



## Functional Servicing Report

*Chick-fil-A*

**Type of Document:**

Functional Servicing Report

**Project Name:**

Chick-fil-A Orleans

**Project Number:**

BRM-23002042-H0

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**Date + Time Submitted:**

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A	Issued for SPA	KJ	KL	SK	2024/10/04

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## 1 Legal Notification

This Report was prepared by EXP Services Inc. for the account of Chick-fil-A.

Any use which a third party makes of the Report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this project.

## 2 Introduction

EXP Inc. has been retained by Chick-fil-A to prepare a Functional Servicing Report (FSR) to assess the servicing requirements relating to the proposed development located at 4280 Innes Road in Orleans which is located in Ottawa, Ontario. For additional background information, please refer to **Appendix A, EXP Drawing A100**.

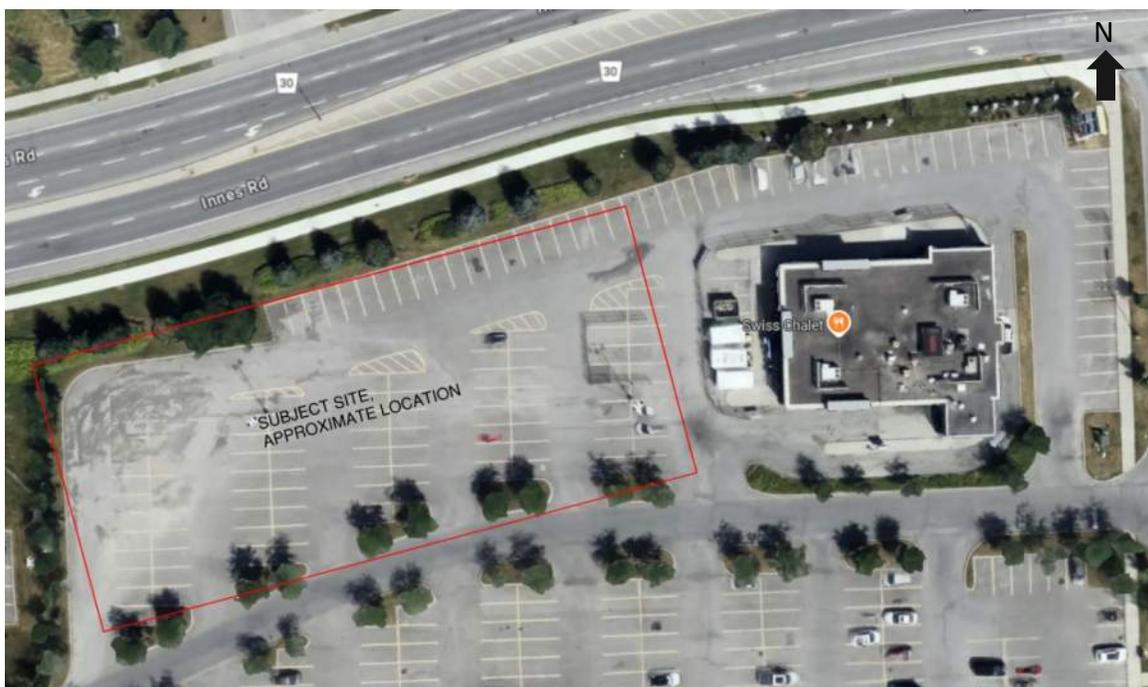
This Functional Servicing Report (FSR) identifies and presents the servicing requirements for the proposed project. This FSR includes municipal water, sanitary drainage, and stormwater management (SWM) services, prior to the detailed design being undertaken. The Report will outline the requirements for site servicing for the proposed development and determine the available existing and proposed municipal servicing for discharge of storm and sanitary flows and water servicing.

### 2.1 Site Description

#### 2.1.1 Existing Site

The property under study is a 0.474 ha site located on the northeast corner of Innes Road and Tenth Line Road in Orleans, Ontario. The parking lot is bound by Innes Road to the north, Swiss Chalet to the east, an existing commercial development to the south, and another commercial area to the west. The existing commercial site located at 4280 Innes Rd, Orleans, directly immediately adjacent to the site is not part of this development.

The current site is a parking lot. See **Figure 1** for an aerial view of the existing site.



**Figure 1: Existing Site**

#### 2.1.2 Proposed Site

The project entails the construction of a proposed Chick-fil-A accompanied by the necessary sidewalks, landscape areas, parking lot and drive aisles.

The proposed development involves the construction of a proposed Chick-fil-A at the east corner of the site and will consist of a parking lot, a 461.94 m<sup>2</sup> building, sidewalk, landscape areas, and drive thru. The existing infrastructure on the existing commercial development will be modified to meet the requirements of the new development. The existing services will be utilized in accordance with city comments, which include demonstrating the use of services and capacity within the internal system.

For more detailed information regarding the building and site location, please refer to the **EXP Drawing A100 - Site Plan** provided in **Appendix A**.

## 2.2 References

The following documents were referred to in the preparation of this report:

- City of Ottawa Sewer Design Guidelines, Second Edition, October 2012
- Comments on 4280 Innes Road, Orleans (Chick-Fil-A) Phase 1/2 Pre-Consultation Submission
- Technical Bulletin PIEDTB-2018-01
- City of Ottawa Water Design Guidelines, Section 4.2.2 of the Water Distribution Guidelines.
- Ontario Building Code or Fire Underwriter Surveys
- Technical Bulletin ISTB-2021-03
- Technical Bulletin ISTB-2018-02, Appendix I Table 1

## 3 Sanitary Sewer Servicing

### 3.1 Sanitary Sewer System

The proposed Chick-fil-A site at 4280 Innes Road, Orleans, Ontario will connect to the existing sanitary infrastructure within the existing commercial development. The sanitary sewage flow from the site will be directed to the existing SAN MH09 situated east, of the subject site. The inverts, size and slope of the existing sanitary service is to be confirmed on field by the contractor. The existing sanitary sewers, maintenance holes, as well as the proposed sanitary sewer arrangement for the Chick-fil-A Development are shown on **EXP Drawing PS100 – Site Servicing, EXP Drawing PS101 – Site Servicing and Drawing SS-01 – Servicing Plan by Stantec** within **Appendix B**.

Sanitary sewage outflow from the site is calculated using the current City of Ottawa Sewer Design Guidelines and Technical Bulletin PIEDTB-2018-01 as depicted in **Table 1** below. Sewage flows will be calculated based on use as a commercial site with an average design flow of **0.324 L/sec/ha** (28,000 L/gross ha/day) plus allowances for infiltration. Based on the site area of **0.474** hectares, the sanitary flow equates to **0.39 L/s**.

**Table 1: Proposed Sanitary Design Criteria (City of Ottawa Standards)**

<b>Avg. Flow Rate</b>	0.324	L/sec/ha
<b>Peak Hourly Factor</b>	1.5	Per Harmon Formula
<b>Total Area</b>	0.474	ha
<b>Infiltration</b>	0.33	L/s/ha

The Dry Weather proposed sanitary flow is depicted in **Table 2** below.

**Table 2: Dry Weather Sanitary Flow**

Type of Flow	Proposed Flow (L/s)
Average Domestic Flow (L/s)	0.324 L/sec/ha * 0.474 ha = <b>0.154 L/s</b>
Peak Domestic Flow (L/s)	0.154 L/s * 1.5 = <b>0.23 L/s</b>

The Wet Weather proposed sanitary flow is depicted in **Table 3** below.

**Table 3: Wet Weather Sanitary Flow**

Type of Flow	Proposed Flow (L/s)
Peak Domestic Flow (L/s)	0.23 L/s
Infiltration Flow (L/s)	0.33 L/sec/ha * 0.474 ha = <b>0.16 L/s</b>
<b>TOTAL FLOW (L/s)</b>	<b>0.39 L/s</b>

The sanitary sewage flow from the proposed Chick-fil-A site will discharge to the existing Sanitary Maintenance Hole 09 located east of the proposed Chick-fil-A.

### 3.2 Downstream Considerations

The Asset Management team at the City of Ottawa will analyze the system to ensure there is adequate residual capacity in the receiving and downstream wastewater system to support the proposed flow of **0.39 L/s** for the development. However, it is expected that the **0.39 L/s** is acceptable.

### 3.3 Proposed Sanitary Service

EXP proposes to service the new development with a new 200mm sanitary connection at 1.0% with a control maintenance hole within the site. This setup will include a grease interceptor and venting. The proposed connections to the building will be 150mm at a 2.0% slope. The sanitary service connection to the proposed building, will be designed to the Orleans Standards, as shown on **EXP Drawing PS100 – Site Servicing Plan**.

## 4 Water Supply and Appurtenances

### 4.1 Existing Water Supply

According to the survey conducted by JD BARNES on June 12, 2023, there is an existing 200mm watermain located east of the proposed restaurant. The existing watermain is shown on **EXP Drawing PS101 – Site Servicing and Drawing SS-01 – Servicing Plan by Stantec in Appendix B**.

### 4.2 Proposed Water Demand

The unit rate and peaking factors of water consumption, minimum pipe size and allowable pressure in line were established from the City of Ottawa Water Design Guidelines.

The pressures and volumes must be sufficient for peak hour conditions and under fire conditions as established by the City of Ottawa Standards. New water supply and distribution systems should maintain normal operating pressures between 345 kPa (50 psi) and 552 kPa (80 psi) during maximum daily flow. The maximum sustained operating pressure shall not exceed 552 kPa (81 psi). Minimum residual pressure at any hydrant shall not be less than 140 KPa (20 PSI).

#### 4.2.1.1 Fire Flow

A detailed Fire Flow calculation has been prepared using the recommendation for the Fire Underwriters Survey as per City of Ottawa Technical Bulletin ISTB-2021-03. The fire flow calculation indicates that the recommended fire flow for this proposed development will be **6,000 l/min (100 litres/sec)**.

Calculations for the required domestic and fire flow demand are provided in **Appendix C**.

Currently, there is an existing class AA fire hydrant north of the proposed building for fire fighting purposes. The proposed building is 30 m unobstructed distance to the proposed fire department connection. Fire protection of the proposed building will be via the existing fire hydrant since the building is located within the 45 m range permitted by the Ontario Building Code; therefore, a private fire hydrant is not required. Refer to the **EXP Drawing PS100 – Site Servicing** within **Appendix B** showing the extent of proposed water servicing to be installed. Under proposed conditions, the existing fire hydrant is utilized.

As per City of Ottawa Technical Bulletin ISTB-2018-02, the combined flow of all contributing fire hydrants within 150 meters of the building must meet or exceed the required fire flow. Appendix I of the same bulletin is summarized in **Table 4**.

**Table 4: Maximum Flow to be considered from a given hydrant (City of Ottawa, Technical Bulletin ISTB-2018-02)**

Class	Distance (m)	Contribution (L/min)
AA	≤ 75	5,700
	> 75 and ≤ 150	3,800

The nearest existing Class AA fire hydrant is within 75 meters of the proposed building and can provide a flow of **5,700 L/min (95 L/s)**. There are three additional municipal Class AA fire hydrants within 150 meters of the proposed building, located within the existing commercial development owned by the applicant. Each of these hydrants can individually contribute 3,800 L/min (63.3 L/s), summing up to a total of 11,400 L/min (190 L/s). The combined flow of all four contributing fire hydrants is **17,100 L/min (285 L/s)**, which exceeds the required fire flow of **6,000 L/min (100 L/s)**.

#### 4.2.2 Demand Requirements

It is proposed that the site will be serviced via a new 50mm diameter water service for domestic flow, connected into the existing 200mm watermain located to the east of the existing Swiss Chalet. The proposed water service contains a water valve located at the property line.

Water demands for the proposed development were determined from the City of Ottawa Water Design Guidelines; the design criteria is summarized in **Table 6**.

**Table 5: Proposed Water Distribution Design Criteria (City of Ottawa Water Design Guidelines)**

<b>Total Area</b>	0.474	ha
<b>Commercial Average Daily Demand</b>	28,000	L/ha/day
<b>Commercial Maximum Daily Demand</b>	1.5 * Average Day	L/gross ha/day
<b>Commercial Maximum Hour Demand</b>	1.8 * Average Day	L/gross ha/day
<b>Chick-fil-A Hours Open Hours</b>	11	Hours

The total water demand for the site is estimated as the maximum daily water demand plus fire, resulting in a total demand of approximately (0.50 l/s + 100 l/s) = **100.50 L/s**. The total water demand was calculated in **Table 6**.

**Table 6: Water Demand Calculations**

Demand Type	Total Demand (L/s)
<b>Commercial Average Daily Demand</b>	$((28,000 \text{ L/ha/day} * 0.474 \text{ ha}) / 11 \text{ Hours}) = \mathbf{0.335 \text{ L/s}}$
<b>Commercial Maximum Daily Demand</b>	<b>0.50 L/s</b>
<b>Commercial Maximum Hourly Demand</b>	0.60 L/s
<b>Fire Flow (FUS method)</b>	<b>100 L/s</b>
<b>Maximum Daily Demand + Fire Flow</b>	<b>100.50 L/s</b>

Fire protection of the proposed building will be via the existing fire hydrant at the north of the site since the building is located within the 90 m range of the existing fire hydrant.

Refer to the **EXP Drawing PS100 – Site Servicing Plan** within **Appendix B**, showing the extent of proposed water servicing, to be installed.

### 4.3 Proposed Connection

As part of the proposed project, we plan to connect the new Chick-fil-A building to the existing water infrastructure. This connection will ensure that the building has access to the necessary water supply for its operations and can utilize the existing infrastructure efficiently.

The City of Ottawa's asset management team has supplied the boundary conditions for the downstream municipal watermain at the subject property based on the following information: the type of development is a commercial development, with an average daily demand of 0.335 L/s, a maximum daily demand of 0.50 L/s, and a maximum hourly daily demand of 0.60 L/s. The required fire flow, according to the FUS Method, is 100 L/s, and according to the OBC Method, it is 30 L/s. For detailed correspondence with the City regarding these boundary conditions, please refer to **Appendix D**. The boundary conditions in the 305 mm, **Lanther Drive** municipal watermain provided by the City of Ottawa at the subject property indicate a minimum HGL of 130.3 m and a maximum HGL of 128.2 m. The peak hourly pressure demands for the proposed Connection 1 at the existing private watermain were assigned to the upstream junction at Lanther Drive & Vantage Drive, off the public looped watermains, with a peak hour

pressure of 54.5 psi and max day + Fire Flow#1 of 57.2 psi. Refer to **Boundary Conditions 4280 Innes Road** within **Appendix D**.

Based on these boundary conditions and the calculated headloss off the private watermain, the headloss calculation indicates a peak hour pressure of 53.04 psi at the building and a max day + Fire Flow #1 of 55.74 psi. The minimum requirement for maximum hourly demand is 40 psi, and the maximum requirement for maximum hourly demand is 80 psi. Therefore, there is sufficient pressure to service the proposed development. The calculated head loss calculations for the private watermain can be found in **Appendix D**.

## 5 Stormwater Management

### 5.1 Pre-Development Hydrology

#### 5.1.1 Existing Drainage

The subject site is currently an existing parking lot. It drains into an on-site catch basin, where the proposed restaurant will be built, and towards the parking lot driveways, leading to existing catch basins located south of the site within the existing commercial development. Refer to **EXP Drawing SWM100 - Pre-Development Drainage Plan within Appendix B**, as well as **Drawing SS-1 – Servicing Plan by Stantec**.

The existing storm sewer that drains this site is a private on site 450mm diameter STM, located south of the proposed site within the existing commercial development. The subject site is part of the Loblaws Properties Limited Innes Road development. According to **Drawing SS-1 – Servicing Plan by Stantec**, the site is designated to drain to the existing 1800mm diameter storm sewer located within the Innes Road Right of Way (RoW).

There is an Inlet Control Device (ICD) downstream at Existing STM MH108, which regulates the flow into the storm sewer system. Additionally, a Stormceptor is installed downstream of Existing STM MH108 to provide quality control for the site. Prior to the existing storm sewer that drains the subject site, there is an 825mm diameter concrete sewer.

The subject site falls within the **Ottawa River Watershed**.

#### 5.1.2 External Drainage

Based on the existing topography, there are no external drainage areas draining to the subject property. Refer to **EXP Drawing SWM100 - Pre-Development Drainage Plan within Appendix B**.

### 5.2 Stormwater Management Analysis

The storm drainage system for the Chick-fil-A site collects water through a series of catch basins, roof drains, and catch basin manholes surrounding the existing building. According to the City of Ottawa requirements, the site must have an accessible storm sewer with a private storm main network internal to the site. As per these requirements, we are utilizing the existing storm infrastructure, and the storm flows from our site are then conveyed via the existing private on-site storm sewer system.

The proposed Chick-fil-A development is situated on what is currently an existing parking lot. Since the area is mostly hard surface in its current state and the proposed development will also be primarily hard surface, there will be no net increase in storm runoff generated by the site. There will be no negative impacts on the overall stormwater management systems. The existing drainage patterns at 4280 Innes Road will be improved to self-

contain the site. Additionally, no additional flows will be directed to the existing municipal storm sewer systems beyond what they currently receive from the subject area. Control is provided downstream within the existing development, through an inlet control device at existing STM MH108 ensuring effective stormwater management. The proposed restaurant development will reduce the total amount of stormwater runoff generated due to newly constructed landscaped areas. Please refer to the Post-Development Drainage plan, **EXP Drawing SWM200**, available in **Appendix B**.

### 5.3 Allowable Release Rate

The existing private on site 450mm diameter STM located south of our proposed restaurant has been designed to accommodate the stormwater flow from the subject site at a run-off co-efficient of 0.84.

*Existing Contributing Drainage Area = 0.41 ha  
 Runoff Coefficient C = 0.84*

*Proposed Contributing Drainage Area = 0.43 ha  
 Runoff Coefficient C = 0.77*

Due to grading modifications, a portion of the site that was previously landscaped and drained uncontrolled to the street will now be captured on-site. However, as shown in the storm calculations included in **Appendix E**, the overall flow from the subject site has decreased due to the increased landscape area.

The comparison between the pre-development release rate and post development release rates can be found in **Table 6**.

**Table 7: Pre & Post Development Peak Flow**

Storm Event (yr)	Pre-Dev. Peak Flow (L/s)	Post-Dev. Peak Flow (L/s)
<b>2</b>	73.17	70.87
<b>5</b>	99.26	96.14
<b>10</b>	116.36	112.71
<b>25</b>	137.84	133.51
<b>50</b>	153.83	149.00
<b>100</b>	170.11	164.76

The proposed development must meet the City of Ottawa’s drainage standards. According to the City of Ottawa Pre-Con Comments, the minor and major system design requirements must control the 100-year post-development peak flow rate to match the 100-year pre-development peak flow rate, using a runoff coefficient of 0.5 or the existing coefficient, whichever is lower. All drainage must be contained on-site up to and including the stress test event (100-year + 20% event). Given our existing Inlet Control Device (ICD) downstream at Existing STM MH108, as shown in **Drawing SS-1 – Servicing Plan by Stantec**, and the improved site conditions, we expect meet the City of Ottawa requirements. The enhanced landscaping has reduced ponding by increasing the infiltration capacity and reducing surface runoff.

Since the area is mostly hard surface in its current state and the proposed development will also be primarily hard surface, there will be no net increase in storm runoff generated by the site. The addition of 348 square meters (m<sup>2</sup>) of landscaped area ensures that the new development will generate less storm runoff than the existing site. The pervious area will increase from 346 m<sup>2</sup> to 694 m<sup>2</sup> with the proposed development. There will be no negative impacts on the overall stormwater management systems. The existing drainage patterns at 4280 Innes Road will be improved to self-contain the site. Furthermore, no additional flows will be directed to the existing municipal storm sewer systems beyond what they currently receive from the subject area.

The ICD was originally designed for a runoff coefficient of 0.84 for this portion of the overall site. However, we have improved the site conditions, resulting in a reduced runoff coefficient of 0.77. This improvement further ensures compliance with the City of Ottawa's drainage standards.

For a detailed breakdown of the pre- and post-development run-off coefficient, see **Calculation Sheet 1** and **Calculation Sheet 2** in **Appendix E**, as well as **Drawing SS-1 – Servicing Plan by Stantec** within **Appendix B** for the downstream ICD device.

As per the **Functional Servicing and Stormwater Management Report for Choice Properties Real Estate Investment Trust at 4270 Innes Road, City of Ottawa (Project No.: 17-961, September 2017 – Rev 1)**, located in **Appendix F**, there is currently no ponding on the site. Given that the elevations are similar to pre-development conditions, significant changes are not expected. In the unlikely event of ponding, it would be confined to the parking lot area, away from pedestrian paths.

#### 5.4 Stormwater Quantity Management

Since the existing drainage pattern is being improved and post-development flows are controlled to be lower than pre-development flows, it is not anticipated that the proposed development will negatively impact the existing private downstream receiving system. We are utilizing the existing stormwater infrastructure on the site, including the current Inlet Control Device (ICD) and private sewer system, rather than proposing new infrastructure.

Stormwater quantity will be controlled through the existing ICD located at the downstream end of the private sewer system before it releases to the municipal sewers. This approach ensures that post-development flows from the site are managed effectively and controlled to the acceptable allowable release rate for this commercial development. By leveraging the existing infrastructure, we are maintaining continuity and ensuring compliance with the City of Ottawa's drainage standards. As the proposed site has a lower runoff coefficient than the allocated runoff coefficient, no additional quantity controls are proposed.

#### 5.5 Stormwater Quality Management

The stormwater quality control for the development will adhere to the City of Ottawa's stormwater management criteria:

- *Quality Control – Suspended Solids:*
  - a) *Provide enhanced level of protection (80%) for suspended soils removal.*
  - b) *Demonstrate ISO 14034 Environmental Technology Verification (ETV) protocol for sizing OGS units.*

This target is achieved through the existing stormwater management system, which includes an STC 6000 unit providing quality control. The design of the onsite storm sewer drainage system incorporates this stormwater quality treatment unit to ensure compliance with the City of Ottawa's standards. The proposed development features an increase in roof and landscaped areas, which enhances the overall stormwater quality.

As the proposed site has a lower runoff coefficient than the allocated runoff coefficient, no additional quantity controls are necessary. The increase in pervious areas, from 346 m<sup>2</sup> to 694 m<sup>2</sup>, further contributes to reducing stormwater runoff. The existing STC 6000 unit will continue to provide effective quality control, ensuring that the stormwater management system meets all required standards.

The Stormceptor sizing considers our drainage area of 0.41 hectares with an initial runoff coefficient of 0.84. However, we have improved the site conditions, reducing the runoff coefficient to 0.77. The Stormceptor is currently installed at the location shown on **Drawing SS-1 – Servicing Plan by Stantec**, downstream of EX. STM MH108.

## 5.6 Storm Conveyance

Storm drainage for the subject site will be collected by a series catchbasins, roof drains and catchbasin manholes. Storm flows are then conveyed via the proposed storm sewer system to the existing private onsite storm sewer system.

The existing sewer connection is located within the existing parking lot entrance. The proposed grading will improve the existing drainage patterns to self-contain the site. As shown in the site grading and site servicing drawings located in **Appendix B** this site has been designed to integrate both minor and major storm systems. The overall site grading ensures that the existing drainage pattern on adjacent properties has not been altered and stormwater runoff from the subject development has been self-contained.

### 5.6.1 Minor System: Storm Sewer

The site has been graded to contain the stormwater from the site, and to direct it through a series of catchbasins located throughout the site and roof water leaders on the building. These catchbasins and roof drains flow into an underground storm sewer system (minor system). The underground storm sewer has been designed to accommodate the 5-year peak storm event based on City of Ottawa's Intensity Duration Frequency (IDF) curve with Time of Concentration of (T<sub>c</sub>) 10 minutes, using Rational Method. Storm sewer sizing and gradients will maintain a minimum velocity of 0.9 m/sec and maximum 3.0 m/sec. The detailed design of the minor system is provided in **Calculation Sheet 3 in Appendix E**.

### 5.6.2 Major System: Overland Flow

In the event of a major storm, defined as storms 100-year post-development peak flow rate leaving the site area to the 100-year pre-development peak flow rate, the outlet control provided in the system in the form of an Inlet Control Device will utilize the available storm sewer infrastructure by allowing the system to back up, thus providing the required storage. Outlet controls in the sewer system are designed to restrict the post-development flows exiting from the system to the 100-year predevelopment allowable release rate. Thus, effectively restricting the flows by detaining the water in the system to release it at an allowable release rate. This will ensure that it will not have any impact on downstream overland flow capacity, and the municipal sewers. The controlled release rates of stormwater are directed to a Stormceptor to ensure that runoff from the site is treated to the City of Ottawa water quality requirements before it is released from the site.

In events larger than the 100-year return storm, the site has been graded to include an overland flow route. This route allows the stormwater to overtop the local highpoints and flow overland and off-site existing commercial

development, consistent with the existing overland flow route. The existing overland discharge point is towards Innes Road. The major overland flow routes are shown on **EXP Drawing SWM100**, and **SWM200** in **Appendix B**.

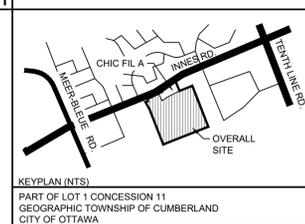
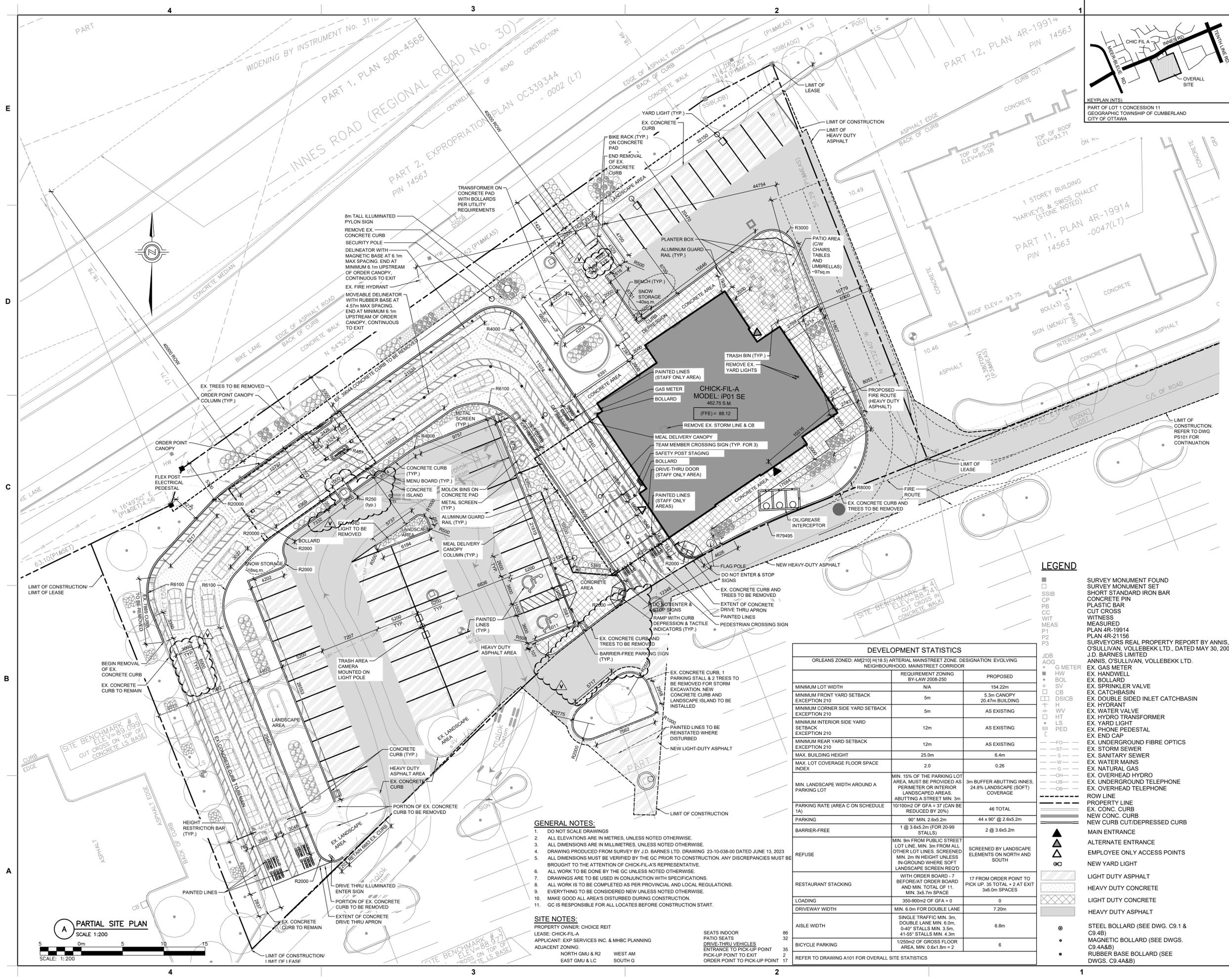
## 6 Conclusion

Implementation of the design outlined in this report will ensure that the site can be serviced and complies with the requirements of the reviewing authorities and is of acceptable quality both during and after construction. In summary:

- Type of development: Commercial Development
- The total development area is 0.474 ha.
- The site will discharge sanitary flows to the existing SAN MH09 situated east of the proposed restaurant. The proposed Wet Weather Sanitary Flow is 0.39 L/s.
- The proposed sanitary connection is 200mm diameter with slope of 1.0%.
- The average water daily demand is 0.335 L/s
- The maximum water daily demand: 0.50 L/s
- The maximum hourly daily demand: 0.60 L/s
- The required fire flow demand using the FUS Method is 100 L/s
- The combined flow of all four contributing fire hydrants is 285 L/s, which exceeds the required fire flow of 6,000 L/min (100 L/s).
- The total water demand for the site is estimated as the maximum day water demand plus fire, resulting in a total demand of approximately Maximum Daily Demand + Fire Flow =  $(0.50 \text{ l/s} + 100 \text{ l/s}) = 100.50 \text{ L/s}$ .
- The maximum hourly daily demand: 0.60 L/s
- The headloss calculation indicates a peak hour pressure of 53.04 psi at the building, exceeding the minimum requirement of 40 psi for maximum hourly demands.
- Quantity Control is not required as we are using the existing Inlet Control Device, and we are discharging to the private on-site storm sewers, while improving existing conditions.
- Runoff quality treatment is considered, with the existing downstream STC 6000.

Appendix A  
Site Plan

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 21 May 2025



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# CHICK-FIL-A ORLEANS

4280 Innes Road  
 Ottawa, ON

**FSR#30042**

BUILDING TYPE / SIZE: IP01 SE  
 RELEASE: XXXXXXXX

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
U	2025-04-21	FOR TENDER
V	2025-05-21	ISSUED FOR SPA

CONSULTANT PROJECT #	
BRM0023002042-H0	
PROJECT STATUS	
SPA	
DATE	
MAY 2023	
DRAWN BY	
T.M.	

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 SHEET  
 SITE PLAN

SHEET NUMBER  
**A100**

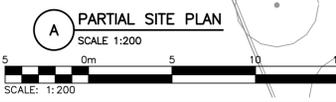
City File: D07-12-24-0131 & Plan: 17597

**LEGEND**

- SURVEY MONUMENT FOUND
- SSIB
- OP
- PB
- CC
- WIT
- MEAS
- P1
- P2
- P3
- G METER
- HW
- BOL
- SV
- CB
- DSICB
- H
- WV
- LT
- PED
- FO
- ST
- S
- W
- G
- NH
- OH
- OB
- ROW LINE
- PROPERTY LINE
- EX. CONC. CURB
- NEW CONC. CURB
- NEW CURB CUT/DEPRESSED CURB
- ▲ MAIN ENTRANCE
- ▲ ALTERNATE ENTRANCE
- ▲ EMPLOYEE ONLY ACCESS POINTS
- ▲ NEW YARD LIGHT
- ▨ LIGHT DUTY ASPHALT
- ▨ HEAVY DUTY CONCRETE
- ▨ LIGHT DUTY CONCRETE
- ▨ HEAVY DUTY ASPHALT
- STEEL BOLLARD (SEE DWG. C9.1 & C9.4B)
- MAGNETIC BOLLARD (SEE DWGS. C9.4A&B)
- RUBBER BASE BOLLARD (SEE DWGS. C9.4A&B)

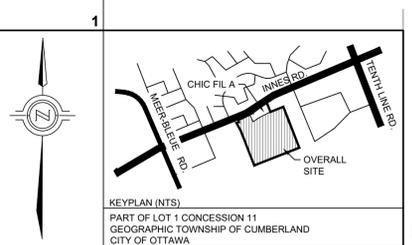
DEVELOPMENT STATISTICS		
ORLEANS ZONED: AM210 (H18.5) ARTERIAL MAINSTREET ZONE. DESIGNATION: EVOLVING NEIGHBOURHOOD, MAINSTREET CORRIDOR		
BY-LAW 2008-250	REQUIREMENT ZONING	PROPOSED
MINIMUM LOT WIDTH	N/A	154.22m
MINIMUM FRONT YARD SETBACK EXCEPTION 210	5m	5.3m CANOPY 20.47m BUILDING
MINIMUM CORNER SIDE YARD SETBACK EXCEPTION 210	5m	AS EXISTING
MINIMUM INTERIOR SIDE YARD SETBACK EXCEPTION 210	12m	AS EXISTING
MINIMUM REAR YARD SETBACK EXCEPTION 210	12m	AS EXISTING
MAX. BUILDING HEIGHT	25.0m	6.4m
MAX. LOT COVERAGE FLOOR SPACE INDEX	2.0	0.26
MIN. LANDSCAPE WIDTH AROUND A PARKING LOT	MIN. 15% OF THE PARKING LOT AREA, MUST BE PROVIDED AS PERIMETER OR INTERIOR LANDSCAPED AREAS, ABUTTING A STREET MIN. 3m	3m BUFFER ABUTTING INNES, 24.8% LANDSCAPE (SOFT) COVERAGE
PARKING AREA (AREA C ON SCHEDULE 1A)	10/100m <sup>2</sup> OF GFA = 37 (CAN BE REDUCED BY 20%)	46 TOTAL
PARKING	90' MIN. 2.6x5.2m	44 x 90' @ 2.6x5.2m
BARRIER-FREE	1 @ 3.6x5.2m (FOR 20-99 STALLS)	2 @ 3.6x5.2m
REFUSE	MIN. 9m FROM PUBLIC STREET LOT LINE, MIN. 3m FROM ALL OTHER LOT LINES, SCREENED MIN. 2m IN HEIGHT UNLESS IN-GROUND WHERE SOFT LANDSCAPE SCREEN REQ'D	SCREENED BY LANDSCAPE ELEMENTS ON NORTH AND SOUTH
RESTAURANT STACKING	WITH ORDER BOARD - 7 BEFORE/AT ORDER BOARD AND MIN. TOTAL OF 11. MIN. 3x5.1m SPACE	17 FROM ORDER POINT TO PICK UP; 35 TOTAL + 2 AT EXIT 3x6.0m SPACES
LOADING	350-900m <sup>2</sup> OF GFA = 0	
DRIVEWAY WIDTH	MIN. 6.0m FOR DOUBLE LANE	7.20m
AISLE WIDTH	SINGLE TRAFFIC MIN. 3m, DOUBLE LANE MIN. 6.0m, 0-40' STALLS MIN. 3.5m, 41-55' STALLS MIN. 4.3m	6.8m
BICYCLE PARKING	1/250m <sup>2</sup> OF GROSS FLOOR AREA, MIN. 0.6x1.8m = 2	6
REFER TO DRAWING A101 FOR OVERALL SITE STATISTICS		

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS
  - ALL ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE
  - ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE
  - DRAWING PRODUCED FROM SURVEY BY J.D. BARNES LTD. DRAWING 23-10-038-00 DATED JUNE 13, 2023
  - ALL DIMENSIONS MUST BE VERIFIED BY THE GC PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF CHICK-FIL-A'S REPRESENTATIVE.
  - ALL WORK TO BE DONE BY THE GC UNLESS NOTED OTHERWISE.
  - DRAWINGS ARE TO BE USED IN CONJUNCTION WITH SPECIFICATIONS.
  - ALL WORK IS TO BE COMPLETED AS PER PROVINCIAL AND LOCAL REGULATIONS.
  - EVERYTHING TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
  - MAKE GOOD ALL AREA'S DISTURBED DURING CONSTRUCTION.
  - GC IS RESPONSIBLE FOR ALL LOCATES BEFORE CONSTRUCTION START.
- SITE NOTES:**
- PROPERTY OWNER: CHOICE REIT  
 LEASE: CHICK-FIL-A  
 APPLICANT: EXP SERVICES INC. & MHCB PLANNING  
 ADJACENT ZONING:  
 NORTH GMU & R2 WEST AM  
 EAST GMU & LC SOUTH G
- SEATS INDOOR 86  
 PATIO SEATS 32  
 DRIVE-THRU VEHICLES 35  
 ENTRANCE TO PICK-UP POINT 2  
 PICK-UP POINT TO EXIT 2  
 ORDER POINT TO PICK-UP POINT 17



Appendix B  
Engineering Drawings

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 15 May 2025  
 XREF-CFA-TBLK.dwg - CS100

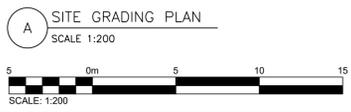


**GENERAL NOTES:**

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- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL LOCATES PRIOR TO COMMENCEMENT OF CONSTRUCTION/DEMOLITION. ALL WORK TO BE DONE BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE - WITHIN PROPERTY/LEASE LINES.
- GEO TECHNICAL INVESTIGATION PROPOSED CHICK-FIL-A RESTAURANT #30042 BY BLUE FROG DATED AUGUST 22, 2024

**LEGEND:**

- EX. LIGHT POLE
- EX. YARD LIGHT
- EX. JUNCTION BOX
- PROP. BACKFLOW PREVENTER
- PROP. WATER METER
- EX. WATER METER
- EX. HYDRO POLE
- EX. GUY WIRE AND ANCHOR
- EX. TRAFFIC SIGNAL
- EX. GAS VALVE
- EX. SIGN
- EX. MONITORING WELL
- EX. IRON PIN
- EX. FOUND LEAD PIN
- FOUND IRON BAR
- EX. FIRE HYDRANT
- EX. STORM MH
- NEW STORM MH
- NEW SANITARY MH
- NEW SANITARY MH
- EX. STORM CB
- NEW STORM CB
- NEW STORM CBMH
- EX. WATER VALVE
- EX. HYDRO POLE
- EX. GUY WIRE AND ANCHOR
- DOOR
- EX. CONTROL MONUMENT
- PROPERTY LINE
- EX. FENCE LINE
- EX. CONC. CURB
- NEW CONC. CURB
- CONC. CURB REMOVAL
- × XXX.XX EX. ELEVATION
- × (XXX.XX) MATCH EX. ELEVATION
- + XXX.XX PROP. ELEVATION
- + TCXXX.XX PROP. TOP OF CURB ELEVATION
- + BCXXX.XX PROP. BOTTOM OF CURB ELEVATION
- 2.0% PROP. SLOPE
- 2.0% EX. SLOPE
- ↑ EX. OVERLAND FLOW
- ← PROPOSED OVERLAND FLOW
- EX. CONC. CURB
- NEW CONC. CURB
- NEW CURB CUT
- PROPOSED SWALE
- PROPOSED SUBDRAIN
- MATCH TO EXISTING
- MAX 3:1 SLOPING
- SCOPE OF WORK BOUNDARY
- ▨ LIGHT DUTY ASPHALT
- ▨ HEAVY DUTY CONCRETE
- ▨ LIGHT DUTY CONCRETE
- ▨ HEAVY DUTY ASPHALT



**Chick-fil-A**

**Chick-fil-A**  
 5200 Buffington Road  
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**CHICK-FIL-A**  
**ORLEANS**  
 4280 Innes Road  
 Ottawa, ON

**FSR#30042**

BUILDING TYPE / SIZE: IP01 SE  
 RELEASE: XXXXXXXX

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
A	2024-10-04	FOR SPA
B	2025-01-23	FOR SPA
C	2025-04-15	FOR SPA
D	2025-04-21	FOR TENDER
E	2025-04-23	ADDENDUM 01
F	2025-05-21	FOR SPA

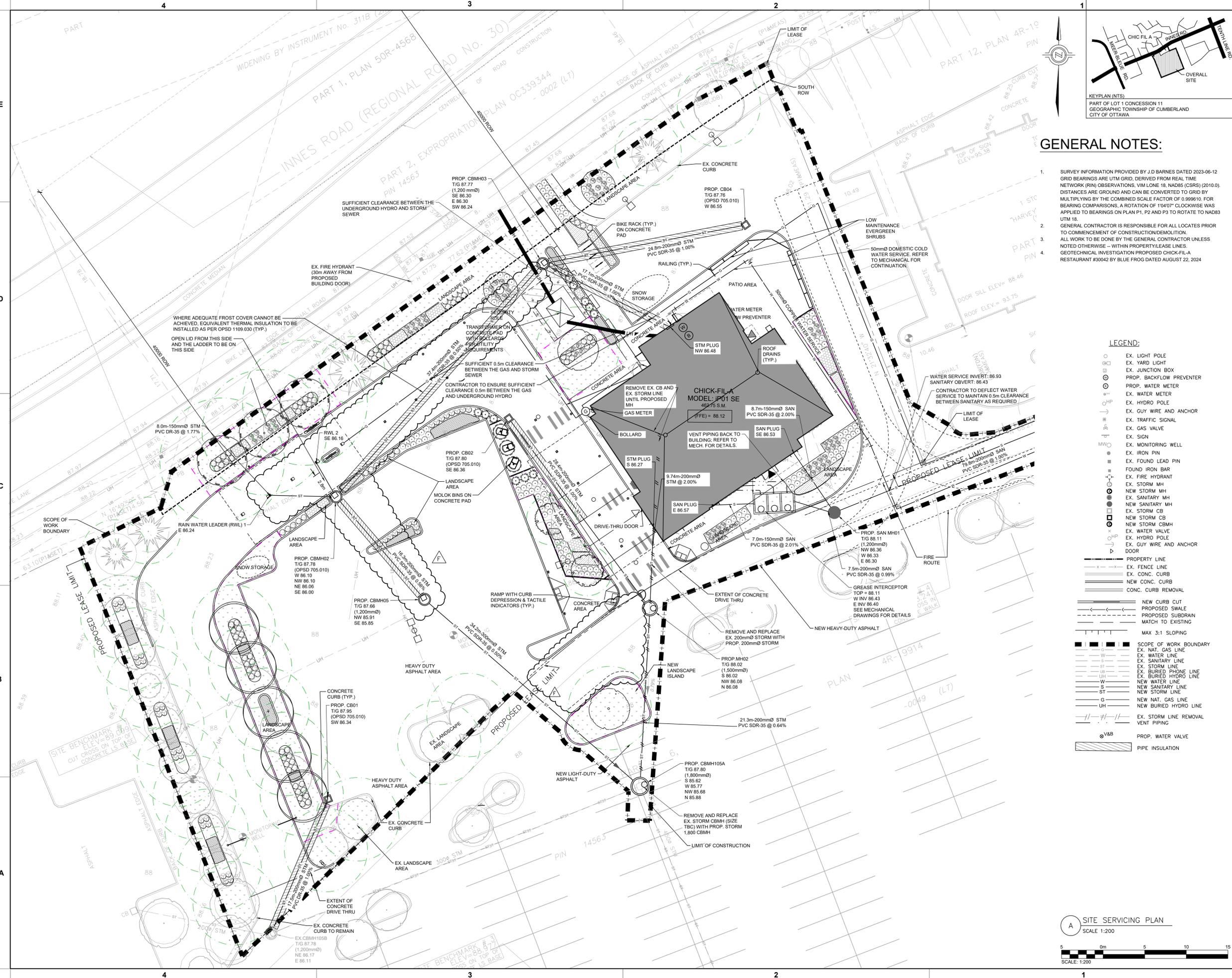
CONSULTANT PROJECT: BRM0023002042-H0  
 PROJECT STATUS: SPA  
 DATE: OCTOBER 2024  
 DRAWN BY: K.J.

Issued for SPA

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SHEET  
 SITE GRADING PLAN

SHEET NUMBER  
**CS100**



**GENERAL NOTES:**

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3. GEOTECHNICAL INVESTIGATION PROPOSED CHICK-FIL-A RESTAURANT #30042 BY BLUE FROG DATED AUGUST 22, 2024.
- 4.

**LEGEND:**

- EX. LIGHT POLE
- EX. YARD LIGHT
- EX. JUNCTION BOX
- PROP. BACKFLOW PREVENTER
- PROP. WATER METER
- EX. HYDRO POLE
- EX. GUY WIRE AND ANCHOR
- EX. TRAFFIC SIGNAL
- EX. GAS VALVE
- EX. SIGN
- EX. MONITORING WELL
- EX. IRON PIN
- EX. FOUND LEAD PIN
- FOUND IRON BAR
- EX. FIRE HYDRANT
- EX. STORM MH
- NEW STORM MH
- EX. SANITARY MH
- NEW SANITARY MH
- EX. STORM CB
- NEW STORM CB
- EX. WATER VALVE
- EX. HYDRO POLE
- EX. GUY WIRE AND ANCHOR
- DOOR
- PROPERTY LINE
- - - EX. FENCE LINE
- EX. CONC. CURB
- NEW CONC. CURB
- CONC. CURB REMOVAL
- NEW CURB CUT
- PROPOSED SWALE
- PROPOSED SUBDRAIN
- MATCH TO EXISTING
- MAX 3:1 SLOPING
- SCOPE OF WORK BOUNDARY
- EX. NAT. GAS LINE
- EX. WATER LINE
- EX. SANITARY LINE
- EX. STORM LINE
- EX. BURIED PHONE LINE
- EX. BURIED HYDRO LINE
- NEW WATER LINE
- NEW SANITARY LINE
- NEW STORM LINE
- G NEW NAT. GAS LINE
- UH NEW BURIED HYDRO LINE
- EX. STORM LINE REMOVAL
- VENT PIPING
- V&B PROP. WATER VALVE
- PIPE INSULATION

**A SITE SERVICING PLAN**  
 SCALE 1:200



**Chick-fil-A**

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**CHICK-FIL-A**  
**ORLEANS**  
 4280 Innes Road  
 Ottawa, ON

**FSR#30042**

BUILDING TYPE / SIZE: IP01 SE  
 RELEASE: XXXXXXXX

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
A	2024-10-04	FOR SPA
B	2025-01-23	FOR SPA
C	2025-04-15	FOR SPA
D	2025-04-21	FOR TENDER
E	2025-04-23	ADDENDUM 01
F	2025-05-21	FOR SPA

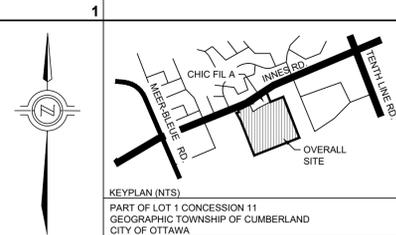
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 PROJECT STATUS: SPA  
 DATE: OCTOBER 2024  
 DRAWN BY: K.J.

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SHEET  
 SITE SERVICING PLAN

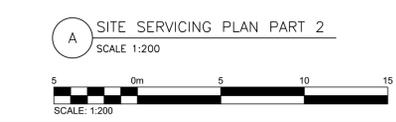
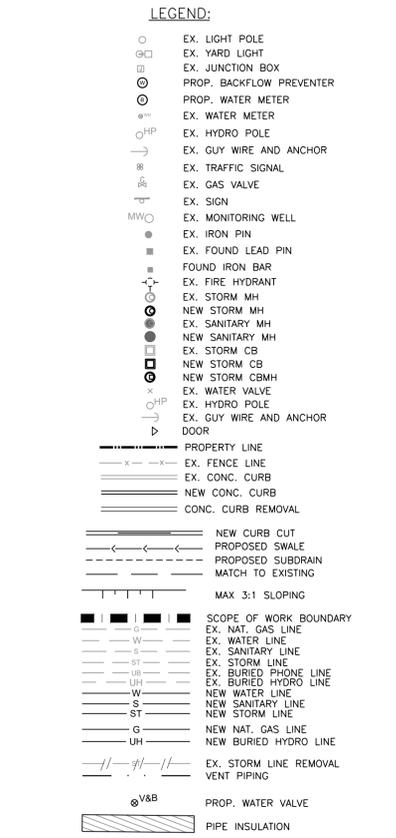
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 XREF-CFA-TBLK.dwg - PS101



**GENERAL NOTES:**

- SURVEY INFORMATION PROVIDED BY J.D BARNES DATED 2023-06-12. GRID BEARINGS ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, VIM LONE 18, NAD83 (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999610. FOR BEARING COMPARISONS, A ROTATION OF 1°04'07" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1, P2 AND P3 TO ROTATE TO NAD83 UTM 18.
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- ALL WORK TO BE DONE BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE - WITHIN PROPERTY/LEASE LINES.
- GEOTECHNICAL INVESTIGATION PROPOSED CHICK-FIL-A RESTAURANT #30042 BY BLUE FROG DATED AUGUST 22, 2024



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 5200 Buffington Road  
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**CHICK-FIL-A**  
**ORLEANS**  
 4280 Innes Road  
 Ottawa, ON

**FSR#30042**  
 BUILDING TYPE / SIZE: IP01 SE  
 RELEASE: XXXXXXXX

**REVISION SCHEDULE**

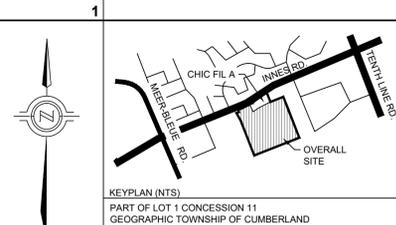
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A	2024-10-04	FOR SPA
B	2025-01-23	FOR SPA
C	2025-04-15	FOR SPA
D	2025-04-21	FOR TENDER
E	2025-04-23	ADDENDUM01
F	2025-05-21	FOR SPA

CONSULTANT PROJECT: BRM0023002042-H0  
 PROJECT STATUS: SPA  
 DATE: OCTOBER 2024  
 DRAWN BY: K.J.

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 SHEET  
 SITE SERVICING PLAN  
 PART 2  
 SHEET NUMBER  
**PS101**  
 City File: D07-12-24-0131 & Plan: 17597

Issued for SPA

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 XREF-CFA-TBLK.dwg - CS100

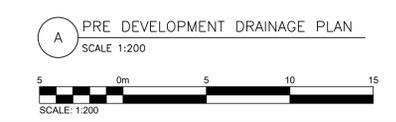


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- PROP. WATER METER
- EX. WATER METER
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- EX. GUY WIRE AND ANCHOR
- EX. TRAFFIC SIGNAL
- EX. GAS VALVE
- EX. SIGN
- EX. MONITORING WELL
- EX. IRON PIN
- EX. FOUND LEAD PIN
- FOUND IRON BAR
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- PROPOSED SUBDRAIN
- MATCH TO EXISTING
- MAX 3:1 SLOPING
- ### CATCHMENT I.D.
- ### AREA (ha) | RUN-OFF COEFFICIENT
- DRAINAGE AREA BOUNDARY



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# CHICK-FIL-A

## ORLEANS

4280 Innes Road  
 Ottawa, ON

**FSR#30042**  
 BUILDING TYPE / SIZE: IP01 SE  
 RELEASE: XXXXXXXX

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
A	2024-10-04	FOR SPA
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E	2025-05-21	FOR SPA

CONSULTANT PROJECT # BRM0023002042-H0  
 PROJECT STATUS SPA  
 DATE OCTOBER 2024  
 DRAWN BY K.J

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SHEET  
 PRE-DEVELOPMENT  
 DRAINAGE PLAN

SHEET NUMBER  
**SWM100**

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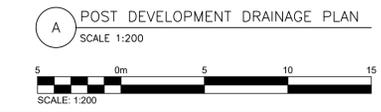


**GENERAL NOTES:**

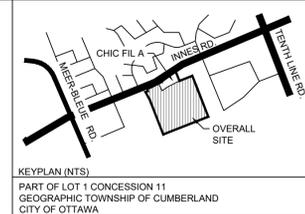
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- CATCHMENT I.D.
- XXX.XX AREA (ha) | RUN-OFF COEFFICIENT
- DRAINAGE AREA BOUNDARY
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY ASPHALT



POST DEVELOPMENT DRAINAGE PLAN  
 SCALE 1:200



Chick-fil-A

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 4280 Innes Road  
 Ottawa, ON

**FSR#30042**

BUILDING TYPE / SIZE: IP01 SE  
 RELEASE: XXXXXXXX

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
A	2024-10-04	FOR SPA
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CONSULTANT PROJECT # BRM0023002042-H0  
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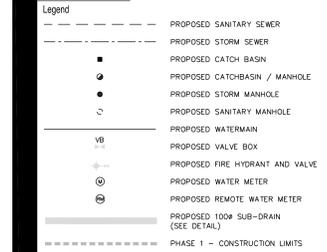
Issued for SPA

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SHEET  
 POST-DEVELOPMENT  
 DRAINAGE PLAN

SHEET NUMBER  
**SWM200**

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GENERAL NOTES

- ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- ALL WORK AND MATERIALS TO CONFORM WITH CURRENT MANUFACTURE OF THE ENVIRONMENT & ENERGY OF CANADA CITY OF OTTAWA PROVINCIAL STANDARDS AND SPECIFICATIONS LOCAL STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE OCCURRING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES OWNERS TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. ANY DISCREPANCIES SHOULD BE REPORTED TO THE OWNER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.

WATERMANS

- WATERMAIN SHALL BE POLYETHYLENE GLYCOL (PE) CLASS 150 DR-18 PIPE MANUFACTURED TO ANSA C800-81 AND CSA CAN 3137.3-18 WITH GASKETED BELL END C/W #14 RING SOLO COPPER TRUCK W/C.
- ALL WATERMANS, WATER SERVICES, CONNECTIONS AND APPURTENANCES AS PER CITY OF OTTAWA STANDARDS. THE CONTRACTOR SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONSTRUCTION INSPECTION AND COMPLETION BY CITY OF OTTAWA PERSONAL. WATERMAIN PROTECT BY OTTAWA #17.
- ALL WATERMANS SHALL HAVE MIN. COVER OF 2.4m. WATERMANS ARE TO BE INSTALLED TO THE FUTURE DEPTH OF THE PROPOSED FINISHED GRADE. MINIMUM COVER SPECIFIC TO WATERMANS SHALL BE SHOWN ON SITE SPECIFIC DRAWINGS. UNLESS OTHERWISE SPECIFIED, FROM PROPOSED GRADES, AS SHOWN ON THE GRADING PLAN MUST BE MAINTAINED AT 2.4m. IN ALL PRELIMINARY AREAS COVERED BY PROPOSED FINISHED GRADE.
- ALL WATERMAIN BENDS, JOINTS, TEES AND PLUGS SHALL BE MECHANICALLY RETAINED IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- ALL FIRE HYDRANT INSTALLATIONS SHALL BE PER CITY OF OTTAWA #18 HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH OTTAWA STANDARDS.
- ALL HYDRANT FLANGE EXTENSIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
- BUILDING SERVICE VENTERS TO BE 1.5m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RETAINED A MINIMUM OF 12m BACK FROM SIDE.
- WATERMANS MUST COMPLY WITH MINIMUM CLEARANCES AND ALL APPLICABLE BUILDING AND FIREMART CODES. ALL WATERMANS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIREMART CODES. ALL WATERMANS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIREMART CODES.
- ALL WATERMANS SHALL BE HORIZONTAL TO THE GROUND UNLESS OTHERWISE SPECIFIED. ALL WATERMANS SHALL BE HORIZONTAL TO THE GROUND UNLESS OTHERWISE SPECIFIED.
- ALL WATERMANS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIREMART CODES. ALL WATERMANS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIREMART CODES.
- ALL WATERMANS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIREMART CODES. ALL WATERMANS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIREMART CODES.
- CATHODIC PROTECTION PER CITY OF OTTAWA #42.

STORM AND SANITARY SEWERS

- STORM AND SANITARY MANHOLES SHALL BE IN ACCORDANCE WITH CPED 700.010 TO 700.014. FRAME AND COVERS TO BE PER CITY OF OTTAWA #17. ALL MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIREMART CODES. ALL MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIREMART CODES.
- ALL CATCH BASINS TO BE PRECAST TO CPED 700.010 C/W FRAME AND GRATE AS PER CPED 400.00.
- SEWER TRENCH SHALL CONSIST OF CLASS "B" BEDDING PER CITY OF OTTAWA STANDARDS 56 AND ST. CONTRACTOR SHALL BE A MINIMUM OF 100mm PROTECT IDENTIFY.
- ALL STORM SEWER PIPES UP TO ABOVE DIA. SHALL BE PVC 200 IN OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES 200mm DIA. AND LARGER SHALL BE CONCRETE AND TYPICAL C.E.A. SPECIFICATIONS AS SPECIFIED. ALL STORM SEWER PIPES 200mm DIA. AND LARGER SHALL BE CONCRETE AND TYPICAL C.E.A. SPECIFICATIONS AS SPECIFIED.
- ALL SANITARY PIPES SHALL BE 200mm DIA. OR APPROVED EQUIVALENT. ALL SANITARY PIPES SHALL BE 200mm DIA. OR APPROVED EQUIVALENT. ALL SANITARY PIPES SHALL BE 200mm DIA. OR APPROVED EQUIVALENT.
- ALL SANITARY PIPES SHALL BE 200mm DIA. OR APPROVED EQUIVALENT. ALL SANITARY PIPES SHALL BE 200mm DIA. OR APPROVED EQUIVALENT. ALL SANITARY PIPES SHALL BE 200mm DIA. OR APPROVED EQUIVALENT.
- STORM MANHOLES SHALL BE SCHEDULE 40 SPRING LINE UNLESS OTHERWISE SPECIFIED. STORM MANHOLES SHALL BE SCHEDULE 40 SPRING LINE UNLESS OTHERWISE SPECIFIED.
- WATERMANS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIREMART CODES. WATERMANS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIREMART CODES.
- FOR CONSTRUCTION PURPOSES, ALL MANHOLES AND CATCH BASINS SHOULD BE USED IN LINE WITH BUILDING SERVICE VENTERS UNLESS OTHERWISE SPECIFIED.
- ALL WATERMANS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIREMART CODES. ALL WATERMANS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIREMART CODES.
- LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
- EXISTING MANHOLES TO BE RE-BENCHED WHERE A NEW CONNECTION IS MADE.

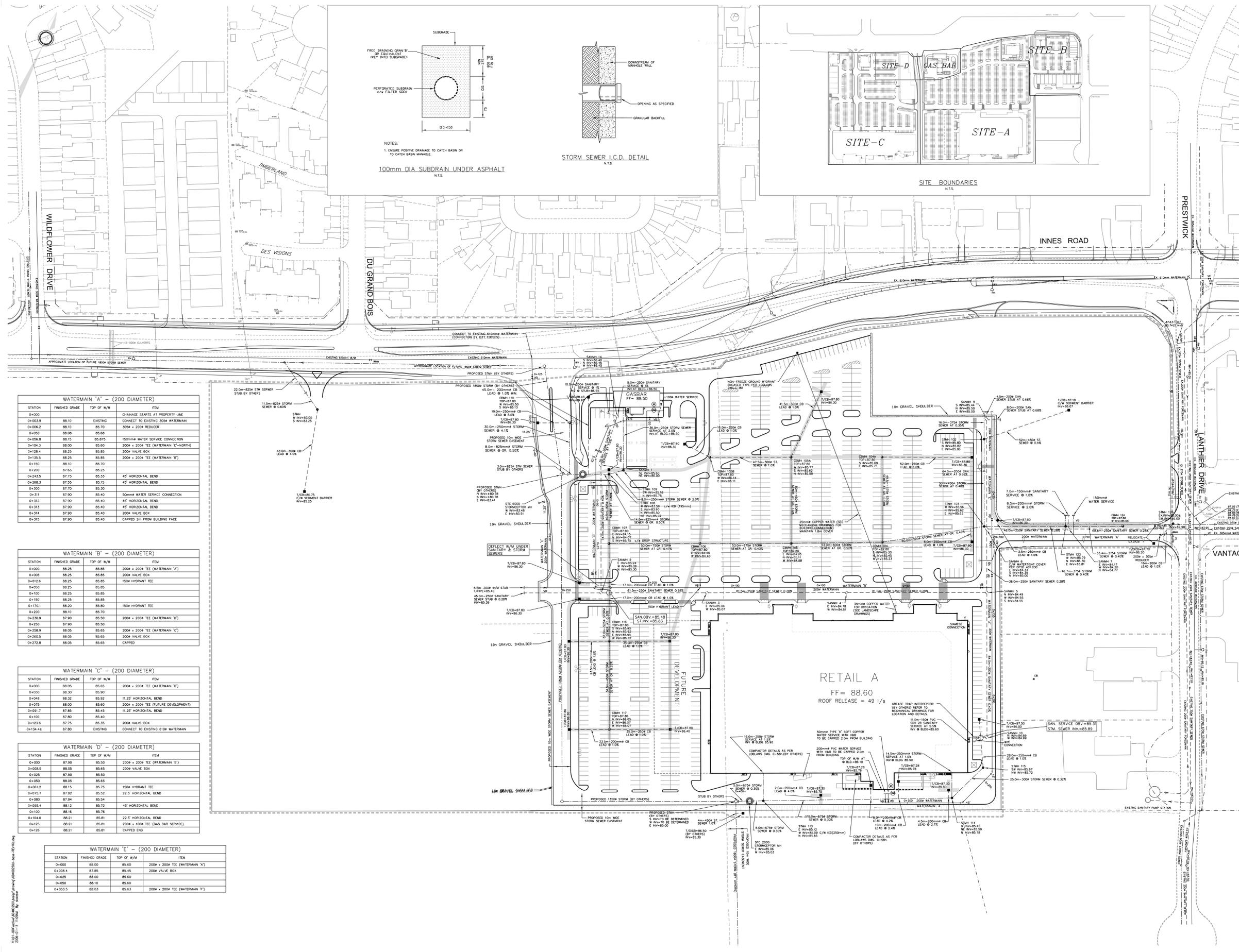
140 ANNES ROAD ENTRANCE ALIGNMENT CV RMW JUL/16/05  
 130 SERVING & GRADING REVISION CV RMW APR/19/05  
 120 AS-BUILT FOR CONSTRUCTION DMV RMW NOV/11/04  
 110 SITE PLAN SERVING AND GRADING REVISION DMV RMW OCT/28/04  
 100 RE-DESIGNED FOR TENDER BCB RMW AUG/27/04  
 90 ISSUED FOR TENDER BCB RMW JULY/19/04  
 80 ISSUED FOR APPROVAL BCB RMW JULY/19/04  
 70 REVISED PER CITY COMMENTS SK RMW JUN/21/04  
 60 REVISED PRIORITY LINES AS PER AOVN BCB RB JUN/2/04  
 50 REVISED AS PER CITY COMMENTS RMW RB MAY/6/04  
 40 REVISED SITE PLAN AND SERVING RMW RB APR/2/04  
 30 ADDED STORM SEWER EASEMENT BCB RB FEB/23/04  
 20 SUBMITTED FOR SITE PLAN APPROVAL BCB RB NOV/3/03  
 10 REVISED SITE PLAN BCB RB OCT/8/03

Revision By Appr. Date  
 File Name: 604002501-BASE BCB RMW JUN/2003  
 Scale: Dwn. Chng. Dsgn. Date  
 Scales

Client/Project  
 LOBLAWS PROPERTIES LIMITED  
 INNES ROAD  
 Ottawa, Ontario

Title  
 SERVICING PLAN

Project No. 60400250  
 Scale 0 7.5 22.5 37.5m  
 Drawing No. SS-1 Sheet Revision 1 of 6 14C



WATERMAIN 'A' - (200 DIAMETER)

STATION	FINISHED GRADE	TOP OF W/M	ITEM
0+00.0	88.10	88.10	CHANGE STARTS AT PROPERTY LINE
0+003.9	88.10	88.10	CONNECT TO EXISTING 300mm WATERMAIN
0+006.2	88.10	88.10	300mm x 200m REDUCER
0+050.0	88.08	88.08	
0+056.8	88.15	88.075	150mm WATER SERVICE CONNECTION
0+104.3	88.00	85.60	200m x 200m TEE (WATERMAIN 'Y'-NORTH)
0+128.4	88.25	85.85	200m VALVE BOX
0+135.5	88.25	85.85	200m x 200m TEE (WATERMAIN 'Y')
0+150.0	88.10	85.70	
0+200.0	87.65	85.25	
0+244.6	87.75	85.35	45° HORIZONTAL BEND
0+268.3	87.50	85.15	45° HORIZONTAL BEND
0+300.0	87.50	85.30	
0+311.0	87.90	85.40	50mm WATER SERVICE CONNECTION
0+312.0	87.90	85.40	45° HORIZONTAL BEND
0+313.0	87.90	85.40	45° HORIZONTAL BEND
0+314.0	87.90	85.40	200m VALVE BOX
0+315.0	87.90	85.40	CAPPED 2m FROM BUILDING FACE

WATERMAIN 'B' - (200 DIAMETER)

STATION	FINISHED GRADE	TOP OF W/M	ITEM
0+000	88.25	85.85	200m x 200m TEE (WATERMAIN 'X')
0+008	88.25	85.85	200m VALVE BOX
0+012.6	88.25	85.85	150m HYDRANT TEE
0+050	88.25	85.85	
0+100	88.25	85.85	
0+140	88.25	85.85	
0+170.1	88.20	85.80	150m HYDRANT TEE
0+200	88.10	85.70	
0+230.9	87.90	85.50	200m x 200m TEE (WATERMAIN 'Y')
0+240	87.90	85.50	
0+246.9	88.00	85.60	200m x 200m TEE (WATERMAIN 'C')
0+260.5	88.00	85.60	200m VALVE BOX
0+272.8	88.00	85.60	CAPPED

WATERMAIN 'C' - (200 DIAMETER)

STATION	FINISHED GRADE	TOP OF W/M	ITEM
0+000	88.05	85.65	200m x 200m TEE (WATERMAIN 'Y')
0+030	88.30	85.90	
0+048	88.32	85.92	11.25° HORIZONTAL BEND
0+075	88.00	85.60	200m x 200m TEE (FUTURE DEVELOPMENT)
0+091.7	87.85	85.45	11.25° HORIZONTAL BEND
0+100	87.80	85.40	
0+123.6	87.75	85.35	200m VALVE BOX
0+134.4	87.60	85.20	CONNECT TO EXISTING STORM WATERMAIN

WATERMAIN 'D' - (200 DIAMETER)

STATION	FINISHED GRADE	TOP OF W/M	ITEM
0+000	87.60	85.50	200m x 200m TEE (WATERMAIN 'Y')
0+008.5	88.05	85.65	200m VALVE BOX
0+025	87.90	85.50	
0+050	88.05	85.65	
0+061.2	88.15	85.75	150m HYDRANT TEE
0+075.7	87.62	85.52	22.5° HORIZONTAL BEND
0+080	87.94	85.54	
0+095.4	88.12	85.72	45° HORIZONTAL BEND
0+100	88.16	85.76	
0+104.0	88.21	85.81	22.5° HORIZONTAL BEND
0+125	88.21	85.81	200m x 100m TEE (GAS BAR SERVICE)
0+128	88.21	85.81	CAPPED END

WATERMAIN 'E' - (200 DIAMETER)

STATION	FINISHED GRADE	TOP OF W/M	ITEM
0+000	88.00	85.60	200m x 200m TEE (WATERMAIN 'X')
0+004.4	87.80	85.45	200m VALVE BOX
0+025	88.00	85.60	
0+050	88.10	85.60	
0+053.5	88.03	85.63	200m x 200m TEE (WATERMAIN 'Y')

Appendix C  
Fire Flow Calculations

## Fire Underwriters Survey (FUS) Calculations

Required Fire Flow Calculation

**F = 220 x C x √A** L/min *FUS Water Supply for Public Fire Protection, 2020*

F = Required Fire Flow  
 C = Construction Type Coefficient  
 A = Total Above-Ground Floor Area (m<sup>2</sup>)

**1 Estimate of Fire Flow (Baseline)**

OBC Occupancy	Commercial	
Foot Print	462	m <sup>2</sup>
Number of Storeys	1	

Level	Area (m <sup>2</sup> )
1	461.94

Construction Class

Construction Class	Non Combustible
Coefficient	1.0

Total Area of Building

A= 462 m<sup>2</sup>

Fire Flow

F= 220 \* 1\* √462  
 F= 4729

F= **5000** L/min *rounded to nearest 1000L/min, must be >2000 L/min*

**2 Occupancy Charge**

Contents Charge	Free Burning
	0.15

O= F \* Occupancy Charge  
 O= 5000\*0.15

O= **750** L/min *no rounding*

**3 Automatic Sprinkler Reduction**

NFPA Sprinkler Standard	No	0%	0%
Standard Water Supply	No	0%	
Fully Supervised System	No	0%	

S= F \* Sprinkler Reduction  
 S= 5000\*0%

S= **0** L/min *no rounding*

**4 Exposure Increase**

Direction	Distance (m)	Charge	TOTAL
North	>45	0%	10%
East	29	10%	
South	>45	0%	
West	>45	0%	

max 75%

E= F \* Exposure Charge  
 E= 5000\*10%

E= **500** L/min *no rounding*

**H Adjusted Fire Flow**

Fa= F+O+E+S  
 Fa= 5000+750+0+500  
 Fa= 6250 L/min

Fa= **6000** L/min *rounded to nearest 1000L/min*

<b>REQUIRED FIRE FLOW</b>	<b>6000</b>	L/min
	<b>100</b>	L/s
	<b>1585</b>	usgm

Appendix D  
Water Boundary Conditions Calculation

## Khadija Jawwad

---

**From:** Elsby, Cam <Cam.Elsby@ottawa.ca>  
**Sent:** Tuesday, September 24, 2024 11:00 AM  
**To:** Khadija Jawwad  
**Cc:** Kate Logan; Saifullah Khan  
**Subject:** Re: 4270 Innes Road, Orleans (Chick-Fil-A) Phase 1/2 Pre-Consultation Submission  
**Attachments:** 4270 Innes Boundary Condition.docx

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Hi Khadija,

Please find attached boundary condition result as requested.

Please don't hesitate to reach out should you have any questions or concerns.

Kind regards,

**Cam Elsby, P.Eng.**

Project Manager, Infrastructure Approvals  
Planning, Development and Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB)  
Development Review – East 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 21443  
[cam.elsby@ottawa.ca](mailto:cam.elsby@ottawa.ca)

---

**From:** Elsby, Cam <Cam.Elsby@ottawa.ca>  
**Sent:** Tuesday, September 17, 2024 1:03 PM  
**To:** Khadija Jawwad <Khadija.Jawwad@exp.com>  
**Cc:** Kate Logan <Kate.Logan@exp.com>; Saifullah Khan <saifullah.khan@exp.com>  
**Subject:** Re: 4270 Innes Road, Orleans (Chick-Fil-A) Phase 1/2 Pre-Consultation Submission

Thanks Khadija, I've now passed your requests onto our Asset Management team for processing. Please note that their turnaround time is approximately 2 weeks at this time due to a large influx of requests.

Please don't hesitate to reach out should you have any questions or concerns.

Kind regards,

**Cam Elsby, P.Eng.**

Project Manager, Infrastructure Approvals

Planning, Development and Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB)

Development Review – East 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 21443

[cam.elsby@ottawa.ca](mailto:cam.elsby@ottawa.ca)

---

**From:** Khadija Jawwad <Khadija.Jawwad@exp.com>

**Sent:** Tuesday, September 17, 2024 12:13 PM

**To:** Elsby, Cam <Cam.Elsby@ottawa.ca>

**Cc:** Kate Logan <Kate.Logan@exp.com>; Saifullah Khan <saifullah.khan@exp.com>

**Subject:** RE: 4270 Innes Road, Orleans (Chick-Fil-A) Phase 1/2 Pre-Consultation Submission

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Hello Cam,

To summarize the information:

- **Location of service:** Provided in the attached drawing. (Marked up in blue file named: *Water Connection.pdf*)
- **Type of development:** Commercial Development
- **Average daily demand:** 0.335 L/s
- **Maximum daily demand:** 0.50 L/s
- **Maximum hourly daily demand:** 0.60 L/s
- **Required fire flow and completed FUS Design Declaration if applicable.** FUS Method: 100 L/s, OBC Method: 30 L/s

Best,

**Khadija Jawwad, EIT**

EXP | Design EIT, Water Resources

t : +1.905.793.9800, 62438 | m : +1.416.910.5873 | e : [khadija.jawwad@exp.com](mailto:khadija.jawwad@exp.com)

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---

**From:** Khadija Jawwad

**Sent:** Tuesday, September 17, 2024 12:10 PM

**To:** Elsby, Cam <Cam.Elsby@ottawa.ca>

**Cc:** Kate Logan <Kate.Logan@exp.com>; Saifullah Khan <saifullah.khan@exp.com>

**Subject:** RE: 4270 Innes Road, Orleans (Chick-Fil-A) Phase 1/2 Pre-Consultation Submission

Hello Cam,

Please find attached.

If you need any further information or details please let me know. 😊

Best,

## Khadija Jawwad, EIT

EXP | Design EIT, Water Resources

t : +1.905.793.9800, 62438 | m : +1.416.910.5873 | e : [khadija.jawwad@exp.com](mailto:khadija.jawwad@exp.com)

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**From:** Elsby, Cam <[Cam.Elsby@ottawa.ca](mailto:Cam.Elsby@ottawa.ca)>

**Sent:** Tuesday, September 17, 2024 10:43 AM

**To:** Khadija Jawwad <[Khadija.Jawwad@exp.com](mailto:Khadija.Jawwad@exp.com)>

**Cc:** Kate Logan <[Kate.Logan@exp.com](mailto:Kate.Logan@exp.com)>; Saifullah Khan <[saifullah.khan@exp.com](mailto:saifullah.khan@exp.com)>; Rashid, Zoha <[zoha.rashid@ottawa.ca](mailto:zoha.rashid@ottawa.ca)>; Andrew Hannaford <[ahannaford@mhbcplan.com](mailto:ahannaford@mhbcplan.com)>; Gilbert, Jerrica <[jerrica.gilbert@ottawa.ca](mailto:jerrica.gilbert@ottawa.ca)>

**Subject:** Re: 4270 Innes Road, Orleans (Chick-Fil-A) Phase 1/2 Pre-Consultation Submission

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Hi Khadija,

I've reviewed the submitted calculations for the boundary condition request and peak sanitary flow and have the following comments:

1. The water demands should be calculated using the gross commercial area rather than just the building area; please revise the demands accordingly.
2. Please provide a revised connection figure to clearly distinguish the connection point into the municipal water system, including the watermain size.

Once these changes are made, I'll be sure to pass the requests over to our Asset Management team for processing.

With regards to your question about runoff coefficient, typically a runoff coefficient of 0.2 is used for grassed or purely landscaped areas.

Please don't hesitate to reach out should you have any further questions or concerns.

Kind regards,

**Cam Elsby, P.Eng.**

Project Manager, Infrastructure Approvals

Planning, Development and Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB)

Development Review – East 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 21443

[cam.elsby@ottawa.ca](mailto:cam.elsby@ottawa.ca)

**From:** Gilbert, Jerrica <[jerrica.gilbert@ottawa.ca](mailto:jerrica.gilbert@ottawa.ca)>  
**Sent:** Monday, September 16, 2024 3:10 PM  
**To:** Khadija Jawwad <[Khadija.Jawwad@exp.com](mailto:Khadija.Jawwad@exp.com)>; Elsby, Cam <[Cam.Elsby@ottawa.ca](mailto:Cam.Elsby@ottawa.ca)>  
**Cc:** Kate Logan <[Kate.Logan@exp.com](mailto:Kate.Logan@exp.com)>; Saifullah Khan <[saifullah.khan@exp.com](mailto:saifullah.khan@exp.com)>; Rashid, Zoha <[zoha.rashid@ottawa.ca](mailto:zoha.rashid@ottawa.ca)>; Andrew Hannaford <[ahannaford@mhbcplan.com](mailto:ahannaford@mhbcplan.com)>  
**Subject:** FW: 4270 Innes Road, Orleans (Chick-Fil-A) Phase 1/2 Pre-Consultation Submission

Hi Khadija and Cam,

I am forwarding Khadija's questions highlighted below to Cam since he is the Engineer on this file. I'm not entirely sure if Asset Management will review at this stage given that this isn't a formal application yet, but Cam would have more insight on that process than I would.

Thank you,

**Jerrica Gilbert (they/them)**, RPP MCIP  
Planner II | Urbaniste II  
Development Review - East | Examen des demandes d'aménagement - est  
Planning, Development and Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB)  
City of Ottawa | Ville d'Ottawa  
110 Laurier Avenue West | 110, avenue Laurier Ouest Ottawa, ON K1P 1J1  
Tel. | Tél. 613-580-2424, ext. | poste 16972

---

**From:** Khadija Jawwad <[Khadija.Jawwad@exp.com](mailto:Khadija.Jawwad@exp.com)>  
**Sent:** September 16, 2024 2:58 PM  
**To:** Gilbert, Jerrica <[jerrica.gilbert@ottawa.ca](mailto:jerrica.gilbert@ottawa.ca)>  
**Cc:** Kate Logan <[Kate.Logan@exp.com](mailto:Kate.Logan@exp.com)>; Saifullah Khan <[saifullah.khan@exp.com](mailto:saifullah.khan@exp.com)>  
**Subject:** 4270 Innes Road, Orleans (Chick-Fil-A) Phase 1/2 Pre-Consultation Submission

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Hello Jerrica,

As per the City of Ottawa Comments:

**Please provide the boundary conditions for the 200 mm watermain at 4210 Innes Road. Location of connection will be 72 m east of the limit of lease.**

We have calculated the following expected demands:

- **Location of service:** Provided in the attached drawing. (Marked up in blue and yellow in file named: *Sanitary and WM Connection.pdf*)
- **Type of development:** Commercial Development
- **Average daily demand:** 0.033 l/s
- **Maximum daily demand:** 0.05 l/s
- **Maximum hourly daily demand:** 0.06 l/s
- **Required fire flow and completed FUS Design Declaration if applicable.** OBC Method: 30 L/s, FUS Method: 100 L/s
- **Supporting Calculations for all demands listed above and required fire flow as per Ontario Building Code or Fire Underwriter Surveys (See technical Bulletin ISTB-2021-03).**

Am I to be using FUS or OBC for calculating fire flow?

**Attached are the proposed peak wet weather sanitary flow rate and supporting calculations. Could you please forward this to the City of Ottawa Asset Management team for analysis to demonstrate that there is adequate residual capacity in the receiving and downstream wastewater system to accommodate the proposed development?**

Peak wet weather sanitary flow rate of 0.39 L/s for the development. Calculations attached in *Sanitary and watermain calcs.*

Please let me know if you need any clarifications.

Best,



**Khadija Jawwad, EIT**

EXP | Design EIT, Water Resources

t : +1.905.793.9800, 62438 | m : +1.416.910.5873 | e : [khadija.jawwad@exp.com](mailto:khadija.jawwad@exp.com)

1595 Clark Boulevard

Brampton, ON L6T 4V1

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## **Results**

### **Connection 1 – Lanther Drive**

<b>Demand Scenario</b>	<b>Head (m)</b>	<b>Pressure<sup>1</sup> (psi)</b>
Maximum HGL	130.3	60.2
Peak Hour	126.3	54.5
Max Day plus Fire Flow #1	128.2	57.2

<sup>1</sup> Ground Elevation = 87.9 m

## **Notes**

- 1. Demands for proposed Connection 1 at existing private water main were assigned to upstream junction at Lanther Drive & Vantage Drive off the public looped watermains. The engineer must calculate headloss off the private watermain.*

## **Disclaimer**

*The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation. Fire Flow analysis is a reflection of available flow in the watermain; there may be additional restrictions that occur between the watermain and the hydrant that the model cannot take into account.*

**CFA Orleans - Peak Hour Pressure Private Watermain - PRESSURE LOSS CALCULATION**

	Q = REQUIRED FLOW for FIRE PROTECTION (L/S)	Q = REQUIRED FLOW for DOMESTIC DEMAND (L/S)	D = NOMINAL PIPE DIAMETER (m)	L = LENGTH OF WATERMAIN (m)	TYPE	C VALUE	INSIDE DIAMETER (m)	WALL THICKNESS (m)	CROSS SECTIONAL AREA (m2)	V =FLOW VELOCITY (m/s)
Existing Private Watermain	n/a	0.6	0.200	192.0	PVC	110	0.200	0.006	0.031	0.02
Proposed Private Watermain	n/a	0.6	0.050	123.4	PVC	100	0.046	0.003	0.002	0.36

	START TOP OF PIPE ELEV (m)	END TOP OF PIPE ELEV (m)	STATIC HEAD (m)
Existing Private Watermain	85.70	85.63	0.07
Proposed Private Watermain	85.63	85.60	0.03

	MINOR HEAD LOSSES					
	200 mm PVC			50mm PVC		
	Existing Private Watermain			Proposed Private Watermain		
	Number	K	Sub Total K	Number	K	Sub Total K
Inlet Anti Vortex Plate		1.00	0.00		1.00	0.00
Pipe Contraction		0.25	0.00		0.25	0.00
Pipe Expansion		0.25	0.00		0.25	0.00
Strainer/Reducer		0.50	0.00		0.50	0.00
Standard 90d Bend	1	0.90	0.90	3	0.90	2.70
Standard 45d Bend		0.45	0.00		0.45	0.00
Standard 22.5d Bend		0.23	0.00		0.23	0.00
Standard 11.25d Bend		0.10	0.00	1	0.10	0.10
Long Radius Bend, 45d / 90d		0.50	0.00		0.50	0.00
Tee - flow through run		0.60	0.00		0.60	0.00
Tee - flow through branch	1	1.80	1.80		1.80	0.00
Gate Valve	1	0.40	0.40		0.40	0.00
300mm to 400mm Pipe Expansion		0.20	0.00		0.20	0.00
Backflow Preventor		1.20	0.00	1	1.20	1.20
Meter		5.00	0.00	1	5.00	5.00
Drain Valve	1	0.40	0.40		0.40	0.00
Check Valve		4.00	0.00		4.00	0.00
Pipe Exit		1.00	0.00		1.00	0.00
<b>K TOTALS</b>			<b>3.50</b>			<b>9.00</b>

	H = STATIC HEAD = HIGHEST SYSTEM ELEV - PIPE CONNECTION ELEV (m)	HL1 = FITTINGS FRICTION HEAD LOSS = (K TOTAL) (V)**2/2G (m)	HL2 = PIPE WALL FRICTION HEAD LOSS = $6.78 (L)/(D)**1.1655 * (V/C)**1.85$ (m)	HL3 = VELOCITY HEAD = $(V)**2 / 2G$ (m)	H TOTAL = TOTAL DYNAMIC HEAD = H + HL1 + HL2 + HL3 (m)	SYSTEM PRESSURE LOSS (Kpa)	SYSTEM PRESSURE LOSS (psi)
Existing Private Watermain	0.07	0.000	n/a	0.00	n/a	0.07	0.10
Proposed Private Watermain	0.03	0.000	n/a	0.92	n/a	9.36	1.36

Provided Peak Hour Pressure at Connection 1

54.50

psi

Proposed Pressure at the Building

53.04

psi

**CFA Orleans - Max Day + Fire Flow - Private Watermain - PRESSURE LOSS CALCULATION**

	Q = REQUIRED FLOW for FIRE PROTECTION (L/S)	Q = REQUIRED FLOW for DOMESTIC DEMAND (L/S)	D = NOMINAL PIPE DIAMETER (m)	L = LENGTH OF WATERMAIN (m)	TYPE	C VALUE	INSIDE DIAMETER (m)	WALL THICKNESS (m)	CROSS SECTIONAL AREA (m <sup>2</sup> )	V =FLOW VELOCITY (m/s)
Existing Private Watermain	n/a	0.6	0.200	192.0	PVC	110	0.200	0.006	0.031	0.02
Proposed Private Watermain	n/a	0.6	0.050	123.4	PVC	100	0.046	0.003	0.002	0.36

	START TOP OF PIPE ELEV (m)	END TOP OF PIPE ELEV (m)	STATIC HEAD (m)
Existing Private Watermain	85.70	85.63	0.07
Proposed Private Watermain	85.63	85.60	0.03

	MINOR HEAD LOSSES					
	200 mm PVC			50mm PVC		
	Existing Private Watermain			Proposed Private Watermain		
	Number	K	Sub Total K	Number	K	Sub Total K
Inlet Anti Vortex Plate		1.00	0.00		1.00	0.00
Pipe Contraction		0.25	0.00		0.25	0.00
Pipe Expansion		0.25	0.00		0.25	0.00
Strainer/Reducer		0.50	0.00		0.50	0.00
Standard 90d Bend	1	0.90	0.90	3	0.90	2.70
Standard 45d Bend		0.45	0.00		0.45	0.00
Standard 22.5d Bend		0.23	0.00		0.23	0.00
Standard 11.25d Bend		0.10	0.00	1	0.10	0.10
Long Radius Bend, 45d / 90d		0.50	0.00		0.50	0.00
Tee - flow through run		0.60	0.00		0.60	0.00
Tee - flow through branch	1	1.80	1.80		1.80	0.00
Gate Valve	1	0.40	0.40		0.40	0.00
300mm to 400mm Pipe Expansion		0.20	0.00		0.20	0.00
Backflow Preventor		1.20	0.00	1	1.20	1.20
Meter		5.00	0.00	1	5.00	5.00
Drain Valve	1	0.40	0.40		0.40	0.00
Check Valve		4.00	0.00		4.00	0.00
Pipe Exit		1.00	0.00		1.00	0.00
<b>K TOTALS</b>			<b>3.50</b>			<b>9.00</b>

	H = STATIC HEAD = HIGHEST SYSTEM ELEV - PIPE CONNECTION ELEV (m)	HL1 = FITTINGS FRICTION HEAD LOSS = (K TOTAL) (V)**2/2G (m)	HL2 = PIPE WALL FRICTION HEAD LOSS = $6.78 (L)/(D)**1.1655 * (V/C)**1.85$ (m)	HL3 = VELOCITY HEAD = $(V)**2 / 2G$ (m)	H TOTAL = TOTAL DYNAMIC HEAD = H + HL1 + HL2 + HL3 (m)	SYSTEM PRESSURE LOSS (Kpa)	SYSTEM PRESSURE LOSS (psi)
Existing Private Watermain	0.07	0.000	n/a	0.00	n/a	0.07	0.10
Proposed Private Watermain	0.03	0.000	n/a	0.92	n/a	0.95	1.36

Provided Max Day + Fire Flow Pressure at Connection 1

57.20

psi

Proposed Pressure at the Building

55.74

psi

Appendix E  
Storm Water Management Calculation

PROJECT NO. :BRM-23002042-H0  
 PROJECT NAME. : Proposed Chick fil A, 4280 Innes Road in Orleans, Ottawa, Ontario  
 Date: January 2025



CALCULATION Sheet :1

**Pre Development Site Hydrology**

Drawing No. DP1

Land Type	Area, A		C	Total Area (ha)	A x C	Weighted C
	(m2)	(ha)				
Hardsurface	3733.8	0.373	0.90	0.408	0.3	0.84
Landscape	345.84	0.035	0.20		0.007	

Total Area **0.41** ha

Weighted Runoff Coefficient, C **0.84**

Run off Calculation (using Modified Rational Method):

$$Q = C_i * C * i * A / 360 \text{ cms}$$

C = Runoff Coefficient

i = Rainfall intensity (mm/hr) [City of Ottawa IDF]

A = Watershed area (ha)

Time of Concentration,  $T_c$  **10.00** min

IDF Eqn :  $i = A / (B + T)^C$

A, B & C Parameter for IDF Curve

Year	A =	B =	C =
2	732.951	6.20	0.81
5	998.071	6.05	0.814
10	1174.184	6.01	0.816
25	1402.884	6.02	0.819
50	1569.58	6.01	0.82
100	1735.688	6.01	0.82

Pre Development Peak Flows:

YEAR	Rainfall	Intensity Peaking	Flows	
	mm/hr	Factor, $C_i$	m3/sec	L/Sec
2	76.81	1.00	0.073	73.17
5	104.19	1.00	0.099	99.26
10	122.14	1.00	0.116	116.36
25	144.69	1.00	0.138	137.84
50	161.47	1.00	0.154	153.83
100	178.56	1.00	0.170	170.11

PROJECT NO. :BRM-23002042-H0  
 PROJECT NAME. : Proposed Chick fil A, 4280 Innes Road in Orleans, Ottawa, Ontario  
 Date: January 2025



CALCULATION Sheet : 2

**Peak Flow Calculations**  
 Refer to SWM200 for Catchment ID

Catchment ID	Land Use	Area, A (ha)	Runoff Coeff C	Total Area (ha)	A x C	Weighted C	Notes
201	Impervious	0.046	0.90	0.046	0.042	0.90	Proposed Development Area-Considered in analysis
	Pervious	0.000	0.20		0.000		
202	Impervious	0.084	0.90	0.094	0.075	0.82	Proposed Development Area-Considered in analysis
	Pervious	0.010	0.20		0.002		
203	Impervious	0.002	0.90	0.021	0.002	0.27	Proposed Development Area-Considered in analysis
	Pervious	0.019	0.20		0.004		
204	Impervious	0.031	0.90	0.031	0.028	0.90	Proposed Development Area-Considered in analysis
	Pervious	0.000	0.20		0.000		
205	Impervious	0.056	0.90	0.088	0.050	0.64	Proposed Development Area-Considered in analysis
	Pervious	0.032	0.20		0.006		
206	Impervious	0.098	0.90	0.114	0.088	0.80	Proposed Development Area-Considered in analysis
	Pervious	0.016	0.20		0.003		
207	Impervious	0.034	0.90	0.034	0.031	0.90	Proposed Development Area-Considered in analysis
	Pervious	0.000	0.20		0.000		

**Storm Peak Flow Controlled Area:**

Total Area (Catchment 201-206)	0.43	ha
Weighted Runoff Coefficient, C	0.77	

**Run off Calculation (using Modified Rational Method):**

$Q = C_i \cdot C \cdot i \cdot A / 360 \text{ cms}$

C = Runoff Coefficient

i = Rainfall intensity (mm/hr.) [City of Ottawa IDF]

A = Watershed area (ha)

Time of concentration, $T_c$	10.00	min
------------------------------	-------	-----

IDF Eqn :  $i = A / (B + T)^C$

A, B & C parameter for IDF Curve

Year	A =	B =	C =
2	732.95	6.20	0.81
5	998.071	6.05	0.814
10	1174.184	6.01	0.816
25	1402.884	6.02	0.819
50	1569.58	6.01	0.82
100	1735.688	6.01	0.82

**Storm Peak Flow Controlled Site Areas:**

YEAR	Rainfall	Intensity Peaking	Flows	
	mm/hr.	Factor, C <sub>i</sub>	m <sup>3</sup> /sec	L/sec
2	76.81	1.00	0.071	70.87
5	104.19	1.00	0.096	96.14
10	122.14	1.00	0.113	112.71
25	144.69	1.00	0.134	133.51
50	161.47	1.00	0.149	149.00
100	178.56	1.00	0.165	164.76

PROJECT NO. :BRM-23002042-H0

PROJECT NAME. : Proposed Chick fil A, 4280 Innes Road in Orleans, Ottawa, Ontario

Date: January 2025



Q=0.0028\*C\*I\*A (cms)  
 C : RUNOFF COEFFICIENT  
 I : RAINFALL INTENSITY  
 I=A / ( t + B ) ^ C  
 A : AREA (ha)

Minimum Velocity 0.90 m/sec  
 Max Velocity 3.00 m/sec  
 Mannings Coefficient 0.013

[City of Ottawa IDF]	
For Yr: A =	998.071
B =	1174.184
C =	0.814

CALCULATION Sheet :3

Prepared by: Khadija Jawwad  
 Checked by: Kate Logan, P.Eng.  
 Last Revised: 4/14/2025

Sub Catchment ID	MAINTENANCE HOLE		LENGTH (m)	INCREMENT			TOTAL CA	FLOW TIME (min)		I (mm/h)	TOTAL Q (cms)	S (%)	D (mm)	Q FULL (cms)	V FULL (m/s)	Sec. Time (min)	Accum. Time (min)	Perc. Capacity (%)	Storage (m3)
	FROM	TO		C	A	CA		TO	IN										
Area - 205	PROP CB01	EX. CBMH105B	9.70	0.64	0.088	0.06	0.06	10.00	0.15	3.14	0.001	1.00	200	0.0328	1.04	0.15	10.15	2%	0.30
Area - 207	PROP. CB02	PROP. MH02	28.44	0.90	0.034	0.03	0.03	10.00	0.45	3.14	0.000	1.00	200	0.03	1.04	0.45	10.45	1%	0.89
Area - 201	Building	PROP. MH02	9.74	0.90	0.046	0.04	0.07	10.00	0.11	3.14	0.001	2.00	200	0.05	1.48	0.11	10.11	1%	0.31
	PROP. MH02	EX. CBMH105A	21.30	0.00	0.000	0.00	0.07	10.45	0.43	3.14	0.001	0.64	200	0.03	0.84	0.43	10.88	2%	0.67
Area - 202	PROP. CB04	PROP. CBMH03	24.80	0.82	0.094	0.08	0.08	10.00	0.40	3.14	0.001	1.00	200	0.03	1.04	0.40	10.40	2%	0.78
Area - 203	PROP. CBMH03	PROP. CBMH02	37.00	0.27	0.021	0.01	0.08	10.40	0.84	3.14	0.001	0.50	200	0.02	0.74	0.84	11.23	3%	1.16
Area - 204	PROP. CBMH02	PROP. CBMH05	18.10	0.90	0.031	0.03	0.11	11.23	0.41	3.14	0.001	0.50	200	0.02	0.74	0.41	11.64	4%	0.57
Area - 206	PROP. CBMH05	EX. CBMH105A	34.20	0.80	0.114	0.09	0.20	11.64	0.59	3.14	0.002	0.50	300	0.07	0.97	0.59	12.23	3%	2.42

## Appendix F

Functional Servicing and Stormwater Management Report for Choice Properties Real Estate Investment Trust at 4270 Innes Road, City of Ottawa (Project No.: 17-961, September 2017 – Rev 1)

**FUNCTIONAL SERVICING AND  
STORMWATER MANAGEMENT  
REPORT**

**FOR**

**CHOICE PROPERTIES REAL ESTATE  
INVESTMENT TRUST  
4270 INNES ROAD**

**CITY OF OTTAWA**

**PROJECT NO.: 17-961**

**SEPTEMBER 2017 – REV 1  
© DSEL**



**FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT  
FOR  
4270 INNES ROAD**

**CHOICE PROPERTIES REAL ESTATE INVESTMENT TRUST**

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Table 7	Summary of Estimated Peak Wastewater Flow
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## **APPENDICES**

Appendix A	Pre-consultation Notes
Appendix B	Water Supply
Appendix C	Wastewater Collection
Appendix D	Stormwater Management
Drawings / Figures	Proposed Site Plan

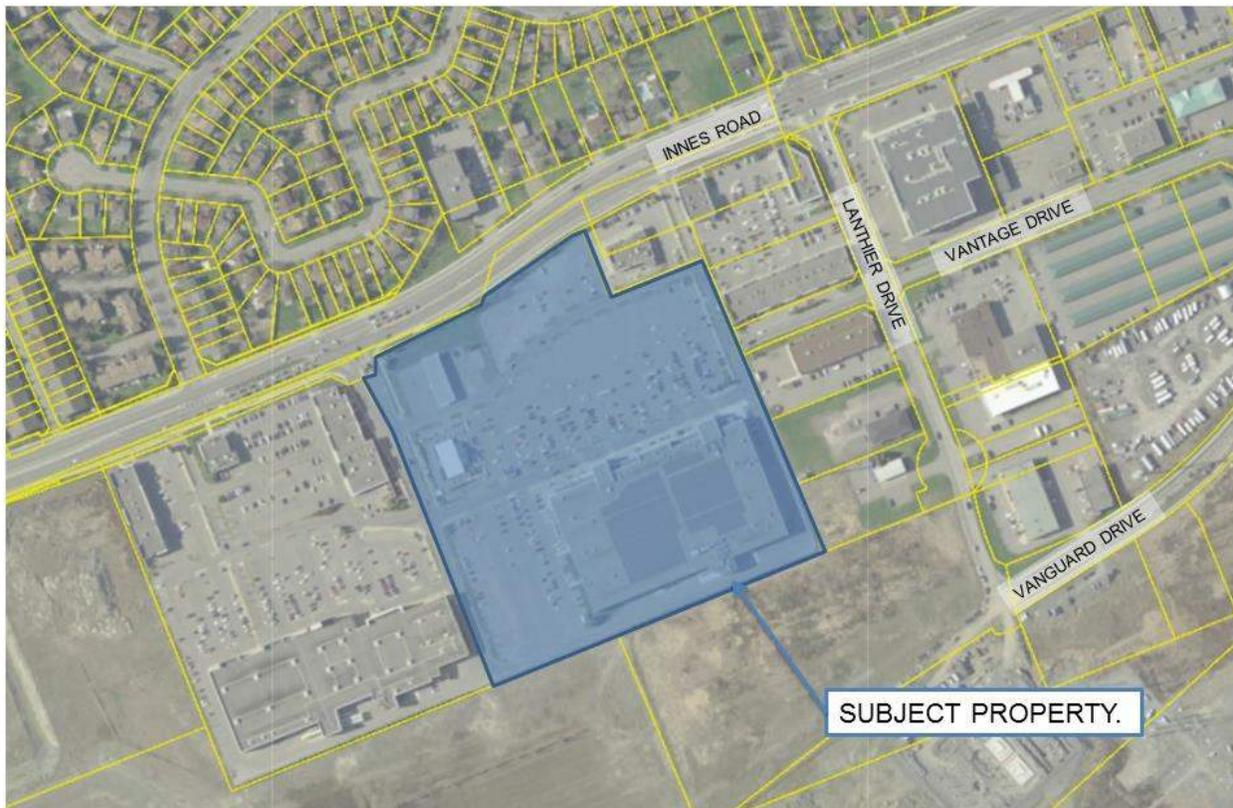
**FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT  
FOR  
4270 INNES ROAD  
CHOICE PROPERTIES REAL ESTATE INVESTMENT TRUST  
SEPTEMBER 2017 – REV 1**

**CITY OF OTTAWA  
PROJECT NO.: 17-961**

**1.0 INTRODUCTION**

David Schaeffer Engineering Limited (DSEL) has been retained by Choice Properties to prepare a Functional Servicing and Stormwater Management report in support of their application for a Site Plan Amendment (SPA) at 4270 Innes Road.

The subject property is located within the City of Ottawa urban boundary, in the Cumberland ward. As illustrated in **Figure 1**, the subject property is located south west of the intersection of Innes Road and Lanthier Drive. Comprised of a single parcel, the subject property measures approximately **6.43 ha** and is zoned Arterial Mainstreet (AM).



**Figure 1: Site Location**

---

The proposed SPA would allow for the addition of three single-storey commercial buildings located within the existing parking lot. The proposed development would include approximately **2,734 m<sup>2</sup>** of ground level retail, with additional parking and associated drive aisles within **1.6 ha** of the existing site. A copy of the proposed site plan is included in ***Drawings/Figures***.

No change in floor area is proposed to the existing buildings. The site plan proposes to revise existing drive aisles and curbed islands to allow for fire routes and pedestrian access.

The objective of this report is to provide sufficient detail to demonstrate that the proposed development is supported by existing municipal services.

## **1.1 Existing Conditions**

The existing site consists of two commercial buildings with associated asphalt parking lots and drive aisles. The elevations range between 87.91m and 88.19m from the Northeast to the Southwest corner of the property.

Sewer and watermain mapping collected from the City of Ottawa indicate that the following services exist across the property frontages within the adjacent municipal right-of-ways:

### **Water**

- 200mm diameter private internal PVC watermain network located within the subject site

### **Wastewater**

- 200-250mm diameter private internal sanitary sewer network located within the subject site tributary to the Cumberland Collector Sewer

### **Stormwater**

- 450 mm diameter private internal storm sewer network located within the subject site tributary to Billberry Creek

## **1.2 Required Permits / Approvals**

The proposed development is subject to the site plan control approval process. The City of Ottawa must approve the engineering design drawings and reports prior to the issuance of site plan control.

The proposed development is a single parcel; as a result, the stormwater management system qualifies for an exemption under the OWRA.

---

### 1.3 Pre-consultation

Pre-consultation correspondence, along with the servicing guidelines checklist, is located in **Appendix A**.

## 2.0 GUIDELINES, PREVIOUS STUDIES, AND REPORTS

### 2.1 Existing Studies, Guidelines, and Reports

The following studies were utilized in the preparation of this report.

- **Ottawa Sewer Design Guidelines**,  
City of Ottawa, *SDG002*, October 2012.  
**(City Standards)**
- **Ottawa Design Guidelines – Water Distribution**  
City of Ottawa, July 2010.  
**(Water Supply Guidelines)**
  - **Technical Bulletin ISD-2010-2**  
City of Ottawa, December 15, 2010.  
**(ISD-2010-2)**
  - **Technical Bulletin ISDTB-2014-02**  
City of Ottawa, May 27, 2014.  
**(ISDTB-2014-02)**
- **Design Guidelines for Sewage Works**,  
Ministry of the Environment, 2008.  
**(MOE Design Guidelines)**
- **Stormwater Planning and Design Manual**,  
Ministry of the Environment, March 2003.  
**(SWMP Design Manual)**
- **Ontario Building Code Compendium**  
Ministry of Municipal Affairs and Housing Building Development Branch,  
January 1, 2010 Update.  
**(OBC)**
- **Water Supply for Public Fire Protection**  
Fire Underwriters Survey, 1999.  
**(FUS)**

- 
- **Final Stormwater Management Report  
Loblaws – Innes Road and Lanthier Drive**  
Stantec Consulting Ltd., November 25, 2004 Update.  
*(Loblaws SWM Report)*
  
  - **Trinity Development Group – Innes Road  
Stormwater Management Report**  
Stantec Consulting Ltd., March 28, 2005.  
*(Trinity SWM Report)*

### 3.0 WATER SUPPLY SERVICING

#### 3.1 Existing Water Supply Services

The subject property lies within the City of Ottawa 2E pressure zone, as shown by the Water Distribution System figure located in **Appendix B**. A 200mm diameter private internal watermain exists within the subject site and is available to service the development, as shown by drawing **EX-1**.

**Table 1** summarizes the **Water Supply Guidelines** employed in the preparation of the preliminary water demand estimate.

**Table 1**  
**Water Supply Design Criteria**

Design Parameter	Value
Commercial Retail	2.5 L/m <sup>2</sup> /d
Commercial Office	75 L/9.3m <sup>2</sup> /d
Commercial Maximum Daily Demand	1.5 x avg. day
Commercial Maximum Hour Demand	1.8 x max. day
Minimum Watermain Size	150mm diameter
Minimum Depth of Cover	2.4m from top of watermain to finished grade
During normal operating conditions desired operating pressure is within	350kPa and 480kPa
During normal operating conditions pressure must not drop below	275kPa
During normal operating conditions pressure must not exceed	552kPa
During fire flow operating pressure must not drop below	140kPa

\*Daily average based on Appendix 4-A from **Water Supply Guidelines**  
 \*\* Residential Max. Daily and Max. Hourly peaking factors per MOE Guidelines for Drinking-Water Systems Table 3-3 for 0 to 500 persons.  
 -Table updated to reflect ISD-2010-2

**Table 2** summarizes the water supply demand for the existing development based on the **Water Supply Guidelines**.

**Table 2**  
**Water Demand**  
**Existing Site Conditions**

Design Parameter	Anticipated Demand <sup>1</sup> (L/min)
Average Daily Demand	27.5
Max Day	41.3
Peak Hour	74.3

1) Water demand calculation per **Water Supply Guidelines**. See **Appendix B** for detailed calculations.

### 3.2 Water Supply Servicing Design

It is proposed that the development will connect to the existing 200mm diameter watermain network within the subject site. Servicing details for the proposed connection are shown by drawing **SSP-1**.

**Table 3** summarizes the anticipated water supply demand the proposed and the existing development based on the **Water Supply Guidelines**.

**Table 3**  
**Water Demand**  
**Proposed Site Conditions**

Design Parameter	Anticipated Demand <sup>1</sup> (L/min)
Average Daily Demand	32.3
Max Day + Fire Flow	48.4 + 13,000 = 13,048.4
Peak Hour	87.1
1) Water demand calculation per <b>Water Supply Guidelines</b> . See <b>Appendix B</b> for detailed calculations.	

Fire flow requirements are to be determined in accordance with Local Guidelines (**FUS**), City of Ottawa **Water Supply Guidelines**, and the Ontario Building Code.

Using the **FUS** method a conservative estimation of fire flow had been established. The following assumptions were assumed:

- Type of construction - Ordinary Construction
- Occupancy type – Free Burning Combustibility
- Sprinkler Protection – Non-Sprinkler System

The above assumptions result in an estimated maximum fire flow of approximately **13,000 L/min**, actual building materials selected will affect the estimated flow.

The City of Ottawa was contacted to obtain boundary conditions associated with the estimated water demand as indicated in **Table 3**. No response was received at the time of publication. Correspondence with the City has been included in **Appendix A**.

### 3.3 Water Supply Conclusion

Anticipated water demand under proposed conditions was submitted to the City of Ottawa for establishing boundary conditions. No response was received at the time of publication.

The proposed water supply design conforms to all relevant City Guidelines and Policies.

## 4.0 WASTEWATER SERVICING

### 4.1 Existing Wastewater Services

The subject site lies within the Cumberland Collector Sewer catchment area, as shown by the City sewer mapping included in **Appendix C**. An existing 200-250 mm diameter sanitary sewer located within the subject site is available to service the proposed development, as shown by drawing **EX-1**.

**Table 4** summarizes the **City Standards** employed in the design of the wastewater sewer system.

**Table 4**  
**Wastewater Design Criteria**

Design Parameter	Value
Commercial Floor Space	5 L/m <sup>2</sup> /d
Infiltration and Inflow Allowance	0.28L/s/ha
Sanitary sewers are to be sized employing the Manning's Equation	$Q = \frac{1}{n} AR^{2/3} S^{1/2}$
Minimum Sewer Size	200mm diameter
Minimum Manning's 'n'	0.013
Minimum Depth of Cover	2.5m from crown of sewer to grade
Minimum Full Flowing Velocity	0.6m/s
Maximum Full Flowing Velocity	3.0m/s
<i>Extracted from Sections 4 and 6 of the City of Ottawa Sewer Design Guidelines, October 2012.</i>	

**Table 5** demonstrates the existing peak flow from the existing commercial building. See **Appendix C** for associated calculations.

**Table 5**  
**Summary of Existing Peak Wastewater Flow**

Design Parameter	Total Flow (L/s)
Estimated Average Dry Weather Flow	1.83
Estimated Peak Dry Weather Flow	2.75
Estimated Peak Wet Weather Flow	4.55

### 4.2 Wastewater Design

It is proposed that Building C & D will connect to the proposed 200 mm diameter sanitary sewer located within the drive aisle south of the development via 150 mm diameter service laterals, as shown by drawing **SSP-1**.

It is proposed that Building E will connect to the 200 mm diameter sanitary sewer located within the drive aisle west of the development via a 150 mm diameter service lateral, as shown by drawing **SSP-2**.

Based on the *Section 4.4.1* of the **City Standards**, the subject site was anticipated to have a sanitary flow rate of 50,000 L/ha/day. **Table 6** demonstrates the anticipated peak flow for the subject site. See **Appendix C** for associated calculations.

**Table 6**  
**Summary of Anticipated Peak Wastewater Flow**

Design Parameter	Total Flow (L/s)
Estimated Average Dry Weather Flow	7.44
Estimated Peak Dry Weather Flow	11.16
Estimated Peak Wet Weather Flow	12.96

**Table 7** demonstrates the estimated peak flow from the proposed and the existing development. See **Appendix C** for associated calculations.

**Table 7**  
**Summary of Estimated Peak Wastewater Flow**

Design Parameter	Total Flow (L/s)
Estimated Average Dry Weather Flow	2.15
Estimated Peak Dry Weather Flow	3.23
Estimated Peak Wet Weather Flow	5.03

The estimated sanitary flow based on the proposed site plan provide in **Drawings/Figures** anticipates a peak wet weather flow of **5.03 L/s**; therefore there is sufficient capacity available in the local sewers to accommodate the proposed development.

A sanitary analysis was conducted for the existing internal sanitary sewers located within the subject property in order to assess the available capacity. Based on the analysis, there is an available residual capacity of approximately 15.0 L/s; detailed calculations are included in **Appendix C**.

The analysis above indicates that sufficient capacity is available in the existing internal sanitary sewers to accommodate the proposed development.

### **4.3 Wastewater Servicing Conclusions**

The site is tributary to the Cumberland Collector sewer; based on the sanitary analysis sufficient capacity is available to accommodate the anticipated **5.03 L/s** peak wet weather flow from the proposed development.

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Based on the sanitary analysis, sufficient capacity is available in the existing internal sanitary sewers to accommodate the proposed development.

The proposed wastewater design conforms to all relevant ***City Standards***.

## 5.0 STORMWATER MANAGEMENT

### 5.1 Existing Stormwater Services

Stormwater runoff from the subject property is tributary to the City of Ottawa sewer system located within the Ottawa Central sub-watershed. As such, approvals for proposed development within this area are under the approval authority of the City of Ottawa.

Flows that influence the watershed in which the subject property is located are further reviewed by the principal authority. The subject property is located within the Bilberry Creek sub-watershed, and is therefore subject to review by the Rideau Valley Conservation Authority (RVCA). Consultation with the RVCA is located in **Appendix A**.

The existing area to be modified by the proposed development is approximately **1.6 ha** and is separated into two areas **Retail C** and **Retail D** and **Retail E** with existing rational method coefficients of **0.72** and **0.82**, respectively, as shown by **FIG-1** and **FIG-2** included in **Appendix D**. Based on the previously approved Servicing Plan, two Stormceptor oil and grit separators were installed as part of the private storm sewer system.

Based on the **Loblaws SWM Report**, the subject site discharges stormwater towards Innes Road at an elevation of 89.90.

### 5.2 Post-development Stormwater Management Target

**Retail C** and **Retail D**, and **Retail E** will result in modified rational method coefficients of **0.70** and **0.86**, respectively, as shown by **FIG-3** and **FIG-4** included in **Appendix D**.

The area within **Retail C** and **Retail D** will control post-development release rates to an equivalent pre-development release rate.

The Retail E development proposes to convert parking lot area to rooftop area, as such a decrease of the ponding volume is anticipated. Stormwater management within the south west corner of the subject site will be analyzed to demonstrate an overall increase in ponding volume.

The established pre-development peak flows for the 5-year and 100-year storm events are summarized in **Table 8**. See **Appendix D** for associated calculations.

**Table 8**  
**Pre-Development Stormwater Flow Rate Summary**

Control Area	5-Year Release Rate	100-Year Release Rate
	(L/s)	(L/s)
Retail C & D	95.9	205.3
Retail E	146.1	304.6

Based on **Table 8**, the **Retail C & D** will be required to control to 5-year and 100-year release rate of **95.9 L/s** and **205.3 L/s**, respectively.

Stormwater runoff is treated by the existing oil and grit separators on-site, therefore, additional stormwater quality controls are not required. Correspondence with the RVCA has been included in **Appendix A**.

### 5.3 Proposed Stormwater Management System – Retail C & D

It is proposed that the stormwater outlet from the Retail C development will be to the 300 mm diameter storm sewer south of the development. It is proposed that the stormwater outlet from the Retail D development will be to the 450 mm diameter storm sewer south west of the development. Servicing is shown by **SSP-1**.

Flow from rooftops will be controlled before discharging to the existing storm sewer system. The release rate and storage calculations for roof top attenuation were estimated based on Zurn Industries Ltd. design guidelines for Model Z-105-5 Control-Flo Single Notch drains. According to the Control-Flo Roof Drainage System Specification Drainage sheets notch ratings, each notch releases 5 G.P.M. per inch of head relevant literature is provide in **Appendix D**. Other products may be specified provided that the restricted release rate and sufficient storage is provided to meet or exceed the values in **Appendix D**.

Surface runoff from the sidewalks, access lanes and parking areas will be directed to a catchbasin system, outletting to the existing 450 mm diameter storm sewer south of the proposed development, as shown by **SSP-1**. As specified by Section 5.2, the development area will control post-development 5-year and 100-year release rates to **95.9 L/s** and **205.3 L/s**, respectively. Refer to **SWM-1** for sub-catchment control areas.

**Table 9** summarizes post-development release rates outlined in Section 5.2. Detailed calculations are included in **Appendix D**.

**Table 9**  
**Stormwater Flow Rate Summary – Retail C & D**

Control Area	5-Year Release Rate	5-Year Storage	100-Year Release Rate	100-Year Required Storage	100-Year Available Storage
	(L/s)	(m <sup>3</sup> )	(L/s)	(m <sup>3</sup> )	(m <sup>3</sup> )
A1	72.7	0.0	155.7	0.0	0.0
Retail C	2.3	4.9	3.0	11.3	11.5
Retail D	3.5	10.4	4.7	23.3	38.1
<b>Total</b>	<b>78.5</b>	<b>15.3</b>	<b>163.4</b>	<b>34.6</b>	<b>49.7</b>

It is anticipated that approximately **34.6 m<sup>3</sup>** of rooftop storage will be required on site to attenuate flow to the pre-development 5-year and 100-year release rates of **95.9 L/s** and **205.3 L/s**; storage calculations are contained within **Appendix D**.

#### 5.4 Proposed Stormwater Management System – Retail E

It is proposed that the stormwater outlet from the proposed development will be to the existing 450 mm diameter storm sewer within the subject site via a 200 mm diameter service lateral, as shown by **SSP-2**.

Flow from rooftops will be controlled before discharging to the existing storm sewer system. The release rate and storage calculations for roof top attenuation were estimated based on Zurn Industries Ltd. design guidelines for Model Z-105-5 Control-Flo Single Notch drains. According to the Control-Flo Roof Drainage System Specification Drainage sheets notch ratings, each notch releases 5 G.P.M. per inch of head relevant literature is provide in **Appendix D**. Other products may be specified provided that the restricted release rate and sufficient storage is proved to meet or exceed the values in **Appendix D**.

Surface runoff from the sidewalks, access lanes and parking areas will be directed to the existing catchbasin system west of the proposed development outletting to the existing 450 mm diameter storm sewer west development, as shown by **SSP-2**.

As shown by **FIG-2** included in **Appendix D**, the pre-development ponding volume of **18.2 m<sup>3</sup>** was been estimated. Based on **SWM-2**, the post-development ponding volume in the modified parking area of **9.9 m<sup>3</sup>** was estimated.

**Table 10** summarizes post-development building release rates. Detailed calculations are included in **Appendix D**.

**Table 10**  
**Stormwater Flow Rate Summary – Retail E**

Control Area	5-Year Release Rate	5-Year Storage	100-Year Release Rate	100-Year Required Storage	100-Year Available Storage
	(L/s)	(m <sup>3</sup> )	(L/s)	(m <sup>3</sup> )	(m <sup>3</sup> )
Roof Controls	8.3	25.1	10.9	56.1	90.9

As indicated in **Table 10**, it is proposed that **90.9 m<sup>3</sup>** of rooftop storage will be provided post-development, therefore, a stormwater storage increase of **72.7 m<sup>3</sup>** is proposed; storage calculations are contained in **Appendix D**.

#### 5.5 Stormwater Servicing Conclusions

Post development stormwater runoff will be controlled to the pre-development allowable target release rate for the 5-year and 100-year storm events. The post-development 5-year and 100-year allowable release rate for Retail C & D was calculated as **95.9 L/s** and **205.3 L/s**.

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Stormwater runoff is treated by the existing oil and grit separators on-site, therefore, additional stormwater quality controls are not required. Correspondence with the RVCA has been included in **Appendix A**.

The proposed stormwater design conforms to all relevant **City Standards** and Policies for approval.

## **6.0 UTILITIES**

Gas and Hydro services currently exist within the subject site right-of-way. Utility servicing will be coordinated with the individual utility companies prior to site development.

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## 7.0 EROSION AND SEDIMENT CONTROL

Soil erosion occurs naturally and is a function of soil type, climate and topography. During construction the extent of erosion losses is exaggerated due to the removal of vegetation and the top layer of soil becoming agitated.

Prior to topsoil stripping, earthworks or underground construction, erosion and sediment controls will be implemented and will be maintained throughout construction.

Silt fence will be installed around the perimeter of the site and will be cleaned and maintained throughout construction. Silt fence will remain in place until the working areas have been stabilized and re-vegetated.

Catch basins will have SILTSACKS or an approved equivalent 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 in order to prevent mud tracking onto adjacent roads.

Erosion and sediment controls must be in place during construction. The following recommendations to the contractor will be included in contract documents.

- Limit extent of exposed soils at any given time.
- Re-vegetate exposed areas as soon as possible.
- Minimize the area to be cleared and grubbed.
- Protect exposed slopes with plastic or synthetic mulches.
- Install silt fence to prevent sediment from entering existing ditches.
- No refueling or cleaning of equipment near existing watercourses.
- Provide sediment traps and basins during dewatering.
- Install filter cloth between catch basins and frames.
- Plan construction at proper time to avoid flooding.

Establish material stockpiles away from watercourses, so that barriers and filters may be installed.

The contractor will, at every rainfall, complete inspections and guarantee proper performance. The inspection is to include:

- Verification that water is not flowing under silt barriers.
- Clean and change filter cloth at catch basins.

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## 8.0 CONCLUSION AND RECOMMENDATIONS

David Schaeffer Engineering Ltd. (DSEL) has been retained by Choice Properties to prepare a Functional Servicing and Stormwater Management report in support of their application for a Site Plan Amendment (SPA) at 4207 Innes Road. The preceding report outlines the following:

- The watermain boundary conditions have been requested from the City of Ottawa, however they were unavailable at the time of this publication;
- The FUS method for estimating fire flow indicated **13,000 L/min** is required for the proposed development;
- The proposed development is anticipated to have a peak wet weather flow of **5.03 L/s**; Based on the anticipated sanitary flow rates specified by **City Standards**, sufficient capacity is available to support the development;
- The development will be control post-development 5-year and 100-year release rates to equivalent pre-development release rates as specified in Section 5.2;
- It is proposed that stormwater objectives will be met through storm water retention via roof top storage; it is anticipated that **90.7 m<sup>3</sup>** of rooftop storage will be required to attenuate flow to the established release rates;
- Stormwater runoff is treated by the existing oil and grit separators on-site, therefore, additional stormwater quality controls are not required. Correspondence with the RVCA has been included in **Appendix A**.

---

Prepared by,  
**David Schaeffer Engineering Ltd.**

Prepared by,  
**David Schaeffer Engineering Ltd.**



17-961  
Per: Robert D. Freel, P. Eng.

A handwritten signature in cursive script, appearing to read "Alison J Gosling".

Per: Alison J Gosling, EIT.

Reviewed by,  
**David Schaeffer Engineering Ltd.**

A handwritten signature and date: "2017-09-29 #17-961".

Per: Adam D. Fobert, P.Eng.

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***APPENDIX A***

***Pre-Consultation***

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# DEVELOPMENT SERVICING STUDY CHECKLIST

17-961

05/09/2017

4.1 General Content	
<input type="checkbox"/>	Executive Summary (for larger reports only). N/A
<input checked="" type="checkbox"/>	Date and revision number of the report. Report Cover Sheet
<input checked="" type="checkbox"/>	Location map and plan showing municipal address, boundary, and layout of proposed development. Drawings/Figures
<input checked="" type="checkbox"/>	Plan showing the site and location of all existing services. Figure 1
<input checked="" type="checkbox"/>	Development statistics, land use, density, adherence to zoning and official plan, and reference to applicable subwatershed and watershed plans that provide context to applicable subwatershed and watershed plans that provide context to which individual developments must adhere. Section 1.0
<input checked="" type="checkbox"/>	Summary of Pre-consultation Meetings with City and other approval agencies. Section 1.3
<input checked="" type="checkbox"/>	Reference and confirm conformance to higher level studies and reports (Master Servicing Studies, Environmental Assessments, Community Design Plans), or in the case where it is not in conformance, the proponent must provide justification and develop a defensible design criteria. Section 2.1
<input checked="" type="checkbox"/>	Statement of objectives and servicing criteria. Section 1.0
<input checked="" type="checkbox"/>	Identification of existing and proposed infrastructure available in the immediate area. Sections 3.1, 4.1, 5.1
<input type="checkbox"/>	Identification of Environmentally Significant Areas, watercourses and Municipal Drains potentially impacted by the proposed development (Reference can be made to the Natural Heritage Studies, if available). N/A
<input checked="" type="checkbox"/>	Concept level master grading plan to confirm existing and proposed grades in the development. This is required to confirm the feasibility of proposed stormwater management and drainage, soil removal and fill constraints, and potential impacts to neighbouring properties. This is also required to confirm that the proposed grading will not impede existing major system flow paths. GP-1/GP-2
<input type="checkbox"/>	Identification of potential impacts of proposed piped services on private services (such as wells and septic fields on adjacent lands) and mitigation required to address potential impacts. N/A
<input type="checkbox"/>	Proposed phasing of the development, if applicable. N/A
<input checked="" type="checkbox"/>	Reference to geotechnical studies and recommendations concerning servicing. Section 1.4
<input checked="" type="checkbox"/>	All preliminary and formal site plan submissions should have the following information: -Metric scale -North arrow (including construction North) -Key plan -Name and contact information of applicant and property owner -Property limits including bearings and dimensions -Existing and proposed structures and parking areas -Easements, road widening and rights-of-way -Adjacent street names SSP-1/SSP-2
4.2 Development Servicing Report: Water	
<input type="checkbox"/>	Confirm consistency with Master Servicing Study, if available N/A
<input checked="" type="checkbox"/>	Availability of public infrastructure to service proposed development Section 3.1
<input checked="" type="checkbox"/>	Identification of system constraints Section 3.1
<input checked="" type="checkbox"/>	Identify boundary conditions Section 3.1, 3.2
<input checked="" type="checkbox"/>	Confirmation of adequate domestic supply and pressure Section 3.3

<input checked="" type="checkbox"/>	Confirmation of adequate fire flow protection and confirmation that fire flow is calculated as per the Fire Underwriter’s Survey. Output should show available fire flow at locations throughout the development.	Section 3.2
<input type="checkbox"/>	Provide a check of high pressures. If pressure is found to be high, an assessment is required to confirm the application of pressure reducing valves.	N/A
<input type="checkbox"/>	Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design	N/A
<input type="checkbox"/>	Address reliability requirements such as appropriate location of shut-off valves	N/A
<input type="checkbox"/>	Check on the necessity of a pressure zone boundary modification	N/A
<input checked="" type="checkbox"/>	Reference to water supply analysis to show that major infrastructure is capable of delivering sufficient water for the proposed land use. This includes data that shows that the expected demands under average day, peak hour and fire flow conditions provide water within the required pressure range	Section 3.2, 3.3
<input type="checkbox"/>	Description of the proposed water distribution network, including locations of proposed connections to the existing system, provisions for necessary looping, and appurtenances (valves, pressure reducing valves, valve chambers, and fire hydrants) including special metering provisions.	N/A
<input type="checkbox"/>	Description of off-site required feeder mains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.	N/A
<input checked="" type="checkbox"/>	Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	Section 3.2
<input type="checkbox"/>	Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	N/A

**4.3 Development Servicing Report: Wastewater**

<input checked="" type="checkbox"/>	Summary of proposed design criteria (Note: Wet-weather flow criteria should not deviate from the City of Ottawa Sewer Design Guidelines. Monitored flow data from relatively new infrastructure cannot be used to justify capacity requirements for proposed infrastructure).	Section 4.2
<input type="checkbox"/>	Confirm consistency with Master Servicing Study and/or justifications for deviations.	N/A
<input type="checkbox"/>	Consideration of local conditions that may contribute to extraneous flows that are higher than the recommended flows in the guidelines. This includes groundwater and soil conditions, and age and condition of sewers.	N/A
<input checked="" type="checkbox"/>	Description of existing sanitary sewer available for discharge of wastewater from proposed development.	Section 4.1
<input checked="" type="checkbox"/>	Verify available capacity in downstream sanitary sewer and/or identification of upgrades necessary to service the proposed development. (Reference can be made to previously completed Master Servicing Study if applicable)	Section 4.2
<input checked="" type="checkbox"/>	Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix ‘C’) format.	Section 4.2, Appendix C
<input checked="" type="checkbox"/>	Description of proposed sewer network including sewers, pumping stations, and forcemains.	Section 4.2
<input type="checkbox"/>	Discussion of previously identified environmental constraints and impact on servicing (environmental constraints are related to limitations imposed on the development in order to preserve the physical condition of watercourses, vegetation, soil cover, as well as protecting against water quantity and quality).	N/A

<input type="checkbox"/>	Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.	N/A
<input type="checkbox"/>	Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.	N/A
<input type="checkbox"/>	Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.	N/A
<input type="checkbox"/>	Special considerations such as contamination, corrosive environment etc.	N/A

#### 4.4 Development Servicing Report: Stormwater Checklist

<input checked="" type="checkbox"/>	Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)	Section 5.1
<input checked="" type="checkbox"/>	Analysis of available capacity in existing public infrastructure.	Section 5.1, Appendix D
<input checked="" type="checkbox"/>	A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	Drawings/Figures
<input checked="" type="checkbox"/>	Water quantity control objective (e.g. controlling post-development peak flows to pre-development level for storm events ranging from the 2 or 5 year event (dependent on the receiving sewer design) to 100 year return period); if other objectives are being applied, a rationale must be included with reference to hydrologic analyses of the potentially affected subwatersheds, taking into account long-term cumulative effects.	Section 5.2
<input checked="" type="checkbox"/>	Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	Section 5.2
<input checked="" type="checkbox"/>	Description of the stormwater management concept with facility locations and descriptions with references and supporting information	Section 5.3, 5.4
<input type="checkbox"/>	Set-back from private sewage disposal systems.	N/A
<input type="checkbox"/>	Watercourse and hazard lands setbacks.	N/A
<input checked="" type="checkbox"/>	Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	Appendix A
<input type="checkbox"/>	Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.	N/A
<input checked="" type="checkbox"/>	Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5 year return period) and major events (1:100 year return period).	Section 5.3, 5.4
<input type="checkbox"/>	Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.	N/A
<input checked="" type="checkbox"/>	Calculate pre and post development peak flow rates including a description of existing site conditions and proposed impervious areas and drainage catchments in comparison to existing conditions.	Section 5.1, 5.3, 5.4
<input type="checkbox"/>	Any proposed diversion of drainage catchment areas from one outlet to another.	N/A
<input type="checkbox"/>	Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	N/A
<input type="checkbox"/>	If quantity control is not proposed, demonstration that downstream system has adequate capacity for the post-development flows up to and including the 100-year return period storm event.	N/A
<input type="checkbox"/>	Identification of potential impacts to receiving watercourses	N/A
<input type="checkbox"/>	Identification of municipal drains and related approval requirements.	N/A

<input checked="" type="checkbox"/>	Descriptions of how the conveyance and storage capacity will be achieved for the development.	Section 5.3, 5.4
<input type="checkbox"/>	100 year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.	N/A
<input type="checkbox"/>	Inclusion of hydraulic analysis including hydraulic grade line elevations.	N/A
<input checked="" type="checkbox"/>	Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	Section 6.0
<input type="checkbox"/>	Identification of floodplains – proponent to obtain relevant floodplain information from the appropriate Conservation Authority. The proponent may be required to delineate floodplain elevations to the satisfaction of the Conservation Authority if such information is not available or if information does not match current conditions.	N/A
<input type="checkbox"/>	Identification of fill constraints related to floodplain and geotechnical investigation.	N/A

**4.5 Approval and Permit Requirements: Checklist**

<input checked="" type="checkbox"/>	Conservation Authority as the designated approval agency for modification of floodplain, potential impact on fish habitat, proposed works in or adjacent to a watercourse, cut/fill permits and Approval under Lakes and Rivers Improvement Act. The Conservation Authority is not the approval authority for the Lakes and Rivers Improvement ct. Where there are Conservation Authority regulations in place, approval under the Lakes and Rivers Improvement Act is not required, except in cases of dams as defined in the Act.	Section 1.2
<input type="checkbox"/>	Application for Certificate of Approval (CofA) under the Ontario Water Resources Act.	N/A
<input type="checkbox"/>	Changes to Municipal Drains.	N/A
<input type="checkbox"/>	Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation etc.)	N/A

**4.6 Conclusion Checklist**

<input checked="" type="checkbox"/>	Clearly stated conclusions and recommendations	Section 8.0
<input type="checkbox"/>	Comments received from review agencies including the City of Ottawa and information on how the comments were addressed. Final sign-off from the responsible reviewing agency.	
<input type="checkbox"/>	All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario	

## Alison Gosling

---

**From:** Jamie Batchelor <jamie.batchelor@rvca.ca>  
**Sent:** Friday, September 15, 2017 8:56 AM  
**To:** Alison Gosling  
**Subject:** RE: 4207 Innes Road - RVCA Requirement

Okay thanks. I thought that might be the case. In that event, no further water quality control measures would be required for the proposed redevelopment as it would be treated by the existing oil grit separators downstream onsite.

---

**From:** Alison Gosling [mailto:AGosling@dsel.ca]  
**Sent:** Friday, September 15, 2017 8:50 AM  
**To:** Jamie Batchelor <jamie.batchelor@rvca.ca>  
**Subject:** RE: 4207 Innes Road - RVCA Requirement

Good morning Jamie,

Based on the previously approved servicing plan, it appears that two Stormceptor oil/grit separators have been installed downstream of the proposed connections.

Thank you,

Alison Gosling, E.I.T.  
Project Coordinator / Junior Designer

## DSEL

**david schaeffer engineering ltd.**

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Stittsville, ON K2S 1E9

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**email:** [agosling@dsel.ca](mailto:agosling@dsel.ca)

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**From:** Jamie Batchelor [mailto:[jamie.batchelor@rvca.ca](mailto:jamie.batchelor@rvca.ca)]  
**Sent:** Friday, September 15, 2017 8:44 AM  
**To:** Alison Gosling <[AGosling@dsel.ca](mailto:AGosling@dsel.ca)>  
**Subject:** RE: 4207 Innes Road - RVCA Requirement

Hi Alison,

I apologize for not getting to you sooner on this one. Given the distance to the creek and that the proposed development involves redeveloping a portion of the site including re-orientation of the parking we would be looking for the opportunity to achieve 80% TSS for the redeveloped portion only. That being said, I understand the development on

that site is not very old, if it can be demonstrated that it already is being treated as part of the overall development, then no additional water quality control measures would be required.

---

**From:** Alison Gosling [<mailto:AGosling@dse.ca>]  
**Sent:** Tuesday, August 29, 2017 2:49 PM  
**To:** Jamie Batchelor <[jamie.batchelor@rvca.ca](mailto:jamie.batchelor@rvca.ca)>  
**Subject:** 4207 Innes Road - RVCA Requirement

Good afternoon Jamie,

We wanted to touch base with you regarding a development at 4207 Innes Road. The development involves the construction of two 1-storey commercial buildings within the existing parking lot, as shown by the attached site plan. The existing commercial building is to be retained.

Based on the information available, the existing storm sewers servicing the site travels 1.2 km to an outlet into Billberry Creek, as shown by the figure below. Since there are no proposed changes to the existing stormwater management system and the runoff from the site will be from a roof top source which was previously parking area, can you confirm if any quality controls will be required?

Please feel free to contact me to discuss.



Thank you,

Alison Gosling, E.I.T.  
Project Coordinator / Junior Designer

# **DSEL**

**david schaeffer engineering ltd.**

120 Iber Road, Unit 103  
Stittsville, ON K2S 1E9

**phone:** (613) 836-0856 ext.542

**fax:** (613) 836-7183

**email:** [agosling@DSEL.ca](mailto:agosling@DSEL.ca)

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## Alison Gosling

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**From:** Alison Gosling  
**Sent:** Tuesday, August 29, 2017 1:10 PM  
**To:** 'Diamond, Emily (MOECC)'  
**Subject:** 4270 Innes Road - ECA Requirement

Good afternoon Emily,

We just wanted to touch base with you regarding a proposed development we are working on located at 4270 Innes Road. The existing 6.43ha site currently consists of two commercial building and is zoned Arterial Mainstreet.

The development consists of the addition of three commercial buildings located within the existing parking lot and will be serviced by the existing services on-site. The subject site will remain one parcel of land.

Our understanding is this project would be exempt from requiring an Environmental Compliance Approval through the Ministry of the Environment and Climate Change, as it falls under the approval exemption set out in Ontario Regulation 525/98 as part of the Ontario Water Resources Act.

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.

I hope you could comment on my assumption that this property would require an ECA. Please feel free to call to discuss this further.



Thank you,

Alison Gosling, E.I.T.  
Project Coordinator / Junior Designer

## **DSEL**

**david schaeffer engineering ltd.**

120 Iber Road, Unit 103  
Stittsville, ON K2S 1E9

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***APPENDIX B***

***Water Supply***

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Water Demand Design Flows per Unit Count  
City of Ottawa - Water Distribution Guidelines, July 2010



**Domestic Demand**

Type of Housing	Per / Unit	Units	Pop
Single Family	3.4		0
Semi-detached	2.7		0
Townhouse	2.7		0
Apartment			0
Bachelor	1.4		0
1 Bedroom	1.4		0
2 Bedroom	2.1		0
3 Bedroom	3.1		0
Average	1.8		0

	Pop	Avg. Daily		Max Day		Peak Hour	
		m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min
<b>Total Domestic Demand</b>	0	0.0	0.0	0.0	0.0	0.0	0.0

**Institutional / Commercial / Industrial Demand**

Property Type	Unit Rate	Units	Avg. Daily		Max Day		Peak Hour	
			m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min
Commercial floor space	2.5 L/m <sup>2</sup> /d	15,854	39.6	27.5	59.5	41.3	107.0	74.3
Office	75 L/9.3m <sup>2</sup> /d		0.00	0.0	0.0	0.0	0.0	0.0
Industrial - Light	35,000 L/gross ha/d		0.00	0.0	0.0	0.0	0.0	0.0
Industrial - Heavy	55,000 L/gross ha/d		0.00	0.0	0.0	0.0	0.0	0.0
<b>Total I/CI Demand</b>			<b>39.6</b>	<b>27.5</b>	<b>59.5</b>	<b>41.3</b>	<b>107.0</b>	<b>74.3</b>
<b>Total Demand</b>			<b>39.6</b>	<b>27.5</b>	<b>59.5</b>	<b>41.3</b>	<b>107.0</b>	<b>74.3</b>

Water Demand Design Flows per Unit Count  
City of Ottawa - Water Distribution Guidelines, July 2010



**Domestic Demand**

Type of Housing	Per / Unit	Units	Pop
Single Family	3.4		0
Semi-detached	2.7		0
Townhouse	2.7		0
Apartment			0
Bachelor	1.4		0
1 Bedroom	1.4		0
2 Bedroom	2.1		0
3 Bedroom	3.1		0
Average	1.8		0

	Pop	Avg. Daily		Max Day		Peak Hour	
		m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min
<b>Total Domestic Demand</b>	0	0.0	0.0	0.0	0.0	0.0	0.0

**Institutional / Commercial / Industrial Demand**

Property Type	Unit Rate	Units	Avg. Daily		Max Day		Peak Hour	
			m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min
Commercial floor space	2.5 L/m <sup>2</sup> /d	2,734	6.84	4.7	10.3	7.1	18.5	12.8
Ex. Commercial floor space	2.5 L/m <sup>2</sup> /d	15,854	39.6	27.5	59.5	41.3	107.0	74.3
Industrial - Light	35,000 L/gross ha/d		0.00	0.0	0.0	0.0	0.0	0.0
Industrial - Heavy	55,000 L/gross ha/d		0.00	0.0	0.0	0.0	0.0	0.0
<b>Total I/CI Demand</b>			<b>46.5</b>	<b>32.3</b>	<b>69.7</b>	<b>48.4</b>	<b>125.5</b>	<b>87.1</b>
<b>Total Demand</b>			<b>46.5</b>	<b>32.3</b>	<b>69.7</b>	<b>48.4</b>	<b>125.5</b>	<b>87.1</b>

## Fire Flow Estimation per Fire Underwriters Survey

Water Supply For Public Fire Protection - 1999



### Fire Flow Required

#### 1. Base Requirement

$$F = 220C\sqrt{A} \text{ L/min} \quad \text{Where } F \text{ is the fire flow, } C \text{ is the Type of construction and } A \text{ is the Total floor area}$$

Type of Construction: **Ordinary Construction**

**C** 1 Type of Construction Coefficient per FUS Part II, Section 1  
**A** 364.0 m<sup>2</sup> Total floor area based on FUS Part II section 1

<b>Fire Flow</b>	4197.3 L/min
	<b>4000.0 L/min</b> rounded to the nearest 1,000 L/min

### Adjustments

#### 2. Reduction for Occupancy Type

**Free Burning** 15%

<b>Fire Flow</b>	<b>4600.0 L/min</b>
------------------	---------------------

#### 3. Reduction for Sprinkler Protection

**Non-Sprinklered** 0%

<b>Reduction</b>	<b>0 L/min</b>
------------------	----------------

#### 4. Increase for Separation Distance

**N** 30.1m-45m 5%

**S** >45m 0%

**E** 20.1m-30m 10%

**W** >45m 0%

<b>% Increase</b>	<b>15%</b>	value not to exceed 75% per FUS Part II, Section 4
-------------------	------------	--

<b>Increase</b>	<b>690.0 L/min</b>
-----------------	--------------------

### Total Fire Flow

<b>Fire Flow</b>	5290.0 L/min	fire flow not to exceed 45,000 L/min nor be less than 2,000 L/min per FUS Section 4
	<b>5000.0 L/min</b>	rounded to the nearest 1,000 L/min

#### Notes:

- Type of construction, Occupancy Type and Sprinkler Protection information provided by \_\_\_\_\_.
- Calculations based on Fire Underwriters Survey - Part II

## Fire Flow Estimation per Fire Underwriters Survey

Water Supply For Public Fire Protection - 1999



### Fire Flow Required

#### 1. Base Requirement

$$F = 220C\sqrt{A} \text{ L/min} \quad \text{Where } F \text{ is the fire flow, } C \text{ is the Type of construction and } A \text{ is the Total floor area}$$

Type of Construction: **Ordinary Construction**

**C** 1 Type of Construction Coefficient per FUS Part II, Section 1  
**A** 688.0 m<sup>2</sup> Total floor area based on FUS Part II section 1

<b>Fire Flow</b>	5770.5 L/min
	<b>6000.0 L/min</b> rounded to the nearest 1,000 L/min

### Adjustments

#### 2. Reduction for Occupancy Type

**Free Burning** 15%

<b>Fire Flow</b>	<b>6900.0 L/min</b>
------------------	---------------------

#### 3. Reduction for Sprinkler Protection

**Non-Sprinklered** 0%

<b>Reduction</b>	<b>0 L/min</b>
------------------	----------------

#### 4. Increase for Separation Distance

**N** 30.1m-45m 5%

**S** >45m 0%

**E** >45m 0%

**W** 30.1m-45m 5%

<b>% Increase</b>	<b>10%</b>	value not to exceed 75% per FUS Part II, Section 4
-------------------	------------	--

<b>Increase</b>	<b>690.0 L/min</b>
-----------------	--------------------

### Total Fire Flow

<b>Fire Flow</b>	7590.0 L/min	fire flow not to exceed 45,000 L/min nor be less than 2,000 L/min per FUS Section 4
	<b>8000.0 L/min</b>	rounded to the nearest 1,000 L/min

#### Notes:

- Type of construction, Occupancy Type and Sprinkler Protection information provided by \_\_\_\_\_.
- Calculations based on Fire Underwriters Survey - Part II

## Fire Flow Estimation per Fire Underwriters Survey

Water Supply For Public Fire Protection - 1999



### Fire Flow Required

#### 1. Base Requirement

$$F = 220C\sqrt{A} \text{ L/min} \quad \text{Where } F \text{ is the fire flow, } C \text{ is the Type of construction and } A \text{ is the Total floor area}$$

Type of Construction: **Ordinary Construction**

**C** 1 Type of Construction Coefficient per FUS Part II, Section 1  
**A** 1640.0 m<sup>2</sup> Total floor area based on FUS Part II section 1

<b>Fire Flow</b>	8909.3 L/min
	<b>9000.0 L/min</b> rounded to the nearest 1,000 L/min

### Adjustments

#### 2. Reduction for Occupancy Type

**Free Burning** 15%

<b>Fire Flow</b>	<b>10350.0 L/min</b>
------------------	----------------------

#### 3. Reduction for Sprinkler Protection

**Non-Sprinklered** 0%

<b>Reduction</b>	<b>0 L/min</b>
------------------	----------------

#### 4. Increase for Separation Distance

**N** >45m 0%

**S** >45m 0%

**E** 0m-3m 25%

**W** >45m 0%

<b>% Increase</b>	<b>25%</b>	value not to exceed 75% per FUS Part II, Section 4
-------------------	------------	--

<b>Increase</b>	<b>2587.5 L/min</b>
-----------------	---------------------

### Total Fire Flow

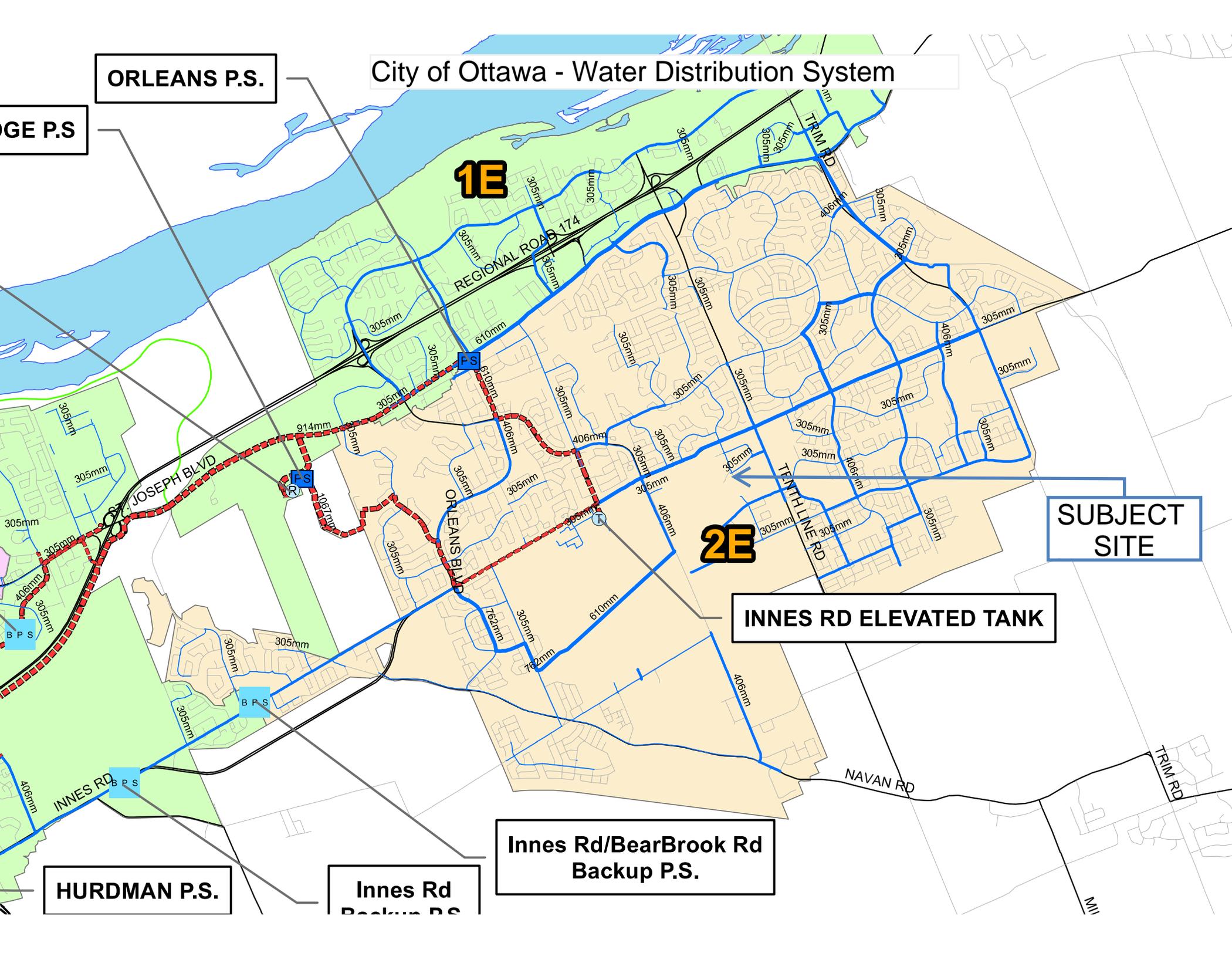
<b>Fire Flow</b>	12937.5 L/min	fire flow not to exceed 45,000 L/min nor be less than 2,000 L/min per FUS Section 4
	<b>13000.0 L/min</b>	rounded to the nearest 1,000 L/min

#### Notes:

- Type of construction, Occupancy Type and Sprinkler Protection information provided by \_\_\_\_\_.
- Calculations based on Fire Underwriters Survey - Part II



# City of Ottawa - Water Distribution System



ORLEANS P.S.

GE P.S.

**1E**

REGIONAL ROAD 174

TRIM RD

JOSEPH BLVD

ORLEANS BLVD

TENTHLINE RD

SUBJECT SITE

**2E**

INNES RD ELEVATED TANK

Innes Rd/BearBrook Rd Backup P.S.

HURDMAN P.S.

Innes Rd Backup P.S.

NAVAN RD

TRIM RD

MI



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***APPENDIX C***

***Wastewater Collection***

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Wastewater Design Flows per Unit Count  
City of Ottawa Sewer Design Guidelines, 2004



Site Area 6.43 ha

Extraneous Flow Allowances

Infiltration / Inflow 1.80 L/s

Institutional / Commercial / Industrial Contributions

Property Type	Unit Rate	No. of Units	Avg Wastewater (L/s)
Commercial floor space*	5 L/m <sup>2</sup> /d	15,854	1.83
Hospitals	900 L/bed/d		0.00
School	70 L/student/d		0.00
Ex. Industrial - Light**	35,000 L/gross ha/d		0.00
Industrial - Light**	35,000 L/gross ha/d		0.00
Industrial - Heavy**	55,000 L/gross ha/d		0.00

Average I/C/I Flow 1.83

Peak Institutional / Commercial Flow 2.75

Peak Industrial Flow\*\* 0.00

Peak I/C/I Flow 2.75

\* assuming a 12 hour commercial operation

\*\* peak industrial flow per City of Ottawa Sewer Design Guidelines Appendix 4B

Total Estimated Average Dry Weather Flow Rate	1.83 L/s
Total Estimated Peak Dry Weather Flow Rate	2.75 L/s
Total Estimated Peak Wet Weather Flow Rate	4.55 L/s

Wastewater Design Flows per Unit Count  
City of Ottawa Sewer Design Guidelines, 2004



Site Area 6.43 ha

Extraneous Flow Allowances

Infiltration / Inflow 1.80 L/s

Institutional / Commercial / Industrial Contributions

Property Type	Unit Rate	No. of Units	Avg Wastewater (L/s)
Commercial floor space*	50,000 L/gross ha/d	6.43	7.44
Ex. Industrial - Light**	35,000 L/gross ha/d		0.00
Industrial - Light**	35,000 L/gross ha/d		0.00
Industrial - Heavy**	55,000 L/gross ha/d		0.00

Average I/C/I Flow 7.44

Peak Institutional / Commercial Flow 11.16

Peak Industrial Flow\*\* 0.00

Peak I/C/I Flow 11.16

\* assuming a 12 hour commercial operation

\*\* peak industrial flow per City of Ottawa Sewer Design Guidelines Appendix 4B

Total Estimated Average Dry Weather Flow Rate	7.44 L/s
Total Estimated Peak Dry Weather Flow Rate	11.16 L/s
Total Estimated Peak Wet Weather Flow Rate	12.96 L/s

Wastewater Design Flows per Unit Count  
City of Ottawa Sewer Design Guidelines, 2004



Site Area 6.43 ha

Extraneous Flow Allowances  
Infiltration / Inflow 1.80 L/s

Institutional / Commercial / Industrial Contributions

Property Type	Unit Rate	No. of Units	Avg Wastewater (L/s)
Commercial floor space*	5 L/m <sup>2</sup> /d	2,734	0.32
Ex. Commercial floor space*	5 L/m <sup>2</sup> /d	15,854	1.83
Industrial - Light**	35,000 L/gross ha/d		0.00
Industrial - Heavy**	55,000 L/gross ha/d		0.00

Average I/C/I Flow 2.15

Peak Institutional / Commercial Flow 3.23

Peak Industrial Flow\*\* 0.00

Peak I/C/I Flow 3.23

\* assuming a 12 hour commercial operation

\*\* peak industrial flow per City of Ottawa Sewer Design Guidelines Appendix 4B

Total Estimated Average Dry Weather Flow Rate	2.15 L/s
Total Estimated Peak Dry Weather Flow Rate	3.23 L/s
Total Estimated Peak Wet Weather Flow Rate	5.03 L/s

**SANITARY SEWER CALCULATION SHEET**

CLIENT: **CHOICE PROPERTIES**  
 LOCATION: **4207 INNES ROAD**  
 FILE REF: **17-961**  
 DATE: **29-Sep-17**

**DESIGN PARAMETERS**

Avg. Daily Flow Res. 350 L/p/d  
 Avg. Daily Flow Commr 50,000 L/ha/d  
 Avg. Daily Flow Instit. 50,000 L/ha/d  
 Avg. Daily Flow Indust. 35,000 L/ha/d  
 Peak Fact. Res. Per Harmons: Min = 2.0, Max =4.0  
 Peak Fact. Comm. 1.5  
 Peak Fact. Instit. 1.5  
 Peak Fact. Indust. per MOE graph

Infiltration / Inflow 0.28 L/s/ha  
 Min. Pipe Velocity 0.60 m/s full flowing  
 Max. Pipe Velocity 3.00 m/s full flowing  
 Mannings N 0.013



Location			Residential Area and Population										Commercial			Institutional		Industrial		Infiltration				Pipe Data						
Area ID	Up	Down	Area	Number of Units				Pop.	Cumulative	Peak.	Q <sub>res</sub>	Area	Accu.	Area	Accu.	Area	Accu.	Q <sub>C+I+I</sub>	Total	Accu.	Infiltration	Total	DIA	Slope	Length	A <sub>hydraulic</sub>	R	Velocity	Q <sub>cap</sub>	Q / Q full
			(ha)	Singles	Semi's	Town's	Apt's	Area	Pop.	Fact.	(L/s)	(ha)	(ha)	(ha)	(ha)	(ha)	(L/s)	(ha)	(ha)	(L/s)	(L/s)	(mm)	(%)	(m)	(m <sup>2</sup> )	(m)	(m/s)	(L/s)	(-)	
EX. RETAIL A	BLDG A	EX. SANMH5	6.430					0.0	6.430	0.0	4.00	0.00	1.585	1.59		0.00	1.4	8.015	8.015	2.244	3.62	150	5.50	11.0	0.018	0.038	2.02	35.7	0.10	
	EX. SANMH5	EX. SANMH4	0.000					0.0	6.430	0.0	4.00	0.00		1.59		0.00	1.4	0.000	8.015	2.244	3.62	200	0.40	94.5	0.031	0.050	0.66	20.7	0.17	
RETAIL E	BLDG E	SAN4	0.000					0.0	0.000	0.0	4.00	0.00	0.164	0.16		0.00	0.1	0.164	0.164	0.046	0.19	200	1.00	5.3	0.031	0.050	1.04	32.8	0.01	
	SAN4	SAN3	0.000					0.0	0.000	0.0	4.00	0.00		0.16		0.00	0.1	0.000	0.164	0.046	0.19	200	0.32	69.8	0.031	0.050	0.59	18.6	0.01	
EX. RETAIL B	EX. SANMH8	SAN3	0.000					0.0	0.000	0.0	4.00	0.00	0.003	0.00		0.00	0.0	0.003	0.003	0.001	0.00	250	0.28	26.1	0.049	0.063	0.64	31.5	0.00	
	SAN3	EX. SANMH7	0.000					0.0	0.000	0.0	4.00	0.00		0.17		0.00	0.1	0.000	0.167	0.047	0.19	250	0.28	34.1	0.049	0.063	0.64	31.5	0.01	
	EX. SANMH7	EX. SANMH6	0.000					0.0	0.000	0.0	4.00	0.00		0.17		0.00	0.1	0.000	0.167	0.047	0.19	250	0.28	79.5	0.049	0.063	0.64	31.5	0.01	
	EX. SANMH6	EX. SANMH4	0.000					0.0	0.000	0.0	4.00	0.00		0.17		0.00	0.1	0.000	0.167	0.047	0.19	250	0.28	81.0	0.049	0.063	0.64	31.5	0.01	
RETAIL D	BLDG D	SAN2						0.0	0.000	0.0	4.00	0.00	0.069	0.24		0.00	0.2	0.069	0.069	0.019	0.22	150	1.00	1.6	0.018	0.038	0.86	15.2	0.01	
	SAN2	SAN1	0.000					0.0	0.000	0.0	4.00	0.00		0.24		0.00	0.2	0.000	0.069	0.019	0.22	200	0.32	46.8	0.031	0.050	0.59	18.6	0.01	
RETAIL C	SAN1	EX. SANMH2	0.000					0.0	0.000	0.0	4.00	0.00	0.04	0.27		0.00	0.2	0.036	0.105	0.029	0.27	200	0.32	99.3	0.031	0.050	0.59	18.6	0.01	
	EX. SANMH2	EX. SANMH3	0.000					0.0	0.000	0.0	4.00	0.00		0.27		0.00	0.2	0.000	0.105	0.029	0.27	200	0.68	64.0	0.031	0.050	0.86	27.0	0.01	
	EX. SANMH4	EX. SANMH3	0.000					0.0	6.430	0.0	4.00	0.00		1.75		0.00	1.5	0.000	8.182	2.291	3.81	250	0.28	36.0	0.049	0.063	0.64	31.5	0.12	
	EX. SANMH3	OUTLET	0.000					0.0	6.430	0.0	4.00	0.00		2.02		0.00	1.8	0.000	8.182	2.291	4.05	250	0.28		0.049	0.063	0.64	31.5	0.13	

F. P. S.  
3-24

# City of Ottawa - Trunk Sanitary Sewers and Collection Areas

R.C.A.F. FORCEMAIN

NRC OVERFLOW

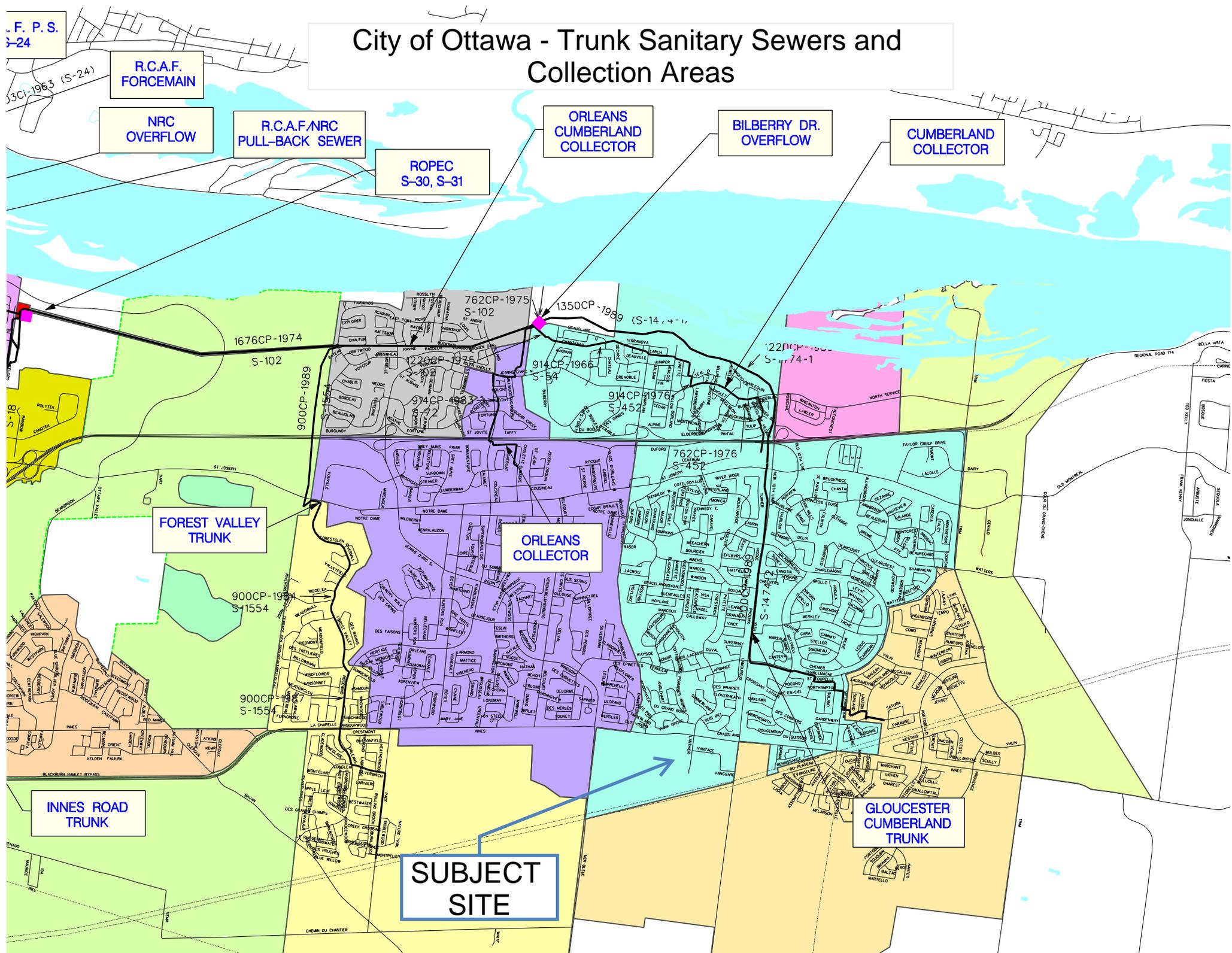
R.C.A.F./NRC PULL-BACK SEWER

ROPEC S-30, S-31

ORLEANS CUMBERLAND COLLECTOR

BILBERRY DR. OVERFLOW

CUMBERLAND COLLECTOR



FOREST VALLEY TRUNK

ORLEANS COLLECTOR

INNES ROAD TRUNK

GLOUCESTER CUMBERLAND TRUNK

SUBJECT SITE



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***APPENDIX D***

***Stormwater Management***

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**Estimated Peak Stormwater Flow Rate**  
City of Ottawa Sewer Design Guidelines, 2012

**Retail C & D**

**Existing Drainage Characteristics From Internal Site**

<b>Area</b>	0.493 ha
<b>C</b>	0.72 Rational Method runoff coefficient
<b>L</b>	60 m
<b>Up Elev</b>	88.08 m
<b>Dn Elev</b>	87.75 m
<b>Slope</b>	0.5 %
<b>Tc</b>	11.6 min

5-Year			
	Imp.	Perv.	Total
Area	0.370	0.123	0.493
C	0.9	0.2	0.72

100-Year			
	Imp.	Perv.	Total
Area	0.370	0.123	0.493
C	1.13	0.25	0.91

1) Time of Concentration per Federal Aviation Administration

$$t_c = \frac{1.8(1.1 - C)L^{0.5}}{S^{0.333}}$$

tc, in minutes  
C, rational method coefficient, (-)  
L, length in ft  
S, average watershed slope in %

**Estimated Peak Flow**

**Estimated Existing Condition Peak Flow**

<b>Total Area</b>	0.493 ha
<b>C</b>	0.72 Rational Method runoff coefficient

tc (min)	5-year					100-year				
	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )
11.6	96.6	95.9	95.9	0.0	0.0	165.5	205.3	205.3	0.0	0.0

Note:  
C value for the 100-year storm is increased by 25%, to a maximum of 1.0 per Ottawa Sewer Design Guidelines (5.4.5.2.1)

**Retail E**

**Existing Drainage Characteristics From Internal Site**

<b>Area</b>	0.996 ha
<b>C</b>	0.82 Rational Method runoff coefficient
<b>L</b>	38 m
<b>Up Elev</b>	88.08 m
<b>Dn Elev</b>	87.68 m
<b>Slope</b>	1.1 %
<b>Tc</b>	5.4 min

5-Year			
	Imp.	Perv.	Total
Area	0.889	0.108	0.996
C	0.9	0.2	0.82

100-Year			
	Imp.	Perv.	Total
Area	0.889	0.108	0.996
C	1.13	0.25	1.00

1) Time of Concentration per Federal Aviation Administration

$$t_c = \frac{1.8(1.1 - C)L^{0.5}}{S^{0.333}}$$

tc, in minutes  
C, rational method coefficient, (-)  
L, length in ft  
S, average watershed slope in %

**Estimated Peak Flow**

**Estimated Existing Condition Peak Flow**

<b>Total Area</b>	0.467 ha
<b>C</b>	0.82 Rational Method runoff coefficient

tc (min)	5-year					100-year				
	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )
5.4	136.7	146.1	146.1	0.0	0.0	234.9	304.6	304.6	0.0	0.0

Note:  
C value for the 100-year storm is increased by 25%, to a maximum of 1.0 per Ottawa Sewer Design Guidelines (5.4.5.2.1)

**Summary of Release Rates and Storage Volumes**

Control Area	5-Year	5-Year	100-Year	100-Year
	Release Rate (L/s)	Storage (m <sup>3</sup> )	Release Rate (L/s)	Storage (m <sup>3</sup> )
Retail C & D	95.9	0.0	205.3	0.0
Retail E	146.1	0.0	304.6	0.0
<b>Total</b>	<b>242.0</b>	<b>0.0</b>	<b>509.9</b>	<b>0.0</b>

Stormwater - Proposed Development  
City of Ottawa Sewer Design Guidelines, 2012



Target Flow Rate

Area 0.493 ha

5-year Q 95.9 L/s      100-year Q 205.3 L/s

Estimated Post Development Peak Flow from Unattenuated Areas

Area ID A1  
Total Area 0.388 ha  
C 0.65 Rational Method runoff coefficient

t <sub>c</sub> (min)	5-year					100-year				
	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )
10.0	104.2	72.7	72.7	0.0	0.0	178.6	155.7	155.7	0.0	0.0

Note:  
C value for the 100-year storm is increased by 25%, to a maximum of 1.0 per Ottawa Sewer Design Guidelines (5.4.5.2.1)

Estimated Post Development Peak Flow from Attenuated Areas

Building ID BLDG C  
Roof Area 0.036 ha  
Avail Storage Area 0.035  
C 0.90 Rational Method runoff coefficient      Note: Rational Method Coefficient "C" increased by 25% for 100-year calculations  
t<sub>c</sub> 10 min, t<sub>c</sub> at outlet without restriction

Estimated Number of Roof Drains

Building Length 22.86  
Building Width 16.76  
Number of Drains 2  
m<sup>2</sup> / Drain 172.9 max 232.25m<sup>2</sup>/notch as recommended by Zurn for Ottawa

d (m)	A (m <sup>2</sup> )	V <sub>acc</sub> (m <sup>3</sup> )	V <sub>avail</sub> (m <sup>3</sup> )	Q <sub>notch</sub> (L/s)	Q <sub>roof</sub> (L/s)	V <sub>drawdown</sub> (hr)
0.000	0	0.0	0.0	0.00	0.00	0.00
0.025	21.6	0.2	0.2	0.38	0.76	0.07
0.050	86.5	1.3	1.4	0.77	1.54	0.29
0.075	194.5	3.4	4.9	1.14	2.28	0.71
0.100	345.8	6.7	11.5	1.52	3.04	1.32
0.125	345.8	8.6	20.2	1.90	3.80	1.95
0.150	345.8	8.6	28.8	2.28	4.56	2.48

\* Assumes one notch opening per drain, assumes maximum slope of 10cm

t <sub>c</sub> (min)	5-year					100-year				
	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )
10	104.2	9.5	2.3	7.2	4.3	178.6	18.1	3.0	15.0	9.0
15	83.6	7.6	2.3	5.3	4.8	142.9	14.4	3.0	11.4	10.3
20	70.3	6.4	2.3	4.1	4.9	120.0	12.1	3.0	9.1	10.9
25	60.9	5.5	2.3	3.3	4.9	103.8	10.5	3.0	7.5	11.2
30	53.9	4.9	2.3	2.6	4.7	91.9	9.3	3.0	6.3	11.3
35	48.5	4.4	2.3	2.1	4.5	82.6	8.3	3.0	5.3	11.2
40	44.2	4.0	2.3	1.7	4.2	75.1	7.6	3.0	4.6	11.0
45	40.6	3.7	2.3	1.4	3.8	69.1	7.0	3.0	4.0	10.7
50	37.7	3.4	2.3	1.1	3.4	64.0	6.5	3.0	3.5	10.4
55	35.1	3.2	2.3	0.9	3.0	59.6	6.0	3.0	3.0	9.9
60	32.9	3.0	2.3	0.7	2.6	55.9	5.7	3.0	2.6	9.5
65	31.0	2.8	2.3	0.5	2.1	52.6	5.3	3.0	2.3	9.0
70	29.4	2.7	2.3	0.4	1.6	49.8	5.0	3.0	2.0	8.5
75	27.9	2.5	2.3	0.3	1.1	47.3	4.8	3.0	1.8	7.9
80	26.6	2.4	2.3	0.1	0.6	45.0	4.5	3.0	1.5	7.4
85	25.4	2.3	2.3	0.0	0.1	43.0	4.3	3.0	1.3	6.8
90	24.3	2.2	2.2	0.0	0.0	41.1	4.2	3.0	1.1	6.2
95	23.3	2.1	2.1	0.0	0.0	39.4	4.0	3.0	1.0	5.5
100	22.4	2.0	2.0	0.0	0.0	37.9	3.8	3.0	0.8	4.9
105	21.6	2.0	2.0	0.0	0.0	36.5	3.7	3.0	0.7	4.3
110	20.8	1.9	1.9	0.0	0.0	35.2	3.6	3.0	0.5	3.6

5-year Q<sub>roof</sub> 2.29 L/s      100-year Q<sub>roof</sub> 3.01 L/s  
 5-year Max. Storage Required 4.9 m<sup>3</sup>      100-year Max. Storage Required 11.3 m<sup>3</sup>  
 5-year Storage Depth 0.075 m      100-year Storage Depth 0.099 m  
 5-year Estimated Drawdown Time 0.72 hr      100-year Estimated Drawdown Time 1.30 hr

Building ID BLDG D  
Roof Area 0.069 ha  
Avail Storage Area 0.065  
C 0.90 Rational Method runoff coefficient      Note: Rational Method Coefficient "C" increased by 25% for 100-year calculations  
t<sub>c</sub> 10 min, t<sub>c</sub> at outlet without restriction

Estimated Number of Roof Drains

Building Length 38.10  
Building Width 18.29  
Number of Drains 3  
m<sup>2</sup> / Drain 217.9 max 232.25m<sup>2</sup>/notch as recommended by Zurn for Ottawa

Roof Top Rating Curve per Zurn Model Z-105-5						
d	A	V <sub>acc</sub>	V <sub>avail</sub>	Q <sub>notch</sub>	Q <sub>roof</sub>	V <sub>drawdown</sub>
(m)	(m <sup>2</sup> )	(m <sup>3</sup> )	(m <sup>3</sup> )	(L/s)	(L/s)	(hr)
0.000	0	0.0	0.0	0.00	0.00	0.00
0.025	40.9	0.3	0.3	0.38	1.14	0.08
0.050	163.4	2.4	2.7	0.77	2.31	0.37
0.075	367.7	6.5	9.2	1.14	3.42	0.89
0.100	653.6	12.6	21.8	1.52	4.56	1.66
0.125	653.6	16.3	38.1	1.90	5.70	2.46
0.150	653.6	16.3	54.5	2.28	6.84	3.12

\* Assumes one notch opening per drain, assumes maximum slope of 10cm

t <sub>c</sub> (min)	5-year					100-year				
	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )
10	104.2	17.9	3.5	14.4	8.6	178.6	34.1	4.7	29.5	17.7
15	83.6	14.4	3.5	10.8	9.8	142.9	27.3	4.7	22.6	20.4
20	70.3	12.1	3.5	8.6	10.3	120.0	22.9	4.7	18.3	21.9
25	60.9	10.5	3.5	6.9	10.4	103.8	19.8	4.7	15.2	22.8
30	53.9	9.3	3.5	5.7	10.3	91.9	17.6	4.7	12.9	23.2
35	48.5	8.3	3.5	4.8	10.1	82.6	15.8	4.7	11.1	23.3
40	44.2	7.6	3.5	4.1	9.8	75.1	14.4	4.7	9.7	23.3
45	40.6	7.0	3.5	3.5	9.3	69.1	13.2	4.7	8.5	23.0
50	37.7	6.5	3.5	2.9	8.8	64.0	12.2	4.7	7.6	22.7
55	35.1	6.0	3.5	2.5	8.3	59.6	11.4	4.7	6.7	22.2
60	32.9	5.7	3.5	2.1	7.7	55.9	10.7	4.7	6.0	21.6
65	31.0	5.3	3.5	1.8	7.1	52.6	10.1	4.7	5.4	21.0
70	29.4	5.1	3.5	1.5	6.4	49.8	9.5	4.7	4.8	20.4
75	27.9	4.8	3.5	1.3	5.7	47.3	9.0	4.7	4.4	19.6
80	26.6	4.6	3.5	1.0	5.0	45.0	8.6	4.7	3.9	18.9
85	25.4	4.4	3.5	0.8	4.2	43.0	8.2	4.7	3.5	18.1
90	24.3	4.2	3.5	0.6	3.5	41.1	7.9	4.7	3.2	17.2
95	23.3	4.0	3.5	0.5	2.7	39.4	7.5	4.7	2.9	16.3
100	22.4	3.9	3.5	0.3	1.9	37.9	7.2	4.7	2.6	15.5
105	21.6	3.7	3.5	0.2	1.1	36.5	7.0	4.7	2.3	14.5
110	20.8	3.6	3.5	0.1	0.3	35.2	6.7	4.7	2.1	13.6

5-year Q <sub>roof</sub>	3.53 L/s	100-year Q <sub>roof</sub>	4.67 L/s
5-year Max. Storage Required	10.4 m <sup>3</sup>	100-year Max. Storage Required	23.3 m <sup>3</sup>
5-year Storage Depth	0.077 m	100-year Storage Depth	0.102 m
5-year Estimated Drawdown Time	0.97 hr	100-year Estimated Drawdown Time	1.74 hr

Summary of Release Rates and Storage Volumes

Control Area	5-Year Release Rate (L/s)	5-Year Required Storage (m <sup>3</sup> )	100-Year Release Rate (L/s)	100-Year Required Storage (m <sup>3</sup> )	100-Year Available Storage (m <sup>3</sup> )
A1	72.7	0.0	155.7	0.0	0.0
Retail C	2.3	4.9	3.0	11.3	11.5
Retail D	3.5	10.4	4.7	23.3	38.1
<b>Total</b>	<b>78.5</b>	<b>15.3</b>	<b>163.4</b>	<b>34.6</b>	<b>49.7</b>

Stormwater - Proposed Development  
City of Ottawa Sewer Design Guidelines, 2012



Target Flow Rate

Area 0.996 ha

Estimated Post Development Peak Flow from Attenuated Areas

Building ID BLDG E  
Roof Area 0.164 ha  
Avail Storage Area 0.156  
C 0.90 Rational Method runoff coefficient *Note: Rational Method Coefficient "C" increased by 25% for 100-year calculations*  
t<sub>c</sub> 10 min, t<sub>c</sub> at outlet without restriction

Estimated Number of Roof Drains

Building Length 54.2  
Building Width 29.5  
Number of Drains 7  
m<sup>2</sup> / Drain 222.6 max 232.25m<sup>2</sup>/notch as recommended by Zurn for Ottawa

Roof Top Rating Curve per Zurn Model Z-105-5						
d (m)	A (m <sup>2</sup> )	V <sub>acc</sub> (m <sup>3</sup> )	V <sub>avail</sub> (m <sup>3</sup> )	Q <sub>notch</sub> (L/s)	Q <sub>roof</sub> (L/s)	V <sub>drawdown</sub> (hr)
0.000	0	0.0	0.0	0.00	0.00	0.00
0.025	97.4	0.8	0.8	0.38	2.66	0.08
0.050	389.5	5.7	6.5	0.77	5.39	0.38
0.075	876.4	15.4	21.9	1.14	7.98	0.91
0.100	1558.0	30.0	51.9	1.52	10.64	1.70
0.125	1558.0	39.0	90.9	1.90	13.30	2.51
0.150	1558.0	39.0	129.8	2.28	15.96	3.19

\* Assumes one notch opening per drain, assumes maximum slope of 10cm

t <sub>c</sub> (min)	5-year					100-year				
	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )
10	104.2	42.7	8.3	34.5	20.7	178.6	81.3	10.9	70.4	42.3
15	83.6	34.3	8.3	26.0	23.4	142.9	65.1	10.9	54.2	48.8
20	70.3	28.8	8.3	20.5	24.7	120.0	54.6	10.9	43.7	52.5
25	60.9	25.0	8.3	16.7	25.1	103.8	47.3	10.9	36.4	54.6
30	53.9	22.1	8.3	13.9	24.9	91.9	41.9	10.9	30.9	55.7
35	48.5	19.9	8.3	11.6	24.4	82.6	37.6	10.9	26.7	56.1
40	44.2	18.1	8.3	9.9	23.7	75.1	34.2	10.9	23.3	55.9
45	40.6	16.7	8.3	8.4	22.7	69.1	31.5	10.9	20.5	55.4
50	37.7	15.4	8.3	7.2	21.5	64.0	29.1	10.9	18.2	54.6
55	35.1	14.4	8.3	6.1	20.3	59.6	27.2	10.9	16.2	53.6
60	32.9	13.5	8.3	5.2	18.9	55.9	25.5	10.9	14.5	52.3
65	31.0	12.7	8.3	4.5	17.4	52.6	24.0	10.9	13.1	50.9
70	29.4	12.0	8.3	3.8	15.9	49.8	22.7	10.9	11.8	49.4
75	27.9	11.4	8.3	3.2	14.3	47.3	21.5	10.9	10.6	47.7
80	26.6	10.9	8.3	2.6	12.6	45.0	20.5	10.9	9.6	46.0
85	25.4	10.4	8.3	2.1	10.9	43.0	19.6	10.9	8.6	44.1
90	24.3	10.0	8.3	1.7	9.2	41.1	18.7	10.9	7.8	42.2
95	23.3	9.6	8.3	1.3	7.4	39.4	18.0	10.9	7.0	40.1
100	22.4	9.2	8.3	0.9	5.6	37.9	17.3	10.9	6.3	38.1
105	21.6	8.8	8.3	0.6	3.7	36.5	16.6	10.9	5.7	35.9
110	20.8	8.5	8.3	0.3	1.8	35.2	16.0	10.9	5.1	33.8

5-year Q<sub>roof</sub> 8.26 L/s  
5-year Max. Storage Required 25.1 m<sup>3</sup>  
5-year Storage Depth 0.078 m  
5-year Estimated Drawdown Time 1.00 hr

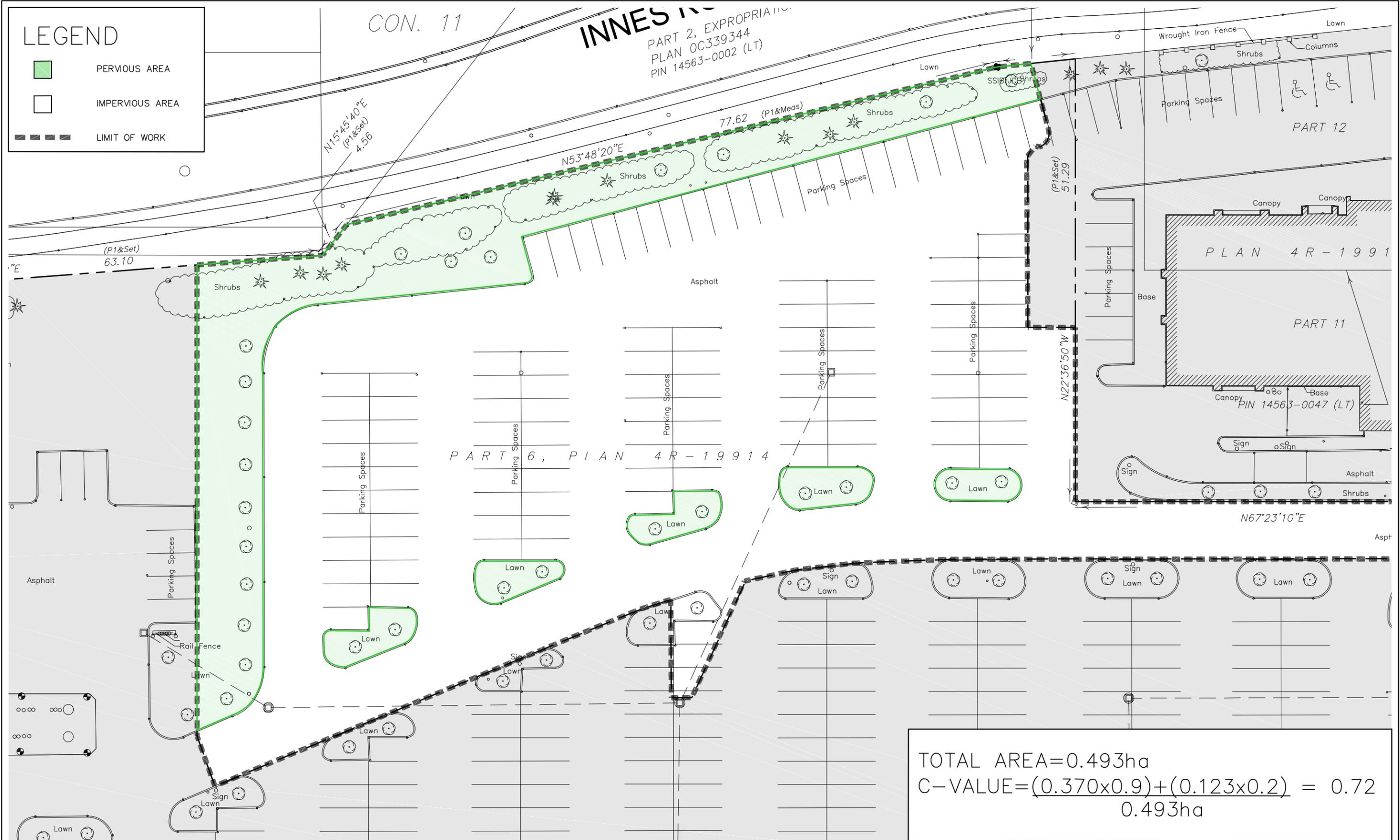
100-year Q<sub>roof</sub> 10.92 L/s  
100-year Max. Storage Required 56.1 m<sup>3</sup>  
100-year Storage Depth 0.103 m  
10-year Estimated Drawdown Time 1.78 hr

Summary of Release Rates and Storage Volumes

Control Area	5-Year Release Rate (L/s)	5-Year Required Storage (m <sup>3</sup> )	100-Year Release Rate (L/s)	100-Year Required Storage (m <sup>3</sup> )	100-Year Available Storage (m <sup>3</sup> )
Retail E	8.3	25.1	10.9	56.1	90.9

# LEGEND

- PERVIOUS AREA
- IMPERVIOUS AREA
- LIMIT OF WORK



TOTAL AREA=0.493ha  
 $C\text{-VALUE} = \frac{(0.370 \times 0.9) + (0.123 \times 0.2)}{0.493\text{ha}} = 0.72$

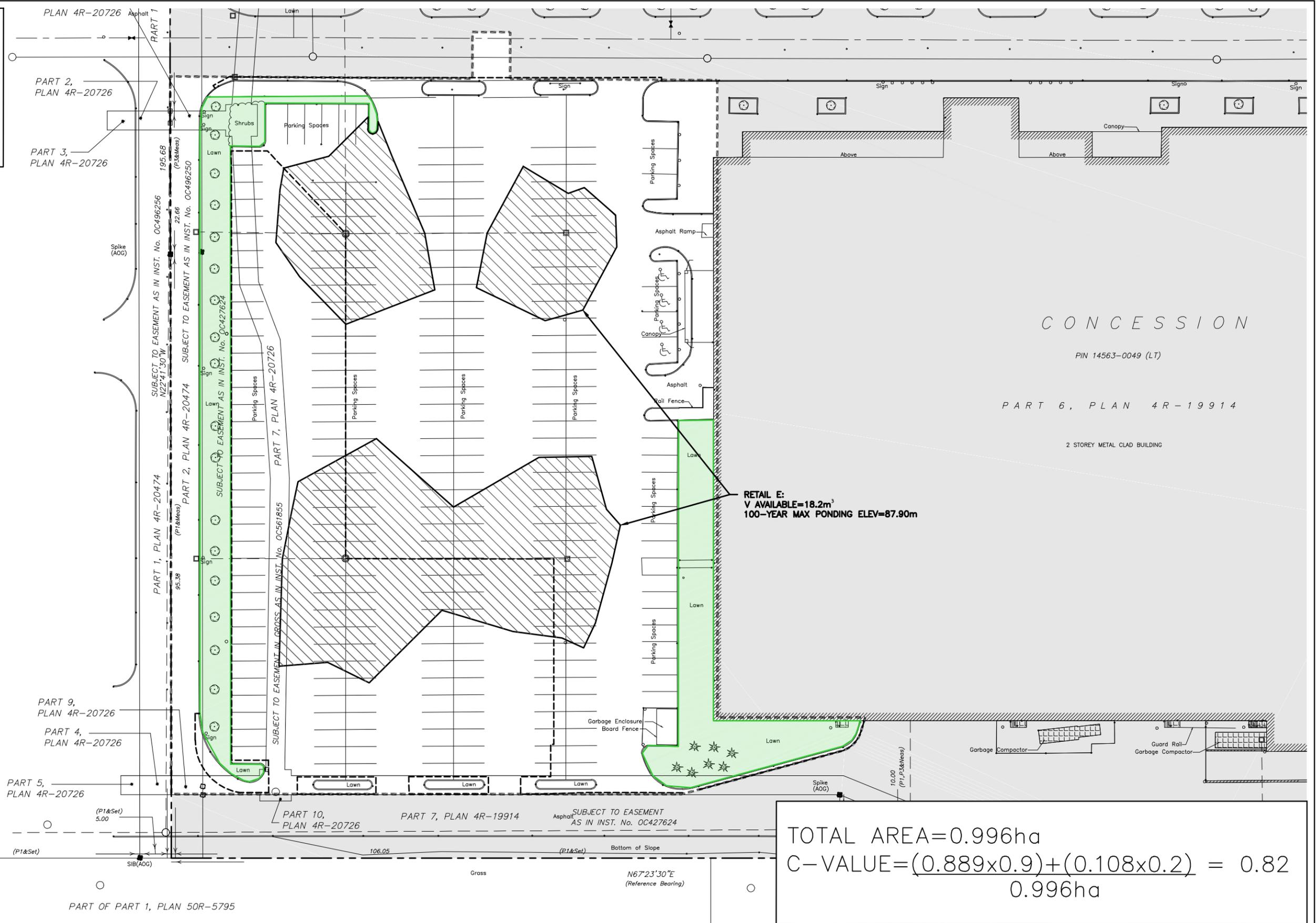
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 Stittsville, Ontario, K2S 1E9  
 Tel. (613) 836-0856  
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## RATIONAL METHOD COEFFICIENT - EXISTING CONDITIONS RETAIL C & D

PROJ NO.:	17-961
DRAWN BY:	AJG
DATE:	2017-09-21
SCALE:	1:400
FIGURE NO.:	FIG-1

# LEGEND

- PERVIOUS AREA
- IMPERVIOUS AREA
- LIMIT OF WORK



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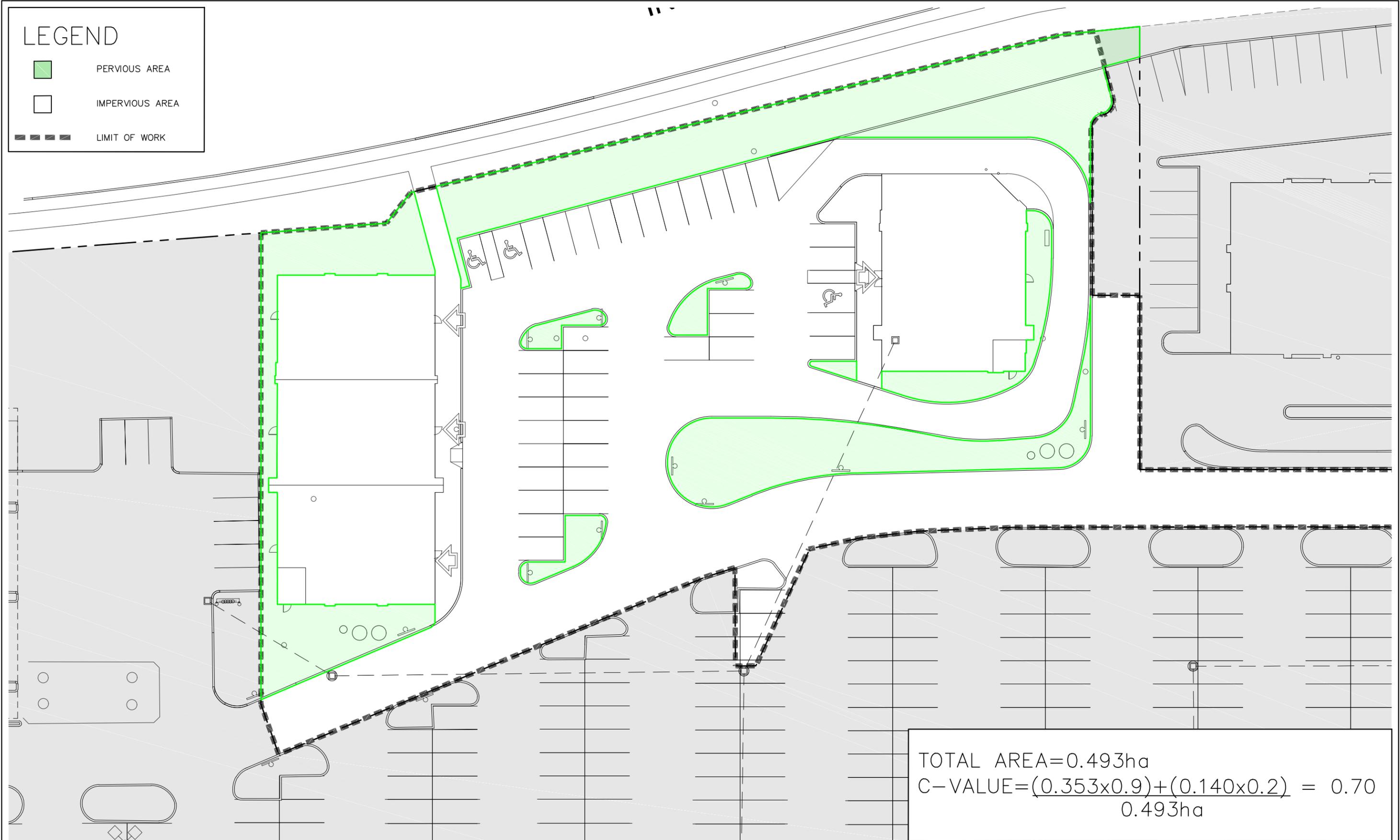
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Stittsville, Ontario, K2S 1E9  
Tel. (613) 836-0856  
Fax. (613) 836-7183  
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## RATIONAL METHOD COEFFICIENT - EXISTING CONDITIONS RETAIL E

PROJ NO.:	17-961
DRAWN BY:	AJG
DATE:	2017-09-21
SCALE:	1:600
FIGURE NO.:	FIG-2

# LEGEND

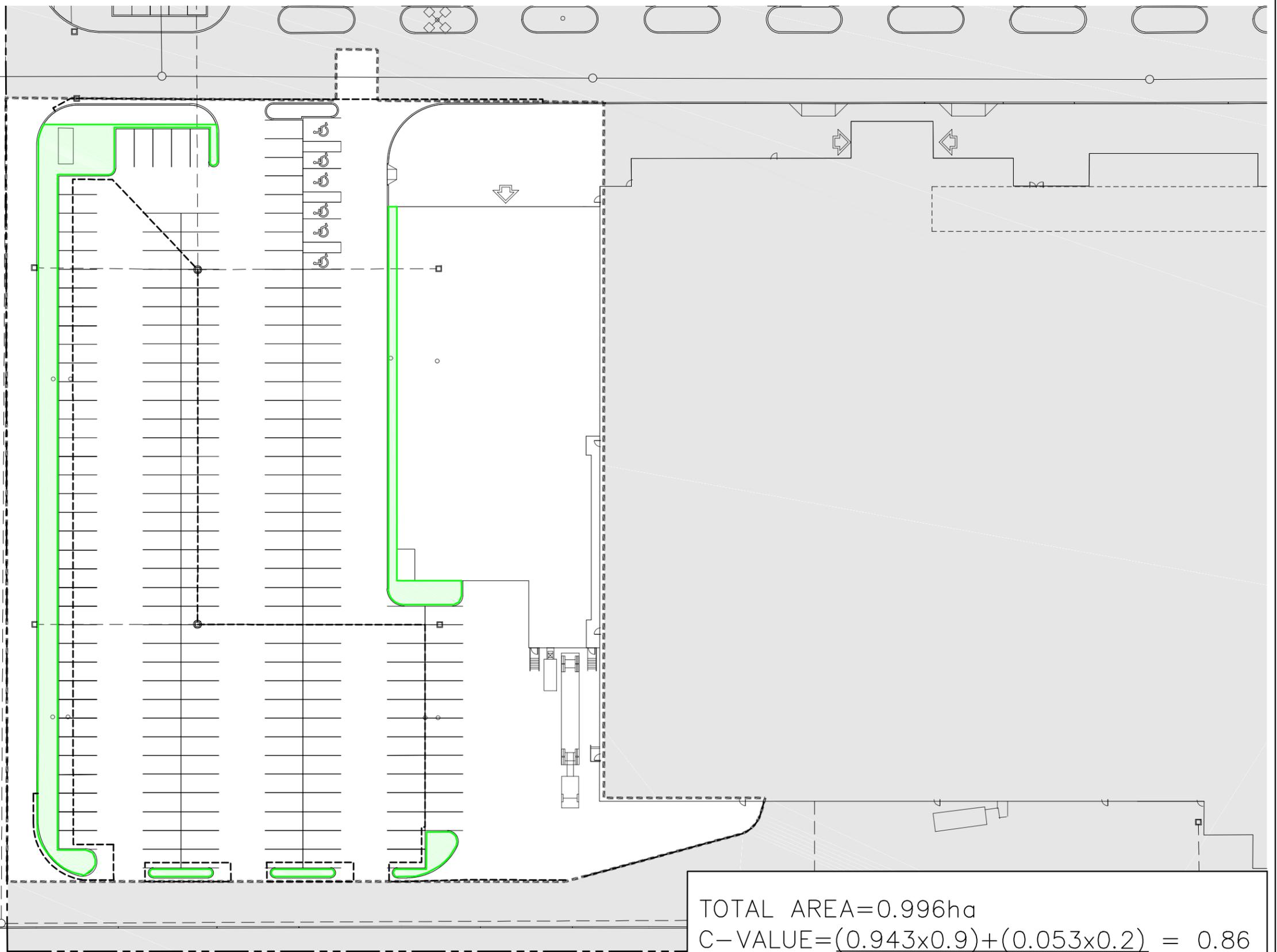
- PERVIOUS AREA
- IMPERVIOUS AREA
- LIMIT OF WORK



TOTAL AREA=0.493ha  
 $C\text{-VALUE} = \frac{(0.353 \times 0.9) + (0.140 \times 0.2)}{0.493\text{ha}} = 0.70$

# LEGEND

- PERVIOUS AREA
- IMPERVIOUS AREA
- LIMIT OF WORK



TOTAL AREA=0.996ha  
 $C\text{-VALUE} = \frac{(0.943 \times 0.9) + (0.053 \times 0.2)}{0.996\text{ha}} = 0.86$



120 Iber Road Unit 103  
 Stittsville, Ontario, K2S 1E9  
 Tel. (613) 836-0856  
 Fax. (613) 836-7183  
 www.DSEL.ca

## RATIONAL METHOD COEFFICIENT - PROPOSED CONDITIONS RETAIL E

PROJ NO.:	17-961
DRAWN BY:	AJG
DATE:	2017-09-21
SCALE:	1:600
FIGURE NO.:	FIG-4

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***Zurn Roof Drains***

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# Control-Flo...Today's Successful Answer to More

## THE ZURN "CONTROL-FLO CONCEPT"

Originally, Zurn introduced the scientifically-advanced "Control-Flo" drainage principle for dead-level roofs. Today, after thousands of successful applications in modern, large dead-level roof areas, Zurn engineers have adapted the comprehensive "Control-Flo" data to **sloped roof** areas.

## WHAT IS "CONTROL-FLO"?

It is an advanced method of removing rain water off dead-level or sloped roofs. As contrasted with conventional drainage practices, which attempt to drain off storm water as quickly as it falls on the roof's surface, "Control-Flo" drains the roof at a controlled rate. Excess water accumulates on the roof under controlled conditions...then drains off at a lower rate after a storm abates.

## CUTS DRAINAGE COSTS

Fewer roof drains, smaller diameter piping, smaller sewer sizes, and lower installation costs are possible with a "Control-Flo" drainage system because roof areas are utilized as temporary storage reservoirs.

## REDUCES PROBABILITY OF STORM DAMAGE

Lightens load on combination sewers by reducing rate of water drained from roof tops during severe storms thereby reducing probability of flooded sewers, and consequent backflow into basements and other low areas.

## THANKS TO EXCLUSIVE ZURN "AQUA-WEIR" ACTION

Key to successful "Control-Flo" drainage is a unique scientifically-designed weir containing accurately calibrated notches with sides formed by parabolic curves which provide flow rates directly proportional to the head. Shape and size of notches are based on predetermined flow rates, and all factors involved in roof drainage to assure permanent regulation of drainage flow rates for specific geographic locations and rainfall intensities.

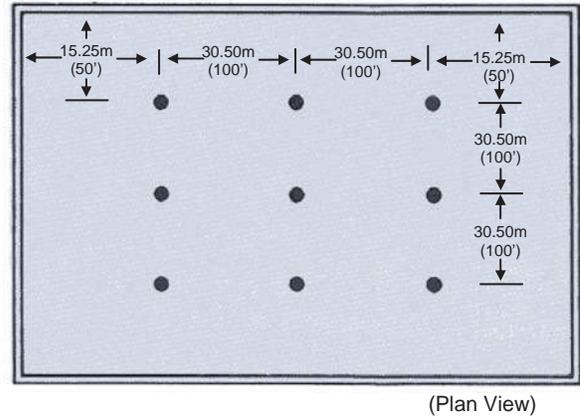


## DEFINITION

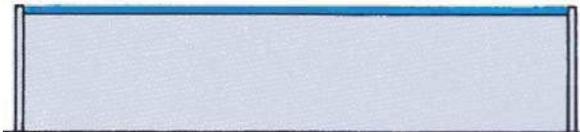
### DEAD LEVEL ROOFS

#### DIAGRAM "A"

A dead-level roof for purposes of applying the Zurn "Control-Flo" drainage principle is one which has been designed for zero slope across its entire surface. Measurements shown are for maximum distances.



(Plan View)

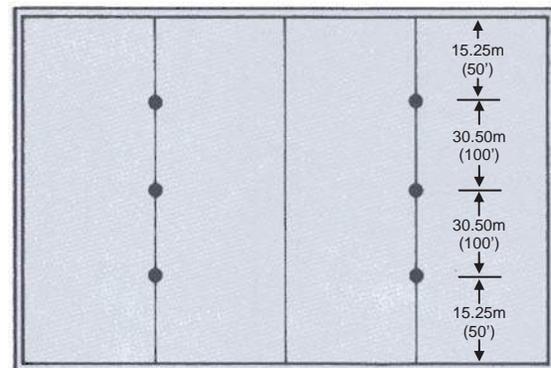


(Section View)

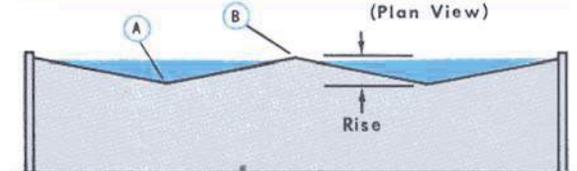
### SLOPED ROOFS

#### DIAGRAM "B"

A sloped roof is one designed commonly with a shallow slope. The Zurn "Control-Flo" drainage system can be applied to any slope which results in a total rise up to 152mm (6"). The total rise of a roof as calculated for "Control-Flo" application is defined as the vertical increase in height in inches, from the low point or valley of a sloping roof (A) to the top of the sloping section (B). (Example: a roof that slopes 3mm (1/8") per foot having a 7.25m (24') span would have a rise of 7.25m x 3mm or 76mm (24' x 1/8" or 3"). Measurements shown are for maximum distances.



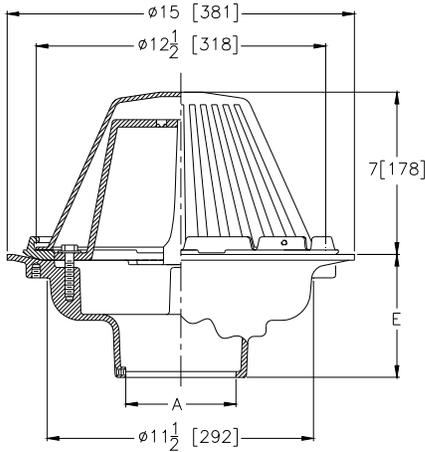
(Plan View)



(Section View)

# Economical Roof Drainage Installations

## SPECIFICATION DATA



**ENGINEERING SPECIFICATION:** ZURN Z-105 "Control-Flo" roof drain for dead-level or sloped roof construction, Dura-Coated cast iron body. "Control-Flo" weir shall be linear functioning with integral membrane flashing clamp/gravel guard and Poly-Dome. All data shall be verified proportional to flow rates.

## ROOF DESIGN RECOMMENDATIONS

Basic roofing design should incorporate protection that will prevent roof overloading by installing adequate overflow scuppers in parapet walls.

## GENERAL INFORMATION

The "Control-Flo" roof drainage data is tabulated for four areas (232.25m<sup>2</sup> (2500 sq. ft.), 464.502m<sup>2</sup> (5000 sq. ft.), 696.75m<sup>2</sup> (7500 sq. ft.), 929m<sup>2</sup> (10,000 sq. ft.) notch areas ratings) for each locality. For each notch area rating the maximum discharge in L.P.M. (G.P.M.) - draindown in hours, and maximum water depth at the drain in inches for a dead level roof — 51mm (2 inch) rise — 102mm (4 inch) rise and 152mm (6 inch) rise—are tabulated. The rise is the total change in elevation from the valley to the peak. Values for areas, rise or combination thereof other than those listed, can be arrived at by extrapolation. All data listed is based on the fifty-year return frequency storm. In other words the maximum conditions as listed will occur on the average of once every fifty years.

**NOTE:** The tabulated "Control-Flo" data enables the individual engineer to select his own design limiting condition. The limiting condition can be draindown time, roof load factor, or maximum water depth at the drain. If draindown time is the limiting factor because of possible freezing conditions, it must be recognized that the maximum time listed will occur on the average of once every 50 years and would most likely be during a heavy summer thunder storm. Average winter draindown times would be much shorter in duration than those listed.

## GENERAL RECOMMENDATIONS

On sloping roofs, we recommend a design depth referred to as an equivalent depth. An equivalent depth is the depth of water attained at the drains that results in the same roof stresses as those realized on a dead-level roof. In all cases this equivalent depth is almost equal to that attained by using the same notch area rating for the different rises to 152mm (6"). With the same depth of water at the drain the roof stresses will decrease with increasing total rise. Therefore, it would be possible to have a depth in excess of 152mm (6") at the drain on a sloping roof without exceeding stresses normally encountered in a 152mm (6") depth on a dead-level roof. However, it is recommended that scuppers be placed to limit the maximum water depth on any roof to 152mm (6") to prevent the overflow of the weirs on the drains and consequent overloading of drain piping. In the few cases where the data shows a flow rate in excess of 136 L.P.M. (30 G.P.M.) if all drains and drain lines are sized according to recommendations, and the one storm in fifty years occurs, the only consequence will be a brief flow through the scuppers or over-flow drains.

**NOTE:** An equivalent depth is that depth of water attained at the drains at the lowest line or valley of the roof with all other conditions such as notch area and rainfall intensity being equal. For Toronto, Ontario a notch area rating of 464.50m<sup>2</sup> (5,000 sq. ft.) results in a 74mm (2.9 inch) depth on a dead level roof for a 50-year storm. For the same notch area and conditions, equivalent depths for a 51mm (2"), 102mm (4") and 152mm (6") rise respectively on a sloped roof would be 86mm (3.4"), 104mm (4.1") and 124mm (4.9"). Roof stresses will be approximately equal in all cases.



## Control-Flo Drain Selection Is Quick and Easy...

The exclusive Zurn "Selecta-Drain" Chart (pages 8—11) tabulates selection data for 34 localities in Canada. Proper use of this chart constitutes your best assurance of sure, safe, economical application of Zurn "Control-Flo" systems for your specific geographical area. If the "Selecta-Drain Chart does not cover your specific design criteria, contact Zurn Industries Limited, Mississauga, Ontario, for additional data for your locality. Listed below is additional information pertinent to proper engineering of the "Control-Flo" system.

### ROOF USED AS TEMPORARY RETENTION

The key to economical "Control-Flo" is the utilization of large roof areas to temporarily store the maximum amount of water without overloading average roofs or creating excessive draindown time during periods of heavy rainfall. The data shown in the "Selecta-Drain" Chart enables the engineer to select notch area ratings from 232.25 m<sup>2</sup> (2,500 ft.<sup>2</sup>) to 929m<sup>2</sup> (10,000 ft.<sup>2</sup>) and to accurately predict all other design factors such as maximum roof load, L.P.M. (G.P.M.) discharge, draindown time and water depth at the drain. Obviously, as design factors permit the notch area rating to increase the resulting money saved in being able to use small leaders and drain lines will also increase.

### ROOF LOADING AND RUN-OFF RATES

The four values listed in the "Selecta-Drain" Chart for notch area ratings for different localities will normally span the range of good design. If areas per notch below 232.25m<sup>2</sup> (2,500 ft.<sup>2</sup>) are used considerable economy of the "Control-Flo" concept is being lost. The area per notch is limited to 929m<sup>2</sup> (10,000 ft.<sup>2</sup>) to keep the drain-down time within reasonable limits. Extensive studies show that stresses due to water load on a sloping roof for any fixed set of conditions are very nearly the same as those on a dead-level roof. A sloping roof tends to concentrate more water in the valleys and increase the water depth at this point. The greater depth around the drain leads to a faster run-off rate, particularly a faster early run-off rate. As a result, the total volume of water stored on the roof is less, and the total load on the sloping roof is less. By using the same area on the sloping roof as on the dead-level roof the increase in roof stresses due to increased water depth in the valleys is offset by the decrease in the total load due to less water stored. The net result of the maximum roof stress is approximately the same for any single span rise and fixed set of conditions. A fixed set of conditions, would be the same notch area, the same frequency store, and the same locality.

**SPECIAL CONSIDERATIONS FOR STRUCTURAL SAFETY:** Normal practice of roof design is based on 18kg (40 lbs.) per 929 cm<sup>2</sup> ( sq ft.). (Subject to local codes and by-laws.) Thus it is extremely important that design is in accordance with normal load factors so deflection will be slight enough in any bay to prevent progressive deflection which could cause water depths to load the roof beyond its design limits.

### ADDITIONAL NOTCH RATINGS

The "Selecta-Drain" Chart along with Tables I and II enables the engineer to select "Control-Flo" Drains and drain pipe sizes for most Canadian applications. These calculations are computed for a proportional flow weir that is sized to give a flow of 23 L.P.M. (5 G.P.M.) per inch of head. The 23 L.P.M. (5 G.P.M.) per inch of head notch opening is selected as the bases of design as it offers the most economical installation as applied to actual rainfall experienced in Canada.

Should you require design criteria for locations outside of Canada or for special project applications please contact Zurn Industries Limited, Mississauga, Ontario.

### LEADER AND DRAIN PIPE SIZING

Since all data in the "Selecta-Drain" Chart is based on the 50-year-storm it is possible to exceed the water depth listed in these charts if a 100-year or 1000-year storm would occur. Therefore, for good design it is recommended that scuppers or other methods be used to limit water depth to the design depth and tables I and II be used to size the leaders and drain pipes. If the roof is capable of supporting more water than the design depth it is permissible to locate the scuppers or other overflow means at a height that will allow a greater water depth on the roof. However, in this case the leader and drain pipes should be sized to handle the higher flow rates possible based on a flow rate of 23 L.P.M. (5 G.P.M.) per inch of depth at the drain.

### PROPER DRAIN LOCATION

The following good design practice is recommended for selecting the proper number of "Control-Flo" drains for a given area. **On dead-level roofs**, drains should be located no further than 15.25m (50 feet) from edge of roof and no further than 30.50m (100 feet) between drains. See diagram "A" page 2. **On sloping roofs**, drains should be located in the valleys at a distance no greater than 15.25m (50 feet) from each end of the valleys and no further than 30.50m (100 feet) between drains. See diagram "B" page 2. Compliance with these recommendations will assure good run off regardless of wind direction.

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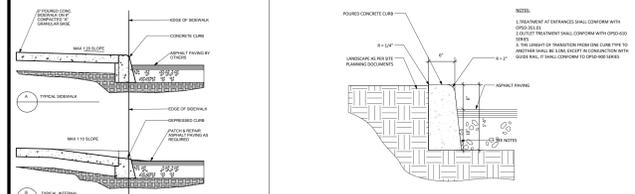
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***DRAWINGS / FIGURES***

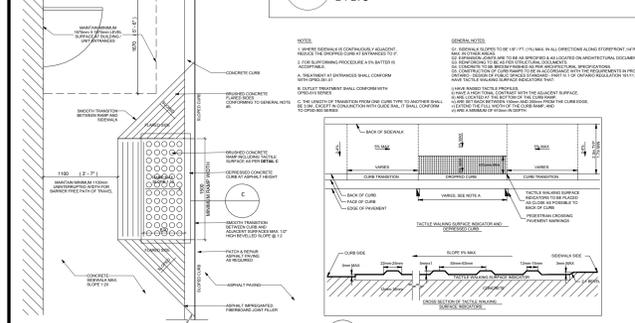
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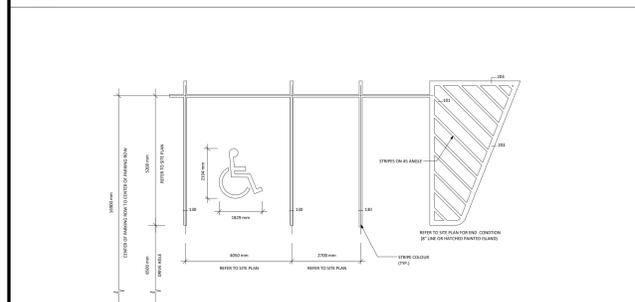




**11 CONCRETE CURB SECTION**  
A1-40 1:175



**10 CURB DEPRESSION**  
A1-40 1:35



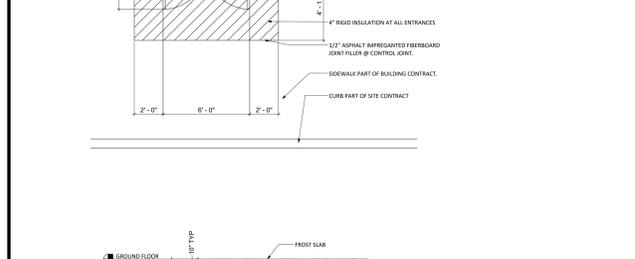
**8 STANDARD PARKING DETAIL**  
A1-40 1:100



**6 MOLOKS**  
A1-40 N.T.S.



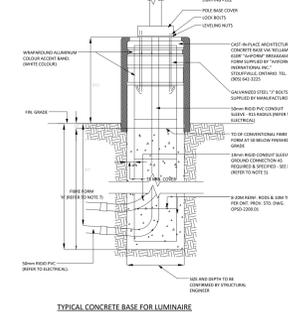
**5 TYPICAL BOLLARD DETAIL**  
A1-40 1:20



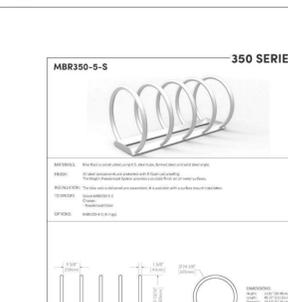
**4 FROST SLAB DETAIL**  
A1-40 1:50



**9 LIGHT STANDARD**  
A1-40 1:500



**7 BIKE RACK DETAIL**  
A1-40 N.T.S.

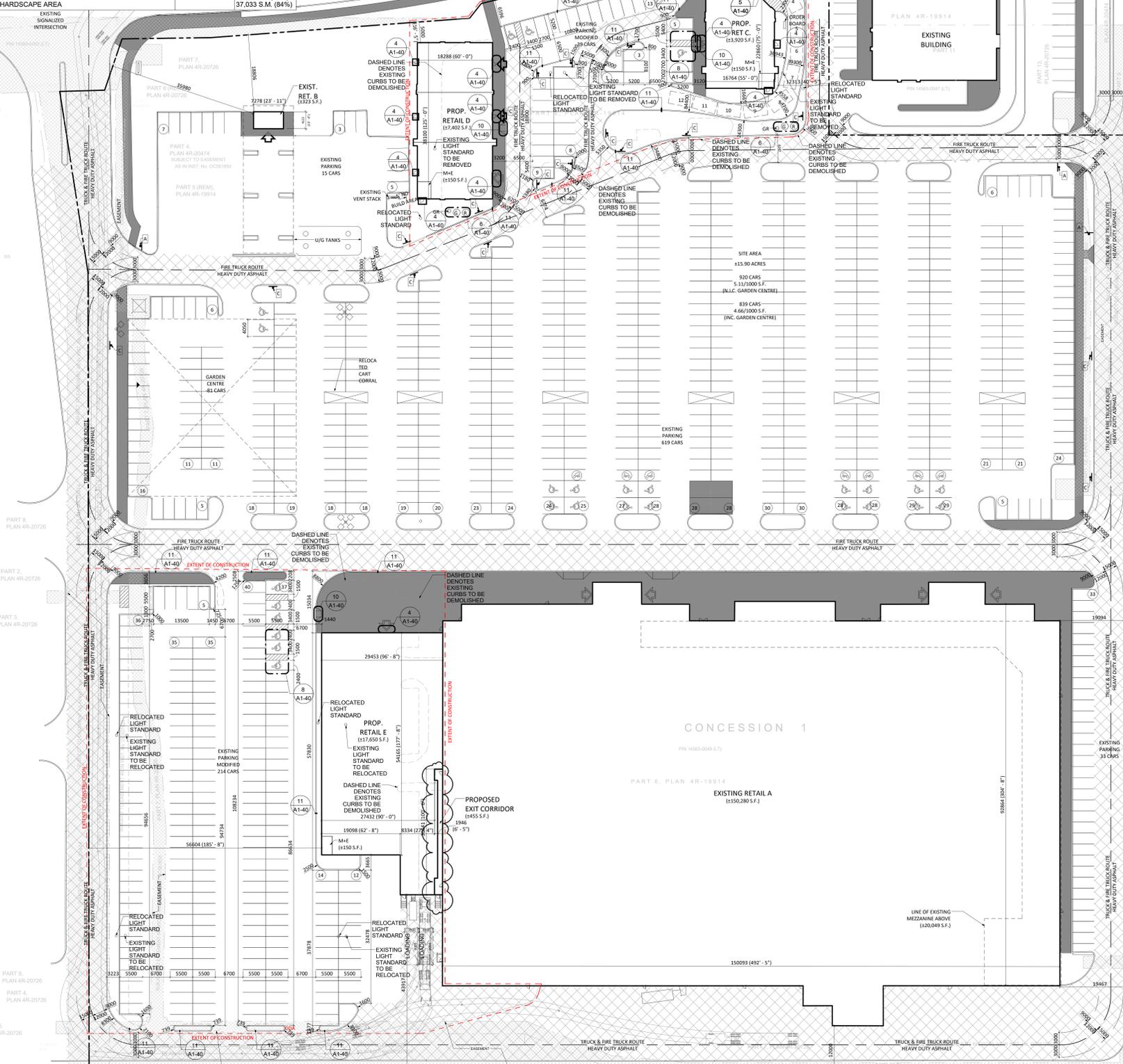


**3 TRAFFIC SIGN**  
A1-40 N.T.S.



**1 SITE PLAN**  
A1-40 1:400

ZONING COMPLIANCE CHART ARTERIAL MAINSTREET ZONE		
	REQUIRED	PROPOSED
MINIMUM SETBACK FRONT LOT LINE	5 METERS	5 METERS
CORNER SIDE LOT LINE	5 METERS	35.9 METERS
INTERIOR SIDE LOT LINE	12 METERS	12.3 METERS
REAR LOT LINE	12 METERS	12 METERS
PARKING SPACE REQUIREMENT (AREA C)	3.4 / 100 S.M. 13 CARS	15 CARS
RETAIL C	23 CARS	25 CARS
RETAIL D	60 CARS	24 CARS
RETAIL E	5.2 METERS	5.2 METERS
MINIMUM PARKING SPACE LENGTH	2.6 METERS	2.7 METERS
MINIMUM AISLE WIDTH	6.7 METERS	6.8 METERS
BARRIER-FREE PARKING REQUIREMENT		
RETAIL C	2 CARS	2 CARS
RETAIL D	6 CARS	6 CARS
RETAIL E	6 CARS	6 CARS
MINIMUM BARRIER-FREE PARKING SPACE LENGTH	5.2 METERS	5.2 METERS
MINIMUM BARRIER-FREE PARKING SPACE WIDTH	3.4 METERS	3.4 METERS
TYPE A	2.4 METERS	2.4 METERS
TYPE B	2.4 METERS	2.4 METERS
LOADING SPACES		
RETAIL C	0 SPACES	0 SPACES
RETAIL D	0 SPACES	0 SPACES
RETAIL E	1 SPACES	2 SPACES
LOADING SPACE LENGTH	9.0 METERS	9.0 METERS
LOADING SPACE WIDTH	3.5 METERS	3.5 METERS
LOADING SPACE HEIGHT	4.2 METERS	N/A
LOADING SPACE AISLE WIDTH	9.0 METERS	18.1 METERS
QUEUING MIN. WIDTH	3.0 METERS	3.0 METERS
QUEUING MIN. LENGTH	5.7 METERS	5.7 METERS
BUILDING HEIGHT	25 METERS	7.09 METERS
MINIMUM LANDSCAPE BUFFER	3 METERS	3 METERS
ABUTTING STREET	3 METERS	3 METERS
ABUTTING OPEN SPACE OR RESIDENTIAL	N/A	N/A
MINIMUM LOT AREA	15%	7,033 S.M. (16%) 37,033 S.M. (84%)
LANDSCAPE AREA		
HARDSCAPE AREA		



**2 CONTEXT SITE PLAN**  
A1-40 1:1500



**1 SITE PLAN**  
A1-40 1:400

**TURNER FLEISCHER**  
TURNER FLEISCHER ARCHITECTS INC.  
67 Leslie Road Toronto ON Canada M3B 3T8  
Tel: (416) 441-0856  
turnerfleischer.com

**Ottawa**  
SPOIGHT, VAN NOSTRAND & GIBSON LIMITED  
120 BER ROAD, SUITE 103  
OTTAWA, ONTARIO K2S 1E5  
TEL: (613) 836-0856  
FAX: (613) 836-7183  
dave.schaefler@engineering.ca

**DSEI**  
DAVID SCHAFFLER ENGINEERING INC.  
120 BER ROAD, SUITE 103  
OTTAWA, ONTARIO K2S 1E5  
TEL: (613) 836-0856  
FAX: (613) 836-7183  
dave.schaefler@engineering.ca

**HAMMERSCHLAG & JOFFE INC.**  
111 QUEEN ST. EAST  
SOUTH BUILDING, SUITE 450  
TORONTO, ONTARIO  
M5C 1S2  
TEL: (416) 444-4488  
E: info@hscj.com

**FOTENN**  
111 QUEEN ST. EAST  
SOUTH BUILDING, SUITE 450  
TORONTO, ONTARIO  
M5C 1S2  
TEL: (416) 789-4530

**LEGAL INFO:**  
PART OF LOT 1  
CONCESSION 1  
MUNICIPALITY OF OTTAWA

**SITE AREA:** 115.90 ACRES 16.43 HA.

**EXISTING RETAIL A AREA:** 150,280 S.F. 13,963 M<sup>2</sup>

**EXISTING RETAIL B AREA:** 130,049 S.F. 12,063 M<sup>2</sup>

**EXISTING RETAIL C AREA:** 15,200 S.F. 1,405 M<sup>2</sup>

**PROPOSED RETAIL D:** 17,400 S.F. 1,605 M<sup>2</sup>

**PROPOSED RETAIL E:** 117,650 S.F. 10,840 M<sup>2</sup>

**EXISTING CORRIDOR (N.C.):** 245 S.F. 22.6 M<sup>2</sup>

**MEZZANINE:** 145 S.F. 13.4 M<sup>2</sup>

**TOTAL BUILDING AREA:** 230,074 S.F. 21,385 M<sup>2</sup>

**TOTAL GROUND FLOOR AREA:** 118,025 S.F. 10,875 M<sup>2</sup>

**PARKING PROVIDED:** 920 CARS

**(N.C. GARDEN CENTRE):** 511/1000 S.F. 5,502/1005 M<sup>2</sup>

**PARKING PROVIDED:** 839 CARS

**(INC. GARDEN CENTRE):** 466/1000 S.F. 5,022/1005 M<sup>2</sup>

**COVERAGE (118,025 S.F.):** 25.99 %

**EXISTING RETAIL AREA:** 117,052 S.F. 10,845 M<sup>2</sup>

**PROPOSED RETAIL AREA:** 139,449 S.F. 12,784 M<sup>2</sup>

**TOTAL RETAIL AREA:** 256,501 S.F. 23,629 M<sup>2</sup>

**DIFFERENCE:** 139,449 S.F. 12,784 M<sup>2</sup>

**[ ] DENOTES ODA AREA**

**LEGEND:**  
[ ] PROPOSED ENTRANCE ARROW  
[ ] PROPOSED EXIT ARROW  
[ ] PROPOSED FIRE HYDRANT  
[ ] PROPOSED SIAMESE CONNECTION  
[ ] PROPOSED SIGN  
[ ] PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)

**SYMBOLS:**  
A [ ] STOP  
B [ ] TRUCK & FIRE TRUCK ROUTE (HEAVY DUTY ASPHALT)  
C [ ] TRUCK & FIRE TRUCK ROUTE (HEAVY DUTY ASPHALT)  
D [ ] TRUCK & FIRE TRUCK ROUTE (HEAVY DUTY ASPHALT)

**REVISIONS:**

NO.	DATE	ISSUED FOR COORDINATION	BY
1	2017-08-04	ISSUED FOR COORDINATION	AM
2	2017-08-04	ISSUED FOR COORDINATION	AM
3	2017-07-27	ISSUED FOR COORDINATION	AM
4	2017-06-23	ISSUED FOR COORDINATION	AM
5	2017-06-23	ISSUED FOR COORDINATION	AM
6	2017-06-16	ISSUED FOR COORDINATION	AM
7	2017-06-09	ISSUED FOR REVIEW	AM
8	DATE	DESCRIPTION	BY

**Choice Properties**

**4270 INNES ROAD**  
OTTAWA, ONTARIO

**SITE PLAN**

**PROJECT NO.:** 02-1028-2326  
**PROJECT DATE:** 2017-05-11  
**DRAWN BY:** JAK  
**CHECKED BY:** JAK  
**SCALE:** As indicated  
**DRAWING NO.:** A1-40

**INNES ROAD (REGIONAL ROAD 30)**  
(ROAD ALLOWANCE BETWEEN LOTS A AND 1)

**INNES ROAD (REGIONAL ROAD 30)**  
LOT A,  
CON. 11

**TOPOGRAPHIC SURVEY OF  
PART OF LOT 1  
CONCESSION 11**  
(GEOGRAPHIC TOWNSHIP OF CUMBERLAND)  
**CITY OF OTTAWA**

SCALE 1 : 400

**SPEIGHT, VAN NOSTRAND & GIBSON LIMITED**  
ONTARIO LAND SURVEYORS  
2016

THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN  
BY WHOMEVER IN WHATEVER MANNER WITHOUT THE EXPRESS PERMISSION OF  
SPEIGHT, VAN NOSTRAND & GIBSON LIMITED IS STRICTLY PROHIBITED.

**ELEVATION NOTE**

ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM  
CITY OF OTTAWA BENCH MARK NCC 228, HAVING A PUBLISHED ELEVATION OF 86.486 METRES.

**BEARING NOTE**

BEARINGS HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE SOUTHERLY  
LIMIT OF PART 6 AS SHOWN ON PLAN 4R-19914,  
HAVING A BEARING OF N67°23'30"E.

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	WIT	SURVEY MONUMENT PLANTED
○	SB	WITNESS MONUMENT
○	SB	STANDARD IRON BAR
○	SB	SHORT STANDARD IRON BAR
○	CC	IRON BUSH
○	CC	CUT CROSS
○	N.S.E.W.	NORTH SOUTH EAST, WEST
○	OU	ORIGIN UNKNOWN
○	AGG	ANNIS, O'SULLIVAN, VOLLEBROEK LIMITED, O.L.S.
○	SB	J. J. BARNES LIMITED
○	P1	PLAN 4R-19914
○	P2	PLAN 4R-20474
○	P3	PLAN 4R-20726
○	MH	MANHOLE
○	MET	METER (GAS)
○	SB	BELL BOX
○	HMH	HYDRO MANHOLE
○	COL	COLLUM
○	CB	CATCH BASIN
○	FI	FIRE HYDRANT
○	WV	WATER VALVE
○	FF	FINISHED FLOOR
○	HW	HAND WELL
○	ICV	IRRIGATION CONTROL VALVE
○	WP	WOODEN POLE
○	ATS	AUTOMATIC TRAFFIC SIGNAL
○	MLS	METAL LIGHT STANDARDS
○	HB	HYDRO BOX
○	S	ISLAND
○	HT	HYDRO TRANSFORMER
○	IRN	IRON PIN
○	CDT	CONDUIT
○	WA	WATER
○	BRP	BREATHING PIPE
○	INT	INTERCOM
○	BU	BUSH
○	OH	OVERHEAD WIRE
○	WELL	WELL
○	DT	DECIDUOUS TREE
○	CT	CONIFEROUS TREE
○	CON	CONCRETE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,  
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON MAY 19, 2016.

DATE: \_\_\_\_\_ D.A. WILTON  
CHIEF LAND SURVEYOR

**SPEIGHT, VAN NOSTRAND & GIBSON LIMITED**  
ONTARIO LAND SURVEYORS  
750 OKDALE ROAD, Units 65 & 66  
TORONTO, ONTARIO M6N 2Z4  
TEL: 416 749-5765/7864 FAX: 416 749-7866  
E-MAIL: toronto@svng.on.ca

DRAWN: F. H. P. B. FILE NAME: A0110387  
CHECKED: D. A. W. PLOT SCALE: MET. 1=40.4  
JOB No.: 011-0387 PLOTTED: MAY 19, 2016  
REF. No.: \_\_\_\_\_ UPDATED: \_\_\_\_\_

