RESIDENTIAL DEVELOPMENT
1040 SOMERSET STREET WEST
OTTAWA, ONTARIO

SERVICING DESIGN BRIEF

Prepared by:

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File No.: 112191
Report Reference No.: R-2013-003
April 02, 2013

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April 02, 2013

City of Ottawa
Planning and Growth Management Department
Development Review (Urban) Services Branch
Infrastructure Approvals Division
110 Laurier Avenue West, 4th Floor
Ottawa ON, K1P 1J1

Attention: **Mr. Josh White**

Dear Sir:

Reference: **Residential Development**
1040 Somerset Street West
Servicing Design Brief
Our File No.: 112191

Enclosed herein is the Servicing Design Brief for the proposed Residential development at 1040 Somerset Street West, located in the southeast quadrant of the Breezehill Avenue North / Somerset Street West intersection. This brief is submitted in support of the zoning amendment and site plan application for the site and outlines how the site will be serviced with sanitary, storm and watermain.

Trusting this report is adequate for your purposes. Should you have any questions, or require additional information, please contact us.

Yours truly,

NOVATECH ENGINEERING CONSULTANTS LTD.

Greg MacDonald, P.Eng
Senior Project Manager

JAG/jag

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1.0 INTRODUCTION

The proposed Residential (1040 Somerset Street West) development is located in the southeast quadrant of the Breezehill Avenue North / Somerset Street West intersection in the City of Ottawa, as shown in Figure 1a – Aerial Photo and Figure 1b – Key Plan. The subject site is bounded by the following: single-detached dwellings converted for ground-floor commercial uses (1047-1055 Somerset Street West) to the north; O-Train transit corridor to the east; a meditation center and an auto repair shop (53 Breezehill Avenue North) to the south; and a proposed 23-storey condominium building (1050 Somerset Street West) to the west. The existing properties are currently occupied by a one storey building with commercial uses, including an auto care shop, a charity organization and an art studio. The proposed re-development of the site will consist of a 38-storey tower with 338 condominium units to be constructed in one phase. The condominium building will include approximately 2,100 ft^2 of commercial floor space, located on the ground floor. Also, a total of approximately 160 underground parking spaces will be provided on 7 levels of underground parking and 1 ground floor loading area. Refer to Figure 2 – Site Plan for details.

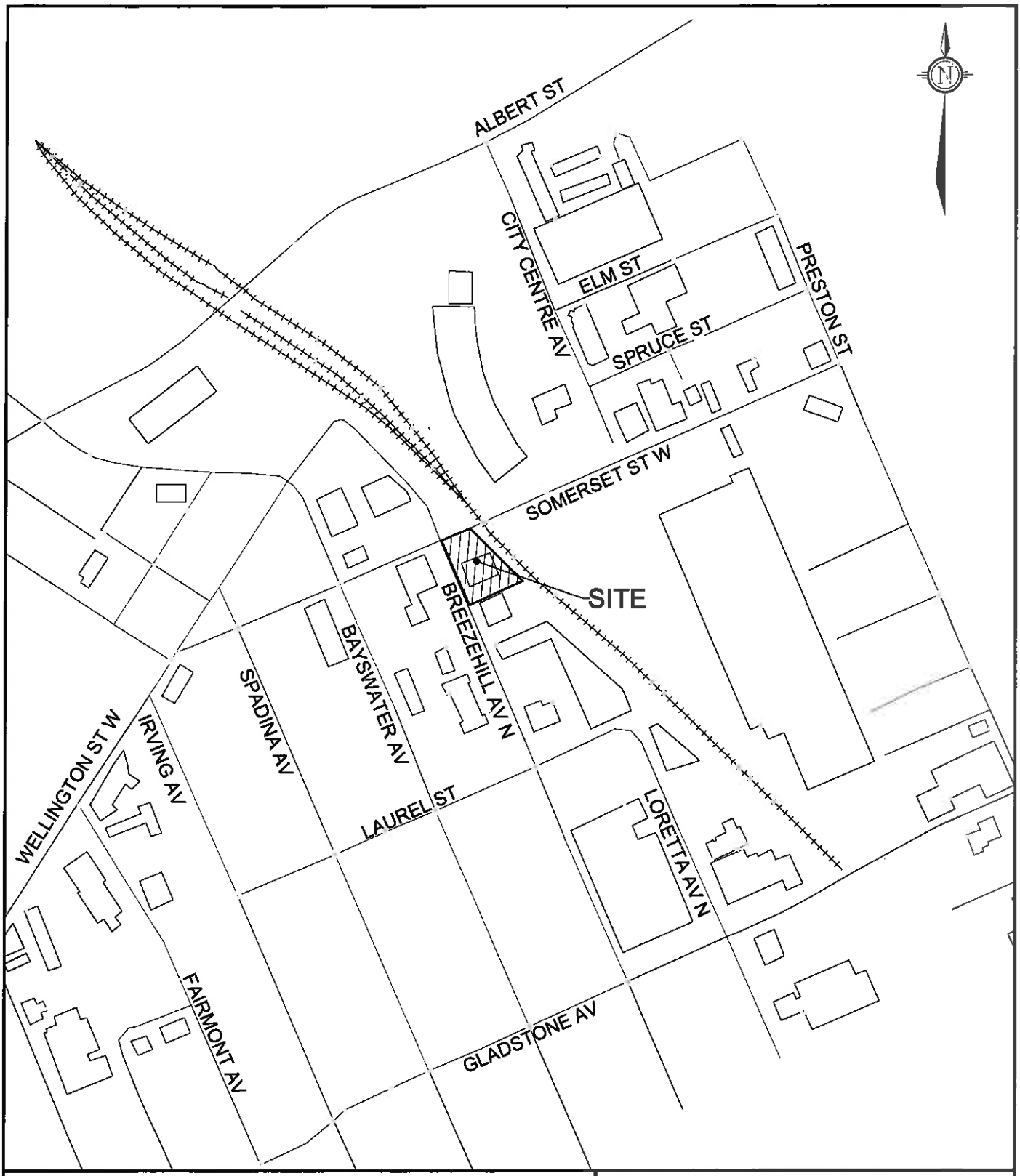
Figure 1a: Aerial Photo of Subject Site

Photo courtesy of www.bing.com/maps

As identified in the City of Ottawa's Zoning By-law (ZBL), this site is currently designated as TM H(15) – Traditional Mainstreet (1040 Somerset Street West). The minor zoning by-law amendment will revise the site's current designation for the proposed development to deal with building height, setbacks and any applicable zoning provisions that cannot be met. The specific details regarding the changes proposed to the zoning of the subject site are provided in a Planning Rationale submitted as part of the ZBL Amendment application.

The subject site is approximately 0.13 ha in area. The development will have a single two-way vehicular ramp access to the underground parking garage as well as a ground floor drive-in loading area located on Breezehill Avenue North, south of Somerset Street West. A copy of the topographical survey which shows the property outline is included in the back of this report. Refer to Figure 3 – Existing Conditions. The construction schedule for the proposed development is as follows:

- Phase 1 starting in 2013, build-out expected in 2016.



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1040 SOMERSET STREET WEST

KEY PLAN

JAN 2013 112191 FIGURE 1B

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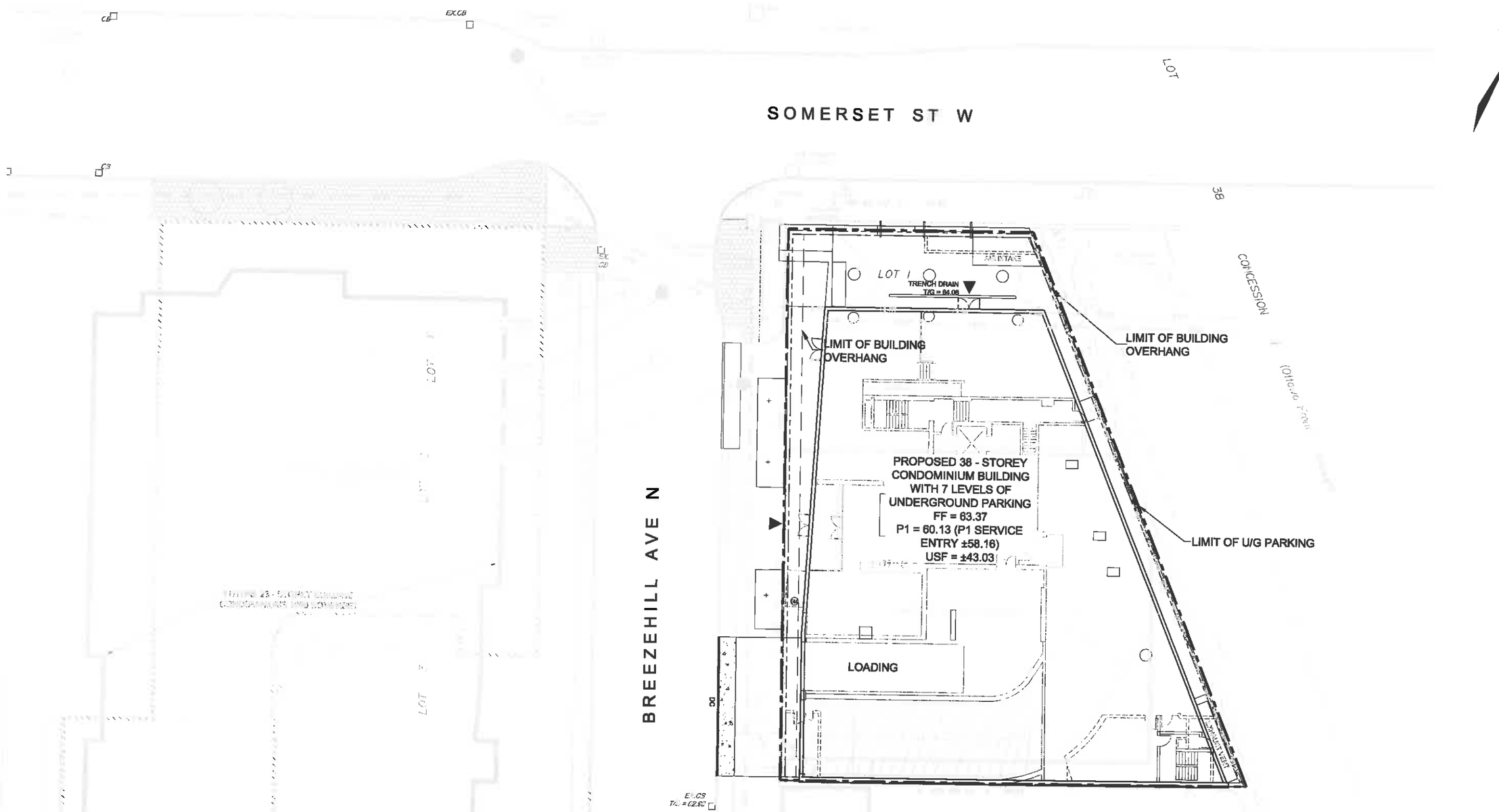

LEGEND

- SITE PLAN AREA
- LIMIT OF UNDERGROUND PARKING
- LIMIT OF BUILDING OVERHANG

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1040 SOMERSET STREET WEST

SITE PLAN

JAN 2013 | 112191 | FIGURE 2

LEGEND

SITE PLAN AREA

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1040 SOMERSET STREET WEST

EXISTING CONDITIONS

JAN 2013 112191 FIGURE 3

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This servicing design brief will outline how the site will be serviced with sanitary, storm and watermain; and will demonstrate that adequate municipal capacity is available within the existing infrastructure to service the development.

2.0 SANITARY SEWER

The proposed condominium development will be serviced by a 300 mm dia. sanitary service that will connect to the existing 300 mm dia. sanitary sewer on Breezehill Avenue North which outlets quickly to the 1050 mm dia. Mooney`s Bay Collector.

The proposed development flows are based on the City of Ottawa Sewer Design Guidelines (refer to Appendix A). The flows are comprised of residential, retail, and office space as presented below and are compared to the design flows based on current zoning.

Sanitary Flows Under Proposed Development

Condominium – Phase 1
Residential: Q_{SAN} = 338 units x 1.8 persons/unit x 350 L/cap/day = 212,940 L/day
Commercial: Q_{SAN} = 0.01951 ha (2,100 ft^2) x 50,000 L/ha/d =975.5 L/day

Average Sanitary Flow = 213,915.5 L/day = 2.48 L/sec

Peak Sanitary Flow = 9.70 L/sec (with Res. PF = 3.93, Comm. PF = 1.5)

Infiltration Flow = 0.28 L/s/ha x 0.13 ha = 0.04 L/s

Therefore,

Total Average Sanitary Flow = 2.52 L/sec
Total Peak Sanitary Flow = 9.74 L/sec (with PF)

Sanitary Flows Under Current Zoning

Currently, the site is zoned as TM H(15) – Traditional Mainstreet (1040 Somerset Street West). The current zoning by-law permits a variety of commercial component ancillary to residential mid to high use development with a maximum height of 15m. Based on this, sanitary flows are calculated below. (Zoning flows are calculated using the City's general population densities from Table 4.1 of the City of Ottawa Sewer Design Guidelines)

Site Area = 0.13 ha

Commercial Area = 0.13 ha

Q_{ave} = 1,300 m^2 x 5 L/m^2 = 6,500 L/day = 0.08 L/sec
Q_{peak} = 0.08 L/sec x 1.5 = 0.12 L/sec

Residential Area = 0.13 ha
Population density = 1,170 persons/ha

Q_{ave} = 0.13 ha x 1,170 persons/ha x 350L/person/day = 53,235 L/day = 0.62 L/sec

$$P.F. = 1 + \frac{14}{4+\left(\frac{152.1}{1000}\right)^{1/2}} = 4.19 \therefore \text{use } 4.0 \Rightarrow \max$$

Q_{peak} = 0.62 L/sec * 4.0 = 2.48 L/sec

Infiltration Flow = 0.28 L/s/ha x 0.13 ha = 0.04 L/s

Therefore,

Total Average Sanitary Flow = 0.74 L/sec
Total Peak Sanitary Flow = 2.64 L/sec (with PF)

The development sanitary flows under the proposed zoning are greater than the flows calculated under the existing zoning. This would have negligible impact on the existing City sanitary sewer system since flows are directly connected to the City's Mooney's Bay Collector which is located on Breezehill Avenue.

Sanitary Flows Under Current Use

As a comparison, the sanitary flows calculated from the current one storey building commercial use of the property (which is underutilized) directed to the sanitary sewer on Breezehill are provided below:

1-Storey Building Floor Area = 0.13 ha (1040 Somerset Street); Auto care, charity organization, art studio.

Qave = 1,300 m^2 x 5 L/m^2 = 6,500 L/day = 0.08 L/sec
Qpeak = 0.08 L/sec x 1.5 = 0.12 L/sec

Infiltration Flow = 0.28 L/s/ha x 0.13 ha = 0.04 L/s

Therefore,

Total Average Sanitary Flow = 0.12 L/sec
Total Peak Sanitary Flow = 0.16 L/sec (with PF)

Development sanitary flows under the proposed zoning are greater than the flows calculated under existing use. Since flows are directly connected to the City's Mooney's Bay Collector, there are no concerns with the capacity of the receiving sewer system.

3.0 STORMWATER

Stormwater flows from the site are currently conveyed to the existing storm sewer system via overland flows. As part of this development, all stormwater will be controlled on site and discharged via a 250 mm dia. storm service from the proposed condominium development that will connect to the existing 1350 mm dia. storm sewer on Breezehill Avenue North. The proposed storm service connection to the building will be equipped with a backwater valve.

The City will require that on-site stormwater management be implemented to control post-development stormwater discharge for both the 5 & 100 year storm events based on an allowable runoff coefficient (C) of 0.50, a time of concentration (t_c) of 20 minutes, and a 5-year

storm control. Stormwater management will be achieved through the use of rooftop controls and surface ponding (as required). Should surplus storage be required, stormwater management alternatives such as storage tanks or super-pipes will be implemented.

The site will be graded such that flows in excess of the 100-year storm event will be conveyed overland to Somerset Street West as well as Breezehill Avenue North. Erosion and sediment control measures will be implemented during all phases of construction and inspected regularly.

A detailed stormwater management report addressing these requirements is also submitted under separate cover as part of the site plan application.

4.0 WATERMAIN

4.1 Domestic Water Demand

The proposed condominium development will be serviced by two 150 mm dia. water services that will connect to the existing 150 mm dia. watermain on Breezehill Avenue North. A shut off valve will be provided at the property line of the site as per City of Ottawa Specifications. The water meter will be located in the basement level mechanical room of the building. Similarly, a remote receptacle will be located at the surface near the entrance to the building on the exterior.

Estimated domestic water demands for the development are roughly the same as the proposed development sanitary flows listed above in Section 2.0.

Condominium – Phase 1
Average daily demand (L/sec): Q_{WATER} = 213,915.5 L/day ÷ 86,400 sec/day = 2.48 L/sec

Using a peak factor of 2.5, the maximum daily demand yields: Q_{WATER} = 6.20 L/sec

Using a peak factor of 2.2, the maximum hour demand yields: Q_{WATER} = 13.64 L/sec

Based on the data provided by the City, the existing watermains in the area are adequate to service this development. According to hydrant test results, the watermain in the street can deliver in the range of approximately 900 igpm (±68.2 L/sec) at a dynamic pressure greater than 55 psi. A copy of the watermain data is attached in Appendix B.

4.2 Fire Demand

Section 4.2.11 of the City of Ottawa Water Design Guidelines reads:

"When calculating the fire flow requirements and affected pipe sizing, designers shall use the method developed by the Fire Underwriters Survey.", and

"The requirements for levels of fire protection on private property are covered in Section 7.2.11 of the Ontario Building Code."

The Fire Underwriters Survey is used to assess the performance of the water distribution system on a "City Block" basis rather than an individual building basis. The Ontario Building Code governs the assessment of fire demand for individual buildings.

Section 7.2.11.1 of the Ontario Building Code states that the design, construction, installation and testing of fire service mains and water service pipe combined with fire service mains shall be in conformance with NFPA 24.

NFPA 24 is the standard for the "Installation of Private Fire Service Mains and their Appurtenances". Chapter 13 of NFPA 24 discusses sizing the private service fire mains for fire protection systems which shall be approved by the authority having jurisdiction, considering the following factors:

- Construction and Occupancy of the building
- Fire Flow and Pressure of the Water Required
- Adequacy of the Water Supply

Specific to this project the buildings will be sprinklered per Section 3.2.2.45 of the Ontario Building Code (OBC). Section 3.2.5.7 of the OBC requires that an adequate water supply for fire fighting be provided to each building, and references Appendix A of the OBC. Sentence 3 of Section A 3.2.5.7 of the OBC (Appendix A) states that NFPA 13 be used for determining both sprinkler and hose stream demands for a sprinklered building.

The design of the sprinkler system is completed by a Fire Protection Engineer, or typically computed by the sprinkler contractor and approved by the Fire Protection Engineer. The process involves detailed hydraulic calculations based on building layout, pipe runs, head losses, fire pump requirements, etc. At this stage in the development process, e.g. Site Plan Submission, these details are not available. However, using Chapter 7 of NFPA 13, it is possible to provide a fairly accurate estimate of the fire demand for the building. This estimate is provided below.

NFPA Chapter 7 Calculation

38 Storey Residential Building - Light Hazard
7 Level Underground Parking (under residential building) - Ordinary Hazard (Group 1)

Section 7.2.3 of NFPA 13, "Water Demand Requirements – Hydraulic Calculation Methods" is used to estimate the hose stream demand and the sprinkler demand. The water demand for sprinklers is estimated using the most remote area in the building. Figure 7.2.3.1.2 – Area/Density Curves is used for the worst case scenario, which in this case is the Ordinary Hazard Classification in the underground parking garage. For this classification, Figure 7.2.3.1.2 provides a density of 0.15 gpm/ft2 using a coverage of 1500 ft2, or 225 gpm (US).

Table 7.2.3.1.1 is used to determine the hose stream demand. For Ordinary Hazard a total combined inside and outside hose stream demand of 250 gpm is required. Typically, 150 gpm would be drawn off the hydrant and 100 gpm off the hose cabinets.

Therefore, total estimated demand would be 225 gpm + 250 gpm = 475 gpm. Adding an allowance for head losses though out the sprinkler system, an estimated fire demand of between 550 – 600 gpm, or say 600 USgpm (2,270 L/min) would be required. According to the fire hydrant data provided by the City, the existing 150 mm dia. watermain on Breezehill Avenue North can deliver in the range of 900 Igpm (1,080 USgpm) under normal conditions and 2,250 Igpm (2,700 USgpm) at 20 psi residual. The building will also be equipped with a fire pump to provide the minimum residual pressure at the sprinkler heads.

Reference material from NFPA 13 is contained in Appendix B.

5.0 CONCLUSIONS

Based on the foregoing, adequate sanitary, storm and water services are available to support this development.

NOVATECH ENGINEERING CONSULTANTS LTD.

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Justin Gauthier, B.Eng.
Junior Engineer

Reviewed by:

Greg MacDonald, P.Eng.
Senior Project Manager

APPENDIX A
Excerpts from Ottawa Sewer Design Guidelines

specifically the downtown core. The construction of new combined sewer systems is no longer permitted in the City of Ottawa other than for the replacement of existing combined sewers within the City's defined Combined Sewer Area (see Section 5.1.6).

New storm drainage systems cannot be connected to existing combined sewers except as an interim measure where sewer separation is to be ultimately implemented or where circumstances allow no other alternative.

Section 5 discusses combined sewers in greater detail since their design must consider peak storm flows.

4.2.4 Private Sanitary Servicing

Private servicing consists mainly of private sewage collection and treatment systems on individual lots and do not form part of these guidelines.

4.3 GENERAL POPULATION DENSITIES

Pre-zoned Land – When lands are zoned for a specific residential use and detailed information is not available, the following population densities shall apply:

Table 4.1 Population Densities

Unit Type (Min Lot Area M^2)	Zoning (And all similar zonings)	Persons per unit[1]	Units per net ha avg. [2]	Persons (per net ha)[3]	Persons (per gross ha) [4]
Res-Single Family (600)	R1A-B*	3.4	16.7	57	34
Res-Single Family (501)	R1C-E*	3.4	20.0	68	41
Res-Single Family (441)	R1F-H*	3.4	22.7	77	47
Res-Single Family (360)	R1I-K*	3.4	27.8	94	57
Res-Single Family (270)	R1L-N*	3.4	37.1	126	76
Res-Single Family (197)	R1P-Q*	3.4	50.8	173	105
Res-Semi-detached (278)	R2A-B*	2.7	36.0	97	59
Res-Semi-detached (232)	R2C*	2.7	43.1	116	71
Res-Semi-detached (180)	R2D-E*, G*	2.7	55.6	150	91
Res-Semi-detached (135)	R2F*	2.7	74.1	200	121
Townhouse (170)	R3F*, R4A-B*	2.7	58.8	159	96
Townhouse (110)	R3M*	2.7	90.9	246	149
Res-Duplex (441)	R2A-C*	2.3	45.4	104	63
Res-Duplex (360)	R2D*, R3F-G*	2.3	55.6	128	77
Res-Duplex (270)	R2E-F*, R3K*	2.3	74.1	170	103
Res-Duplex (197)	R2G*, R4F*	2.3	101.6	234	141
Res-Triplex (557)	R3A-C*	2.3	53.9	124	75

Unit Type (Min Lot Area M^2)	Zoning (And all similar zonings)	Persons per unit[1]	Units per net ha avg. [2]	Persons (per net ha)[3]	Persons (per gross ha) [4]
Res-Triplex (330)	R3D-E*, H-J*, L*, N*, R4C-E*	2.3	90.9	209	127
Apartments:					
Low Density		1.8	100	180	
Medium Density		1.8	300	540	
High Density		1.8	1000	1800	
Very High Density[5]		1.8	1000 +	1800 +	

*) former City of Ottawa zoning designation.
1) from 1996 census data.
2) new suburban construction, 5-year average (1997-2001), except apartments data which is based on site plans & duplex density which is an assumed average.
3) "net ha" refers to population densities per hectare of purely residential land (i.e. area of the building lots only including private parking and roads but excluding all public road rights-of-way and all other non-residential uses such as parks, stormwater management facilities, commercial developments, schools, community centres, etc.).
4) "gross ha" refers to population densities per hectare of residential and all other non-residential land uses such as streets, schools and parks. Numbers provided apply to large subdivision situations. For smaller residential situations the persons per gross ha will be higher, about 75% of the persons per net ha.
5) apartment densities in the downtown have been as high as 4,000 units/net ha. Proposals with a units/net ha density greater than 1000 will be evaluated on a case-by-case basis.

Development Proposed Land – When the number and type of housing units within a proposed development are known, the calculation of population for the proposed development shall be based on the following:

Table 4.2 Per Unit Populations

Unit Type	Persons Per Unit
Single Family	3.4
Semi-detached	2.7
Duplex	2.3
Townhouse (row)	2.7
Apartments:	
Bachelor	1.4
1 Bedroom	1.4
2 Bedroom	2.1
3 Bedroom	3.1
Average Apt.	1.8

4.4.1 Calculation of Peak Design Flows

The formulae and parameters to be applied in the calculation of peak design flows (standard peak flow design parameters) for new or infill developments are illustrated in Figure 4.3 and described as follows:

Figure 4.3 Peak Flow Design Parameters Summary

AVERAGE WASTEWATER FLOWS:

Residential Average Flow:	350 L/c/day
Commercial Average Flow:	50,000 L/gross ha/d
Institutional Average Flow:	50,000 L/gross ha/d
Average Light Industrial Flow:	35,000 L/gross ha/d
Average Heavy Industrial Flow	55,000 L/gross ha/d

PEAKING FACTORS:

Residential Peak factor: Harmon Equation

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

where: P=Population
K=Correction Factor = 1

Commercial Peak factor:	1.5
Institutional Peak factor:	1.5
Industrial Peak Factor:	Per Figure in Appendix 4-B

PEAK EXTRANEOUS FLOWS: (design event)

Infiltration Allowance:	0.28 L/s/effective gross ha (for all areas)
Less than 10 ha.	
Foundation Drain Allowance:	5.0 L/s/gross ha (if necessary for existing partially separated and combined areas only)
10 ha – 100 ha	
Foundation Drain Allowance:	3.0 L/s/gross ha (if necessary for existing partially separated and combined areas only)
Greater than 100 ha	
Foundation Drain Allowance:	2.0 L/s/gross ha (if necessary for existing partially separated and combined areas only)

APPENDIX B
Hydrant Flow Data/Fire Fighting Information

FAX TRANSMISSION FORM - Supply Pressure/Flow Capacity

Date/Time: 13/01/07-15:17:07
Our File: 49-01-2006
1 of 2 Page(s)

City of Ottawa
Transportation Utilities and Public Works
Customer Service & Operational Support
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Ottawa, On, K1Z 5A6
Joseph Hannewyk **email: joseph.hannewyk@ottawa.ca**
Business Consultant/Water Resources Analyst **phone 560-6065 x22617** **fax 728-4183**

To: **Justin Gauthier**
Company: **Novatech Engineering Consultants Ltd.**
Tel: **254-9643x217**
Fax: **254-5867**
Location: **Somerset @ Breezehill**
Request_dt: 13/01/07-14:38:38
Email: **j.gauthier@novatech-eng.com**

Pressure Only ? (Y):

6391

Preferred Response Method:

Inspection	Flow	Residual	Pressure (psi)			Flow (igpm)	
Date	Hydrant	Hydrant	Static	Dynamic	Pitot	Actual	@ 20 psi
2011/07/13	6429112	6429376	70	>61	36	840	2121
2011/07/13	6429108	6429109	64	>55	54	1029	2425
2011/07/13	6429376	6429112	72	>63	38	863	2226

Note: the computed flows are approximate and performed for hydrant colour coding purposes, thus these values are not intended for design purposes.

Ref# **6391**

SOMERSET ST W
BAYSWATER AVE
BREEZEHILL AVE N
LAUREL ST
SPADINA AVE
IRVING AVE
WELLINGTON ST W
OAK ST
1990-DI-203
1992-DI-203
1972-COT-1372
2011-PVC-203
1966-UNK-406

Site Boundary Conditions

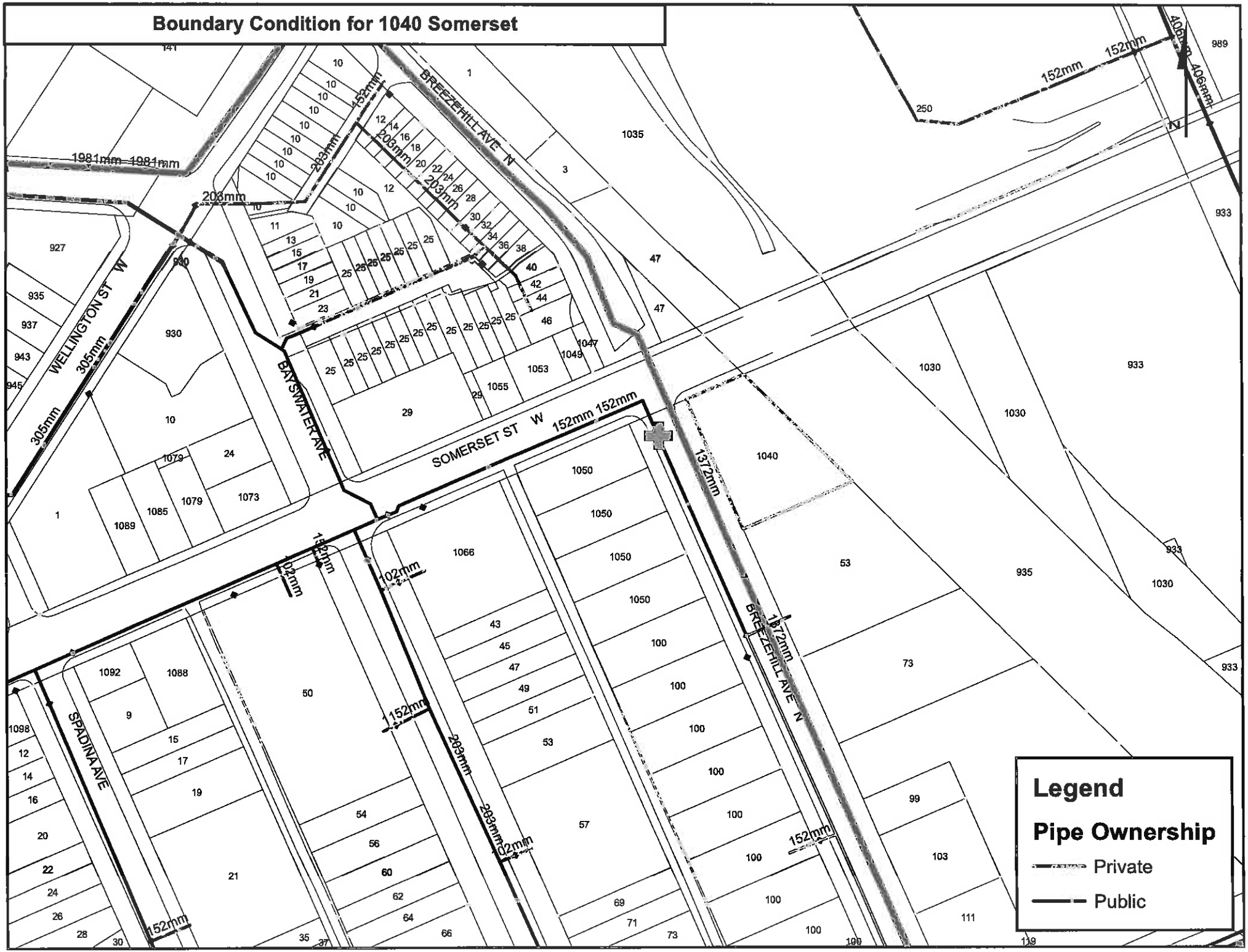
The following are boundary conditions, HGL, for hydraulic analysis at 1040 Somerset Street West (connection to 152mm on Breezehill Avenue North).

Max Day + FF = 79.8 m assuming a fire flow of 76.0 L/s

Minimum pressure during Peak Hour (HGL) = 107.2 m

Maximum pressure Check (HGL) = 115.1 m

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


Boundary Condition for 1040 Somerset
WELLINGTON ST W
BAYSWATER AVE
SOMERSET ST W
BREEZEHILL AVE N
SPADINA AVE
1981mm 1981mm
305mm
203mm
152mm
102mm
1372mm
1152mm
406mm
Legend
Pipe Ownership
Private
Public

6-4.5.9* For individual fasteners, the loads determined in 6-4.5.6 shall not exceed the allowable loads provided in Figure 6-4.5.9.

The type of fasteners used to secure the bracing assembly to the structure shall be limited to those shown in Figure 6-4.5.9. For connections to wood, through bolts with washers on each end shall be used. Holes for through bolts shall be $^1/_{16}$ in. (1.6 mm) greater than the diameter of the bolt.

Exception No. 1: Where it is not practical to install through bolts due to the thickness of the member or inaccessibility, lag screws shall be permitted. Holes shall be pre-drilled $^1/_8$ in. (3.2 mm) smaller than the maximum root diameter of the lag screw.

Exception No. 2: Other fastening methods are acceptable for use if certified by a registered professional engineer to support the loads determined in accordance with the criteria in 6-4.5.9. Calculations shall be permitted where required by the authority having jurisdiction.

6-4.5.10 Sway bracing assemblies shall be listed for a maximum load rating. The loads shall be reduced as shown in Table 6-4.5.10 for loads that are less than 90 degrees from vertical.

Exception: Where sway bracing utilizing pipe, angles, flats, or rods as shown in Table 6-4.5.8 is used, the components do not require listing. Bracing fittings and connections used with those specific materials shall be listed.

Table 6-4.5.10 Allowable Horizontal Load on Brace Assemblies Based on the Weakest Component of the Brace Assembly

Brace Angle	Allowable Horizontal Load
30–40 degrees from vertical	Listed load rating divided by 2.000
45–59 degrees from vertical	Listed load rating divided by 1.414
60–89 degrees from vertical	Listed load rating divided by 1.155
90 degrees from vertical	Listed load rating

6-4.5.11 Bracing shall be attached directly to feed and cross mains. Each run of pipe between changes in direction shall be provided with both lateral and longitudinal bracing.

Exception: Pipe runs less than 12 ft (3.6 m) in length shall be permitted to be supported by the braces on adjacent runs of pipe.

6-4.5.12 A length of pipe shall not be braced to sections of the building that will move differentially.

6-4.6 Restraint of Branch Lines.

6-4.6.1* Restraint is considered a lesser degree of resisting loads than bracing and shall be provided by use of one of the following:

(1) A listed sway brace assembly
(2) A wraparound U-hook satisfying the requirements of 6-4.5.3, Exception No. 3
(3) No. 12, 440-lb (200-kg) wire installed at least 45 degrees from the vertical plane and anchored on both sides of the pipe
(4) Other approved means

Wire used for restraint shall be located within 2 ft (610 mm) of a hanger. The hanger closest to a wire restraint shall be of a type that resists upward movement of a branch line.

6-4.6.2 The end sprinkler on a line shall be restrained against excessive vertical and lateral movement.

6-4.6.3* Where upward or lateral movement would result in an impact against the building structure, equipment, or finish materials, branch lines shall be restrained at intervals not exceeding 30 ft (9 m).

6-4.6.4* Sprig-ups 4 ft (1.2 m) or longer shall be restrained against lateral movement.

6-4.7 Hangers and Fasteners Subject to Earthquakes.

6-4.7.1 C-type clamps (including beam and large flange clamps) used to attach hangers to the building structure in areas subject to earthquakes shall be equipped with a restraining strap. The restraining strap shall be listed for use with a C-type clamp or shall be a steel strap of not less than 16 gauge thickness and not less than 1 in. (25.4 mm) wide for pipe diameters 8 in. (203 mm) or less and 14 gauge thickness and not less than $1^1/_4$ in. (31.7 mm) wide for pipe diameters greater than 8 in. (203 mm). The restraining strap shall wrap around the beam flange not less than 1 in. (25.4 mm). A lock nut on a C-type clamp shall not be used as a method of restraint. A lip on a "C" or "Z" purlin shall not be used as a method of restraint.

Where purlins or beams do not provide an adequate lip to be secured by a restraining strap, the strap shall be through-bolted or secured by a self-tapping screw.

6-4.7.2 C-type clamps (including beam and large flange clamps), with or without restraining straps, shall not be used to attach braces to the building structure.

6-4.7.3 Powder-driven fasteners shall not be used to attach braces to the building structure.

Exception: Powder-driven fasteners shall be permitted where they are specifically listed for service in resisting lateral loads in areas subject to earthquakes.

6-4.7.4 Powder-driven fasteners shall not be used to attach hangers to the building structure where the systems are required to be protected against earthquakes using a horizontal force factor exceeding 0.50 W_p, where W_p is the weight of the water-filled pipe.

Exception: Powder-driven fasteners shall be permitted where they are specifically listed for horizontal force factors in excess of 0.50 W_p.

Chapter 7 Design Approaches

7-1 General.

7-1.1 Water demand requirements shall be determined from the occupancy hazard fire control approach of Section 7-2.

Exception: Special design approaches as permitted in Section 7-9.

7-1.2 For buildings with two or more adjacent occupancies that are not physically separated by a barrier or partition capable of delaying heat from a fire in one area from fusing sprinklers in the adjacent area, the required sprinkler protection for the more demanding occupancy shall extend 15 ft (4.6 m) beyond its perimeter.

7-2 Occupancy Hazard Fire Control Approach.

7-2.1 Occupancy Classifications.

7-2.1.1 Occupancy classifications for this standard relate to sprinkler installations and their water supplies only. They shall not be used as a general classification of occupancy hazards.

7-2.1.2 Occupancies or portions of occupancies shall be classified according to the quantity and combustibility of contents, the expected rates of heat release, the total potential for energy release, the heights of stockpiles, and the presence of flammable and combustible liquids, using the definitions contained in Section 1-4. Classifications are as follows:

Light hazard

Ordinary hazard (Groups 1 and 2)

Extra hazard (Groups 1 and 2)

Special occupancy hazard *(see Section 7-10)*

7-2.2 Water Demand Requirements — Pipe Schedule Method.

7-2.2.1 Table 7-2.2.1 shall be used in determining the minimum water supply requirements for light and ordinary hazard occupancies protected by systems with pipe sized according to the pipe schedules of Section 8-5. Pressure and flow requirements for extra hazard occupancies shall be based on the hydraulic calculation methods of 7-2.3. The pipe schedule method shall be permitted only for new installations of 5000 ft² (465 m²) or less or for additions or modifications to existing pipe schedule systems sized according to the pipe schedules of Section 8-5. Table 7-2.2.1 shall be used in determining the minimum water supply requirements.

Exception No. 1: The pipe schedule method shall be permitted for use in systems exceeding 5000 ft² (465 m²) where the flows required in Table 7-2.2.1 are available at a minimum residual pressure of 50 psi (3.4 bar) at the highest elevation of sprinkler.

Exception No. 2: The pipe schedule method shall be permitted for additions or modifications to existing extra hazard pipe schedule systems.

7-2.2.2 The lower duration value of Table 7-2.2.1 shall be acceptable only where remote station or central station waterflow alarm service is provided.

7-2.2.3* The residual pressure requirement of Table 7-2.2.1 shall be met at the elevation of the highest sprinkler. *(See the Exceptions to 7-2.2.1).*

7-2.2.4 The lower flow figure of Table 7-2.2.1 shall be permitted only where the building is of noncombustible construction or the potential areas of fire are limited by building size or compartmentation such that no open areas exceed 3000 ft² (279 m²) for light hazard or 4000 ft² (372 m²) for ordinary hazard.

Table 7-2.2.1 Water Supply Requirements for Pipe Schedule Sprinkler Systems

Occupancy Classification	Minimum Residual Pressure Required (psi)	Acceptable Flow at Base of Riser (Including Hose Stream Allowance) (gpm)	Duration (minutes)
Light hazard	15	500–750	30–60
Ordinary hazard	20	850–1500	60–90

For SI units, 1 gpm = 3.785 L/min; 1 psi = 0.0689 bar.

7-2.3 Water Demand Requirements — Hydraulic Calculation Methods.

7-2.3.1 General.

7-2.3.1.1* The minimum water supply requirements for a hydraulically designed occupancy hazard fire control sprinkler system shall be determined by adding the hose stream demand from Table 7-2.3.1.1 to the water supply for sprinklers determined in 7-2.3.1.2. This supply shall be available for the minimum duration specified in Table 7-2.3.1.1.

Exception No. 1: An allowance for inside and outside hose shall not be required where tanks supply sprinklers only.

Exception No. 2: Where pumps taking suction from a private fire service main supply sprinklers only, the pump need not be sized to accommodate inside and outside hose. Such hose allowance shall be considered in evaluating the available water supplies.

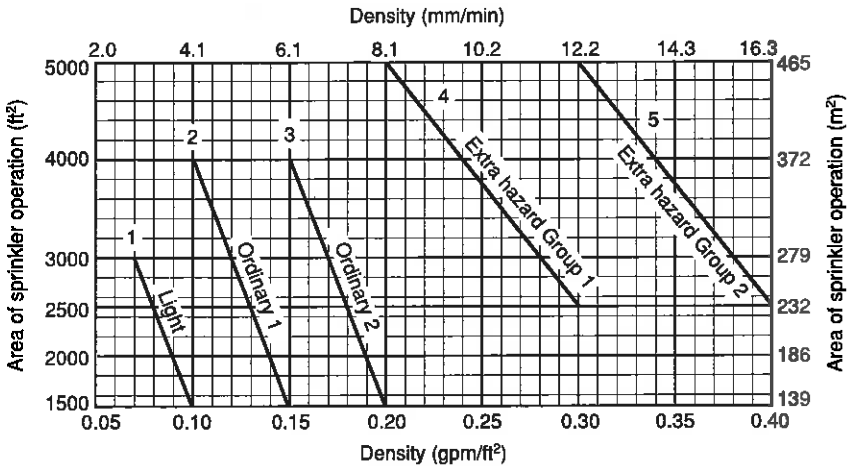
7-2.3.1.2 The water supply for sprinklers only shall be determined either from the area/density curves of Figure 7-2.3.1.2 in accordance with the method of 7-2.3.2 or be based upon the room design method in accordance with 7-2.3.3, at the discretion of the designer. For special areas under consideration, as described in 7-2.3.4, separate hydraulic calculations shall be required in addition to those required by 7-2.3.2 or 7-2.3.3.

Table 7-2.3.1.1† Hose Stream Demand and Water Supply Duration Requirements for Hydraulically Calculated Systems

Occupancy or Commodity Classification	Inside Hose (gpm)	Total Combined Inside and Outside Hose (gpm)	Duration (minutes)
Light hazard	0, 50, or 100	100	30
Ordinary hazard	0, 50, or 100	250	60–90
Extra hazard	0, 50, or 100	500	90–120
Rack storage, Class I, II, and III commodities up to 12 ft (3.7 m) in height	0, 50, or 100	250	90
Rack storage, Class IV commodities up to 10 ft (3.1 m) in height	0, 50, or 100	250	90
Rack storage, Class IV commodities up to 12 ft (3.7 m) in height	0, 50, or 100	500	90
Rack storage, Class I, II, and III commodities over 12 ft (3.7 m) in height	0, 50, or 100	500	90
Rack storage, Class IV commodities over 12 ft (3.7 m) in height and plastic commodities	0, 50, or 100	500	120
General storage, Class I, II, and III commodities over 12 ft (3.7 m) up to 20 ft (6.1 m)	0, 50, or 100	500	90
General storage, Class IV commodities over 12 ft (3.7 m) up to 20 ft (6.1 m)	0, 50, or 100	500	120
General storage, Class I, II, and III commodities over 20 ft (6.1 m) up to 30 ft (9.1 m)	0, 50, or 100	500	120
General storage, Class IV commodities over 20 ft (6.1 m) up to 30 ft (9.1 m)	0, 50, or 100	500	150
General storage, Group A plastics ≤ 5 ft (1.5 m)	0, 50, or 100	250	90
General storage, Group A plastics over 5 ft (1.5 m) up to 20 ft (6.1 m)	0, 50, or 100	500	120
General storage, Group A plastics over 20 ft (6.1 m) up to 25 ft (7.6 m)	0, 50, or 100	500	150

For SI units, 1 gpm = 3.785 L/min.

Figure 7-2.3.1.2 Area/density curves.



7-2.3.1.3 Regardless of which of the two methods is used, the following restrictions shall apply:

(a) For areas of sprinkler operation less than 1500 ft² (139 m²) used for light and ordinary hazard occupancies, the density for 1500 ft² (139 m²) shall be used. For areas of sprinkler operation less than 2500 ft² (232 m²) for extra hazard occupancies, the density for 2500 ft² (232 m²) shall be used.

(b) *For buildings having unsprinklered combustible concealed spaces (as described in 5-13.1.1 and 5-13.7), the minimum area of sprinkler operation shall be 3000 ft² (279 m²).

Exception No. 1: Combustible concealed spaces filled entirely with noncombustible insulation.

*Exception No. 2: *Light or ordinary hazard occupancies where noncombustible or limited combustible ceilings are directly attached to the bottom of solid wood joists so as to create enclosed joist spaces 160 ft³ (4.8 m³) or less in volume.*

*Exception No. 3: *Concealed spaces where the exposed surfaces have a flame spread rating of 25 or less and the materials have been demonstrated to not propagate fire in the form in which they are installed in the space.*

(c) Water demand of sprinklers installed in racks or water curtains shall be added to the ceiling sprinkler water demand at the point of connection. Demands shall be balanced to the higher pressure. *(See Chapter 8.)*

(d) Water demand of sprinklers installed in concealed spaces or under obstructions such as ducts and cutting tables need not be added to ceiling demand.

(e) Where inside hose stations are planned or are required, a total water allowance of 50 gpm (189 L/min) for a single hose station installation or 100 gpm (378 L/min) for a multiple hose station installation shall be added to the sprinkler requirements. The water allowance shall be added in 50-gpm (189-L/min) increments beginning at the most remote hose station, with each increment added at the pressure required by the sprinkler system design at that point.

(f) When hose valves for fire department use are attached to wet pipe sprinkler system risers in accordance with 5-15.5.2, the water supply shall not be required to be added to standpipe demand as determined from NFPA 14, *Standard for the Installation of Standpipe and Hose Systems.*

Exception No. 1: Where the combined sprinkler system demand and hose stream allowance of Table 7-2.3.1.1 exceeds the requirements of NFPA 14, Standard for the Installation of Standpipe and Hose Systems, this higher demand shall be used.

Exception No. 2: For partially sprinklered buildings, the sprinkler demand, not including hose stream allowance, as indicated in Table 7-2.3.1.1 shall be added to the requirements given in NFPA 14, Standard for the Installation of Standpipe and Hose Systems.

(g) Water allowance for outside hose shall be added to the sprinkler and inside hose requirement at the connection to the city water main or a yard hydrant, whichever is closer to the system riser.

(h) The lower duration values in Table 7-2.3.1.1 shall be permitted where remote station or central station waterflow alarm service is provided.

(i) Where pumps, gravity tanks, or pressure tanks supply sprinklers only, requirements for inside and outside hose need not be considered in determining the size of such pumps or tanks.

7-2.3.1.4 Total system water supply requirements shall be determined in accordance with the hydraulic calculation procedures of Section 8-4.

7-2.3.2 Area/Density Method.

7-2.3.2.1 The water supply requirement for sprinklers only shall be calculated from the area/density curves in Figure 7-2.3.1.2 or from Section 7-10 where area/density criteria is specified for special occupancy hazards. When using Figure 7-2.3.1.2, the calculations shall satisfy any single point on the appropriate area/density curve as follows:

(1) Light hazard area/density curve 1
(2) Ordinary hazard (Group 1) area/density curve 2
(3) Ordinary hazard (Group 2) area/density curve 3
(4) Extra hazard (Group 1) area/density curve 4
(5) Extra hazard (Group 2) area/density curve 5

It shall not be necessary to meet all points on the selected curve.

Exception: Sprinkler demand for storage occupancies as determined in Sections 7-3 through 7-8.

7-2.3.2.2 For protection of miscellaneous storage, miscellaneous tire storage, and storage up to 12 ft (3.7 m) in height, the discharge criteria in Table 7-2.3.2.2 shall apply.

Table A-1-4.11 Typical Cotton Bale Types and Approximate Sizes

Bale Type	Dimensions		Average Weight		Volume		Density	
	in.	mm	lb	kg	ft^3	m^3	lb/ft^3	kg/m^3
Gin, flat	55 × 45 × 28	1397 × 1143 × 711	500	226.8	40.1	1.13	12.5	201
Modified gin, flat	55 × 45 × 24	1397 × 1143 × 610	500	226.8	34.4	0.97	14.5	234
Compressed, standard	57 × 29 × 23	1448 × 736 × 584	500	226.8	22.0	0.62	22.7	366
Gin, standard	55 × 31 × 21	1397 × 787 × 533	500	226.9	20.7	0.58	24.2	391
Compressed, universal	58 × 25 × 21	1475 × 635 × 533	500	226.8	17.6	0.50	28.4	454
Gin, universal	55 × 26 × 21	1397 × 660 × 533	500	226.8	17.4	0.49	28.7	463
Compressed, high density	58 × 22 × 21	1473 × 559 × 533	500	226.8	15.5	0.44	32.2	515

A-1-4.11 Baled Cotton. See Table A-1-4.11.

A-1-4.12 Array, Standard (Paper). The occasional presence of partially used rolls on top of columns of otherwise uniform diameter rolls does not appreciably affect the burning characteristics.

A-1-4.12 Roll Paper Storage, Wrapped. Rolls that are completely protected with a heavyweight kraft wrapper on both sides and ends are subject to a reduced degree of fire hazard. Standard methods for wrapping and capping rolls are outlined in Figure A-1-4.12.

In some cases, rolls are protected with laminated wrappers, using two sheets of heavy kraft with a high-temperature wax laminate between the sheets. Where using this method, the overall weight of wax-laminated wrappers should be based on the basis weight per 1000 ft^2 (92.9 m^2) of the outer sheet only, rather than on the combined basis weight of the outer and inner laminated wrapper sheets. A properly applied wrapper can have the effect of changing the class of a given paper to essentially that of the wrapper material. The effect of applying a wrapper to tissue has not been determined by test.

A-1-4.12 Roll Paper Storage Height. The size of rolls and limitations of mechanical handling equipment should be considered in determining maximum storage height.

A-2-1 Occupancy examples in the listings as shown in the various hazard classifications are intended to represent the norm for those occupancy types. Unusual or abnormal fuel loadings or combustible characteristics and susceptibility for changes in these characteristics, for a particular occupancy, are considerations that should be weighed in the selection and classification.

The light hazard classification is intended to encompass residential occupancies; however, this is not intended to preclude the use of listed residential sprinklers in residential occupancies or residential portions of other occupancies.

A-2-1.1 Light hazard occupancies include occupancies having uses and conditions similar to the following:

Churches

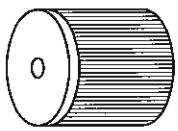
Clubs

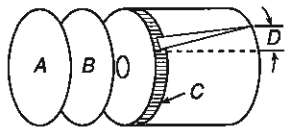
Eaves and overhangs, if of combustible construction with no combustibles beneath

Figure A-1-4.12 Wrapping and capping terms and methods.

Wrapper
Exterior wrapper
Body wrapper — General term for protective wrapping of sides and ends on roll.

Body wrap
Sleeve wrap
Wrap — do not cap — Wrapper placed around circumference of roll. No heads or caps needed.





Heads
Headers — Protection applied to the ends of the rolls (*A* and *B*). Heads do not lap over the end of the roll.

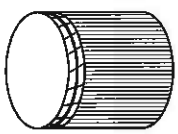
Inside heads — Protection applied to the ends of the rolls next to the roll itself (*B*). The wrapper of the rolls is crimped down over these heads.

Outside heads — Protection applied to the ends of the rolls on the outside (*A*). This head is applied after the wrapper is crimped.

Edge protectors
Edge bands — Refers to extra padding to prevent damage to roll edges (*C*).

Overwrap — The distance the body wrap or wrapper overlaps itself (*D*).

Roll cap — A protective cover placed over the end of a roll. Edges of cap lap over the end of the roll and are secured to the sides of the roll.



Educational
Hospitals
Institutional
Libraries, except large stack rooms
Museums
Nursing or convalescent homes
Offices, including data processing
Residential
Restaurant seating areas
Theaters and auditoriums, excluding stages and prosceniums
Unused attics

A-2-1.2.1 Ordinary hazard occupancies (Group 1) include occupancies having uses and conditions similar to the following:

Automobile parking and showrooms
Bakeries
Beverage manufacturing
Canneries
Dairy products manufacturing and processing
Electronic plants
Glass and glass products manufacturing
Laundries
Restaurant service areas

A-2-1.2.2 Ordinary hazard occupancies (Group 2) include occupancies having uses and conditions similar to the following:

Cereal mills
Chemical plants — ordinary
Confectionery products
Distilleries
Dry cleaners
Feed mills
Horse stables
Leather goods manufacturing
Libraries — large stack room areas
Machine shops
Metal working
Mercantile
Paper and pulp mills
Paper process plants
Piers and wharves
Post offices
Printing and publishing
Repair garages
Resin application area
Stages
Textile manufacturing
Tire manufacturing
Tobacco products manufacturing
Wood machining
Wood product assembly

A-2-1.3.1 Extra hazard occupancies (Group 1) include occupancies having uses and conditions similar to the following:

Aircraft hangars (except as governed by NFPA 409, *Standard on Aircraft Hangars*)
Combustible hydraulic fluid use areas
Die casting
Metal extruding
Plywood and particle board manufacturing
Printing [using inks having flash points below 100°F (38°C)]
Rubber reclaiming, compounding, drying, milling, vulcanizing
Saw mills
Textile picking, opening, blending, garnetting, or carding, combining of cotton, synthetics, wool shoddy, or burlap
Upholstering with plastic foams

A-2-1.3.2 Extra hazard occupancies (Group 2) include occupancies having uses and conditions similar to the following:

Asphalt saturating
Flammable liquids spraying
Flow coating
Manufactured home or modular building assemblies (where finished enclosure is present and has combustible interiors)
Open oil quenching
Plastics processing
Solvent cleaning
Varnish and paint dipping

A-2-1.4 Other NFPA standards contain design criteria for fire control or fire suppression *(see 2-1.4 and Chapter 13)*. While these can form the basis of design criteria, this standard describes the methods of design, installation, fabrication, calculation, and evaluation of water supplies that should be used for the specific design of the system.

Other NFPA standards contain sprinkler system design criteria for fire control or suppression of specific hazards. This information has been either referenced or copied into Chapters 5 and 7 using NFPA's extract policy.

A-2-2 Specification of the type, amount, and arrangement of combustibles for any commodity classification is essentially an attempt to define the potential fire severity, based on its burning characteristics, so the fire can be successfully controlled by the prescribed sprinkler protection for the commodity class. In actual storage situations, however, many storage arrays do not fit precisely into one of the fundamental classifications; therefore, the user needs to make judgments after comparing each classification to the existing storage conditions. Storage arrays consist of thousands of products, which make it impossible to specify all the acceptable variations for any class. As an alternative, a variety of common products are classified in this appendix based on judgment, loss experience, and fire test results.

Table A-2-2 provides examples of commodities not addressed by the classifications in Section 2-2.

Table A-2-2.3 is an alphabetized list of commodities with corresponding classifications.

Tables A-2-2.3.1 through A-2-2.3.4 and A-2-2.4.1 provide examples of commodities within a specific class.

Table A-2-2 Examples of Commodities Not Addressed by the Classifications in Section 2-2

Boxes, Crates
- Empty, wood slatted
Lighters (butane)
- Loose in large containers (Level 3 aerosol)

*Should be treated as idle pallets.

APPENDIX C
Correspondence

APPENDIX D
Servicing Study Guidelines Checklist

NOVATECH
ENGINEERING
CONSULTANTS LTD.

Project Name: 1040 Somerset Street West
Project Number: 112191
Date: 01/31/2013

Development Servicing Study Checklist

4.1 General Content	Addressed (Y/N/NA)	Section	Comments
Executive Summary (for larger reports only).	NA		
Date and revision number of the report.	Y	Cover	
Location map and plan showing municipal address, boundary, and layout of proposed development.	Y		Figures 1, 2 and 3
Plan showing the site and location of all existing services.	Y		Figures 2 and 3
Development statistics, land use, density, adherence to zoning and official plan, and reference to applicable subwatershed and watershed plans that provide context to which individual developments must adhere.	Y	1.0	
Summary of Pre-consultation Meetings with City and other approval agencies.	N		
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 defendable design criteria.	Y	2.0 - 4.0	
Statement of objectives and servicing criteria.	Y		Addressed in Section 2.0, 3.0. 4.0.
Identification of existing and proposed infrastructure available in the immediate area.	Y		Figures 2 and 3
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).	NA		
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 neighboring properties. This is also required to confirm that the proposed grading will not impede existing major system flow paths.	N		Will be addressed in Site plan application.

Development Servicing Study Checklist

4.1 General Content	Addressed (Y/N/NA)	Section	Comments
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.	NA		
Proposed phasing of the development, if applicable.	NA		
Reference to geotechnical studies and recommendations concerning servicing.	N		
All preliminary and formal site plan submissions should have the following information:			
Metric scale	Y	ALL	
North arrow (including construction North)	Y	ALL	
Key plan	Y	ALL	
Name and contact information of applicant and property owner	Y	ALL	
Property limits including bearings and	Y	ALL	
Existing and proposed structures and parking	Y	ALL	
Easements, road widening and rights-of-way	Y	ALL	
Adjacent street names	Y	ALL	

Development Servicing Study Checklist

4.2 Water	Addressed (Y/N/NA)	Section	Comments
Confirm consistency with Master Servicing Study, if available.	Y	5.0	Also refer to Appendix B for Hydrant Flow data.
Availability of public infrastructure to service proposed development.	Y		Figures 2 and 3
Identification of system constraints.	Y	4.0	
Identify boundary conditions.	Y	4.0	
Confirmation of adequate domestic supply and pressure.	Y	4.0	
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.	Y	4.0	
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.	Y	4.0	
Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design.	NA		
Address reliability requirements such as appropriate location of shut-off valves.	Y	4.0	
Check on the necessity of a pressure zone boundary modification.	NA		
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.	Y	4.0	
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.	Y	4.0	
Description of off-site required feedermains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.	NA		
Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	Y	4.0	
Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	N		Figure 3 shows main.

Development Servicing Study Checklist

4.3 Wastewater	Addressed (Y/N/NA)	Section	Comments
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).	Y	2.0	
Confirm consistency with Master Servicing Study and/or justifications for deviations.	Y	2.0	
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.	Y	2.0	
Description of existing sanitary sewer available for discharge of wastewater from proposed development.	Y	2.0	
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)	Y	2.0	
Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.	Y	2.0	
Description of proposed sewer network including sewers, pumping stations, and forcemains.	Y	2.0	Figures 2 and 3
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).	NA		
Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.	NA		
Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.	NA		
Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.	NA		
Special considerations such as contamination, corrosive environment etc.	NA		

Development Servicing Study Checklist

4.4 Stormwater	Addressed (Y/N/NA)	Section	Comments
Description of drainage outlets and downstream constraints including legality of outlet (i.e. municipal drain, right-of-way, watercourse, or private property).	Y	3.0	
Analysis of the available capacity in existing public infrastructure.	Y	3.0	
A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns and proposed drainage patterns.	Y		Figures 2 and 3
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.	Y	3.0	
Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	NA		
Description of stormwater management concept with facility locations and descriptions with references and supporting information.	Y	3.0	
Set-back from private sewage disposal systems.	NA		
Watercourse and hazard lands setbacks.	NA		
Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	NA		
Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.	Y	3.0	
Storage requirements (complete with calcs) and conveyance capacity for 5 yr and 100 yr events.	Y	3.0	
Identification of watercourse within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.	NA		
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.	Y	3.0	
Any proposed diversion of drainage catchment areas from one outlet to another.	NA		
Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and SWM facilities.	Y	3.0	
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.	NA		

Development Servicing Study Checklist

4.4 Stormwater	Addressed (Y/N/NA)	Section	Comments
Identification of municipal drains and related approval requirements.	NA		
Description of how the conveyance and storage capacity will be achieved for the development.	Y	3.0	
100 year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.	Y	3.0	
Inclusion of hydraulic analysis including HGL elevations.	N		
Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	Y	3.0	
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.	NA		
Identification of fill constrains related to floodplain and geotechnical investigation.	NA		

Development Servicing Study Checklist

4.5 Approval and Permit Requirements	Addressed (Y/N/NA)	Section	Comments
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 Act. 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.	NA		
Application for Certificate of Approval (CofA) under the Ontario Water Resources Act.	N		
Changes to Municipal Drains.	N		
Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation etc.)	NA		

4.6 Conclusion	Addressed (Y/N/NA)	Section	Comments
Clearly stated conclusions and recommendations.	Y	5.0	
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.	NA		
All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario.	Y	5.0	