

**FUNCTIONAL SERVICING AND  
STORMWATER MANAGEMENT  
REPORT**

**FOR**

**THE SALVATION ARMY BARRHAVEN  
CHURCH  
102 BILL LEATHEN DRIVE**

CITY OF OTTAWA

PROJECT NO.: 16-855

JULY 2017 – REV 3  
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**FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT  
FOR  
102 BILL LEATHEN DRIVE  
  
THE SALVATION ARMY BARRHAVEN CHURCH**

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## **1.0 INTRODUCTION**

David Schaeffer Engineering Limited (DSEL) has been retained to prepare a Functional Servicing and Stormwater Management report in support of the application for a Zoning By-law Amendment (ZBLA) and Site Plan Control (SPC) at 102 Bill Leathem Drive.

The subject property is located within the City of Ottawa urban boundary, in the Gloucester-South Nepean ward. As illustrated in **Figure 1**, the subject property is located at the intersection of Bill Leathem Drive and Leikin Drive. Comprised of a single parcel, the subject property measures approximately **1.96 ha** and is zoned Light Industrial Zone.



**Figure 1: Site Location**

The proposed ZBLA and SPC would allow for the development of a 1-story church building fronting onto Bill Leathem Drive. The proposed phased development would include approximately **1128.0 m<sup>2</sup>** in phase I and **1696.2 m<sup>2</sup>** in phase II of congregation areas, office spaces, an assembly hall and associated parking lots, with access from Bill Leathem Drive within **1.43 ha** within the existing site. A copy of the site plan is included in **Drawings/Figures**.

The objective of this report is to support the application for ZBLA and SPC by providing sufficient detail to demonstrate that the proposed development is supported by existing and proposed municipal servicing infrastructure and that the site design conforms to current City of Ottawa design standards.

## 1.1 Existing Conditions

The existing site is currently an undeveloped parcel of land located within the South Merivale Business Park.

A topo survey was completed by Stantec on Geomatics on February 29, 2016 and is included in **Drawings/Figures**. The elevations range between 90.12m and 89.46m with a grade change of 0.66m 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 Supply

- 305 mm diameter PVC watermain within Bill Leathem Drive
- 400 mm diameter watermain within Leikin Drive

### Sanitary Sewers

- 375 mm diameter concrete sewer tributary to Barrhaven Trunk within Bill Leathem Drive
- 750 mm diameter concrete sanitary sewer tributary to Barrhaven Trunk within Leikin Drive

### Storm Sewers

- 1350 mm and 1500 diameter concrete storm sewer tributary to Longfields/Davidson Heights Stormwater Management Facility (**LDHSMF**) within Bill Leathem Drive
- 1650-2400 mm diameter concrete storm sewer running along the West edge of the property tributary to **LDHSMF**
- 525 mm diameter concrete storm sewer tributary to **LDHSMF** within Leikin Drive

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## 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 involves the construction of a single storey church on lands zoned Light Industrial Zone 9. DSEL has reviewed the development's obligation under Section 53 of the Ontario Water Resources Act and Ontario Regulation 525/98. Ontario Regulation 525/98 states that Subsection 53 (1) and (3) of the Act do not apply to lands designed as one parcel, that discharge into a storm sewer that is not combined, does not service industrial and is located on industrial land. The Act defines industrial land as “*land used for the production, processing, repair, maintenance or storage of goods or materials, or the processing, storage, transfer or disposal of waste, but does not include land used primarily for the purpose of buying or selling, (a) goods or materials other than fuel, or (b) services other than vehicle repair services.*” The proposed development will be developed as a single parcel of land, will outlet into a storm sewer that is not combined, and does not fall within the definition of industrial lands per the Act. Therefore, it is DSEL's opinion that the proposed stormwater management system is exempt from the approval requirements under Section 53 of the Act. DSEL have communicated their opinion to the local MOE office via email, but have not received their feedback at the time of publication. Correspondence is included in **Appendix A**.

## 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)**
- **Longfields/Davidson Heights Serviceability Study, City of Nepean**  
Oliver, Mangione, McCalla & Associates Ltd.,  
February 1993,  
**(LDH Servicing Study)**

### 3.0 WATER SUPPLY SERVICING

#### 3.1 Existing Water Supply Services

The subject property lies within the City of Ottawa 2W pressure zone as shown by the City of Ottawa water distribution map in **Appendix B**. An existing 305 mm diameter watermain is located within the Bill Leathem Drive right-of-way in addition to a 400 mm diameter watermain within the Leikin Drive right-of-way.

#### 3.2 Water Supply Servicing Design

It is proposed that the development be serviced via a 50 mm diameter connection to the 305 mm diameter watermain within Bill Leathem Drive. Servicing details for the proposed connection are shown by drawing **SSP-1** and **SSP-2** included in this report.

**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                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Church                                                                                                                                                                                                                                                      | 30 L/seat/d                                  |
| Assembly Hall                                                                                                                                                                                                                                               | 30 L/seat/d                                  |
| Office                                                                                                                                                                                                                                                      | 75 L/9.3m <sup>2</sup> /d                    |
| 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 <b>Water Supply Guidelines</b><br>** Residential Max. Daily and Max. Hourly peaking factors per MOE Guidelines for Drinking-Water Systems Table 3-3 for 0 to 500 persons.<br>-Table updated to reflect ISD-2010-2 |                                              |

**Table 2** summarizes the anticipated water supply demand and boundary conditions for the proposed development based on the **Water Supply Guidelines**.

**Table 2**  
**Water Demand and Boundary Conditions**  
**Proposed Conditions – Phase I**

| Design Parameter                                                                                                                                                                                                                                                                    | Anticipated Demand <sup>1</sup><br>(L/min) | Boundary Condition <sup>2</sup><br>@ Ground Elevation<br>(m H <sub>2</sub> O / kPa) |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------|-------|
| Average Daily Demand                                                                                                                                                                                                                                                                | 4.0                                        | 58.3                                                                                | 571.9 |
| Max Day + Fire Flow                                                                                                                                                                                                                                                                 | 5.9 + 7,000 = 7,005.9                      | 35.9                                                                                | 352.2 |
| Peak Hour                                                                                                                                                                                                                                                                           | 10.7                                       | 35.9                                                                                | 352.2 |
| 1) Water demand calculation per <b>Water Supply Guidelines</b> . See <b>Appendix B</b> for detailed calculations.<br>2) Boundary conditions supplied by the City of Ottawa for the demands indicated in the correspondence; assumed ground elevation 89.3m. See <b>Appendix B</b> . |                                            |                                                                                     |       |

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

**Table 3**  
**Water Demand and Boundary Conditions**  
**Proposed Conditions – Phase II**

| Design Parameter                                                                                                                                                                                                                                                                    | Anticipated Demand <sup>1</sup><br>(L/min) | Boundary Condition <sup>2</sup><br>@ Ground Elevation<br>(m H <sub>2</sub> O / kPa) |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------|-------|
| Average Daily Demand                                                                                                                                                                                                                                                                | 9.0                                        | 58.3                                                                                | 571.9 |
| Max Day + Fire Flow                                                                                                                                                                                                                                                                 | 13.5 + 9,000 = 9,013.5                     | 35.1                                                                                | 344.3 |
| Peak Hour                                                                                                                                                                                                                                                                           | 24.3                                       | 35.9                                                                                | 352.2 |
| 1) Water demand calculation per <b>Water Supply Guidelines</b> . See <b>Appendix B</b> for detailed calculations.<br>2) Boundary conditions supplied by the City of Ottawa for the demands indicated in the correspondence; assumed ground elevation 89.3m. See <b>Appendix B</b> . |                                            |                                                                                     |       |

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 coordinated with the project team:

- Type of construction - Ordinary Construction
- Occupancy type – Combustible
- Sprinkler Protection – Non-Sprinkler System

The above assumptions result in an estimated fire flow of approximately **7,000 L/min** for Phase I and **9,000 L/min** for Phase II.

The City of Ottawa was contacted to obtain boundary conditions associated with the estimated water demand as indicated in the boundary request correspondence included in **Appendix B**.

---

The City provided both the anticipated minimum and maximum water pressures, as well as the estimated water pressure during fire flow demand for the demands as indicated by the correspondence in **Appendix B**. Initial boundary conditions obtained indicate residual pressures exceeds the required pressure range as specified in **Table 1** and the **Water Supply Guidelines**, as a result, pressure reducing valves are required.

### **3.3 Water Supply Conclusion**

Anticipated water demand under proposed conditions was submitted to the City of Ottawa for establishing boundary conditions.

Boundary conditions provided by the City indicate residual pressures exceeds the required pressure; as a result, pressure reducing valves will be required.

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 Barrhaven Trunk Sewer catchment area which is tributary to the West Rideau Trunk Collector, as shown by the City sewer mapping included in **Appendix C**. An existing 375 mm diameter sanitary sewer within Bill Leathem Drive and a 750 mm diameter sanitary sewer within Leikin Drive are available to service the proposed development.

### 4.2 Wastewater Design

The **LDH Servicing Study** used an industrial sanitary flow rate of 45,000 L/ha/day with a peaking factor determined by the MOE industrial sewage graph reproduced in Appendix 4-B of the **City Guidelines** to size trunk infrastructure.

**Table 4** summarizes sanitary allowance for the subject property which was calculated based on the criteria presented in the **LDH Servicing Study**. See **Appendix C** for detailed calculations.

**Table 4**  
**Wastewater Allowance**

| Design Parameter                   | Total Flow (L/s) |
|------------------------------------|------------------|
| Estimated Average Dry Weather Flow | 0.74             |
| Estimated Peak Dry Weather Flow    | 2.98             |
| Estimated Peak Wet Weather Flow    | 3.38             |

As the sanitary sewer within Leikin Drive is more than 7m below existing grade to avoid deep connections, it is proposed that the development will connect to the 375 mm diameter sanitary sewer within Bill Leathem Drive. Servicing details are shown by **SSSP-1** and **SSP-2** included with this report.

**Table 5** summarizes the **City Standards** employed in the design of the proposed wastewater sewer system.

**Table 5**  
**Wastewater Design Criteria**

| Design Parameter                                                                                    | Value                                              |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Church                                                                                              | 30 L/seat/d                                        |
| Assembly Hall                                                                                       | 30 L/seat/d                                        |
| Office                                                                                              | 75 L/9.3m <sup>2</sup> /d                          |
| Peaking Factor                                                                                      | Harmon's Peaking Factor. Max 4.0, Min 2.0          |
| Infiltration and Inflow Allowance                                                                   | 0.28L/s/ha                                         |
| Sanitary sewers are to be sized employing the Manning's Equation                                    | $Q = \frac{1}{n} AR^{\frac{2}{3}} S^{\frac{1}{2}}$ |
| 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 6** demonstrates the anticipated peak flow from the proposed Phase I development. See **Appendix C** for associated calculations.

**Table 6**  
**Summary of Estimated Peak Wastewater Flow – Phase I**

| Design Parameter                   | Total Flow (L/s) |
|------------------------------------|------------------|
| Estimated Average Dry Weather Flow | 0.08             |
| Estimated Peak Dry Weather Flow    | 0.12             |
| Estimated Peak Wet Weather Flow    | 0.52             |

**Table 7** demonstrates the anticipated peak flow from the proposed Phase II development. See **Appendix C** for associated calculations.

**Table 7**  
**Summary of Estimated Peak Wastewater Flow – Phase II**

| Design Parameter                   | Total Flow (L/s) |
|------------------------------------|------------------|
| Estimated Average Dry Weather Flow | 0.16             |
| Estimated Peak Dry Weather Flow    | 0.24             |
| Estimated Peak Wet Weather Flow    | 0.64             |

Preliminary estimates of the sanitary flow based on the concept plan provided in **Drawings/Figures** anticipates an ultimate peak wet weather flow of **0.64 L/s**. Detailed calculations are included in **Appendix C**.

Based on the analysis above, sufficient capacity is available in the local sewers to accommodate the contemplated development.

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### 4.3 Wastewater Servicing Conclusions

Based on the information from the ***LDH Servicing Study***, sufficient capacity is available to accommodate the anticipated ***0.64 L/s*** ultimate peak wet weather flow from the contemplated development.

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

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## 5.0 STORMWATER MANAGEMENT

### 5.1 Existing Stormwater Services

Stormwater runoff from the subject property is tributary to the Rideau River watershed. The existing lands are currently undeveloped and contain no stormwater management controls for flow attenuation. The subject property currently surface drains to the existing right-of-ways fronting the subject property where it is collected by the municipal catchbasin system or sheet drains towards the **LDHSMF**.

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 Ottawa River watershed, and is therefore subject to review by the Rideau Valley Conservation Authority (RVCA).

Based on the information from the **LDH Servicing Study**, the subject site is expected to store up to the 100-year storm event onsite; an excerpt has been included in **Appendix D**.

### 5.2 Post-development Stormwater Management Target

Stormwater management requirements for the proposed development were reviewed with the City of Ottawa, where the proposed development is required to:

- Establish an allowable release rate of 48.9 L/s/ha based on the **LDH Servicing Study** and the correspondence included in **Appendix A**.
- Attenuate all storms up to and including the City of Ottawa 100-year design event are to be attenuated on site.
- No quality controls are anticipated as the municipal storm sewers outlet to the **LDHSMF**.

Based on the above the allowable release rate for the proposed development is **70.5 L/s**.

### 5.3 Proposed Stormwater Management System

In order to achieve the allowable post-development stormwater runoff release rate established in **Section 5.2**, the proposed development will employ surface storage that will outlet to the existing 1350 mm diameter storm sewer within Bill Leathem Drive.

The private stormwater sewer system has been sized to control and store up to the 100-year storm runoff rate in accordance with the **City Standards**. Detailed layout and sizing is illustrated by **FIG-1** and **FIG-2** included with this report and the sewer calculation sheet in **Appendix D**.

A vegetated swale is proposed to promote infiltration and provide storage. The swale is proposed to run along the east side of the building towards a catch basin North East of the building, to capture and direct stormwater runoff from the landscaped areas to the attenuated storm sewers system on site.

In Phase I, a temporary swale within the proposed Phase II footprint is proposed to direct stormwater runoff towards the parking lot towards CB104.

Flow from rooftops will discharge to surface to the vegetated swale.

Runoff from the parking area will be attenuated by a 97mm Inlet Control Device (ICD) located in **STM101**, as illustrated by **SSP-1** and **SSP-2**. Detailed calculations are located in **Appendix D**.

Stormwater drainage areas are shown by **SWM-1** and **SWM-2** along with detailed calculations included in **Appendix D**.

Existing undeveloped areas will maintain existing flow patterns. Unattenuated areas will flow overland to the existing municipal right-of-way. Unattenuated areas will be compensated for in areas with controls. Servicing details are illustrated by **SSP-1** and **SSP-2** in **Drawings/Figures**.

**Table 8** summarizes the Phase I post-development flow rates, unattenuated areas are compensated for in areas with flow attenuation controls.

**Table 8**  
**Stormwater Flow Rate Summary - Phase I**

| Control Area       | 5-Year<br>Release Rate | 5-Year<br>Storage | 100-Year<br>Release Rate | 100-Year<br>Storage | 100-Year<br>Available<br>Storage |
|--------------------|------------------------|-------------------|--------------------------|---------------------|----------------------------------|
|                    | (L/s)                  | (m <sup>3</sup> ) | (L/s)                    | (m <sup>3</sup> )   | (m <sup>3</sup> )                |
| Unattenuated Areas | 15.6                   | 0.0               | 33.4                     | 0.0                 | 0.0                              |
| Attenuated Areas   | 36.0                   | 88.5              | 36.6                     | 264.9               | 298.1                            |
| <b>Total</b>       | <b>51.6</b>            | <b>88.5</b>       | <b>70.0</b>              | <b>264.9</b>        | <b>298.1</b>                     |

**Table 9** summarizes the Phase II post-development flow rates, unattenuated areas are compensated for in areas with flow attenuation controls.

**Table 9**  
**Stormwater Flow Rate Summary – Phase II**

| Control Area       | 5-Year<br>Release Rate | 5-Year<br>Storage | 100-Year<br>Release Rate | 100-Year<br>Required<br>Storage | 100-Year<br>Available<br>Storage |
|--------------------|------------------------|-------------------|--------------------------|---------------------------------|----------------------------------|
|                    | (L/s)                  | (m <sup>3</sup> ) | (L/s)                    | (m <sup>3</sup> )               | (m <sup>3</sup> )                |
| Unattenuated Areas | 15.6                   | 0.0               | 33.3                     | 0.0                             | 0.0                              |
| Attenuated Areas   | 36.1                   | 110.4             | 36.7                     | 321.8                           | 323.6                            |
| <b>Total</b>       | <b>51.7</b>            | <b>110.4</b>      | <b>70.0</b>              | <b>321.8</b>                    | <b>323.6</b>                     |

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To attenuate flow to the established release rate of **70.5 L/s**, it is estimated that approximately **264.9 m<sup>3</sup>** of storage will be required on site in Phase I, and **321.8 m<sup>3</sup>** of storage will be required on site in Phase II; storage calculations are contained within **Appendix D**.

#### **5.4 Stormwater Servicing Conclusions**

Post development stormwater runoff will be required to be restricted to the allowable target release rate for storm events up to and including the 100-year storm in accordance with **City Standards**.

To attenuate flow to the established release rate of **70.5 L/s**, it is estimated that approximately **321.8 m<sup>3</sup>** of storage will be required.

Based on the **LDH Servicing Study**, stormwater quality controls are not required.

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

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## 6.0 EROSION AND SEDIMENT CONTROL

Soil erosion occurs naturally and is a function of soil type, climate and topography. The extent of erosion losses is exaggerated during construction where vegetation has been removed and the top layer of soil becomes 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 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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## **7.0 UTILITIES**

The proposed development will be coordinated and approved by the utility company having jurisdiction.

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## 8.0 CONCLUSION AND RECOMMENDATIONS

David Schaeffer Engineering Ltd. (DSEL) has been retained to prepare an Assessment of Adequacy of Public Services report in support of the application for a Zoning By-law Amendment (ZBLA) and Site Plan Control (SPC) at 102 Bill Leathem Drive. The preceding report outlines the following:

- The FUS method for estimating fire flow indicated a max of **9,000 L/min** is required for the proposed development, based on boundary conditions provided by the City the existing municipal water infrastructure is capable of providing the proposed development with water within the City's required pressure range;
- The contemplated development is anticipated to have a peak wet weather flow of **0.64 L/s**; Based on the **LDH Servicing Study**, the existing municipal sewer infrastructure has sufficient capacity to support the development;
- Based on **LDH Servicing Study**, the contemplated development is required to attenuate post development flows to an equivalent release rate of **48.9 L/s/ha**; a max of **321.8 m<sup>3</sup>** is required to meet the release rate;
- It is proposed that stormwater objectives will be met through storm water retention via surface storage. A 97mm ICD will be installed in **STM101** to restrict runoff;
- Based on consultation with the City of Ottawa, stormwater quality controls are not required.

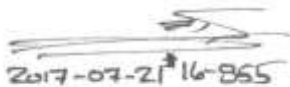
---

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## ***APPENDIX A***

### ***Pre-Consultation***

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# DEVELOPMENT SERVICING STUDY CHECKLIST

16-855

12/04/2016

| 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.                                 | N/A                    |
| <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:<br>-Metric scale<br>-North arrow (including construction North)<br>-Key plan<br>-Name and contact information of applicant and property owner<br>-Property limits including bearings and dimensions<br>-Existing and proposed structures and parking areas<br>-Easements, road widening and rights-of-way<br>-Adjacent street names | N/A                    |
| 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             |
| <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             |
| <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        |
| <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 |
| <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 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. | 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 7.0 |
| <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                                                                      |             |

From: Hall, James <James.Hall@ottawa.ca>  
Sent: February-03-15 3:40 PM  
To: 'Robert Free1'  
Cc: Adam Fobert  
Subject: RE: South Merivale Business Park

Hi Bobby, Adam,

I concur with your approach outlined below.

Regards,  
Jim

From: Robert Free1 [mailto:rffree1@dse1.ca]  
Sent: Monday, February 02, 2015 5:44 PM  
To: Hall, James  
Cc: Adam Fobert  
Subject: South Merivale Business Park

Good afternoon James,

As a follow up to your meeting with Adam we have been able to find the following information concerning the South Merivale Business Park with regards to servicing. The information has been extracted from the servicing study for the Longfields/Davidson Heights area attached:

- \* Sanitary Flow Allowance – 45,000 L/ha/day based on the reference below;
  - o Site Plan (pg. 11) indicates an industrial flow was used and the chart at the bottom of (pg. 16) indicates the flow rate assumed based on MOE guidelines.
- \* Storm Sewers – 0.7 cfs/acre or 48.9L/s/ha based on the references and assumptions below;
  - o City of Nepean Design Guidelines indicate storm sewers are to be sized to convey 5-year flow (pg. 44)
    - o All CBS are to include inlet restriction to 0.7 cfs (pg. 44)
    - o Table 3 (pg. 49) indicates 58 CBS for the subject area 901 (58.5 acres) as show by storm drainage figure (pg. 154)
    - o Results in a release rate of 0.7 cfs/acre or 48.9L/s/ha
    - o All industrial and commercial lands are to contain the 100-year event. (pg. 22)

Can you confirm the criteria above or if further/updated information is available, provide the relevant information as necessary.

Please feel free to contact Adam or me to discuss.

Thank you,

Bobby Free1, EIT.  
DSEL  
david schaeffer engineering ltd.

120 Iber Road, Unit 203  
Stittsville, ON K2S 1E9  
phone: (613) 836-0856 ext.258  
cell: (613) 314-7675  
email: rffree1@DSEL.ca

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## Alison Gosling

---

**To:** Alison Gosling  
**Subject:** RE: 102 Bill Leathem Drive - ECA Requiremetn

**From:** Alison Gosling [mailto:agosling@dsel.ca]  
**Sent:** April-19-16 3:52 PM  
**To:** 'Diamond, Emily (MOECC)' <Emily.Diamond@ontario.ca>  
**Cc:** Robert Freel <rfreel@dsel.ca>  
**Subject:** 102 Bill Leathem Drive - ECA Requiremetn

Good morning Emily,

We just wanted to touch base with you regarding a proposed development we are working on located at 102 Bill Leathem Drive.

The existing site is currently an undeveloped parcel within the South Merivale Business Park. The proposed 1.4ha development consists of a 1-story church building.

The current site surface either drains to the existing right-of-ways fronting the subject property where it is collected by the municipal catchbasin system and directed to or sheet drains overland to the Longfields/Davidson Heights Stormwater Management Facility. Proposed stormwater controls will use subsurface storage, and surface ponding to attenuate the release rate to City of Ottawa requirements.

Our understanding is this project would typically require an Environmental Compliance Approval through the Ministry of the Environment and Climate Change. Due to the industrial zoning it does not fall 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.*

It is our understanding that the intent of the regulation is to regulate and review industrial lands. The proposed development does not contemplate industrial uses, nor does it present opportunities to support this type of use; no loading docks are proposed, there is no propose storage of dangerous goods or use/discharge of industrial chemicals, etc..

We hope you could support and provide a comment with regards to our assumption above that this property should be exempt from requiring an ECA. Please feel free to call to discuss this further.



Thanks in advance,

Alison Gosling  
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

---

**Subject:** FW: 102 Bill Leathem Drive - ECA Requirement

**Sent:** Monday, May 9, 2016 1:02 PM

**To:** Alison Gosling <agosling@dsel.ca>

**Cc:** Robert Freel <rffree@dsel.ca>

**Subject:** RE: 102 Bill Leathem Drive - ECA Requirement

Hi Alison,

I agree that the site would not be considered industrial land therefore providing the proposed SWMF meets the other approval exemption requirements, the site would be exempt from requiring an ECA:

*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.*

Let me know if you have any further questions.

Regards,

*Emily Diamond*

Environmental Officer

Ministry of the Environment and Climate Change

Ottawa District Office

2430 Don Reid Drive

Ottawa, Ontario, K1H 1E1

Tel: 613-521-3450 ext 238

Fax: 613-521-5437

e-mail: [emily.diamond@ontario.ca](mailto:emily.diamond@ontario.ca)

---

**From:** Alison Gosling [<mailto:agosling@dsel.ca>]

**Sent:** April-19-16 3:52 PM

**To:** Diamond, Emily (MOECC)

**Cc:** Robert Freel

**Subject:** 102 Bill Leathem Drive - ECA Requirement

Good morning Emily,

We just wanted to touch base with you regarding a proposed development we are working on located at 102 Bill Leathem Drive.

The existing site is currently an undeveloped parcel within the South Merivale Business Park. The proposed 1.4ha development consists of a 1-story church building.

The current site surface either drains to the existing right-of-ways fronting the subject property where it is collected by the municipal catchbasin system and directed to or sheet drains overland to the Longfields/Davidson Heights Stormwater Management Facility. Proposed stormwater controls will use subsurface storage, and surface ponding to attenuate the release rate to City of Ottawa requirements.

Our understanding is this project would typically require an Environmental Compliance Approval through the Ministry of the Environment and Climate Change. Due to the industrial zoning it does not fall under the approval exemption set out in Ontario Regulation 525/98 as part of the Ontario Water Resources Act.

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- (a) is designed to service one lot or parcel of land;*
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It is our understanding that the intent of the regulation is to regulate and review industrial lands. The proposed development does not contemplate industrial uses, nor does it present opportunities to support this type of use; no loading docks are proposed, there is no propose storage of dangerous goods or use/discharge of industrial chemicals, etc..

We hope you could support and provide a comment with regards to our assumption above that this property should be exempt from requiring an ECA. Please feel free to call to discuss this further.



Thanks in advance,

Alison Gosling  
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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## ***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 |
| Total Domestic Demand |            |       |     | 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 |
| Church with Kitchen      | 30 L/seat/d               | 184   | 5.52              | 3.8   | 8.3               | 5.8   | 14.9              | 10.4  |
| Assembly Hall            | 30 L/seat/d               | 40    | 0.13              | 0.1   | 0.2               | 0.1   | 0.3               | 0.2   |
| Office                   | 75 L/9.3m <sup>2</sup> /d | 6     | 0.05              | 0.0   | 0.1               | 0.1   | 0.1               | 0.1   |
| <b>Total I/CI Demand</b> |                           |       | 5.7               | 4.0   | 8.5               | 5.9   | 15.4              | 10.7  |
| <b>Total Demand</b>      |                           |       | 5.7               | 4.0   | 8.5               | 5.9   | 15.4              | 10.7  |

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 |       |
|                       |            |       |     |     | m³/d       | L/min | m³/d    | L/min | m³/d      | L/min |
| Total Domestic Demand |            |       |     | 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 |
| Church with Kitchen      | 30 L/seat/d               | 426   | 12.78             | 8.9   | 19.2              | 13.3  | 34.5              | 24.0  |
| Assembly Hall            | 30 L/seat/d               | 40    | 0.13              | 0.1   | 0.2               | 0.1   | 0.3               | 0.2   |
| Office                   | 75 L/9.3m <sup>2</sup> /d | 6     | 0.05              | 0.0   | 0.1               | 0.1   | 0.1               | 0.1   |
| <b>Total I/CI Demand</b> |                           |       | 13.0              | 9.0   | 19.4              | 13.5  | 35.0              | 24.3  |
| <b>Total Demand</b>      |                           |       | 13.0              | 9.0   | 19.4              | 13.5  | 35.0              | 24.3  |

## 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 1128.0 m<sup>2</sup> Total floor area based on FUS Part II section 1

|           |                                                 |
|-----------|-------------------------------------------------|
| Fire Flow | 7388.9 L/min                                    |
|           | 7000.0 L/min rounded to the nearest 1,000 L/min |

### Adjustments

#### 2. Reduction for Occupancy Type

Combustible 0%

|           |              |
|-----------|--------------|
| Fire Flow | 7000.0 L/min |
|-----------|--------------|

#### 3. Reduction for Sprinkler Protection

Non-Sprinklered 0%

|           |         |
|-----------|---------|
| Reduction | 0 L/min |
|-----------|---------|

#### 4. Increase for Separation Distance

N >45m 0%

S >45m 0%

E 30.1m-45m 5%

W >45m 0%

|            |    |                                                    |
|------------|----|----------------------------------------------------|
| % Increase | 5% | value not to exceed 75% per FUS Part II, Section 4 |
|------------|----|----------------------------------------------------|

|          |             |
|----------|-------------|
| Increase | 350.0 L/min |
|----------|-------------|

### Total Fire Flow

|           |              |                                                                                     |
|-----------|--------------|-------------------------------------------------------------------------------------|
| Fire Flow | 7350.0 L/min | fire flow not to exceed 45,000 L/min nor be less than 2,000 L/min per FUS Section 4 |
|           | 7000.0 L/min | rounded to the nearest 1,000 L/min                                                  |

#### Notes:

- Type of construction, Occupancy Type and Sprinkler Protection information provided by Vandenberg & Wildeboer Architects.
- 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 1696.2 m<sup>2</sup> Total floor area based on FUS Part II section 1

|           |                                                 |
|-----------|-------------------------------------------------|
| Fire Flow | 9060.7 L/min                                    |
|           | 9000.0 L/min rounded to the nearest 1,000 L/min |

### Adjustments

#### 2. Reduction for Occupancy Type

Combustible 0%

|           |              |
|-----------|--------------|
| Fire Flow | 9000.0 L/min |
|-----------|--------------|

#### 3. Reduction for Sprinkler Protection

Non-Sprinklered 0%

|           |         |
|-----------|---------|
| Reduction | 0 L/min |
|-----------|---------|

#### 4. Increase for Separation Distance

N >45m 0%

S >45m 0%

E 30.1m-45m 5%

W >45m 0%

|            |    |                                                    |
|------------|----|----------------------------------------------------|
| % Increase | 5% | value not to exceed 75% per FUS Part II, Section 4 |
|------------|----|----------------------------------------------------|

|          |             |
|----------|-------------|
| Increase | 450.0 L/min |
|----------|-------------|

### Total Fire Flow

|           |              |                                                                                     |
|-----------|--------------|-------------------------------------------------------------------------------------|
| Fire Flow | 9450.0 L/min | fire flow not to exceed 45,000 L/min nor be less than 2,000 L/min per FUS Section 4 |
|           | 9000.0 L/min | rounded to the nearest 1,000 L/min                                                  |

#### Notes:

- Type of construction, Occupancy Type and Sprinkler Protection information provided by Vandenberg & Wildeboer Architects.
- Calculations based on Fire Underwriters Survey - Part II

## Boundary Conditions at 102 Bill Lethem

### Information Provided:

Date provided: 06 Apr 2016

| Criteria                         | Demand (L/s) for Phase-1 | Demand (L/s) for Ultimate Cond. |
|----------------------------------|--------------------------|---------------------------------|
| Average Demand                   | 0.07                     | 0.15                            |
| Maximum Daily Demand             | 0.10                     | 0.22                            |
| Peak Hourly Demand               | 0.18                     | 0.40                            |
| Fire Flow Demand                 | 117                      | 150                             |
| Maximum Daily + Fire Flow Demand | 117.1                    | 150.22                          |

### Location:



## **Phase-1:**

### **Results:**

#### **Connection-1:**

| Criteria                     | Head (m) | Pressure (psi) |
|------------------------------|----------|----------------|
| Max HGL                      | 147.6    | 82.9           |
| PKHR                         | 125.2    | 50.9           |
| MXDY + Fire Flow (117.1 L/s) | 125.2    | 50.9           |

## **Phase-2:**

### **Results:**

#### **Connection-1:**

| Criteria                      | Head (m) | Pressure (psi) |
|-------------------------------|----------|----------------|
| Max HGL                       | 147.6    | 82.9           |
| PKHR                          | 125.2    | 50.9           |
| MXDY + Fire Flow (150.22 L/s) | 124.4    | 49.9           |

### **Considerations:**

1. According to the City of Ottawa Water Design Guidelines as well as the Ontario Building Code, the maximum pressure at any point within a distribution system shall not exceed 80 psi in occupied areas. Measures should be taken to try to reduce the residual pressure below 80 psi without the use of special pressure control equipment. In circumstances where the residual pressure cannot be reduced below 80 psi without the use of pressure control equipment, a pressure reducing valve (**PRV**) should be installed at site.

### **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 watermain 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.*





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## ***APPENDIX C***

### ***Wastewater Collection***

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Wastewater Design Flows per Unit Count  
Per LDH Servicing Study



Site Area 1.43 ha

Extraneous Flow Allowances

Infiltration / Inflow 0.40 L/s

Domestic Contributions

| Unit Type                | Unit Rate | Units | Pop      |
|--------------------------|-----------|-------|----------|
| Single Family            | 3.4       |       | 0        |
| Semi-detached and duplex | 2.7       |       | 0        |
| Townhouse                | 2.7       |       | 0        |
| Stacked Townhouse        | 2.3       |       | 0        |
| Apartment                |           |       |          |
| Bachelor                 | 1.4       |       | 0        |
| 1 Bedroom                | 1.4       |       | 0        |
| 2 Bedroom                | 2.1       |       | 0        |
| 3 Bedroom                | 3.1       |       | 0        |
| Average                  | 1.8       |       | 0        |
| Total Pop                |           |       | 0        |
| Average Domestic Flow    |           |       | 0.00 L/s |
| Peaking Factor           |           |       | 4.00     |
| Peak Domestic Flow       |           |       | 0.00 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 |              | 0.00                 |
| Hospitals               | 900 L/bed/d           |              | 0.00                 |
| School                  | 70 L/student/d        |              | 0.00                 |
| Industrial              | 45,000 L/gross ha/d   | 1.4          | 0.74                 |

Average I/C/I Flow 0.74

Peak Institutional / Commercial Flow 0.00

Peak Industrial Flow\*\* 2.98

Peak I/C/I Flow 2.98

\* 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 | 0.74 L/s |
| Total Estimated Peak Dry Weather Flow Rate    | 2.98 L/s |
| Total Estimated Peak Wet Weather Flow Rate    | 3.38 L/s |

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



Site Area 1.43 ha

Extraneous Flow Allowances

Infiltration / Inflow 0.40 L/s

Domestic Contributions

| Unit Type                | Unit Rate | Units | Pop             |
|--------------------------|-----------|-------|-----------------|
| Single Family            | 3.4       |       | 0               |
| Semi-detached and duplex | 2.7       |       | 0               |
| Townhouse                | 2.7       |       | 0               |
| Stacked Townhouse        | 2.3       |       | 0               |
| Apartment                |           |       |                 |
| Bachelor                 | 1.4       |       | 0               |
| 1 Bedroom                | 1.4       |       | 0               |
| 2 Bedroom                | 2.1       |       | 0               |
| 3 Bedroom                | 3.1       |       | 0               |
| Average                  | 1.8       |       | 0               |
| Total Pop                |           |       | 0               |
| Average Domestic Flow    |           |       | <u>0.00 L/s</u> |
| Peaking Factor           |           |       | 4.00            |
| Peak Domestic Flow       |           |       | <u>0.00 L/s</u> |

Institutional / Commercial / Industrial Contributions

| Property Type                        | Unit Rate                 | No. of Units | Avg Wastewater (L/s) |
|--------------------------------------|---------------------------|--------------|----------------------|
| Church with Kitchen                  | 30 L/seat/d               | 184          | 0.06                 |
| Assembly Hall                        | 30 L/seat/d               | 40           | 0.01                 |
| Office                               | 75 L/9.3m <sup>2</sup> /d | 6            | 0.00                 |
| Average I/C/I Flow                   |                           |              | <u>0.08</u>          |
| Peak Institutional / Commercial Flow |                           |              | 0.12                 |
| Peak Industrial Flow**               |                           |              | 0.00                 |
| Peak I/C/I Flow                      |                           |              | <u>0.12</u>          |

\* 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 | 0.08 L/s |
| Total Estimated Peak Dry Weather Flow Rate    | 0.12 L/s |
| Total Estimated Peak Wet Weather Flow Rate    | 0.52 L/s |

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



Site Area 1.43 ha

Extraneous Flow Allowances

Infiltration / Inflow 0.40 L/s

Domestic Contributions

| Unit Type                | Unit Rate | Units | Pop             |
|--------------------------|-----------|-------|-----------------|
| Single Family            | 3.4       |       | 0               |
| Semi-detached and duplex | 2.7       |       | 0               |
| Townhouse                | 2.7       |       | 0               |
| Stacked Townhouse        | 2.3       |       | 0               |
| Apartment                |           |       |                 |
| Bachelor                 | 1.4       |       | 0               |
| 1 Bedroom                | 1.4       |       | 0               |
| 2 Bedroom                | 2.1       |       | 0               |
| 3 Bedroom                | 3.1       |       | 0               |
| Average                  | 1.8       |       | 0               |
| Total Pop                |           |       | 0               |
| Average Domestic Flow    |           |       | <u>0.00 L/s</u> |
| Peaking Factor           |           |       | 4.00            |
| Peak Domestic Flow       |           |       | <u>0.00 L/s</u> |

Institutional / Commercial / Industrial Contributions

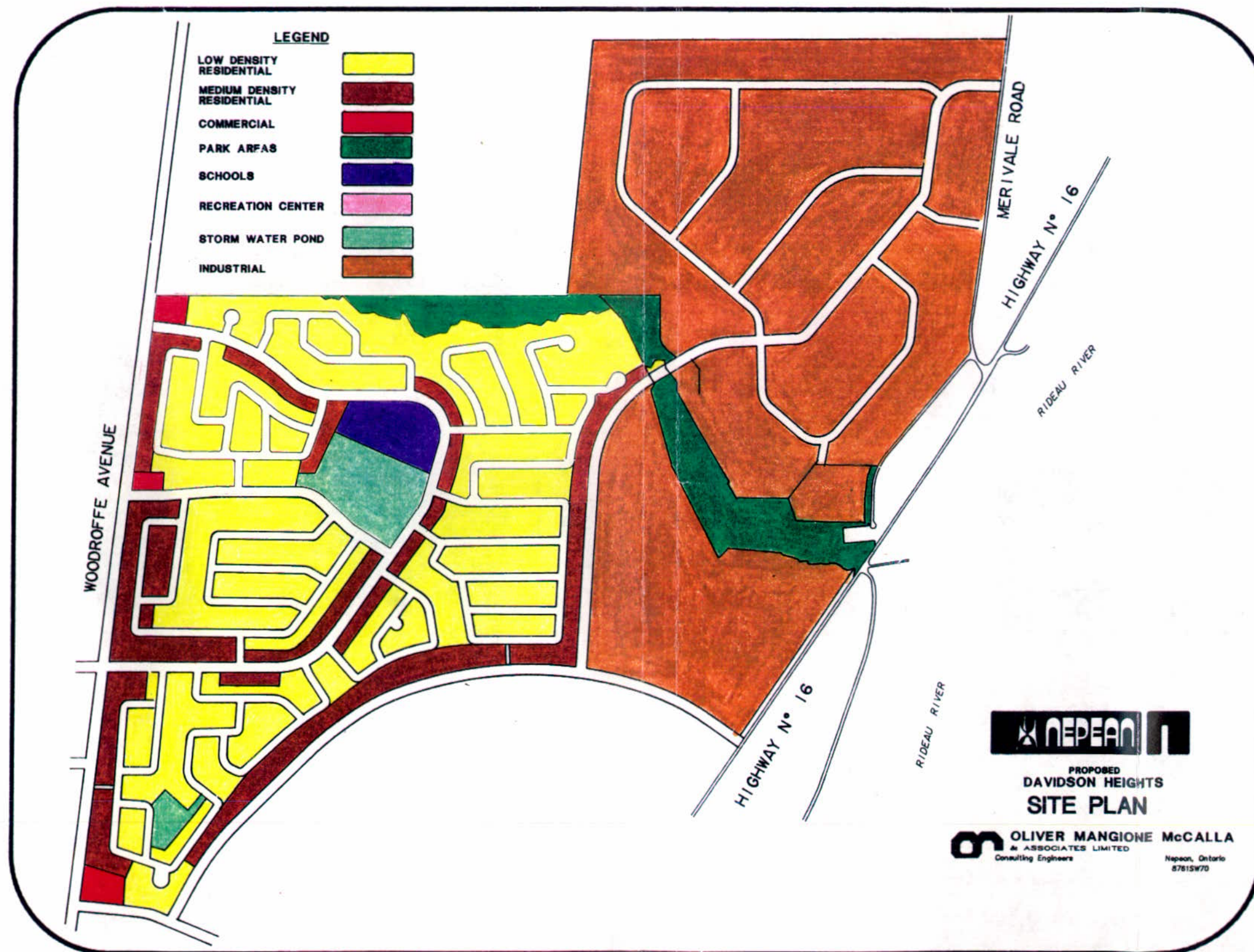
| Property Type                        | Unit Rate                 | No. of Units | Avg Wastewater (L/s) |
|--------------------------------------|---------------------------|--------------|----------------------|
| Church with Kitchen                  | 30 L/seat/d               | 426          | 0.15                 |
| Assembly Hall                        | 30 L/seat/d               | 40           | 0.01                 |
| Office                               | 75 L/9.3m <sup>2</sup> /d | 6            | 0.00                 |
| Average I/C/I Flow                   |                           |              | <u>0.16</u>          |
| Peak Institutional / Commercial Flow |                           |              | 0.24                 |
| Peak Industrial Flow**               |                           |              | 0.00                 |
| Peak I/C/I Flow                      |                           |              | <u>0.24</u>          |

\* 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 | 0.16 L/s |
| Total Estimated Peak Dry Weather Flow Rate    | 0.24 L/s |
| Total Estimated Peak Wet Weather Flow Rate    | 0.64 L/s |





If the West Rideau Collector is not in place before the allowable population growth of 3,200 people is reached, a temporary expansion of the Merivale Pumping Station will be required.

## 2.2 Proposed Sanitary Sewers

Sketches SK-2 and SK-3 depict the proposed trunk sanitary sewers within the Longfields Community and Davidson Heights respectively. Drawings 91-8461-SAN1 and 91-8461-SAND2 depict the gravity limits of the proposed sanitary sewers in each of the communities, demonstrating how future development areas will be integrated into the proposed trunk sanitary sewer systems. These drawings also depict the information contained on sketches SK-2 and SK-3 in more detail, and are located in the pouches at the back of this report.

The following design criteria were used to size the trunk facilities.

**TABLE 1**  
**SANITARY SEWER DESIGN CRITERIA**

| DESCRIPTION   | DESIGN CRITERIA                     | PEAKING FACTOR          |
|---------------|-------------------------------------|-------------------------|
| Residential   | 450 L/cap/day<br>(* 44.5 people/ha) | Hammon William Equation |
| Commercial    | 37,128 L/ha/day<br>(85 persons/ha)  | Hammon William Equation |
| Institutional | 37,128 L/ha/day<br>(85 persons/ha)  | Hammon William Equation |
| Industrial    | 45,000 L/ha/day                     | MOE Graph               |
| Infiltration  | 0.11 L/ha/day                       |                         |

\* Provided by City of Nepean Planning Staff







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## ***APPENDIX D***

### ***Stormwater Management***

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



Target Flow Rate

Area 1.44 ha

5-year

Q 48.9 L/s/ha

Q 70.5 L/s

\* Per the Longfields/Davidson Heights Serviceability Study, prepared by Oliver, Mangione, McCalla & Associates, dated February 1993

Estimated Post Development Peak Flow from Unattenuated Areas

U1

|      | Imperv. | Perv  | Total |
|------|---------|-------|-------|
| Area | 0.007   | 0.266 | 0.273 |
| C    | 0.9     | 0.2   | 0.22  |

Total Area 0.273 ha

C 0.22 Rational Method runoff coefficient

| 5-year                  |              |                              |                               |                              |                                          | 100-year |                              |                               |                              |                                          |
|-------------------------|--------------|------------------------------|-------------------------------|------------------------------|------------------------------------------|----------|------------------------------|-------------------------------|------------------------------|------------------------------------------|
| t <sub>c</sub><br>(min) | i<br>(mm/hr) | Q <sub>actual</sub><br>(L/s) | Q <sub>release</sub><br>(L/s) | Q <sub>stored</sub><br>(L/s) | V <sub>stored</sub><br>(m <sup>3</sup> ) | i        | Q <sub>actual</sub><br>(L/s) | Q <sub>release</sub><br>(L/s) | Q <sub>stored</sub><br>(L/s) | V <sub>stored</sub><br>(m <sup>3</sup> ) |
| 12.2                    | 93.9         | 15.6                         | 15.6                          | 0.0                          | 0.0                                      | 160.8    | 33.4                         | 33.4                          | 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

Area ID A1+EX1

Available Sub-surface Storage

Maintenance Structures

| A1   | Imperv. | Perv  | Total |
|------|---------|-------|-------|
| Area | 0.467   | 0.681 | 1.148 |
| C    | 0.9     | 0.2   | 0.48  |

| EX1  | Imperv. | Perv  | Total |
|------|---------|-------|-------|
| Area | 0.000   | 0.028 | 0.028 |
| C    | 0.9     | 0.2   | 0.20  |

| A1+EX1 | Imperv. | Perv  | Total |
|--------|---------|-------|-------|
| Area   | 0.467   | 0.709 | 1.175 |
| C      | 0.9     | 0.2   | 0.48  |

Stage Attenuated Areas Storage Summary

|                  | Stage<br>(m) | Surface Storage        |                       |                | Surface and Subsurface Storage |                                          |                                 |                               |
|------------------|--------------|------------------------|-----------------------|----------------|--------------------------------|------------------------------------------|---------------------------------|-------------------------------|
|                  |              | A<br>(m <sup>2</sup> ) | h <sub>o</sub><br>(m) | delta d<br>(m) | V*<br>(m <sup>3</sup> )        | V <sub>acc</sub> **<br>(m <sup>3</sup> ) | Q <sub>release</sub> †<br>(L/s) | V <sub>drawdown</sub><br>(hr) |
| Orifice INV      | 85.97        |                        | 0.00                  |                |                                | 0.0                                      | 0.0                             | 0.00                          |
| Storage Pipe SL  | 86.23        |                        | 0.26                  | 0.26           | 0.0                            | 0.0                                      | 10.2                            | 0.00                          |
| Storage Pipe OBV | 86.50        |                        | 0.53                  | 0.26           | 0.0                            | 0.0                                      | 14.5                            | 0.00                          |
| T/L              | 89.05        | 0.4                    | 3.08                  | 2.55           | 0.3                            | 0.3                                      | 35.0                            | 0.00                          |
| 0.15 m ponding   | 89.20        | 698.1                  | 3.23                  | 0.15           | 35.8                           | 36.1                                     | 35.9                            | 0.28                          |
| 0.30 m ponding   | 89.35        | 3077.0                 | 3.38                  | 0.15           | 262.0                          | 298.1                                    | 36.7                            | 2.26                          |
|                  |              |                        |                       |                |                                |                                          |                                 |                               |
|                  |              |                        |                       |                |                                |                                          |                                 |                               |

\* V=Incremental storage volume

\*\*V<sub>acc</sub>=Total surface and sub-surface

† Q<sub>release</sub> = Release rate calculated from orifice equation

Where V = Surface Ponding Volume (m<sup>3</sup>)

d = delta d (m)

A = Ponding Area (m<sup>2</sup>)

$$V = \frac{1}{3} \times d \times (A_1 + A_2 + \sqrt{A_1 \times A_2})$$

Where Q = Release rate (cms)

C<sub>d</sub> = Discharge Coefficient (0.61)

A = Area of the orifice (m<sup>2</sup>) 0.007 m<sup>2</sup>

g = gravitational constant (9.81 m/s<sup>2</sup>)

h<sub>o eff</sub> = Effective head above the orifice due to waterlevel at outlet

D = Diameter of the orifice (m)

$$Q = C_d \times A \times \sqrt{2 \times g \times (h_o - \frac{1}{2} D)}$$

The Salvation Army  
102 Bill Leatham Drive  
Proposed Conditions  
Phase I

Orifice Location STM101 Dia 97 mm

Total Area 1.175 ha

C 0.48 Rational Method runoff coefficient Note: Rational Method Coefficient "C" increased by 25% for 100-year calculations

| t <sub>c</sub><br>(min) | 5-year       |                              |                               |                              |                                          | 100-year     |                              |                               |                              |                                          |
|-------------------------|--------------|------------------------------|-------------------------------|------------------------------|------------------------------------------|--------------|------------------------------|-------------------------------|------------------------------|------------------------------------------|
|                         | i<br>(mm/hr) | Q <sub>actual</sub><br>(L/s) | Q <sub>release</sub><br>(L/s) | Q <sub>stored</sub><br>(L/s) | V <sub>stored</sub><br>(m <sup>3</sup> ) | i<br>(mm/hr) | Q <sub>actual</sub><br>(L/s) | Q <sub>release</sub><br>(L/s) | Q <sub>stored</sub><br>(L/s) | V <sub>stored</sub><br>(m <sup>3</sup> ) |
| 10                      | 104.2        | 162.6                        | 36.0                          | 126.6                        | 75.9                                     | 178.6        | 348.4                        | 36.6                          | 311.8                        | 187.1                                    |
| 15                      | 83.6         | 130.4                        | 36.0                          | 94.4                         | 84.9                                     | 142.9        | 278.8                        | 36.6                          | 242.2                        | 218.0                                    |
| 20                      | 70.3         | 109.7                        | 36.0                          | 73.6                         | 88.3                                     | 120.0        | 234.0                        | 36.6                          | 197.4                        | 236.9                                    |
| 25                      | 60.9         | 95.1                         | 36.0                          | 59.0                         | 88.5                                     | 103.8        | 202.6                        | 36.6                          | 166.0                        | 249.0                                    |
| 30                      | 53.9         | 84.2                         | 36.0                          | 48.1                         | 86.6                                     | 91.9         | 179.2                        | 36.6                          | 142.6                        | 256.7                                    |
| 35                      | 48.5         | 75.7                         | 36.0                          | 39.7                         | 83.3                                     | 82.6         | 161.1                        | 36.6                          | 124.5                        | 261.5                                    |
| 40                      | 44.2         | 69.0                         | 36.0                          | 32.9                         | 79.0                                     | 75.1         | 146.6                        | 36.6                          | 110.0                        | 264.0                                    |
| 45                      | 40.6         | 63.4                         | 36.0                          | 27.4                         | 73.9                                     | 69.1         | 134.7                        | 36.6                          | 98.1                         | 264.9                                    |
| 50                      | 37.7         | 58.8                         | 36.0                          | 22.7                         | 68.2                                     | 64.0         | 124.8                        | 36.6                          | 88.2                         | 264.5                                    |
| 55                      | 35.1         | 54.8                         | 36.0                          | 18.8                         | 62.0                                     | 59.6         | 116.3                        | 36.6                          | 79.7                         | 263.1                                    |
| 60                      | 32.9         | 51.4                         | 36.0                          | 15.4                         | 55.3                                     | 55.9         | 109.1                        | 36.6                          | 72.5                         | 260.8                                    |
| 65                      | 31.0         | 48.5                         | 36.0                          | 12.4                         | 48.4                                     | 52.6         | 102.7                        | 36.6                          | 66.1                         | 257.8                                    |
| 70                      | 29.4         | 45.8                         | 36.0                          | 9.8                          | 41.1                                     | 49.8         | 97.1                         | 36.6                          | 60.5                         | 254.3                                    |
| 75                      | 27.9         | 43.5                         | 36.0                          | 7.5                          | 33.7                                     | 47.3         | 92.2                         | 36.6                          | 55.6                         | 250.2                                    |
| 80                      | 26.6         | 41.5                         | 36.0                          | 5.4                          | 26.0                                     | 45.0         | 87.8                         | 36.6                          | 51.2                         | 245.6                                    |
| 85                      | 25.4         | 39.6                         | 36.0                          | 3.5                          | 18.1                                     | 43.0         | 83.8                         | 36.6                          | 47.2                         | 240.7                                    |
| 90                      | 24.3         | 37.9                         | 36.0                          | 1.9                          | 10.1                                     | 41.1         | 80.2                         | 36.6                          | 43.6                         | 235.5                                    |
| 95                      | 23.3         | 36.4                         | 36.0                          | 0.3                          | 1.9                                      | 39.4         | 76.9                         | 36.6                          | 40.3                         | 229.9                                    |
| 100                     | 22.4         | 35.0                         | 35.0                          | 0.0                          | 0.0                                      | 37.9         | 74.0                         | 36.6                          | 37.3                         | 224.1                                    |
| 105                     | 21.6         | 33.7                         | 33.7                          | 0.0                          | 0.0                                      | 36.5         | 71.2                         | 36.6                          | 34.6                         | 218.0                                    |
| 110                     | 20.8         | 32.5                         | 32.5                          | 0.0                          | 0.0                                      | 35.2         | 68.7                         | 36.6                          | 32.1                         | 211.7                                    |

5-year Q<sub>attenuated</sub> 36.05 L/s  
5-year Max. Storage Required 88.5 m<sup>3</sup>  
Est. 5-year Storage Elevation 89.23 m

100-year Q<sub>attenuated</sub> 36.60 L/s  
100-year Max. Storage Required 264.9 m<sup>3</sup>  
Est. 100-year Storage Elevation 89.33 m

#### Summary of Release Rates and Storage Volumes

| Control Area          | 5-Year<br>Release<br>Rate<br>(L/s) | 5-Year<br>Required<br>Storage<br>(m <sup>3</sup> ) | 100-Year<br>Release<br>Rate<br>(L/s) | 100-Year<br>Required<br>Storage<br>(m <sup>3</sup> ) | 100-Year<br>Available<br>Storage<br>(m <sup>3</sup> ) |
|-----------------------|------------------------------------|----------------------------------------------------|--------------------------------------|------------------------------------------------------|-------------------------------------------------------|
| Unattenuated<br>Areas | 15.6                               | 0.0                                                | 33.4                                 | 0.0                                                  | 0.0                                                   |
| Attenuated Areas      | 36.0                               | 88.5                                               | 36.6                                 | 264.9                                                | 298.1                                                 |
| <b>Total</b>          | <b>51.6</b>                        | <b>88.5</b>                                        | <b>70.0</b>                          | <b>264.9</b>                                         | <b>298.1</b>                                          |

The Savlation Army  
102 Bill Leatham Drive  
Proposed Conditions  
Phase I

| Sewer Data |          |          |       |      |           |         |                |         |       |      |       |        |                        |       |          |       |           |            |
|------------|----------|----------|-------|------|-----------|---------|----------------|---------|-------|------|-------|--------|------------------------|-------|----------|-------|-----------|------------|
| Area ID    | Up       | Down     | Area  | C    | Indiv AxC | Acc AxC | T <sub>c</sub> | I       | Q     | DIA  | Slope | Length | A <sub>hydraulic</sub> | R     | Velocity | Qcap  | Time Flow | Q / Q full |
|            |          |          | (ha)  | (-)  |           |         | (min)          | (mm/hr) | (L/s) | (mm) | (%)   | (m)    | (m <sup>2</sup> )      | (m)   | (m/s)    | (L/s) | (min)     | (-)        |
| A101       | CB101    | STM103   | 0.143 | 0.45 | 0.06      | 0.06    | 10.0<br>10.2   | 104.2   | 18.8  | 200  | 1.00  | 11.0   | 0.031                  | 0.050 | 1.04     | 32.8  | 0.2       | 0.57       |
| A102       | CB102    | STM103   | 0.244 | 0.34 | 0.08      | 0.08    | 10.0<br>10.2   | 104.2   | 23.8  | 250  | 1.00  | 11.0   | 0.049                  | 0.063 | 1.21     | 59.5  | 0.2       | 0.40       |
| A103       | CB103    | STM103   | 0.188 | 0.78 | 0.15      | 0.15    | 10.0<br>10.1   | 104.2   | 42.4  | 250  | 1.00  | 8.3    | 0.049                  | 0.063 | 1.21     | 59.5  | 0.1       | 0.71       |
| A104       | CB104    | STM103   | 0.235 | 0.45 | 0.11      | 0.11    | 10.0<br>10.1   | 104.2   | 30.8  | 250  | 1.00  | 8.3    | 0.049                  | 0.063 | 1.21     | 59.5  | 0.1       | 0.52       |
|            | STM103   | STM102   | 0.000 | 0.00 | 0.00      | 0.40    | 10.2           | 103.3   | 114.7 | 525  | 0.20  | 72.3   | 0.216                  | 0.131 | 0.89     | 192.3 | 1.4       | 0.60       |
|            | STM102   | STM101   |       |      | 0.00      | 0.40    | 11.5           | 96.7    | 107.4 | 525  | 0.20  | 10.6   | 0.216                  | 0.131 | 0.89     | 192.3 | 0.2       | 0.56       |
|            |          |          |       |      |           |         | 11.7           |         |       |      |       |        |                        |       |          |       |           |            |
| A105       | CB'L'106 | CB'T'108 | 0.339 | 0.46 | 0.16      | 0.16    | 10.0           | 104.2   | 45.3  | 300  | 0.60  | 28.6   | 0.071                  | 0.075 | 1.06     | 74.9  | 0.4       | 0.61       |
|            | CB'T'108 | CB105    |       |      | 0.00      | 0.16    | 10.4           | 101.9   | 44.3  | 300  | 0.60  | 24.5   | 0.071                  | 0.075 | 1.06     | 74.9  | 0.4       | 0.59       |
|            | CB105    | STM101   |       |      | 0.00      | 0.16    | 10.8<br>11.0   | 100.0   | 43.5  | 300  | 1.00  | 15.6   | 0.071                  | 0.075 | 1.37     | 96.7  | 0.2       | 0.45       |
|            |          |          |       |      |           |         |                |         |       |      |       |        |                        |       |          |       |           |            |
|            | STM101   | STM104   | 0.000 | 0.00 | 0.00      | 0.56    | 11.7           | 95.9    | 148.2 | 600  | 0.16  | 16.2   | 0.283                  | 0.150 | 0.87     | 245.6 | 0.3       | 0.60       |
|            | STM104   | EX       |       |      | 0.00      | 0.56    | 12.0           | 94.5    | 146.1 | 600  | 0.16  | 7.3    | 0.283                  | 0.150 | 0.87     | 245.6 | 0.1       | 0.59       |
|            |          |          |       |      |           |         | 12.2           |         |       |      |       |        |                        |       |          |       |           |            |

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



Target Flow Rate

Area 1.44 ha

5-year

Q 48.9 L/s/ha

Q 70.5 L/s

\* Per the Longfields/Davidson Heights Serviceability Study, prepared by Oliver, Mangione, McCalla & Associates, dated February 1993

Estimated Post Development Peak Flow from Unattenuated Areas

U1

|      | Imperv. | Perv  | Total |
|------|---------|-------|-------|
| Area | 0.007   | 0.266 | 0.273 |
| C    | 0.9     | 0.2   | 0.22  |

Total Area 0.273 ha

C 0.22 Rational Method runoff coefficient

| t <sub>c</sub><br>(min) | 5-year       |                              |                               |                              |                                          | 100-year     |                              |                               |                              |                                          |
|-------------------------|--------------|------------------------------|-------------------------------|------------------------------|------------------------------------------|--------------|------------------------------|-------------------------------|------------------------------|------------------------------------------|
|                         | i<br>(mm/hr) | Q <sub>actual</sub><br>(L/s) | Q <sub>release</sub><br>(L/s) | Q <sub>stored</sub><br>(L/s) | V <sub>stored</sub><br>(m <sup>3</sup> ) | i<br>(mm/hr) | Q <sub>actual</sub><br>(L/s) | Q <sub>release</sub><br>(L/s) | Q <sub>stored</sub><br>(L/s) | V <sub>stored</sub><br>(m <sup>3</sup> ) |
| 12.2                    | 93.9         | 15.6                         | 15.6                          | 0.0                          | 0.0                                      | 160.8        | 33.3                         | 33.3                          | 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)

Estimated Post Development Peak Flow from Attenuated Areas

Area ID A1+EX1

Available Sub-surface Storage

Maintenance Structures

| A1   | Imperv. | Perv  | Total |
|------|---------|-------|-------|
| Area | 0.590   | 0.558 | 1.148 |
| C    | 0.9     | 0.2   | 0.56  |

| EX1  | Imperv. | Perv  | Total |
|------|---------|-------|-------|
| Area | 0.000   | 0.028 | 0.028 |
| C    | 0.9     | 0.2   | 0.20  |

| A1+EX1 | Imperv. | Perv  | Total |
|--------|---------|-------|-------|
| Area   | 0.590   | 0.585 | 1.175 |
| C      | 0.9     | 0.2   | 0.55  |

Stage Attenuated Areas Storage Summary

| Stage Attenuated Areas Storage Summary |       | Surface Storage |                   |                | Surface and Subsurface Storage |                   |                     |                        |                       |
|----------------------------------------|-------|-----------------|-------------------|----------------|--------------------------------|-------------------|---------------------|------------------------|-----------------------|
|                                        |       | Stage           | A                 | h <sub>o</sub> | delta d                        | V*                | V <sub>acc</sub> ** | Q <sub>release</sub> † | V <sub>drawdown</sub> |
|                                        |       | (m)             | (m <sup>2</sup> ) | (m)            | (m)                            | (m <sup>3</sup> ) | (m <sup>3</sup> )   | (L/s)                  | (hr)                  |
| Orifice INV                            | 85.97 |                 | 0.00              |                |                                | 0.0               | 0.0                 | 0.00                   |                       |
| Storage Pipe SL                        | 86.23 |                 | 0.26              | 0.26           | 0.0                            | 0.0               | 10.2                | 0.00                   |                       |
| Storage Pipe OBV                       | 86.50 |                 | 0.53              | 0.26           | 0.0                            | 0.0               | 14.5                | 0.00                   |                       |
| T/L                                    | 89.05 | 0.4             | 3.08              | 2.55           | 0.3                            | 0.3               | 35.0                | 0.00                   |                       |
| 0.15 m ponding                         | 89.20 | 807.0           | 3.23              | 0.15           | 41.3                           | 41.6              | 35.9                | 0.32                   |                       |
| 0.30 m ponding                         | 89.35 | 3220.9          | 3.38              | 0.15           | 282.0                          | 323.6             | 36.7                | 2.45                   |                       |
|                                        |       |                 |                   |                |                                |                   |                     |                        |                       |
|                                        |       |                 |                   |                |                                |                   |                     |                        |                       |

\* V=Incremental storage volume

\*\*V<sub>acc</sub>=Total surface and sub-surface

† Q<sub>release</sub> = Release rate calculated from orifice equation

Where V = Surface Ponding Volume (m<sup>3</sup>)

d = delta d (m)

A = Ponding Area (m<sup>2</sup>)

$$V = \frac{1}{3} \times d \times (A_1 + A_2 + \sqrt{A_1 \times A_2})$$

Where Q = Release rate (cms)

C<sub>d</sub> = Discharge Coefficient (0.61)

A = Area of the orifice (m<sup>2</sup>) 0.007 m<sup>2</sup>

g = gravitational constant (9.81 m/s<sup>2</sup>)

h<sub>o eff</sub> = Effective head above the orifice due to waterlevel at outlet

D = Diameter of the orifice (m)

$$Q = C_d \times A \times \sqrt{2 \times g \times (h_o - \frac{1}{2} D)}$$

The Salvation Army  
102 Bill Leatham Drive  
Proposed Conditions  
Phase II

Orifice Location STM101 Dia 97 mm

Total Area 1.175 ha

C 0.55 Rational Method runoff coefficient Note: Rational Method Coefficient "C" increased by 25% for 100-year calculations

| t <sub>c</sub><br>(min) | 5-year       |                              |                               |                              |                                          | 100-year     |                              |                               |                              |                                          |
|-------------------------|--------------|------------------------------|-------------------------------|------------------------------|------------------------------------------|--------------|------------------------------|-------------------------------|------------------------------|------------------------------------------|
|                         | i<br>(mm/hr) | Q <sub>actual</sub><br>(L/s) | Q <sub>release</sub><br>(L/s) | Q <sub>stored</sub><br>(L/s) | V <sub>stored</sub><br>(m <sup>3</sup> ) | i<br>(mm/hr) | Q <sub>actual</sub><br>(L/s) | Q <sub>release</sub><br>(L/s) | Q <sub>stored</sub><br>(L/s) | V <sub>stored</sub><br>(m <sup>3</sup> ) |
| 10                      | 104.2        | 187.6                        | 36.1                          | 151.6                        | 90.9                                     | 178.6        | 402.0                        | 36.7                          | 365.2                        | 219.1                                    |
| 15                      | 83.6         | 150.5                        | 36.1                          | 114.4                        | 102.9                                    | 142.9        | 321.7                        | 36.7                          | 285.0                        | 256.5                                    |
| 20                      | 70.3         | 126.5                        | 36.1                          | 90.4                         | 108.5                                    | 120.0        | 270.0                        | 36.7                          | 233.3                        | 280.0                                    |
| 25                      | 60.9         | 109.7                        | 36.1                          | 73.6                         | 110.4                                    | 103.8        | 233.8                        | 36.7                          | 197.1                        | 295.6                                    |
| 30                      | 53.9         | 97.1                         | 36.1                          | 61.0                         | 109.9                                    | 91.9         | 206.8                        | 36.7                          | 170.1                        | 306.2                                    |
| 35                      | 48.5         | 87.4                         | 36.1                          | 51.3                         | 107.7                                    | 82.6         | 185.9                        | 36.7                          | 149.2                        | 313.3                                    |
| 40                      | 44.2         | 79.6                         | 36.1                          | 43.5                         | 104.4                                    | 75.1         | 169.2                        | 36.7                          | 132.5                        | 317.9                                    |
| 45                      | 40.6         | 73.2                         | 36.1                          | 37.1                         | 100.1                                    | 69.1         | 155.4                        | 36.7                          | 118.7                        | 320.6                                    |
| 50                      | 37.7         | 67.8                         | 36.1                          | 31.7                         | 95.2                                     | 64.0         | 144.0                        | 36.7                          | 107.3                        | 321.8                                    |
| 55                      | 35.1         | 63.3                         | 36.1                          | 27.2                         | 89.6                                     | 59.6         | 134.2                        | 36.7                          | 97.5                         | 321.8                                    |
| 60                      | 32.9         | 59.3                         | 36.1                          | 23.2                         | 83.7                                     | 55.9         | 125.8                        | 36.7                          | 89.1                         | 320.8                                    |
| 65                      | 31.0         | 55.9                         | 36.1                          | 19.8                         | 77.3                                     | 52.6         | 118.5                        | 36.7                          | 81.8                         | 319.0                                    |
| 70                      | 29.4         | 52.9                         | 36.1                          | 16.8                         | 70.6                                     | 49.8         | 112.1                        | 36.7                          | 75.4                         | 316.6                                    |
| 75                      | 27.9         | 50.2                         | 36.1                          | 14.1                         | 63.6                                     | 47.3         | 106.4                        | 36.7                          | 69.7                         | 313.5                                    |
| 80                      | 26.6         | 47.8                         | 36.1                          | 11.7                         | 56.4                                     | 45.0         | 101.3                        | 36.7                          | 64.6                         | 309.9                                    |
| 85                      | 25.4         | 45.7                         | 36.1                          | 9.6                          | 48.9                                     | 43.0         | 96.7                         | 36.7                          | 60.0                         | 305.9                                    |
| 90                      | 24.3         | 43.7                         | 36.1                          | 7.7                          | 41.3                                     | 41.1         | 92.5                         | 36.7                          | 55.8                         | 301.5                                    |
| 95                      | 23.3         | 42.0                         | 36.1                          | 5.9                          | 33.5                                     | 39.4         | 88.8                         | 36.7                          | 52.1                         | 296.8                                    |
| 100                     | 22.4         | 40.4                         | 36.1                          | 4.3                          | 25.6                                     | 37.9         | 85.3                         | 36.7                          | 48.6                         | 291.7                                    |
| 105                     | 21.6         | 38.9                         | 36.1                          | 2.8                          | 17.5                                     | 36.5         | 82.2                         | 36.7                          | 45.5                         | 286.3                                    |
| 110                     | 20.8         | 37.5                         | 36.1                          | 1.4                          | 9.3                                      | 35.2         | 79.2                         | 36.7                          | 42.5                         | 280.7                                    |

5-year Q<sub>attenuated</sub> 36.09 L/s  
5-year Max. Storage Required 110.4 m<sup>3</sup>  
Est. 5-year Storage Elevation 89.24 m

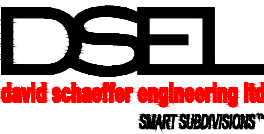
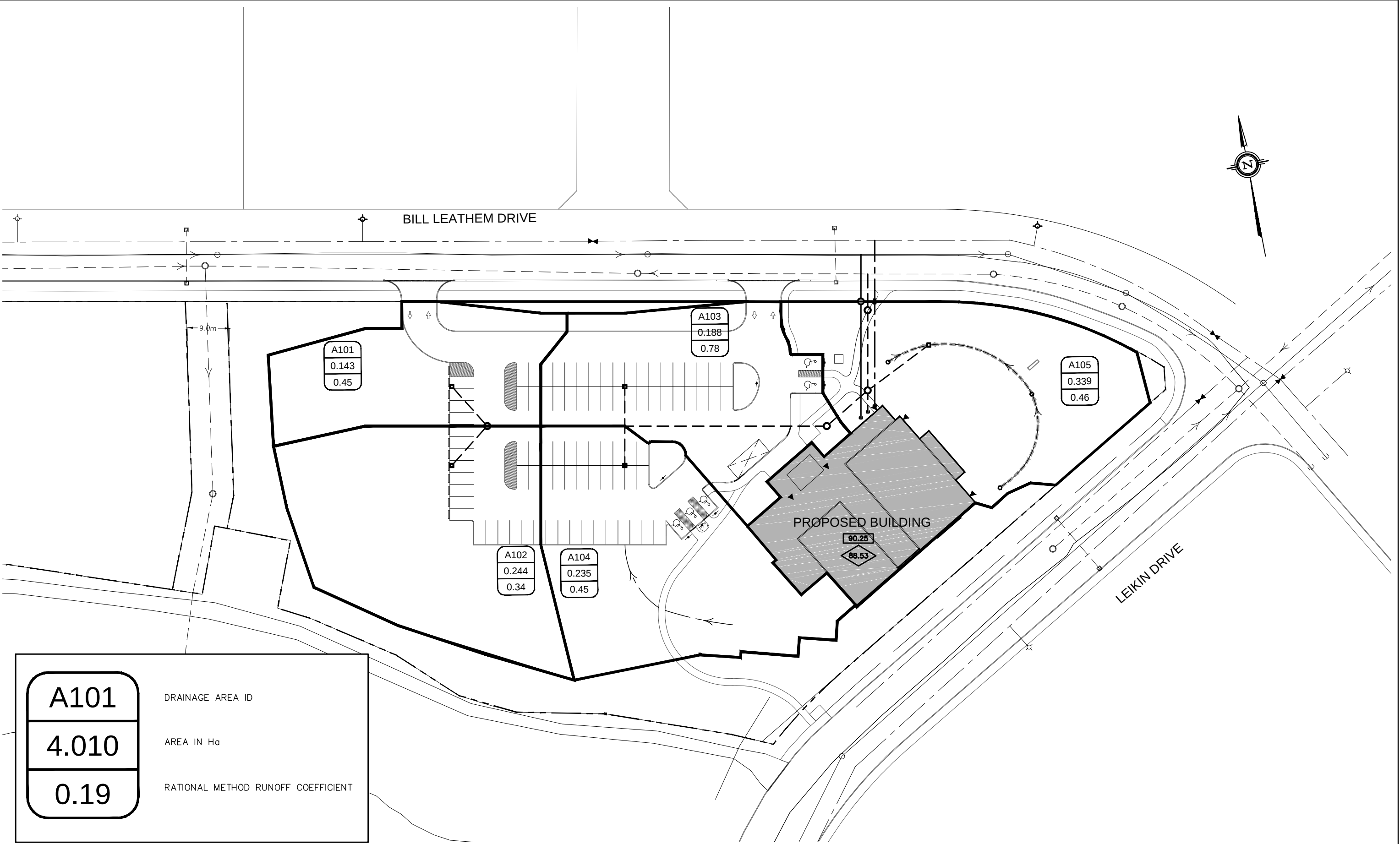
100-year Q<sub>attenuated</sub> 36.70 L/s  
100-year Max. Storage Required 321.8 m<sup>3</sup>  
Est. 100-year Storage Elevation 89.35 m

#### Summary of Release Rates and Storage Volumes

| Control Area          | 5-Year<br>Release<br>Rate<br>(L/s) | 5-Year<br>Required<br>Storage<br>(m <sup>3</sup> ) | 100-Year<br>Release<br>Rate<br>(L/s) | 100-Year<br>Required<br>Storage<br>(m <sup>3</sup> ) | 100-Year<br>Available<br>Storage<br>(m <sup>3</sup> ) |
|-----------------------|------------------------------------|----------------------------------------------------|--------------------------------------|------------------------------------------------------|-------------------------------------------------------|
| Unattenuated<br>Areas | 15.6                               | 0.0                                                | 33.3                                 | 0.0                                                  | 0.0                                                   |
| Attenuated Areas      | 36.1                               | 110.4                                              | 36.7                                 | 321.8                                                | 323.6                                                 |
| <b>Total</b>          | <b>51.7</b>                        | <b>110.4</b>                                       | <b>70.0</b>                          | <b>321.8</b>                                         | <b>323.6</b>                                          |

The Savlation Army  
102 Bill Leathem Drive  
Proposed Conditions  
Phase II

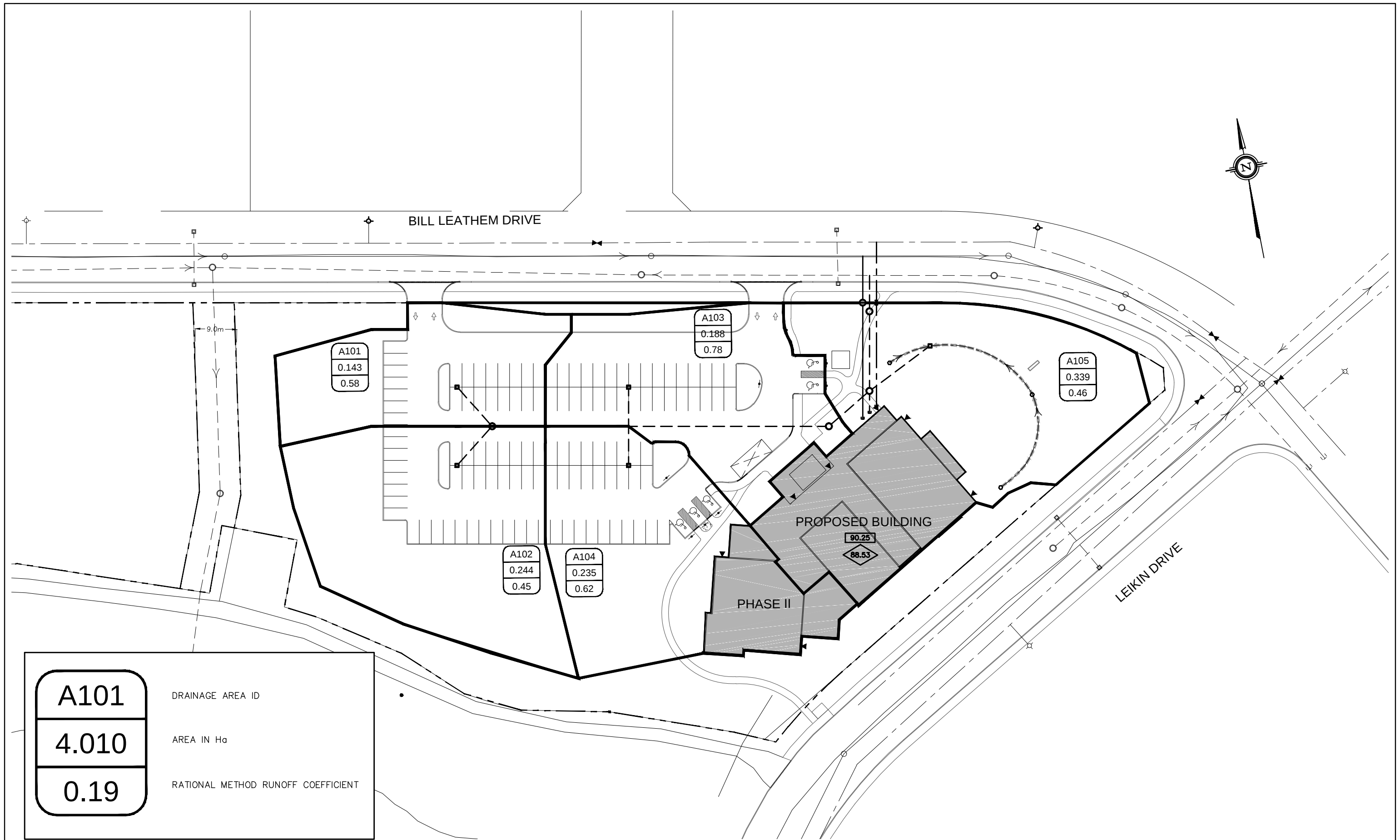
| Area ID | Up       | Down     | Area<br>(ha) | C<br>(-) | Indiv AxC | Acc AxC | T <sub>c</sub><br>(min) | I<br>(mm/hr) | Q<br>(L/s) | Sewer Data  |              |               |                                             |          |                   |               |                    |                   |
|---------|----------|----------|--------------|----------|-----------|---------|-------------------------|--------------|------------|-------------|--------------|---------------|---------------------------------------------|----------|-------------------|---------------|--------------------|-------------------|
|         |          |          |              |          |           |         |                         |              |            | DIA<br>(mm) | Slope<br>(%) | Length<br>(m) | A <sub>hydraulic</sub><br>(m <sup>2</sup> ) | R<br>(m) | Velocity<br>(m/s) | Qcap<br>(L/s) | Time Flow<br>(min) | Q / Q full<br>(-) |
| A101    | CB101    | STM103   | 0.143        | 0.58     | 0.08      | 0.08    | 10.0<br>10.2            | 104.2        | 24.2       | 200         | 1.00         | 11.0          | 0.031                                       | 0.050    | 1.04              | 32.8          | 0.2                | 0.74              |
| A102    | CB102    | STM103   | 0.244        | 0.45     | 0.11      | 0.11    | 10.0<br>10.2            | 104.2        | 31.9       | 250         | 1.00         | 11.0          | 0.049                                       | 0.063    | 1.21              | 59.5          | 0.2                | 0.54              |
| A103    | CB103    | STM103   | 0.188        | 0.78     | 0.15      | 0.15    | 10.0<br>10.1            | 104.2        | 42.4       | 250         | 1.00         | 8.3           | 0.049                                       | 0.063    | 1.21              | 59.5          | 0.1                | 0.71              |
| A104    | CB104    | STM103   | 0.235        | 0.62     | 0.15      | 0.15    | 10.0<br>10.1            | 104.2        | 42.3       | 250         | 1.00         | 8.3           | 0.049                                       | 0.063    | 1.21              | 59.5          | 0.1                | 0.71              |
|         | STM103   | STM102   | 0.000        | 0.00     | 0.00      | 0.49    | 10.2                    | 103.3        | 139.5      | 525         | 0.20         | 72.3          | 0.216                                       | 0.131    | 0.89              | 192.3         | 1.4                | 0.73              |
|         | STM102   | STM101   |              |          | 0.00      | 0.49    | 11.5                    | 96.7         | 130.7      | 525         | 0.20         | 10.6          | 0.216                                       | 0.131    | 0.89              | 192.3         | 0.2                | 0.68              |
|         |          |          |              |          |           |         | 11.7                    |              |            |             |              |               |                                             |          |                   |               |                    |                   |
| A105    | CB'L'106 | CB'T'108 | 0.339        | 0.46     | 0.16      | 0.16    | 10.0                    | 104.2        | 45.3       | 300         | 0.60         | 28.6          | 0.071                                       | 0.075    | 1.06              | 74.9          | 0.4                | 0.61              |
|         | CB'T'108 | CB105    |              |          | 0.00      | 0.16    | 10.4                    | 101.9        | 44.3       | 300         | 0.60         | 24.5          | 0.071                                       | 0.075    | 1.06              | 74.9          | 0.4                | 0.59              |
|         | CB105    | STM101   |              |          | 0.00      | 0.16    | 10.8<br>11.0            | 100.0        | 43.5       | 300         | 1.00         | 15.6          | 0.071                                       | 0.075    | 1.37              | 96.7          | 0.2                | 0.45              |
|         |          |          |              |          |           |         |                         |              |            |             |              |               |                                             |          |                   |               |                    |                   |
|         | STM101   | STM104   | 0.000        | 0.00     | 0.00      | 0.64    | 11.7                    | 95.9         | 171.2      | 600         | 0.16         | 16.2          | 0.283                                       | 0.150    | 0.87              | 245.6         | 0.3                | 0.70              |
|         | STM104   | EX       |              |          | 0.00      | 0.64    | 12.0<br>12.2            | 94.5         | 168.8      | 600         | 0.16         | 7.3           | 0.283                                       | 0.150    | 0.87              | 245.6         | 0.1                | 0.69              |



120 Iber Road Unit 103  
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www.DSEL.ca

102 BILL LEATHAM DRIVE  
STORMWATER SUBCATCHMENT PLAN - PHASE I

|             |            |
|-------------|------------|
| PROJ NO.:   | 16-855     |
| DRAWN BY:   | AJG        |
| DATE:       | 2017-07-21 |
| SCALE:      | 1:750      |
| FIGURE NO.: | FIG-1      |



CITY OF NEPEAN  
DESIGN GUIDELINES LONGFIELDS/DAVIDSON HEIGHTS

JUNE 10, 1991

REVISION III

) ? Should be Rev IV June 1992.

1. Drawings should clearly show overland flow routes for both rear yards and streets ensuring flows drain to a storm pond.
2. All storm sewers within Longfields/Davidson Heights Proposed Subdivision should be designed using the Rationale Method with City of Nepean's Standard 5 year IDF curves. The designer should review this sewer size and ensure that the sewer size equals or is larger than the trunk sewer sizes depicted on the Site Servicing Plans 91-8461-D1 and 91-8461-D2.
3. Top of footing elevations should be 0.3 metres (1 foot) above the HGL summarized on Table 1 attached, and should also be 0.3 metres (1 foot) above the obvert of the local storm service used to service the basement. Grading plans should clearly indicate the proposed top of footing elevations.
4. Street road sags are to be a maximum depth of 0.25 metres (10 inches) measured from the top of the catch basin grate to the bottom of the major system overflow.
5. Boulevards should have a minimum of 2 percent crossfall from the property line to the top of the curb. All boulevard grades at the property line should be equal to or greater than the major system overflow for the area, the elevation of the gutter outlet for each road sag should be included on the grading plan.
6. Rear yards will have swale profile grades set at a minimum of 2 percent.
7. Rear yard sags shall be a maximum depth of 0.3 metres (1 foot), measured from the top of the catch basin to the outfall crest of sag.
8. Overland flow routes will have a minimum slope of 0.1 percent (measured from crest to crest) for both rear yards and streets.
9. The grade at the house will be a minimum of 0.3 metres (1 foot) above the major system outlet.
10. Foundation openings for both front and rear yards will be a minimum of 0.4 metres above major system outlets (foundation openings include window sills, and door openings).



11. Rear yard swales are to include drainage tile with geotextile sock, crushed stone, bedding and geotextile cover as per the City of Nepean's design standard (Drawing #NS704).
12. Intermediate catch basins are to be constructed on line with three intermediate catch basins being connected to a standard concrete catch basin equipped with a 0.7 c.f.s. Inlet Control Restrictor (ICD). Tributary drainage areas to a single rear yard ICD should be 0.21 hectares, although 20 percent of rear yard ICD's can drain an area of up to 0.40 hectares.
13. All concrete catch basins are to include a 600 mm sump.
14. All catch basins to include ICD's restricted to 0.7 c.f.s. Designer to supply information on number of ICD's per drainage area. Table III highlights the available number of catch basins for all drainage areas.  
  
The designer will supply to the City of Nepean a summary of the total number of ICD used and the total corresponding drainage area.
15. All intermediate catch basins are to be installed on private property.
16. The designer is to provide a summary of all available rear yard and street storage, ensuring it corresponds to the information provided on Page 14 of this report.



APPENDIX "2"

| LOCATION                    | IDENTIFICATION<br>NUMBER IN<br>COMPUTER<br>PROGRAM | FLOW<br>RESTRICTION<br>FOR SUB-<br>AREA THAT<br>CONTAINS<br>POND (L/S) | TOTAL<br>CONTRIBUTING<br>DRAINAGE<br>AREA (HA) | MANHOLE<br>NUMBER | TOTAL<br>STORAGE<br>REQUIRED | STORAGE IN<br>ROAD SAGS,<br>PARKING<br>LOTS AND<br>ROOF<br>STORAGE | STORAGE IN<br>REAR<br>YARDS | REQUIRED<br>SIZE OF<br>ATTENUATION<br>FACILITY |
|-----------------------------|----------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------|-------------------|------------------------------|--------------------------------------------------------------------|-----------------------------|------------------------------------------------|
| Longfields<br>Northwest     | 58                                                 | 119                                                                    | 145.3                                          | 308               | 23,326 m <sup>3</sup>        | 10,800                                                             | 6,000                       | 6,526 m <sup>3</sup>                           |
| Longfields<br>Northeast     | 49                                                 | 99                                                                     | 79.4                                           | 29                | 12,705 m <sup>3</sup>        | 5,000                                                              | 3,000                       | 4,705 m <sup>3</sup>                           |
| Longfields<br>Central East  | 97                                                 | 79                                                                     | 85.9                                           | 107               | 12,336 m <sup>3</sup>        | 3,800                                                              | 3,000                       | 5,536 m <sup>3</sup>                           |
| Longfields<br>South Central | 373                                                | 238                                                                    | 31.0                                           | 49                | 4,108 m <sup>3</sup>         | 400                                                                | 740                         | 3,040 m <sup>3</sup>                           |
| Davidson<br>Heights Central | 666                                                | 159                                                                    | 97.9                                           | 73                | 17,516 m <sup>3</sup>        | 3,900                                                              | 5,100                       | 8,516 m <sup>3</sup>                           |
| Industrial Area             | 899                                                | No pond                                                                | 20.0                                           | 81                | 6,131                        | 6,131                                                              | -                           | -                                              |
| Davidson<br>Heights East    | 988                                                | No pond                                                                | 26.5                                           |                   | 4,860                        | 2,920                                                              | 1,940                       | -                                              |



**TABLE 3. NUMBER OF ALLOWABLE CB's PER DRAINAGE AREA  
AND MINIMUM BASEMENT ELEVATIONS**

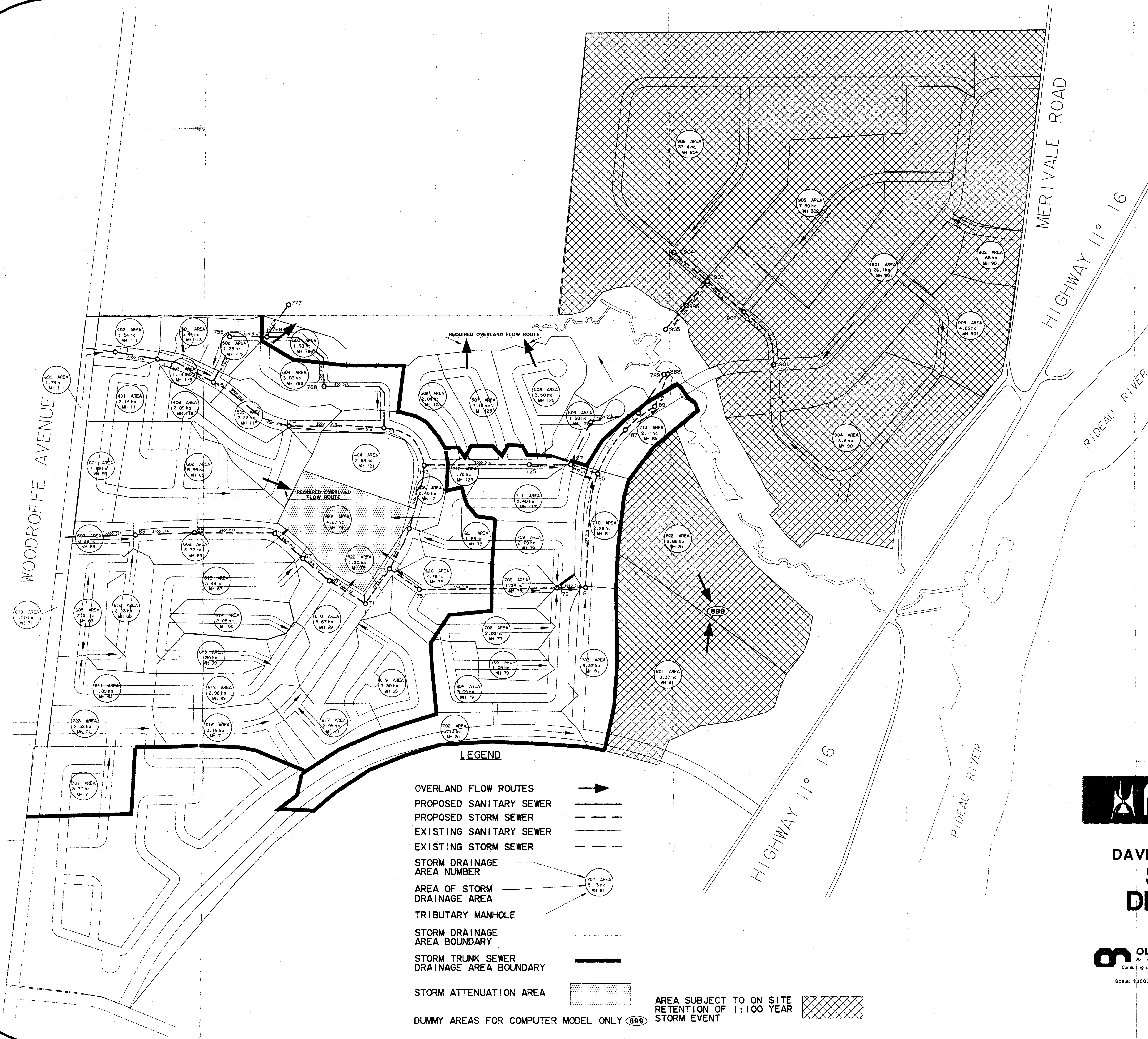
| SUBAREA<br>ID. | No. OF<br>CB's | AREA<br>(ACRES) | DESIGNATED<br>MANHOLE | INVERT<br>(m.) | HGL<br>(m.) | MINIMUM<br>BASEMENT<br>ELEVATION<br>(m.) |
|----------------|----------------|-----------------|-----------------------|----------------|-------------|------------------------------------------|
| 1              | 10             | 7.4             | 1                     | 95.23          | 95.56       | 95.86                                    |
| 2              | 4              | 3.1             | 1                     | 95.23          | 95.56       | 95.86                                    |
| 3              | 4              | 2.8             | 1                     | 95.23          | 95.56       | 95.86                                    |
| 4              | 5              | 3.7             | 3                     | 93.14          | 93.53       | 93.83                                    |
| 5              | 5              | 3.7             | 3                     | 93.14          | 93.53       | 93.83                                    |
|                |                |                 | 595                   | 91.87          | 92.27       | 92.57                                    |
| 6              | 2              | 1.4             | 5                     | 90.79          | 91.22       | 91.52                                    |
| 7              | 23             | 17.9            | 7                     | 90.00          | 91.01       | 91.31                                    |
| 8              | 10             | 7.9             | 5                     | 90.79          | 91.22       | 91.52                                    |
| 9              | 1              | 0.7             | 7                     | 90.00          | 91.01       | 91.31                                    |
| 10             | 19             | 14.5            | 9                     | 89.58          | 90.84       | 91.14                                    |
| 11             | 3              | 2.2             | 9                     | 89.58          | 90.84       | 91.14                                    |
|                |                |                 | 308                   | 88.46          | 90.50       | 90.80                                    |
|                |                |                 | 387                   | 88.15          | 90.28       | 90.58                                    |
|                |                |                 | 337                   | 87.27          | 90.17       | 90.47                                    |
| 13             | 8              | 6.2             | 388                   | 87.05          | 90.12       | 90.42                                    |
| 14             | 17             | 13.3            | 388                   | 87.05          | 90.12       | 90.42                                    |
| 26             | 16             | 9.7             | 17                    | 88.55          | 89.95       | 90.25                                    |
| 27             | 9              | 6.7             | 215                   | 86.34          | 89.73       | 90.03                                    |
| 28             | 7              | 5.3             | 20                    | 88.82          | 89.92       | 90.22                                    |
| 23             | 13             | 9.9             | 15                    | 88.39          | 90.42       | 90.72                                    |
| 24             | 6              | 4.6             | 15                    | 88.39          | 90.42       | 90.72                                    |
| 58             | 6              | 23.1            | 389                   | 86.85          | 89.93       | 90.23                                    |
| 50             | 20             | 15.7            | 307                   | 86.80          | 89.89       | 90.19                                    |
| 51             | 16             | 12.6            | 307                   | 86.80          | 89.89       | 90.19                                    |
| 56             | 30             | 23.1            | 307                   | 86.80          | 89.89       | 90.19                                    |
|                |                |                 | 506                   | 86.65          | 89.73       | 90.03                                    |
|                |                |                 | 306                   | 86.53          | 89.70       | 90.00                                    |
| 57             | 9              | 6.8             | 211                   | 86.73          | 89.93       | 90.23                                    |
| 12             | 8              | 6.2             | 11                    | 91.26          | 91.52       | 91.82                                    |
| 21             | 19             | 14.8            | 15                    | 88.39          | 90.42       | 90.72                                    |
| 53             | 16             | 12              | 305                   | 86.46          | 89.59       | 89.89                                    |
|                |                |                 | 515                   | 86.32          | 89.39       | 89.69                                    |
|                |                |                 | 516                   | 86.19          | 89.29       | 89.59                                    |
|                |                |                 | 517                   | 86.05          | 89.23       | 89.53                                    |
| 15             | 6              | 11.2            | 7                     | 90.00          | 91.01       | 91.31                                    |
| 16             | 5              | 3.9             | 7                     | 90.00          | 91.01       | 91.31                                    |
| 17             | 13             | 10              | 9                     | 89.58          | 90.84       | 91.14                                    |
| 18             | 4              | 5.6             | 9                     | 89.58          | 90.84       | 91.14                                    |
| 19             | 6              | 9.4             | 205                   | 87.74          | 90.38       | 90.68                                    |
| 20             | 0              | 2.6             | 15                    | 88.39          | 90.42       | 90.72                                    |
| 22             | 2              | 4.8             | 17                    | 88.55          | 89.95       | 90.25                                    |
| 25             | 2              | 2               | 17                    | 88.55          | 89.95       | 90.25                                    |
|                |                |                 | 19                    | 88.09          | 89.86       | 90.16                                    |
|                |                |                 | 20                    | 88.82          | 89.92       | 90.22                                    |
|                |                |                 | 331                   | 87.96          | 89.78       | 90.08                                    |

**TABLE 3. NUMBER OF ALLOWABLE CB's PER DRAINAGE AREA  
AND MINIMUM BASEMENT ELEVATIONS**

| SUBAREA<br>ID. | No. OF<br>CB's | AREA<br>(ACRES) | DESIGNATED<br>MANHOLE | INVERT<br>(m.)  | HGL<br>(m.) | MINIMUM<br>BASEMENT<br>ELEVATION<br>(m.) |
|----------------|----------------|-----------------|-----------------------|-----------------|-------------|------------------------------------------|
| 29             | 0              | 2               | 21                    | 88.43           | 89.84       | 90.14                                    |
| 33             | 2              | 2.9             | 25                    | 88.06           | 89.87       | 90.17                                    |
| 37             | 6              | 3.7             | 29                    | 87.76           | 89.83       | 90.13                                    |
| 30             | 13             | 10              | 25                    | 88.06           | 89.87       | 90.17                                    |
| 31             | 18             | 14.2            | 335                   | 87.34           | 89.74       | 90.04                                    |
|                |                |                 | 536                   | 87.08           | 89.72       | 90.02                                    |
| 32             | 4              | 2.9             | 25                    | 88.06           | 89.87       | 90.17                                    |
| 34             | 8              | 6.4             | 25                    | 88.06           | 89.87       | 90.17                                    |
| 35             | 8              | 6.2             | 29                    | 87.76           | 89.83       | 90.13                                    |
| 36             | 8              | 5.9             | 27                    | 88.61           | 89.91       | 90.21                                    |
|                |                |                 | 23                    | 87.78           | 89.84       | 90.14                                    |
| 38             | 9              | 7.3             | 29                    | 87.76           | 89.83       | 90.13                                    |
| 39             | 7              | 5.1             | 29                    | 87.76           | 89.83       | 90.13                                    |
|                |                |                 | 541                   | 87.68           | 89.72       | 90.02                                    |
| 40             | 19             | 14.8            | 33                    | 86.92           | 89.58       | 89.88                                    |
| 41             | 19             | 14.6            | 719                   | 87.77           | 89.28       | 89.58                                    |
| 42             | 24             | 18.4            | 419                   | 88.73           | 89.47       | 89.77                                    |
|                |                |                 | 559                   | 88.45           | 89.41       | 89.71                                    |
| 43             | 11             | 8.2             | 319                   | 88.12           | 89.37       | 89.67                                    |
| 44             | 9              | 6.7             | 319                   | 88.12           | 89.37       | 89.67                                    |
| 949            | 20             | 15.6            | 919                   | 86.78           | 88.81       | 89.11                                    |
|                |                |                 | 579                   | 86.04           | 88.67       | 88.97                                    |
| 45             | 15             | 11.3            | 819                   | 87.30           | 89.03       | 89.33                                    |
| 946            | 9              | 7.3             | 719                   | 87.77           | 89.28       | 89.58                                    |
| 46             | 14             | 10.4            | 35                    | 86.81           | 89.52       | 89.82                                    |
| 948            | 11             | 8.6             | 219                   | 85.47           | 88.50       | 88.80                                    |
| 48             | 7              | 5.1             | 31                    | 87.18           | 89.63       | 89.93                                    |
|                |                |                 | 533                   | 87.03           | 89.58       | 89.88                                    |
| 749            | 4              | 3.4             | 27                    | 88.61           | 89.91       | 90.21                                    |
| 849            | 4              | 3.4             | 31                    | 87.18           | 89.63       | 89.93                                    |
| 49             | 5              | 3.7             | 29                    | 87.76           | 89.83       | 90.13                                    |
| 52             | 21             | 16.2            | 305                   | 86.46           | 89.59       | 89.89                                    |
| 54             | 25             | 19              | 305                   | 86.46           | 89.59       | 89.89                                    |
| 55             | 13             | 10.1            | 105                   | 85.93           | 89.21       | 89.51                                    |
| 66             |                |                 | 57                    | SEE SOUTH MODEL |             |                                          |
| 68             |                |                 | 57                    | SEE SOUTH MODEL |             |                                          |
| 80             | 17             | 13.2            | 55                    | 87.68           | 90.47       | 90.77                                    |
| 81             | 13             | 10.1            | 55                    | 87.68           | 90.47       | 90.77                                    |
| 78             | 1              | 1.1             | 53                    | 87.80           | 90.62       | 90.92                                    |
| 79             | 2              | 1.5             | 55                    | 87.68           | 90.47       | 90.77                                    |
| 82             | 5              | 4.1             | 55                    | 87.68           | 90.47       | 90.77                                    |
| 198            | 14             | 7.2             | 57                    | 87.27           | 90.18       | 90.48                                    |
| 86             | 16             | 12.6            | 59                    | 86.83           | 89.65       | 89.95                                    |
| 87             | 23             | 17.7            | 59                    | 86.83           | 89.65       | 89.95                                    |
| 88             | 15             | 11.3            | 109                   | 85.33           | 88.70       | 89.00                                    |
| 90             | 12             | 9               | 219                   | 85.47           | 88.50       | 88.80                                    |

TABLE 3. NUMBER OF ALLOWABLE CB's PER DRAINAGE AREA  
AND MINIMUM BASEMENT ELEVATIONS

| SUBAREA<br>ID. | No. OF<br>CB's | AREA<br>(ACRES) | DESIGNATED<br>MANHOLE | INVERT<br>(m.) | HGL<br>(m.) | MINIMUM<br>BASEMENT<br>ELEVATION<br>(m.) |
|----------------|----------------|-----------------|-----------------------|----------------|-------------|------------------------------------------|
| 91             | 14             | 10.4            | 105                   | 85.93          | 89.21       | 89.51                                    |
| 92             | 5              | 3.8             | 105                   | 85.93          | 89.21       | 89.51                                    |
| 93             | 14             | 10.7            | 109                   | 85.33          | 88.70       | 89.00                                    |
| 95             | 11             | 8.7             | 507                   | 85.58          | 88.90       | 89.20                                    |
|                |                |                 | 508                   | 85.43          | 88.79       | 89.09                                    |
| 96             | 4              | 3               | 105                   | 85.93          | 89.21       | 89.51                                    |
| 89             | 9              | 6.9             | 107                   | 85.74          | 89.08       | 89.38                                    |
| 85             | 11             | 8.4             | 57                    | 87.27          | 90.18       | 90.48                                    |
| 98             | 23             | 17.6            | 107                   | 85.74          | 89.08       | 89.38                                    |
| 84             | 9              | 6.7             | 57                    | 87.27          | 90.18       | 90.48                                    |
| 97             | 4              | 3               | 107                   | 85.74          | 89.08       | 89.38                                    |
| 942            | 6              | 4.3             | 221                   | 84.77          | 87.66       | 87.96                                    |
| 943            | 2              | 1.5             | 221                   | 84.77          | 87.66       | 87.96                                    |
| 904            | 37             | 37.8            | 901                   | 85.46          | 86.73       | 87.03                                    |
| 902            | 3              | 3               | 901                   | 85.46          | 86.73       | 87.03                                    |
| 903            | 6              | 5.9             | 901                   | 85.46          | 86.73       | 87.03                                    |
| 905            | 20             | 21              | 902                   | 85.17          | 86.56       | 86.86                                    |
| 901            | 58             | 58.5            | 901                   | 85.46          | 86.73       | 87.03                                    |
| 906            | 82             | 82.2            | 904                   | 85.37          | 86.64       | 86.94                                    |
|                |                |                 | 201                   | 88.16          | 91.01       | 91.31                                    |
|                |                |                 | 203                   | 87.99          | 90.75       | 91.05                                    |
|                |                |                 | 208                   | 88.58          | 90.70       | 91.00                                    |
|                |                |                 | 209                   | 87.84          | 90.37       | 90.67                                    |
|                |                |                 | 210                   | 87.01          | 90.14       | 90.44                                    |
|                |                |                 | 215                   | 86.34          | 89.73       | 90.03                                    |
|                |                |                 | 217                   | 86.07          | 89.40       | 89.70                                    |
|                |                |                 | 310                   | 87.66          | 90.20       | 90.50                                    |
|                |                |                 | 511                   | 87.46          | 90.15       | 90.45                                    |
|                |                |                 | 539                   | 88.23          | 90.43       | 90.73                                    |
|                |                |                 | 521                   | 86.88          | 89.97       | 90.27                                    |
|                |                |                 | 525                   | 86.52          | 89.79       | 90.09                                    |
|                |                |                 | 597                   | 86.21          | 89.49       | 89.79                                    |
|                |                |                 | 549                   | 85.86          | 88.95       | 89.25                                    |
|                |                |                 | 550                   | 85.64          | 88.69       | 88.99                                    |
|                |                |                 | 551                   | 85.36          | 87.95       | 88.25                                    |
|                |                |                 | 566                   | 84.60          | 87.48       | 87.78                                    |
|                |                |                 | 567                   | 84.42          | 87.31       | 87.61                                    |
|                |                |                 | 568                   | 84.25          | 87.14       | 87.44                                    |
|                |                |                 | 569                   | 84.08          | 86.97       | 87.27                                    |
|                |                |                 | 570                   | 83.92          | 86.81       | 87.11                                    |
|                |                |                 | 571                   | 83.74          | 86.64       | 86.94                                    |
|                |                |                 | 572                   | 83.57          | 86.48       | 86.78                                    |



- LEGEND**
- OVERLAND FLOW ROUTES →
  - PROPOSED SANITARY SEWER ———
  - PROPOSED STORM SEWER - - - - -
  - EXISTING SANITARY SEWER ———
  - EXISTING STORM SEWER - - - - -
  - STORM DRAINAGE AREA NUMBER (e.g., 601 AREA 1.74 ha MH 111)
  - AREA OF STORM DRAINAGE AREA (e.g., 702 AREA 5.13 ha MH 81)
  - TRIBUTARY MANHOLE (e.g., 702 AREA 5.13 ha MH 81)
  - STORM DRAINAGE AREA BOUNDARY ———
  - STORM TRUNK SEWER DRAINAGE AREA BOUNDARY ———
  - STORM ATTENUATION AREA [Hatched Box]
  - DUMMY AREAS FOR COMPUTER MODEL ONLY (e.g., 699)
  - AREA SUBJECT TO ON SITE RETENTION OF 1:100 YEAR STORM EVENT [Cross-hatched Box]



PROPOSED  
DAVIDSON HEIGHTS  
**STORM  
DRAINAGE  
LIMITS**  
(MAJOR SYSTEMS)  
**OLIVER MANGIONE McCALLA**  
& ASSOCIATES LIMITED  
Consulting Engineers  
Nepean, Ontario

Scale: 1:3000 Date: DECEMBER, 1992 No. 91-8461-SDL2



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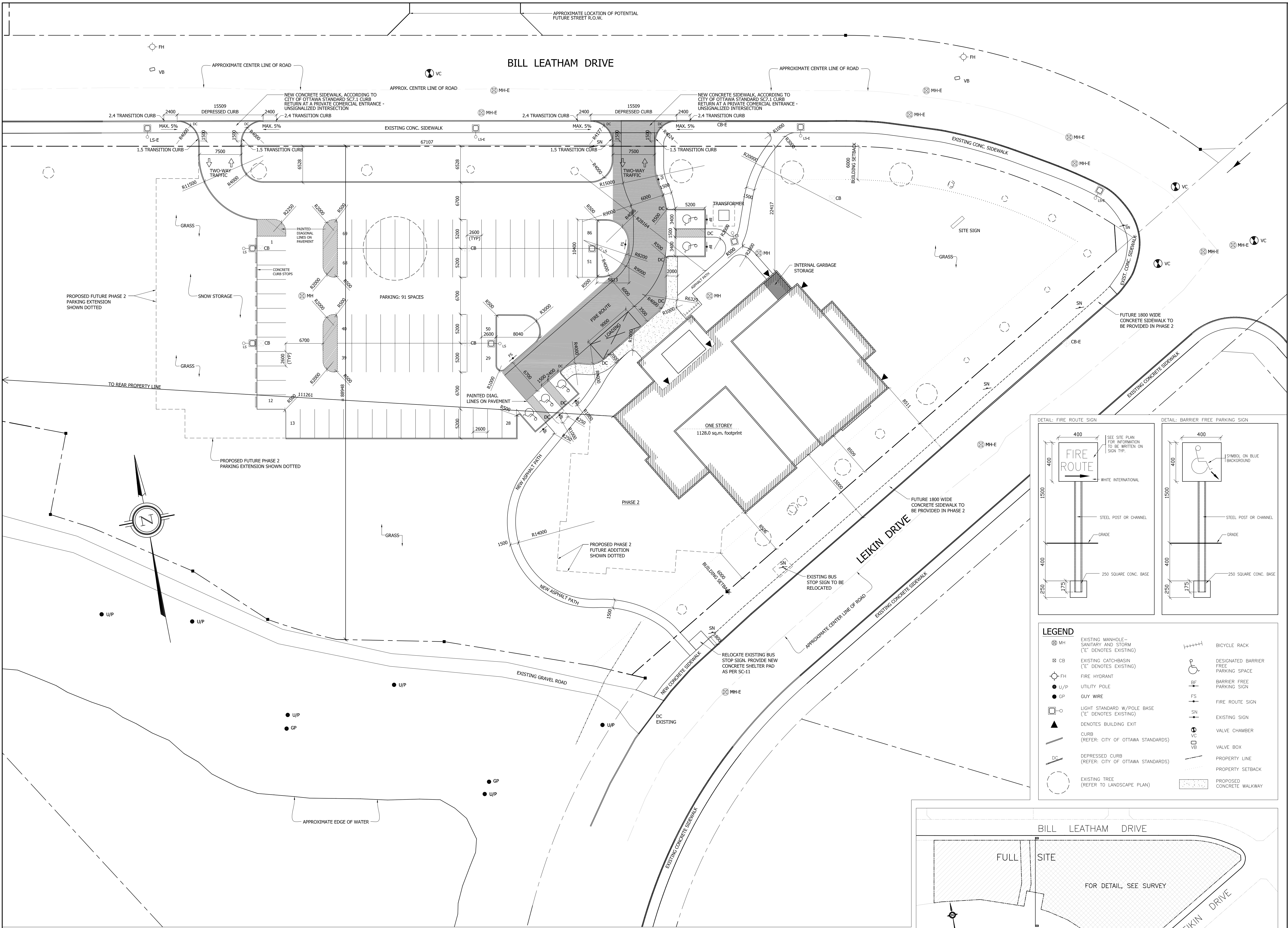
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***DRAWINGS / FIGURES***

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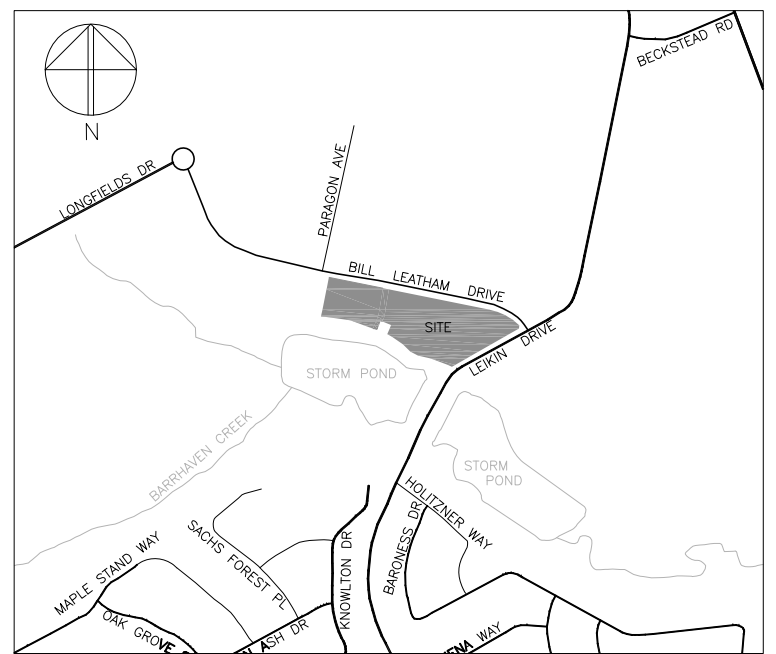


| NO. | REVISION                         | DATE        |
|-----|----------------------------------|-------------|
| 1   | ISSUED FOR SITE PLAN APPLICATION |             |
| 3   | UPDATED SITE PLAN FOR REVIEW     | APR 11/2016 |
| 4   | UPDATED SITE PLAN FOR REVIEW     | APR 25/2016 |
| 5   | ISSUED FOR COORDINATION          | SEP 30/2016 |
| 6   | ISSUED FOR COORDINATION          | OCT 17/2016 |
| 7   | RE-ISSUED FOR SITE PLAN CONTROL  | OCT 21/2016 |
| 8   | RE-ISSUED FOR SITE PLAN CONTROL  | JULY 2017   |

PROPERTY INFORMATION:

LEGAL DESCRIPTION:  
PART OF LOTS 17 & 18  
CONCESSION 1 (RIDEAU FRONT)  
(GEOGRAPHIC TOWNSHIP OF NEPEAN)  
CITY OF OTTAWA

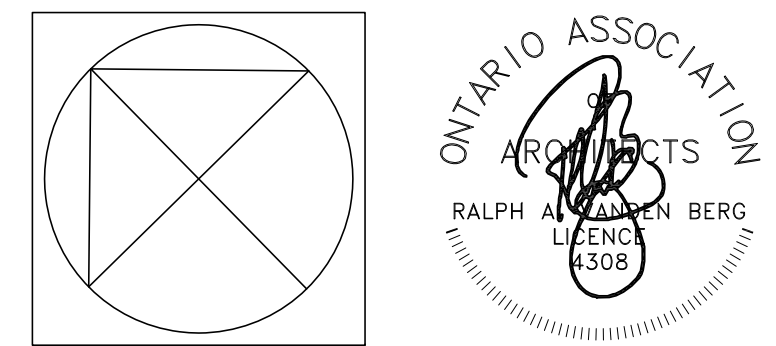
SURVEY INFORMATION PROVIDED BY:  
STANTEC GEOMATICS LTD.  
# 400 - 1331 CLYDE AVENUE, OTTAWA ON.  
PROJECT #: 161613463-111  
DATED: FEB. 29, 2016



GENERAL NOTES:  
1. ALL WALKWAYS TO BE ASPHALT PAVING UNLESS NOTED OTHERWISE.  
2. ALL NEW PARKING AREAS TO BE ASPHALT UNLESS NOTED OTHERWISE.  
3. REFER TO LEGAL SURVEY FOR SITE SPECIFIC LEGAL INFORMATION.  
4. REFER TO CIVIL FOR COMPLETE GRADE INFORMATION.

BUILDING AREA (FOOTPRINT): 1128.0 m²  
LOT AREA: 19578 m²  
ZONE: IL9 - LIGHT INDUSTRIAL

| MECHANISM                                      | REQUIRED                                                                                                                      | PROVIDED      |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------|
| MINIMUM LOT AREA                               | 3000 m²                                                                                                                       | 19578 m²      |
| MINIMUM LOT WIDTH                              | 50 m                                                                                                                          | ± 89.2 m      |
| MINIMUM FRONT YARD SETBACK                     | 6 m                                                                                                                           | 8.5 m         |
| MINIMUM CORNER SIDE YARD SETBACK               | 6 m                                                                                                                           | 22.4 m        |
| MINIMUM REAR YARD SETBACK                      | 6 m                                                                                                                           | 111.3 m       |
| MAXIMUM LOT COVERAGE                           | 60 %                                                                                                                          | 5.8 %         |
| MAXIMUM BUILDING HEIGHT                        | 22 m                                                                                                                          | 9.55 m        |
| MAXIMUM FLOOR SPACE INDEX                      | 2                                                                                                                             | 0.058         |
| MAX. WIDTH LANDSCAPE AREA (AROUND PARKING LOT) | NO MIN.                                                                                                                       | N.A.          |
| MIN. WIDTH OF LANDSCAPE AREA                   | 3 m                                                                                                                           | 6.5 m         |
| MIN. # OF PARKING SPACES                       | 10/100m² GFA OF ASSEMBLY AREA: 114.8<br>FELLOWSHIP: 167.9<br>GYM: 275.7<br>NURSERY: 34<br>WAITING/PRAYER: 10<br>TOTAL: 700 m² | 91            |
| VEHICLE PARKING SPACE SIZE PROVISIONS          | 2.6m x 5.2m                                                                                                                   | 2.6 m x 5.2 m |
| MIN AISLE WIDTH                                | 6.7 m                                                                                                                         | 6.7 m         |
| MIN. # BICYCLE PARKING SPACES                  | 1 PER 1500 m² GFA                                                                                                             | 6             |
| BICYCLE PARKING SPACE SIZE PROVISIONS          | 0.6m x 1.8m                                                                                                                   | 0.6 m x 1.8 m |
| LOADING SPACE                                  | 1: 3.5m x 9m                                                                                                                  | 1             |



**Vandenberg & Wildeboer**  
A.R.C.H.I.T.E.C.T.S.

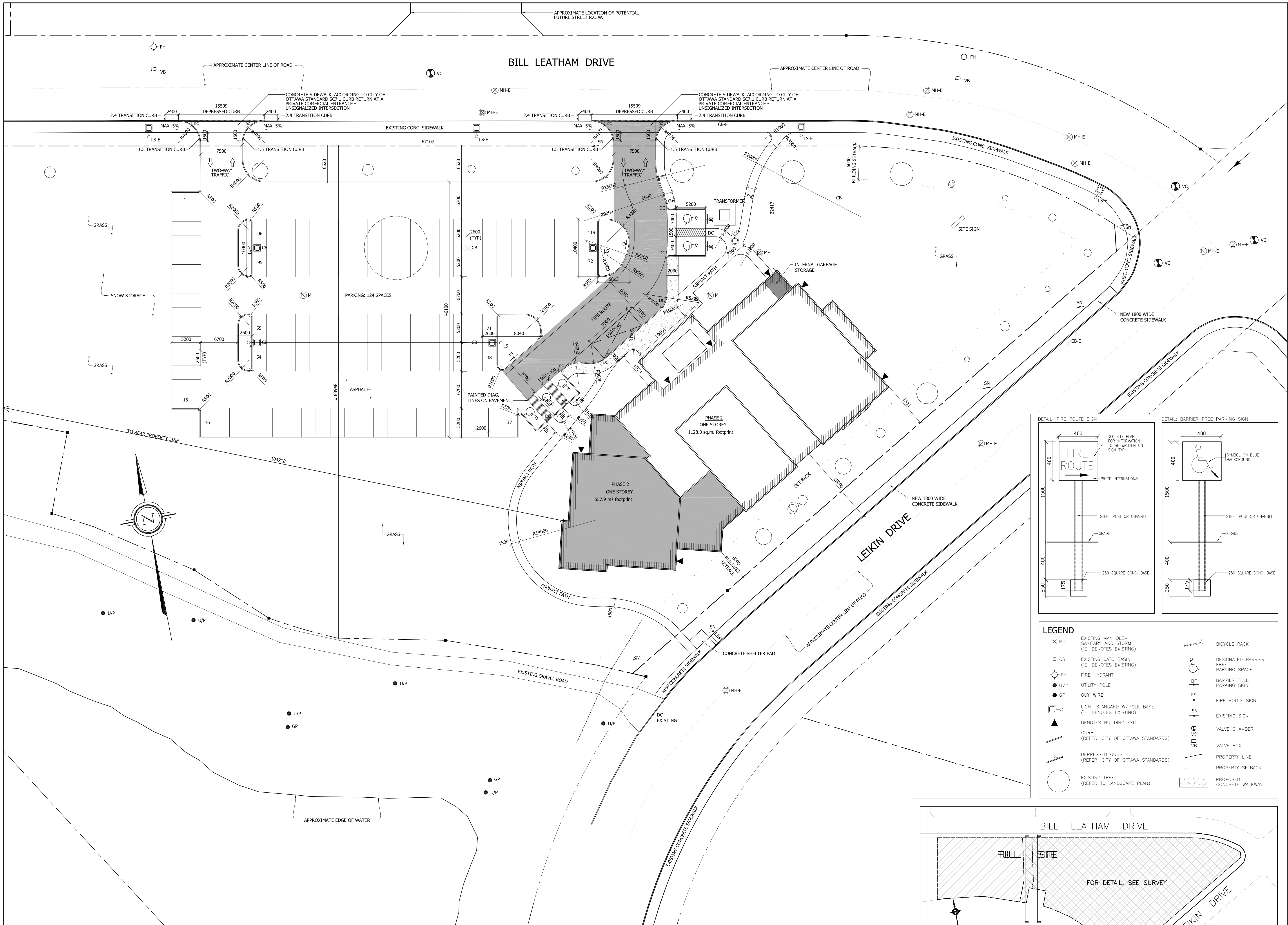
www.vandenberg-wildeboer.ca Telephone: 613.287.0166 Fax: 613.271.8609 email: info@vandenberg-wildeboer.ca  
# THE OLD STONE LODGE # 140 PLAINBROUGH WAY # OTTAWA, ONTARIO # K2E 9P9

PROJECT TITLE  
THE SALVATION ARMY BARRHAVEN CHURCH  
NEPEAN

DRAWING TITLE  
PHASE 1 SITE PLAN

DESIGNED BY: RALPH VANDENBERG  
DRAWN BY: LV, MD  
START DATE: 2015  
SCALE: AS SHOWN  
PROJECT NO. 1502

DRAWING NO. **A100**

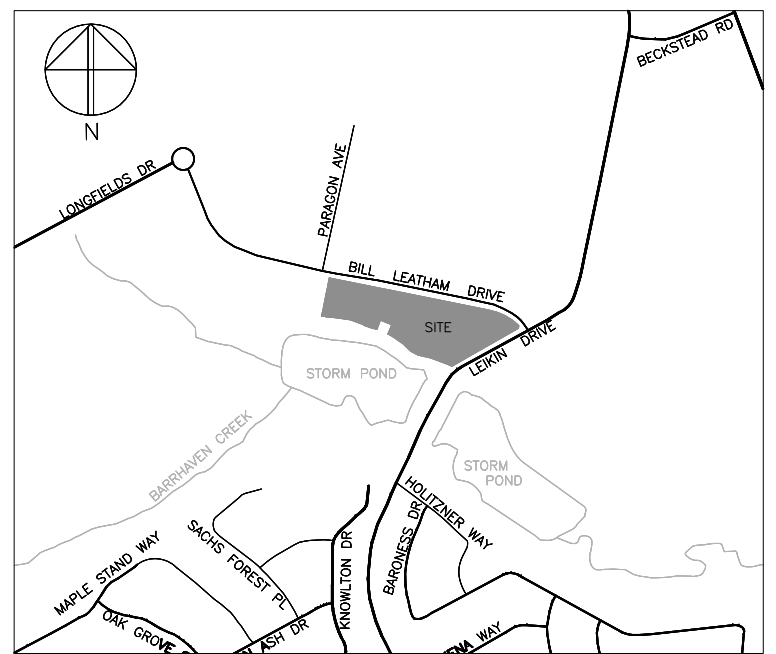


| NO. | REVISION                         | DATE        |
|-----|----------------------------------|-------------|
| 1   | ISSUED FOR SITE PLAN APPLICATION |             |
| 3   | UPDATED SITE PLAN FOR REVIEW     | APR 11/2016 |
| 4   | UPDATED SITE PLAN FOR REVIEW     | APR 25/2016 |
| 5   | ISSUED FOR COORDINATION          | SEP 30/2016 |
| 6   | ISSUED FOR COORDINATION          | OCT 17/2016 |
| 7   | RE-ISSUED FOR SITE PLAN CONTROL  | OCT 21/2016 |
| 8   | RE-ISSUED FOR SITE PLAN CONTROL  | JULY 2017   |

**PROPERTY INFORMATION:**

**LEGAL DESCRIPTION:**  
PART OF LOTS 17 & 18  
CONCESSION 1 (RIDEAU FRONT)  
(GEOGRAPHIC TOWNSHIP OF NEPEAN)  
CITY OF OTTAWA

**SURVEY INFORMATION PROVIDED BY:**  
STANTEC GEOMATICS LTD.  
# 400 - 1331 CLYDE AVENUE, OTTAWA ON.  
PROJECT #: 161613463-111  
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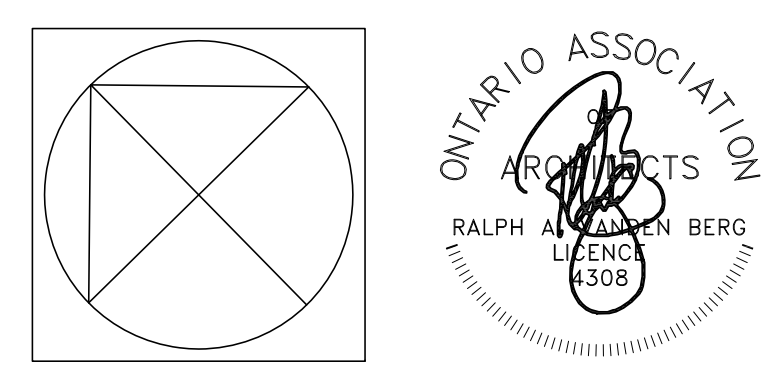


**GENERAL NOTES:**

- ALL WALKWAYS TO BE ASPHALT PAVING UNLESS NOTED OTHERWISE.
- ALL NEW PARKING AREAS TO BE ASPHALT UNLESS NOTED OTHERWISE.
- REFER TO LEGAL SURVEY FOR SITE SPECIFIC LEGAL INFORMATION.
- REFER TO CIVIL FOR COMPLETE GRADE INFORMATION.

**BUILDING AREA (FOOTPRINT):** 1685.9 m<sup>2</sup>  
**LOT AREA:** 19578 m<sup>2</sup>  
**ZONE:** IL9 - LIGHT INDUSTRIAL

| MECHANISM                                      | REQUIRED                                                                                                                                                                                                                 | PROVIDED             |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| MINIMUM LOT AREA                               | 3000 m <sup>2</sup>                                                                                                                                                                                                      | 19578 m <sup>2</sup> |
| MINIMUM LOT WIDTH                              | 50 m                                                                                                                                                                                                                     | ± 89.2 m             |
| MINIMUM FRONT YARD SETBACK                     | 6 m                                                                                                                                                                                                                      | 6 m                  |
| MINIMUM CORNER SIDE YARD SETBACK               | 6 m                                                                                                                                                                                                                      | 22.4 m               |
| MINIMUM REAR YARD SETBACK                      | 6 m                                                                                                                                                                                                                      | 104.7 m              |
| MAXIMUM LOT COVERAGE                           | 60 %                                                                                                                                                                                                                     | 8.66 %               |
| MAXIMUM BUILDING HEIGHT                        | 22 m                                                                                                                                                                                                                     | 11.2 m               |
| MAXIMUM FLOOR SPACE INDEX                      | 2                                                                                                                                                                                                                        | 0.087                |
| MAX. WIDTH LANDSCAPE AREA (AROUND PARKING LOT) | NO MIN.                                                                                                                                                                                                                  | N.A.                 |
| MIN. WIDTH OF LANDSCAPE AREA                   | ABUTTING A STREET<br>3 m<br>OTHER CASES:<br>NO MIN.                                                                                                                                                                      | 6.5 m<br>N.A.        |
| MIN. # PARKING SPACES                          | PLACE OF ASSEMBLY, WORSHIP<br>10/100m <sup>2</sup> GFA OF ASSEMBLY AREA<br>MULTI-PURPOSE: 114.8<br>FELLOWSHIP: 181.9<br>GYM: 273.7<br>NURSERY: 370.3<br>MEETING RM: 31<br>MISC. RM: 1112 m <sup>2</sup><br>GARS REQ. 111 | 124                  |
| VEHICLE PARKING SPACE SIZE PROVISIONS          | 2.6m x 5.2m                                                                                                                                                                                                              | 2.6 m x 5.2 m        |
| MIN AISLE WIDTH                                | 6.7 m                                                                                                                                                                                                                    | 6.7 m                |
| MIN. # BICYCLE PARKING SPACES                  | 1 PER 1500 m <sup>2</sup> GFA                                                                                                                                                                                            | 6                    |
| BICYCLE PARKING SPACE SIZE PROVISIONS          | 0.6m x 1.8m                                                                                                                                                                                                              | 0.6 m x 1.8 m        |
| LOADING SPACE                                  | 1: 3.5m x 9m                                                                                                                                                                                                             | 1                    |



**Vandenberg & Wildeboer**  
A.R.C.H.I.T.E.C.T.S

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# THE OLD STONE LODGE • 140 PLAINFIELD RD • OTTAWA, ONTARIO • K2E 9H9 •

PROJECT TITLE  
**THE SALVATION ARMY BARRHAVEN CHURCH**  
NEPEAN

DRAWING TITLE  
**PHASE 2 SITE PLAN**

DESIGNED BY: RALPH VANDENBERG  
DRAWN BY: LV, MD  
START DATE: 2015  
SCALE: AS SHOWN  
PROJECT NO. 1502

DRAWING NO.  
**A100**



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TOPOGRAPHIC SKETCH of  
**PART OF LOTS 17 & 18  
CONCESSION 1 (RIDEAU FRONT)**  
(GEOGRAPHIC TOWNSHIP OF NEPEAN )  
**CITY OF OTTAWA**  
Scale 1:500  
10 0 10 20 30 METRES

| LEGEND (IF APPLICABLE) |                                             |
|------------------------|---------------------------------------------|
|                        | ACU - AIR CONDITIONING UNIT                 |
|                        | AN - ANCHOR                                 |
|                        | AP - AIR PUMP                               |
|                        | ANT - ANTENNA                               |
|                        | BH - BOREHOLE                               |
|                        | BB - HOSE BIB                               |
|                        | BKR - BIKE RACK                             |
|                        | BENCH - BENCH                               |
|                        | BOL - BOLLARD                               |
|                        | CB - CATCH BASIN                            |
|                        | DCB - DOUBLE CB                             |
|                        | CBMH - CB MANHOLE                           |
|                        | DCBMH - DOUBLE CB MANHOLE                   |
|                        | SICB - SIDE INLET CB                        |
|                        | CHM - CHIMNEY                               |
|                        | CSV - CURB STOP                             |
|                        | DRN - DRAIN                                 |
|                        | EPOST - ELECTRICAL OUTLET                   |
|                        | FP - FLAG POLE                              |
|                        | FL - FLOOD LIGHT                            |
|                        | FTF - FUEL TANK FILLER CAP                  |
|                        | GC - GARBAGE CAN                            |
|                        | GMRK - GAS MARKER                           |
|                        | GTL - PIPE FLANGE (GAS)                     |
|                        | GFP - GAS FUEL PUMP                         |
|                        | GP - POLE GUYWIRE                           |
|                        | GSR - GAS SERVICE REGULATOR                 |
|                        | GV - GAS VALVE                              |
|                        | HCB - HICKSBOTTOM                           |
|                        | HDS - HEADSTONE                             |
|                        | HLS - LIGHT STANDARD HYDRO                  |
|                        | HM - HYDRO METER                            |
|                        | HTN - HYDRO TRANSFORMER                     |
|                        | HW - HAND WELL                              |
|                        | HYD - FIRE HYDRANT                          |
|                        | JXB - JUNCTION BOX                          |
|                        | MB - MAILBOX                                |
|                        | MP - MONITORING PIN                         |
|                        | MH - MAINTENANCE HOLE UNIDENTIFIED          |
|                        | MHB - MAINTENANCE HOLE BELL                 |
|                        | MHF - MAINTENANCE HOLE FIBRE OPTIC          |
|                        | MHH - MAINTENANCE HOLE HYDRO                |
|                        | MHI - MAINTENANCE HOLE INVERT               |
|                        | MHS - MAINTENANCE HOLE SANITARY             |
|                        | MHS - MAINTENANCE HOLE STORM                |
|                        | MHT - MAINTENANCE HOLE TRAFFIC              |
|                        | MW - MONITORING WELL                        |
|                        | NFB - NEWS PAPER BOX                        |
|                        | OLP - LIGHT STANDARD ORNAMENTAL             |
|                        | OW - OBSERVATION WELL                       |
|                        | PIN - PROPERTY IDENTIFICATION NUMBER        |
|                        | PMB - PULL BOX                              |
|                        | PLQ - PLAQUE                                |
|                        | PLR - PILLAR                                |
|                        | POST - POST                                 |
|                        | PZ - PIEZOMETER                             |
|                        | RLC - RED LIGHT CAMERA                      |
|                        | RWSL - RAILWAY SIGNAL LIGHT                 |
|                        | RWS - RAILWAY SWITCH STAND                  |
|                        | SAT - SATELLITE DISH                        |
|                        | SCLP - SCULPTURE                            |
|                        | SCP - SUMP/CATCH PIT                        |
|                        | SCV - SPRINKLER CONTROL VALVE               |
|                        | SHR - SPRINKLER HEAD                        |
|                        | SIA - SIAMESE CONNECTION                    |
|                        | SN - SIGN                                   |
|                        | SICB - SIDE INLET CATCHBASIN                |
|                        | SPAN - SOLAR PANEL                          |
|                        | SPT - SEPTIC TANK                           |
|                        | TABLE - TABLE                               |
|                        | TB BELL - TERMINAL BOX - BELL               |
|                        | TB CAB - TERMINAL BOX - CABLE               |
|                        | TCB - TRAFFIC CONTROL BOX                   |
|                        | TPIT - TEST PIT                             |
|                        | Cm - TREE CONIFEROUS (DIAMETER CENTIMETRES) |
|                        | Dm - TREE DECIDUOUS (DIAMETER CENTIMETRES)  |
|                        | TRS - TREE STUMP                            |
|                        | TSL - TRAFFIC SIGNAL LIGHT                  |
|                        | UMB - MARKER BELL UNDERGROUND               |
|                        | UMC - MARKER CABLE UNDERGROUND              |
|                        | UMG - MARKER GAS UNDERGROUND                |
|                        | UMO - MARKER OIL UNDERGROUND                |
|                        | UP - UTILITY POLE                           |
|                        | VB - VALVE BOX                              |
|                        | VC - VALVE CHAMBER                          |
|                        | WV - WATER VALVE                            |
|                        | WELL - WELL                                 |
|                        | Property Line                               |

**VERTICAL DATUM NOTE**  
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928/1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA  
ELEVATION=95.205.

**HORIZONTAL DATUM NOTE**  
PROJECTION: UNIVERSAL TRANSVERSE MERCATOR  
(MTM, ZONE 9, CM76°30'W)  
DATUM: NAD 83 (ORIGINAL)

