, that will then be reviewed by City modellers in the Water Resources Group.
- Please provide information on UG storage pipe. Provide required cover over pipe and details, chart of storage values, capacity etc. How will this pipe be cleaned of sediment and debris?
- Provide information on type of underground storage system including product name and model, number of chambers, chamber configuration, confirm invert of chamber system, top of chamber system, required cover over system and details, interior bottom slope (for self-cleansing), chart of storage values, length, width and height, capacity, entry ports (maintenance) etc.
- **Provide a cross section of underground chamber system** showing invert and obvert/top, major and minor HWLs, top of ground, system volume provided during major and minor events. UG storage to provide actual 2- and 100-year event storage requirements.
- In regard to all proposed UG storage, ground water levels (and in particular HGW levels) will need to be reviewed to ensure that the proposed system does not become surcharged and thereby ineffective.
- Modeling can be provided to ensure capacity for both storm and sanitary sewers for the proposed development by City's Water Distribution Dept. – Modeling Group, through PM and upon request.
- Please note that the minimum orifice dia. for a plug style **ICD is 83mm and the minimum flow rate from a vortex ICD is 6 L/s** in order to reduce the likelihood of plugging.
- Post-development site grading shall match existing property line grades in order to minimize disruption to the adjacent residential properties. A **topographical plan of survey** shall be provided as part of the submission and a note provided on the plans.
- Please provide a **Pre-Development Drainage Area Plan** to define the pre-development drainage areas/patterns. **Existing drainage patterns shall be maintained and discussed as part of the proposed SWM solution.**
- **If rooftop control and storage is proposed** as part of the SWM solutions sufficient details (Cl. 8.3.8.4) shall be discussed and document in the report and on the plans. Roof drains are to be connected downstream of any incorporated ICDs within the SWM system and not to the foundation drain system. Provide a **Roof Drain Plan** as part of the submission.
- **Considering the size of the site, it would be acceptable to control the roof portion only and leave the remainder of the site uncontrol as long as the uncontrolled portion is directed towards the right of way. The grading plan should clearly demonstrate that the uncontrolled portion of the site would send the water towards the ROW.**
- If **Window wells** are proposed, they are to be indirectly connected to the footing drains. A detail of window well with indirect connection is required, as is a note at window well location speaking to indirect connection.
- There must be at least **15cm of vertical clearance between the spill elevation and the ground elevation at the building envelope** that is in proximity of the flow route or ponding area. The exception in this case would be at reverse sloped loading dock locations. At these locations, a

minimum of 15cm of vertical clearance must be provided below loading dock openings. Ensure to provide discussion in report and ensure grading plan matches if applicable.

### Combined Sewers:

- A 1500mm dia. CONC combined sewer (2008) is available within Preston Street.
  - A 1200mm dia. CONC combined sewer (1997) is available within Aberdeen Street.
- Note: The connection to either would be acceptable. However, the Aberdeen is preferred.

### Water:

- A 406 mm dia. PVC watermain (2008) is available within Preston Street.
- A 203mm dia. PVC watermain (1997) is available within Aberdeen Street.
- Existing residential service to be blanked at the main. ( This has to be shown and noted on the servicing plans)
- **Water Supply Redundancy:** Residential buildings with a basic day demand greater than 50m<sup>3</sup>/day (0.57 L/s) are required to be connected to a minimum of two water services separated by an isolation valve to avoid a vulnerable service area as per the *Ottawa Design Guidelines - Water Distribution, WDG001, July 2010 Clause 4.3.1 Configuration*. The basic day demand for this site not expected to exceed 50m<sup>3</sup>/day.
- Please **review Technical Bulletin ISTB-2018-0**, maximum fire flow hydrant capacity is provided in Section 3 Table 1 of Appendix I. A **hydrant coverage figure** shall be provided and **demonstrate there is adequate fire protection for the proposal**. Two or more public hydrants are anticipated to be required to handle fire flow.
- Boundary conditions are required to confirm that the require fire flows can be achieved as well as availability of the domestic water pressure on the City street in front of the development. Use Table 3-3 of the MOE Design Guidelines for Drinking-Water System to determine Maximum Day and Maximum Hour peaking factors for 0 to 500 persons and use Table 4.2 of the Ottawa Design Guidelines, Water Distribution for 501 to 3,000 persons. Please provide the following information to the City of Ottawa via email to request water distribution network boundary conditions for the subject site. Please note that once this information has been provided to the City of Ottawa it takes approximately 5-10 business days to receive boundary conditions.
  - Type of Development and Units
  - Site Address
  - A plan showing the proposed water service connection location.
  - **Average Daily Demand** (L/s)
  - **Maximum Daily Demand** (L/s)
  - **Peak Hour Demand** (L/s)
  - **Fire Flow** (L/min)
    - [Fire flow demand requirements shall be based on **Fire Underwriters Survey (FUS) Water Supply for Public Fire Protection 1999**]
    - *Exposure separation distances shall be defined on a figure to support the FUS calculation and required fore flow (RFF).*
  - **Hydrant capacity shall be assessed to demonstrate the RFF can be achieved.** Please identify which hydrants are being considered to meet the RFF on a fire hydrant coverage plan as part of the boundary conditions request.

### Road Reinstatement

- Where servicing involves three or more service trenches, either a full road width or full lane width 40 mm asphalt overlay will be required, as per amended Road Activity By-Law 2003-445 and City Standard Detail Drawing R10. The amount of overlay will depend on condition of roadway and width of roadway(s).



### Permits and Approvals:

- Please note that this project will be subject to an Environmental Compliance Approval (ECA).

### Required Engineering Plans and Studies:

- **Plans**
  - Existing Conditions and Removals Plan
  - Site Servicing Plan
  - Grade Control and Drainage Plan
  - Erosion and Sediment Control Plan
  - Roof Drainage Plan
  - Topographical survey
- **Reports**
  - Site Servicing and Stormwater Management Report
  - Geotechnical Study/Investigation
  - Slope Stability Assessment Reports ( if required, please see requirements below)
  - Noise Control Study
  - Phase I ESA
  - Phase II ESA (Depending on recommendations of the Phase I ESA)
  - Site lighting certificate
- Please refer to the **City of Ottawa Guide to Preparing Studies and Plans [Engineering]:**
  - Specific information has been incorporated into both the Guide to Preparing Studies and Plans for a site plan. The guide outlines the requirement for a statement to be provided on the plan about where the property boundaries have been derived from.
  - Added to the general information for servicing and grading plans is a note that an **O.L.S.** should be engaged when reporting on or relating information to property boundaries or existing conditions. The importance of engaging an **O.L.S.** for development projects is emphasized.

### Phase One Environmental Site Assessment:

- A Phase I ESA is required to be completed in accordance with Ontario Regulation 153/04 in support of this development proposal to determine the potential for site contamination. Depending on the Phase I recommendations a Phase II ESA may be required.
- The Phase I ESA shall provide all the required Environmental Source Information as required by O. Reg. 153/04. ERIS records are available to public at a reasonable cost and need to be included in the ESA report to comply with O.Reg. 153/04 and the Official Plan. The City will not be in a position to approve the Phase I ESA without the inclusion of the ERIS reports.
- Official Plan Section 4.8.4: <https://ottawa.ca/en/city-hall/planning-and-development/official-plan-and-master-plans/official-plan/volume-1-official-plan/section-4-review-development-applications#4-8-protection-health-and-safety>

### Geotechnical Investigation:

- A Geotechnical Study/Investigation shall be prepared in support of this development proposal.
- Reducing the groundwater level in this area can lead to potential damages to surrounding structures due to excessive differential settlements of the ground. The impact of groundwater lowering on adjacent properties needs to be discussed and investigated to ensure there will be no short term and long term damages associated with lowering the groundwater in this area.

- Geotechnical Study shall be consistent with the **Geotechnical Investigation and Reporting Guidelines for Development Applications**.

<https://documents.ottawa.ca/sites/default/files/documents/cap137602.pdf>

### **Slope Stability Assessment Reports**

- A report addressing the stability of slopes, prepared by a qualified geotechnical engineer licensed in the Province of Ontario, should be provided wherever a site has slopes (existing or proposed) steeper than 5 horizontal to 1 vertical (i.e., 11 degree inclination from horizontal) and/or more than 2 metres in height.
- A report is also required for sites having retaining walls greater than 1 metre high, that addresses the global stability of the proposed retaining walls.

<https://documents.ottawa.ca/en/document/slope-stability-guidelines-development-applications>

### **Noise Study:**

- A **Transportation Noise Assessment** is required as the subject development is located within 100m proximity of an Arterial Road .
- A **Stationary Noise Assessment** is required in order to assess the noise impact of the proposed sources of stationary noise (mechanical HVAC system/equipment) of the development onto the surrounding residential area to ensure the noise levels do not exceed allowable limits specified in the City Environmental Noise Control Guidelines.

[https://documents.ottawa.ca/sites/default/files/documents/enviro\\_noise\\_guide\\_en.pdf](https://documents.ottawa.ca/sites/default/files/documents/enviro_noise_guide_en.pdf)

### **Exterior Site Lighting:**

- Any proposed light fixtures (both pole-mounted and wall mounted) must be part of the approved Site Plan. All external light fixtures must meet the criteria for Full Cut-off Classification as recognized by the Illuminating Engineering Society of North America (IESNA or IES), and must result in minimal light spillage onto adjacent properties (as a guideline, 0.5 fc is normally the maximum allowable spillage). In order to satisfy these criteria, the please provide the City with a **Certification (Statement) Letter** from an acceptable professional engineer stating that the design is compliant.

### **Construction approach:**

- Please contact the Right-of-Ways Permit Office [TMconstruction@ottawa.ca](mailto:TMconstruction@ottawa.ca) early in the Site Plan process to determine the ability to construct site and copy File Lead [Jean-Charles.Renaud@ottawa.ca](mailto:Jean-Charles.Renaud@ottawa.ca) on this request.

### Mark Richardson, Forestry

#### **LP tree planting requirements:**

For additional information on the following please contact [adam.palmer@Ottawa.ca](mailto:adam.palmer@Ottawa.ca)

- Minimum Setbacks
  - Maintain 1.5m from sidewalk or MUP/cycle track.
  - Maintain 2.5m from curb
  - Coniferous species require a minimum 4.5m setback from curb, sidewalk or MUP/cycle track/pathway.
  - Maintain 7.5m between large growing trees, and 4m between small growing trees. Park or open space planting should consider 10m spacing.
  - Adhere to Ottawa Hydro's planting guidelines (species and setbacks) when planting around overhead primary conductors.

- Tree specifications
  - Minimum stock size: 50mm tree caliper for deciduous, 200cm height for coniferous.
  - Maximize the use of large deciduous species wherever possible to maximize future canopy coverage
  - Tree planting on city property shall be in accordance with the City of Ottawa’s Tree Planting Specification; and include watering and warranty as described in the specification (can be provided by Forestry Services).
  - Plant native trees whenever possible
  - No root barriers, dead-man anchor systems, or planters are permitted.
  - No tree stakes unless necessary (and only 1 on the prevailing winds side of the tree)
- Hard surface planting
  - Curb style planter is highly recommended
  - No grates are to be used and if guards are required, City of Ottawa standard (which can be provided) shall be used.
  - Trees are to be planted at grade
- Soil Volume
  - Please ensure adequate soil volumes are met:

Tree Type/Size	Single Tree Soil Volume (m3)	Multiple Tree Soil Volume (m3/tree)
Ornamental	15	9
Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

Please note that these soil volumes are not applicable in cases with Sensitive Marine Clay.

- Sensitive Marine Clay
  - Please follow the City’s 2017 Tree Planting in Sensitive Marine Clay guidelines

**Community Association**

Ed McKenna

- Favorable response to the architecture and relationship of the building to the street
- Appreciates the balconies on both Aberdeen and Preston and emphasizing the pedestrian space
- The garbage room projection is a good screen for the ramp
- Wondering if the lobby entrance could have added emphasis
- Would encourage additional bike parking to get to a 1:1 ratio
  - Happy to see the ground floor access for the bikes
- Concerned that the mail room is too small for parcel quantity and storage prior to collection
- Would like to highlight the importance of street trees
- Would like to see materiality reflect the existing Preston Square building and how it will relate to proposed development to the south/wrapping the site

David Seaborn

- Would also like to highlight the importance of 1:1 bike ratio
- Found the massing of the building interesting and appreciates the unique architecture

**Next steps:**

- We encourage the applicant to discuss the proposal with the local Councillor and the community association
- We will follow up with meeting minutes and a list of required documents for the submission



## Blanchette, Erin

---

**From:** Bakhit, Reza <reza.bakhit@ottawa.ca>  
**Sent:** January 31, 2022 9:16 AM  
**To:** Blanchette, Erin  
**Subject:** RE: Boundary Conditions Request - 357,361,363 Preston  
**Attachments:** 357, 361, 363 Preston Street January 2022.pdf

Hi Erin,

The following are boundary conditions, HGL, for hydraulic analysis at 357, 361, 363 Preston Street (zone 1W) assumed to be connected to the 406 mm watermain on Preston Street (see attached PDF for location).

Minimum HGL: 107.3 m

Maximum HGL: 115.2 m

Max Day + Fire Flow: 109.2 m

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

*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.*

Regards,

**Reza Bakhit, P.Eng, C.E.T**

Project Manager

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

Development Review - Central Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON | 110, avenue. Laurier Ouest. Ottawa (Ontario) K1P 1J1

613.580.2400 ext./poste 19346, [reza.bakhit@ottawa.ca](mailto:reza.bakhit@ottawa.ca)

**Please note: Given the current pandemic, I will be working from home until further notice; reaching me by email is the easiest. I will be checking my voicemail, just not as frequently as I normally would be.**

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**From:** Blanchette, Erin <Erin.Blanchette@wsp.com>  
**Sent:** Wednesday, January 26, 2022 3:47 PM  
**To:** Bakhit, Reza <reza.bakhit@ottawa.ca>  
**Cc:** McCaughey, Stephen <Stephen.Mccaughey@wsp.com>  
**Subject:** RE: Boundary Conditions Request - 357,361,363 Preston

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## Kerker, Kathryn

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**From:** Nwanise, Nwanise  
**Sent:** April 28, 2023 2:18 PM  
**To:** Bakhit, Reza  
**Cc:** Kerker, Kathryn  
**Subject:** RE: 357, 361 & 363 Preston Street – 1st Review Comments

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

Thank you Reza!

Have a good weekend.

Regards,



**Nwanise Nwanise, P.Eng.**

Project Engineer  
Municipal Engineering - Ottawa

WSP Global Inc.  
2611 Queensview Drive, Suite 300, Ottawa, ON  
Ottawa, Ontario  
K2B 6B7 Canada

[wsp.com](http://wsp.com)

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**From:** Bakhit, Reza <reza.bakhit@ottawa.ca>  
**Sent:** April 28, 2023 2:05 PM  
**To:** Nwanise, Nwanise <Nwanise.Nwanise@wsp.com>  
**Subject:** RE: 357, 361 & 363 Preston Street – 1st Review Comments

Hi Nwanise,

I reviewed your notes and the proposal.

The City has no issues with the Total flow of 12.84 L/s to the combined sewer on Aberdeen Street from the subject site , exceeding the target release rate by **4.04 L/s**. Please go ahead and update the design accordingly. Please make sure the flow does not exceed 12.84L/s .  
Also, as you know, this permission is just for this case and can not set precedence for the future applications .

Please feel free to contact me if you require additional information.

Regards,



**Reza Bakhit, P.Eng, C.E.T**

Project Manager

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

Development Review - Central 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 19346, [reza.bakhit@ottawa.ca](mailto:reza.bakhit@ottawa.ca)

**Please note: Given the current pandemic, I will be working from home until further notice; reaching me by email is the easiest. I will be checking my voicemail, just not as frequently as I normally would be.**

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**From:** Nwanise, Nwanise <[Nwanise.Nwanise@wsp.com](mailto:Nwanise.Nwanise@wsp.com)>

**Sent:** Wednesday, April 26, 2023 8:28 AM

**To:** Bakhit, Reza <[reza.bakhit@ottawa.ca](mailto:reza.bakhit@ottawa.ca)>

**Subject:** RE: 357, 361 & 363 Preston Street – 1st Review Comments

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Hi Reza,

We are trying to address Comment 72 on this file but are having difficulties achieving the target stormwater release rate of 8.8 L/s (Target release rate based on C=0.5, 2-year, Tc = 10min: **8.8 L/s**).

- Flow from uncontrolled area (100-year): 4.2 L/s
- The 100-year peak flow from the cistern: 5.5 L/s

Total storm runoff from site: **9.7L/s**

Other flows to the combined sewer include:

- Peak sanitary flow: 0.83 L/s
- Groundwater flow from perimeter foundation drain: 2.31 L/s

Total sanitary flows is **3.14 L/s**

Total flows to the combined sewer on Aberdeen Street from the site is **12.84 L/s** exceeding the target release rate by **4.04 L/s**.

We would like to confirm if this exceedance can be accommodated by City as the existing condition is entirely impervious with no flow control The proposed flows to the combined sewer are greatly reduced compared to existing condition.

Thanks for your assistance,

Regards,



**Nwanise Nwanise, P.Eng.**

Project Engineer

Municipal Engineering - Ottawa

WSP Global Inc.  
2611 Queensview Drive, Suite 300, Ottawa, ON  
Ottawa, Ontario  
K2B 6B7 Canada

[wsp.com](http://wsp.com)

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