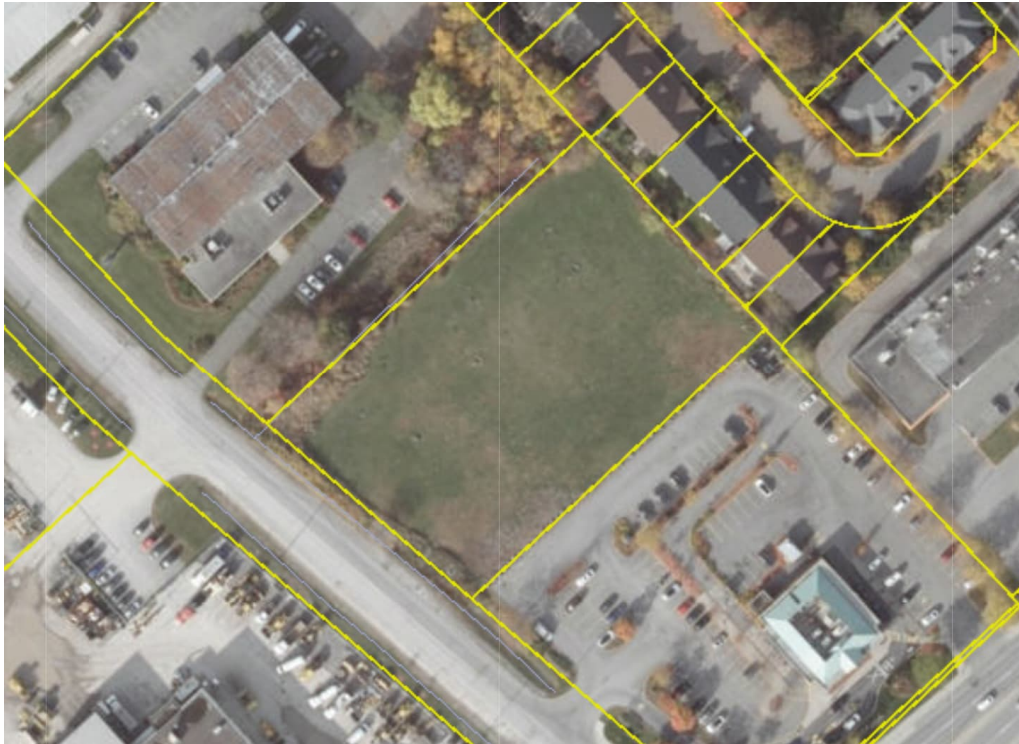


# SERVICING & STORMWATER MANAGEMENT REPORT

## 16 EDGEWATER STREET, OTTAWA



Project No.: CCO-22-0244

City File No.: D07-12-21-0176

Prepared for:

Park River Properties  
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November 4, 2022

## TABLE OF CONTENTS

1.0	PROJECT DESCRIPTION.....	1
1.1	<i>Purpose</i> .....	1
1.2	<i>Site Description</i> .....	1
1.3	<i>Proposed Development and Statistics</i> .....	2
1.4	<i>Existing Conditions and Infrastructures</i> .....	2
1.5	<i>Approvals</i> .....	2
2.0	BACKGROUND STUDIES, STANDARDS, AND REFERENCES.....	3
2.1	<i>Background Reports / Reference Information</i> .....	3
2.2	<i>Applicable Guidelines and Standards</i> .....	3
3.0	PRE-CONSULTATION SUMMARY.....	4
4.0	WATERMAIN.....	5
4.1	<i>Existing Watermain</i> .....	5
4.2	<i>Proposed Watermain</i> .....	5
5.0	SANITARY DESIGN.....	8
5.1	<i>Existing Sanitary Sewer</i> .....	8
5.2	<i>Proposed Sanitary Sewer</i> .....	8
6.0	STORM SEWER DESIGN.....	10
6.1	<i>Existing Storm Sewers</i> .....	10
6.2	<i>Proposed Storm Sewers</i> .....	10
7.0	PROPOSED STORMWATER MANAGEMENT.....	11
7.1	<i>Design Criteria and Methodology</i> .....	11
7.2	<i>Runoff Calculations</i> .....	11
7.3	<i>Pre-Development Drainage</i> .....	12
7.4	<i>Post-Development Drainage</i> .....	12
8.0	EROSION AND SEDIMENT CONTROL.....	14
8.1	<i>Temporary Measures</i> .....	14
8.2	<i>Permanent Measures</i> .....	14
9.0	SUMMARY.....	15
10.0	RECOMMENDATION.....	15
11.0	STATEMENT OF LIMITATIONS.....	16

## LIST OF TABLES

Table 1: Water Supply Design Criteria and Water Demands .....	6
Table 2: Fire Protection Confirmation.....	7
Table 3: Sanitary Design Criteria.....	8
Table 4: Summary of Estimated Sanitary Flow .....	9
Table 5: Pre-Development Runoff Summary.....	12
Table 6: Post-Development Runoff Summary .....	12

## APPENDICES

Appendix A: Site Location Plan

Appendix B: Background Documents

Appendix C: Watermain Calculations

Appendix D: Sanitary Calculations

Appendix E: Pre-Development Drainage Plan

Appendix F: Post-Development Drainage Plan

Appendix G: Stormwater Management Calculations

Appendix H: City of Ottawa Design Checklist

## 1.0 PROJECT DESCRIPTION

### 1.1 Purpose

McIntosh Perry (MP) has been retained by Park River Properties to prepare this Servicing and Stormwater Management Report in support of the Site Plan Control and Zoning By-Law Amendment application processes for the proposed development located at 16 Edgewater Street within the City of Ottawa.

The main purpose of this report is to present a servicing and stormwater management design for the development in accordance with the recommendations and guidelines provided by the City of Ottawa (City), the Mississippi Valley Conservation Authority (MVCA), and the Ministry of the Environment, Conservation and Parks (MECP). This report will address the water, sanitary and storm sewer servicing for the development, ensuring that existing and available services will adequately service the proposed development.

This report should be read in conjunction with the following drawings:

- CCO-22-0244, C101 – Grading & Sediment and Erosion Control Plan
- CCO-22-0244, C102 – Servicing Plan
- CCO-22-0244, PRE – Pre-Development Drainage Area Plan (*Appendix E*)
- CCO-22-0244, POST – Post-Development Drainage Area Plan (*Appendix F*)

### 1.2 Site Description



Figure 1: Site Map

The subject property, herein referred to as the site, is located at 16 Edgewater Street within the Kanata South Ward. The site covers approximately  $0.62\text{ ha}$  and is located north of the Hazeldean Road and Edgewater Street intersection. The site is zoned for General Industrial use (IG). See Site Location Plan in *Appendix A* for more details.

### 1.3 Proposed Development and Statistics

The proposed development consists of a 10-storey mixed-use residential and commercial building and three townhome blocks. Combined, the buildings will contain 176 residential units and  $752\text{ m}^2$  of commercial space. Drive aisles and aboveground, and underground parking will be provided with access from Edgewater Street. Refer to *Site Plan* prepared by CSV Architects and included in *Appendix B* for further details.

### 1.4 Existing Conditions and Infrastructures

The site is currently undeveloped with grass swales and currently slopes from the northeast to southwest corner of the site. Edgewater Street contains a roadside ditch system, sloping towards Hazeldean Road.

Sewer and watermain mapping collected from the City of Ottawa indicate that the following services exist across the property frontages within the adjacent municipal rights-of-way(s):

- ❖ Edgewater Street
  - 406 mm diameter ductile iron watermain,
  - 300 mm diameter PVC sanitary sewer tributary to the South Glen Cairn collector sewer, and
  - A roadside stormwater drainage system tributary to the Carp River approximately 640 m downstream.

### 1.5 Approvals

The proposed development is subject to the City of Ottawa site plan control and zoning by-law amendment approval processes. Site plan control requires the City to review, provided concurrence and approve the engineering design package. Permits to construct can be requested once the City has issued a site plan agreement.

An Environmental Compliance Approval (*ECA*) through the Ministry of Environment, Conservation and Parks (*MECP*) is not anticipated to be required for the development since the development is contained within a single parcel of land, is not within a combined sewershed, and does not propose industrial sewage. As a result, the stormwater management system meets the exemption requirements under O. Reg 525/90.

## 2.0 BACKGROUND STUDIES, STANDARDS, AND REFERENCES

### 2.1 Background Reports / Reference Information

As-built drawings of existing services, provided by the City of Ottawa Information centre, within the vicinity of the proposed site were reviewed in order to identify infrastructure available to service the proposed development.

A topographic survey (22-0289) of the site was completed by McIntosh Perry Surveying Inc and dated May 11<sup>th</sup>, 2021.

The Site Plan (A.100) was prepared by CSV Architects and dated October 26, 2022 (*Site Plan*).

### 2.2 Applicable Guidelines and Standards

City of Ottawa:

- ◆ Ottawa Sewer Design Guidelines, City of Ottawa, SDG002, October 2012. (*Ottawa Sewer Guidelines*)
  - Technical Bulletin ISTB-2014-01 City of Ottawa, February 2014. (*ISTB-2014-01*)
  - Technical Bulletin PIEDTB-2016-01 City of Ottawa, September 2016. (*PIEDTB-2016-01*)
  - Technical Bulletin ISTB-2018-01 City of Ottawa, January 2018. (*ISTB-2018-01*)
  - Technical Bulletin ISTB-2018-03 City of Ottawa, March 2018. (*ISTB-2018-03*)
  - Technical Bulletin ISTB-2019-01 City of Ottawa, January 2019. (*ISTB-2019-01*)
  - Technical Bulletin ISTB-2019-02 City of Ottawa, February 2019. (*ISTB-2019-02*)
- ◆ Ottawa Design Guidelines – Water Distribution City of Ottawa, July 2010. (*Ottawa Water Guidelines*)
  - Technical Bulletin ISD-2010-2 City of Ottawa, December 15, 2010. (*ISD-2010-2*)
  - Technical Bulletin ISDTB-2014-02 City of Ottawa, May 2014. (*ISDTB-2014-02*)
  - Technical Bulletin ISTB-2018-02 City of Ottawa, March 2018. (*ISTB-2018-02*)

Ministry of Environment, Conservation and Parks:

- ◆ Stormwater Planning and Design Manual, Ministry of the Environment, March 2003. (*MECP Stormwater Design Manual*)
- ◆ Design Guidelines for Sewage Works, Ministry of the Environment, 2008. (*MECP Sewer Design Guidelines*)

Other:

- ◆ Water Supply for Public Fire Protection, Fire Underwriters Survey, 2020. (*FUS Guidelines*)

### 3.0 PRE-CONSULTATION SUMMARY

A pre-consultation meeting was held with City staff on November 18<sup>th</sup>, 2020, regarding the proposed site servicing. Specific design parameters to be incorporated within this design include the following:

- Pre-development and post-development flows shall be calculated using a time of concentration (Tc) of 10 minutes or greater.
- Control 5 through 100-year post-development flows to the calculated pre-development flows.
- Quality controls up to an enhanced level of protection are required based on direction from the MVCA.

## 4.0 WATERMAIN

### 4.1 Existing Watermain

There is an existing 406 mm diameter PVC watermain within Edgewater Street. The site is located within the 3W pressure zone, as per the Water Distribution System mapping included in *Appendix C*. There are four municipal fire hydrants along Edgewater Street available to service the development.

### 4.2 Proposed Watermain

In accordance with Section 4.3.1 of the *Ottawa Water Guidelines*, service areas with a basic day demand greater than 50 m<sup>3</sup>/day require a dual connection to the municipal system. As a result, a dual connection to the existing 406 mm diameter PVC watermain within Edgewater Street will be required. A new water valve to the 406 mm diameter watermain is proposed to provide a redundant connection.

It is proposed to connect two 150 mm diameter water services with water valves located at the property line. The watermain is designed to have a minimum of 2.4 m cover, except for the roadside ditch crossing where the cover will be limited to 1.2 m. A private hydrant, to be designed by the Mechanical Engineer, will be installed on site. Refer to drawing *C102* for a detailed servicing layout.

The Fire Underwriters Survey 2020 (FUS) method was utilized to estimate the required fire flow for the site. The following parameters were coordinated with the architect.

- ❖ Type of construction – Non-Combustible Construction for Building A and Wood Frame Construction for Buildings B-D
- ❖ Occupancy Type – Limited Combustibility for Building A and Combustible for Buildings B-D
- ❖ Sprinkler Protection – Supervised Sprinkler System for Building A and no Sprinkler System for Buildings B-D

The results of the calculations yielded a maximum fire flow of *14,000 L/min* (233.3 L/s). The detailed calculations for the FUS can be found in *Appendix C*.

The water demands for the proposed building have been calculated to adhere to the *Ottawa Water Guidelines* and can be found in *Appendix C*. The results have been summarized below:



Table 1: Water Supply Design Criteria and Water Demands

Site Area	0.62 ha
Commercial	28,000 L/gross ha /day
Maximum Daily Peaking Factor – Comm	1.5 x avg day
Maximum Hour Peaking Factor – Comm	1.8 x max day
Residential	280 L/person/day
Bachelor Apartment	1.4 persons/unit
1 Bedroom Apartment	1.4 persons/unit
2 Bedroom Apartment or 1 Bedroom +	2.1 persons/unit
3 Bedroom Apartment or 2 Bedroom +	3.1 persons/unit
Townhome	2.7 persons/unit
Maximum Daily Peaking Factor – Res	3.5 x avg day
Maximum Hour Peaking Factor – Res	5.2 x max day
Average Day Demand (L/s)	1.12
Maximum Daily Demand (L/s)	3.80
Peak Hourly Demand (L/s)	5.72
FUS Fire Flow Requirement (L/s)	150.0 (9,000 L/min) – Building A 200.0 (12,000 L/min) – Building B 233.3 (14,000 L/min) – Building C 166.7 (13,000 L/min) – Building D

The City provided the estimated water pressures at both for the average day scenario, peak hour scenario, and the max day plus fire flow scenario for the demands indicated by the correspondence in *Appendix C*. The resulting pressures for the boundary conditions results are shown in *Table 2*, below.

Table 2: Boundary Conditions Results

Scenario	Proposed Demands (L/s)	HGL (m H <sub>2</sub> O)* /kPa
Average Day Demand	1.12	61.9 / 607.2
Maximum Daily + Fire Flow Demand (166.7 L/s or 10,000 L/min)	3.80 + 166.7	56.6 / 555.2
Maximum Daily + Fire Flow Demand (250.0 L/s or 15,000 L/min)	3.80 + 250	55.3 / 542.5
Peak Hourly Demand	5.72	57.2 / 561.1
<i>*Adjusted for an estimated ground elevation of 101.9m above the connection point for connection.</i>		

During normal operations pressures exceed 552 kPa. A pressure check should be completed during construction to determine whether pressure reducing valves will be required. The proposed watermains will meet the minimum required 20 psi (140 kPa) from the *Ottawa Water Guidelines* at the ground level under maximum day demand and fire flow conditions.

To confirm the adequacy of fire flow to protect the proposed development, public fire hydrants within 150 m of the proposed building were analysed per City of Ottawa *ISTB 2018-02* Appendix I Table 1. Based on City guidelines (*ISTB-2018-02*), the existing hydrants can provide adequate fire protection to the proposed development. The results are summarized below.

Table 3: Fire Protection Confirmation

Building	Fire Flow Demand (L/min.)	Fire Hydrant(s) within 75m	Fire Hydrant(s) within 150m	Combined Fire Flow (L/min.)
16 Edgewater St	9,000-14,000	1 (FH#1)	3 (FH#2, FH#3, FH#4)	16,500

## 5.0 SANITARY DESIGN

### 5.1 Existing Sanitary Sewer

There is an existing 300 mm diameter sanitary sewer within Edgewater Street, fronting the subject site. The subject site currently contributes wastewater to the Edgewater Street sewer system tributary to the South Glen Cairn trunk sewer.

### 5.2 Proposed Sanitary Sewer

A new 200 mm diameter gravity sanitary service will be connected to the existing 300 mm diameter sanitary sewer. Refer to drawing C102 for a detailed servicing layout.

Table 4, below, summarizes the wastewater design criteria identified by the *Ottawa Sewer Guidelines*.

Table 4: Sanitary Design Criteria

Design Parameter	Value
Site Area	0.62 ha
Commercial	2.8 L/m <sup>2</sup> /day
Commercial Peaking Factor	1.0
Residential	280 L/person/day
Bachelor Apartment	1.4 persons/unit
1 Bedroom Apartment	1.4 persons/unit
2 Bedroom Apartment or 1 Bedroom +	2.1 persons/unit
3 Bedroom Apartment or 2 Bedroom +	3.1 persons/unit
Townhome	2.7 persons/unit
Residential Peaking Factor	3.45
Extraneous Flow Allowance	0.33 L/s/ha

Table 5, below, summarizes the estimated wastewater flow from the proposed development. Refer to *Appendix D* for detailed calculations.

Table 5: Summary of Estimated Sanitary Flow

Design Parameter	Total Flow (L/s)
Total Estimated Average Dry Weather Flow	1.15
Total Estimated Peak Dry Weather Flow	3.82
Total Estimated Peak Wet Weather Flow	3.99

As noted above, the development is proposed to be serviced via the existing 300 mm diameter sanitary sewer within Edgewater Street. Based on coordination with City staff, the municipal infrastructure has capacity to accommodate the development. Refer to *Appendix D* for correspondence.

The full flowing capacity of a 200 mm diameter service at a 1% slope is estimated to be 34.2 L/s. Per *Table 4*, a peak wet weather flow of 3.99 L/s will be conveyed within the 200 mm diameter service, therefore the proposed system is sufficient sized for the development.

## 6.0 STORM SEWER DESIGN

### 6.1 Existing Storm Sewers

Stormwater runoff from the site is currently tributary to the Carp River approximately 640 m downstream. There is an existing roadside ditch system along Edgewater Street. Edgewater Street drainage is collected by the existing 450 mm diameter storm sewer with Hazeldean Road, northeast of the Edgewater Street intersection.

### 6.2 Proposed Storm Sewers

A 250 mm diameter perforated subdrain system is proposed to run along the north, east, and south property limits. External drainage, as well as side yard drainage, will be directed towards Edgewater Street without flow attenuation. See CCO-22-0244 - *POST* included in *Appendix F* and CCO-22-0244 - *PRE* included in *Appendix E* of this report for more details. The Stormwater Management design for the subject property will be further outlined in *Section 7.0* of this report.

A new 250 mm diameter storm service is proposed to be extended from the existing roadside ditch system along Edgewater Street. The sewer system will provide flow attenuation for the walkways, drive aisles, and rear parking lot (Area B6) by an internal cistern storage unit. Storage unit details to be provided by building designers.

Runoff collected on the roof of the proposed buildings (Area B1, B2, B5, and B7) will be stored and controlled internally using roof drains. Roof drains will be used to limit the flow from the roof to the specified allowable release rate. For calculation purposes a Watts Accutrol roof drain was used estimate a reasonable roof flow. Other products maybe specified at detailed building design so long as release rates and storage volumes are respected. Drainage from the roof will be directed to the existing roadside ditch system.

Maximum ponding limits have been added to drawing C101 for the purpose of demonstrating the area water would occupy in the event of a blockage within the internal plumbing system. Surface ponding and storage during any storm event is not proposed within this site. Refer to drawing C101 for further details.

Foundation drainage is proposed to be conveyed without flow attenuation via a 250 mm storm service discharging runoff to the roadside ditch system.

## 7.0 PROPOSED STORMWATER MANAGEMENT

### 7.1 Design Criteria and Methodology

Stormwater management for the proposed site will be maintained through two methods. The first will store and control runoff collected on the roofs of the proposed buildings. It is estimated that fifteen Watts Accutrol Weirs (combined) will be used to control the release rate of the stormwater. The second will control stormwater via an internal cistern storage unit and will collect runoff from the at-grade areas within the site. The flow will be directed to the existing roadside drainage ditch system along Edgewater Street.

In summary, the following design criteria have been employed in developing the stormwater management design for the site as directed by the City:

#### Quality Control

- Quality controls are required based on correspondence with the MVCA.

#### Quantity Control

- Pre-development and post-development flows shall be calculated using a time of concentration ( $T_c$ ) of 10 minutes or greater.
- Control 5 through 100-year post-development flows to the calculated pre-development flows. Refer to *Section 7.2* for further details.

### 7.2 Runoff Calculations

Runoff calculations presented in this report are derived using the Rational Method, given as:

$$Q = 2.78CIA \text{ (L/s)}$$

Where:

C	= Runoff coefficient
I	= Rainfall intensity in mm/hr (City of Ottawa IDF curves)
A	= Drainage area in hectares

It is recognized that the Rational Method tends to overestimate runoff rates. As a result, the conservative calculation of runoff ensures that any SWM facility sized using this method is expected to function as intended. The following coefficients were used to develop an average C for each area:

Roofs/Concrete/Asphalt	0.90
Undeveloped and Grass	0.20

As per the *City of Ottawa - Sewer Design Guidelines*, the 5-year balanced 'C' value must be increased by 25% for a 100-year storm event to a maximum of 1.0.

### 7.3 Pre-Development Drainage

It has been assumed that the existing development contained no stormwater management controls for flow attenuation. The estimated pre-development peak flows for the 2, 5, and 100-year events are summarized below in *Table 6*. See CCO-22-0244 - *PRE* in *Appendix E* and *Appendix G* for calculations.

Table 6: Pre-Development Runoff Summary

Drainage Area	Area (ha)	Q (L/s)	
		5-Year	100-Year
A1	0.088	2.96	6.32
A2	0.624	24.38	52.03
Total	0.712	27.34	58.35

### 7.4 Post-Development Drainage

To meet the stormwater objectives the development will contain a combination of flow attenuation with rooftop controls and internal cistern storage.

Based on the criteria listed in *Section 7.2.1*, the development will be required to restrict flow to the pre-development flow rates identified in *Table 6*, above. See *Appendix G* for calculations.

The proposed site drainage limits are demonstrated on the Post-Development Drainage Area Plan. See CCO-22-0244 - *POST* in *Appendix F* of this report for more details. A summary of the post-development runoff calculations can be found below.

Table 7: Post-Development Runoff Summary

Drainage Area	Area (ha)	5-year Peak Flow (L/s)	100-year Peak Flow (L/s)	100-year Storage Required (m <sup>3</sup> )	100-year Storage Available (m <sup>3</sup> )
B1	0.040	1.14	2.07	15.37	16.69
B2	0.041	1.14	2.07	15.51	16.80
B3	0.125	9.21	19.13	-	-
B4	0.015	3.02	5.81	-	-
B5	0.135	3.08	5.32	56.18	60.60
B6	0.234	5.58	15.56	65.17	65.17
B7	0.035	0.96	1.89	12.39	12.98
A1	0.088	2.96	6.32	-	-
Total	0.712	27.28	58.35	164.63	172.25

Runoff for area B1 will be stored on the roof of the proposed building and restricted using three Watts Accutrol roof drains (or equivalent product) to a maximum release rate of  $2.07\text{ L/s}$  and will provide up to  $16.7\text{ m}^3$  of storage.

Runoff for area B2 will be stored on the roof of the proposed building and restricted using three Watts Accutrol roof drains (or equivalent product) to a maximum release rate of  $2.07\text{ L/s}$  and will provide up to  $16.8\text{ m}^3$  of storage.

A 250 mm diameter perforated subdrain system is proposed to run along the north, east, and south property limits. Rear yard (Area B3) and front yard (Area B4) drainage will be directed towards Edgewater Street without flow attenuation. Areas B3 and B4 will contribute up to  $24.94\text{ L/s}$ .

Runoff for area B5 will be stored on the roof of the proposed building and restricted using seven Watts Accutrol roof drains (or equivalent product) to a maximum release rate of  $5.32\text{ L/s}$  and will provide up to  $60.6\text{ m}^3$  of storage.

Runoff for area B6 will be restricted inside the parking garage before discharging to the existing roadside ditch system. The flow will be controlled via a pump within the  $65.2\text{ m}^3$  internal cistern storage unit. Cistern and pump details to be provided by the building designers. Drainage from Area B6 will be controlled to a maximum release rate of  $15.6\text{ L/s}$ .

Runoff for area B7 will be stored on the roof of the proposed building and restricted using three Watts Accutrol roof drains (or equivalent product) to a maximum release rate of  $2.07\text{ L/s}$  and will provide up to  $13.0\text{ m}^3$  of storage.

Runoff for the external drainage area A1 will be directed towards Edgewater Street without attenuation as per the existing conditions. Area A1 will contribute up to  $6.32\text{ L/s}$ .

Foundation drainage is proposed to be conveyed without flow attenuation via a 250 mm storm service discharging runoff to the roadside ditch system.

The following measures are being incorporated to provide quality controls for the development:

- Water collected within drive aisles and surface parking lots will drain inside the building towards the internal cistern. Water will then flow from the cistern and mix with clean water collected from the roof areas before being pumped to the Edgewater ditch system per existing conditions. Pump requirements to be confirmed by the mechanical engineer.
- A CB Shield has been added to a structure on the storm outlet to provide a level of treatment for water leaving the cistern, which will be diluted by the clean roof drainage.
- Water collected in the perimeter swale and subdrain system is considered clean and therefore no treatment is expected to be required.



## 8.0 EROSION AND SEDIMENT CONTROL

### 8.1 Temporary Measures

Before construction begins, temporary silt fence, straw bale or rock flow check dams will be installed at all-natural runoff outlets from the property. It is crucial that these controls be maintained throughout construction and inspection of sediment and erosion control will be facilitated by the Contractor or Contract Administration staff throughout the construction period.

Silt fences will be installed where shown on the final engineering plans, specifically along the downstream property limits. The Contractor, at their discretion or at the instruction of the City, Conservation Authority or the Contract Administrator shall increase the quantity of sediment and erosion controls on-site to ensure that the site is operating as intended and no additional sediment finds its way off site. The rock flow, straw bale & silt fence check dams and barriers shall be inspected weekly and after rainfall events. Care shall be taken to properly remove sediment from the fences and check dams as required. Fibre roll barriers are to be installed at all existing curb inlet catch basins and filter fabric is to be placed under the grates of all existing catch basins and manholes along the frontage of the site and any new structures immediately upon installation. The measures for the existing/proposed structures is to be removed only after all areas have been paved. Care shall be taken at the removal stage to ensure that any silt that has accumulated is properly handled and disposed of. Removal of silt fences without prior removal of the sediments shall not be permitted.

Although not anticipated, work through winter months shall be closely monitored for erosion along sloped areas. Should erosion be noted, the Contractor shall be alerted and shall take all necessary steps to rectify the situation. Should the Contractor's efforts fail at remediating the eroded areas, the Contractor shall contact the City and/or Conservation Authority to review the site conditions and determine the appropriate course of action. As the ground begins to thaw, the Contractor shall place silt fencing at all required locations as soon as ground conditions warrant. Please see the *Site Grading, Drainage and Sediment & Erosion Control Plan* for additional details regarding the temporary measures to be installed and their appropriate OPSD references.

### 8.2 Permanent Measures

It is expected that the Contractor will promptly ensure that all disturbed areas receive topsoil and seed/sod and that grass be established as soon as possible. Any areas of excess fill shall be removed or levelled as soon as possible and must be located a sufficient distance from any watercourse to ensure that no sediment is washed out into the watercourse. As the vegetation growth within the site provides a key component to the control of sediment for the site, it must be properly maintained once established. Once the construction is complete, it will be up to the landowner to maintain the vegetation and ensure that the vegetation is not overgrown or impeded by foreign objects.

## 9.0 SUMMARY

- A 10-storey mixed-use building, two mixed-use buildings, and one townhouse block are proposed to be constructed at 16 Edgewater Street.
- Dual 150 mm diameter water services are proposed to be connected to the existing 406 mm diameter watermain within Edgewater Street.
- A new 200 mm sanitary service is proposed to service the development via the 300 mm diameter sanitary sewer within Edgewater Street.
- As discussed with the City of Ottawa staff, the stormwater management design will ensure that the post-development flow rates are restricted to the calculated pre-development flow rates.
- Storage for the 5- through 100-year storm events will be provided through rooftop attenuation and internal cistern attenuation.
- A new 250 mm storm service for rooftop, surface, and foundation drainage is proposed to service the development.
- Quality controls measures are incorporated in the stormwater management design per MVCA requirements.

## 10.0 RECOMMENDATION

Based on the information presented in this report, we recommend that City of Ottawa approve this Servicing and Stormwater Management report in support of the proposed development at 16 Edgewater Street.

This report is respectfully being submitted for approval.

Regards,

McIntosh Perry Consulting Engineers Ltd.



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A handwritten signature in black ink that reads "Ryan Robineau".

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## 11.0 STATEMENT OF LIMITATIONS

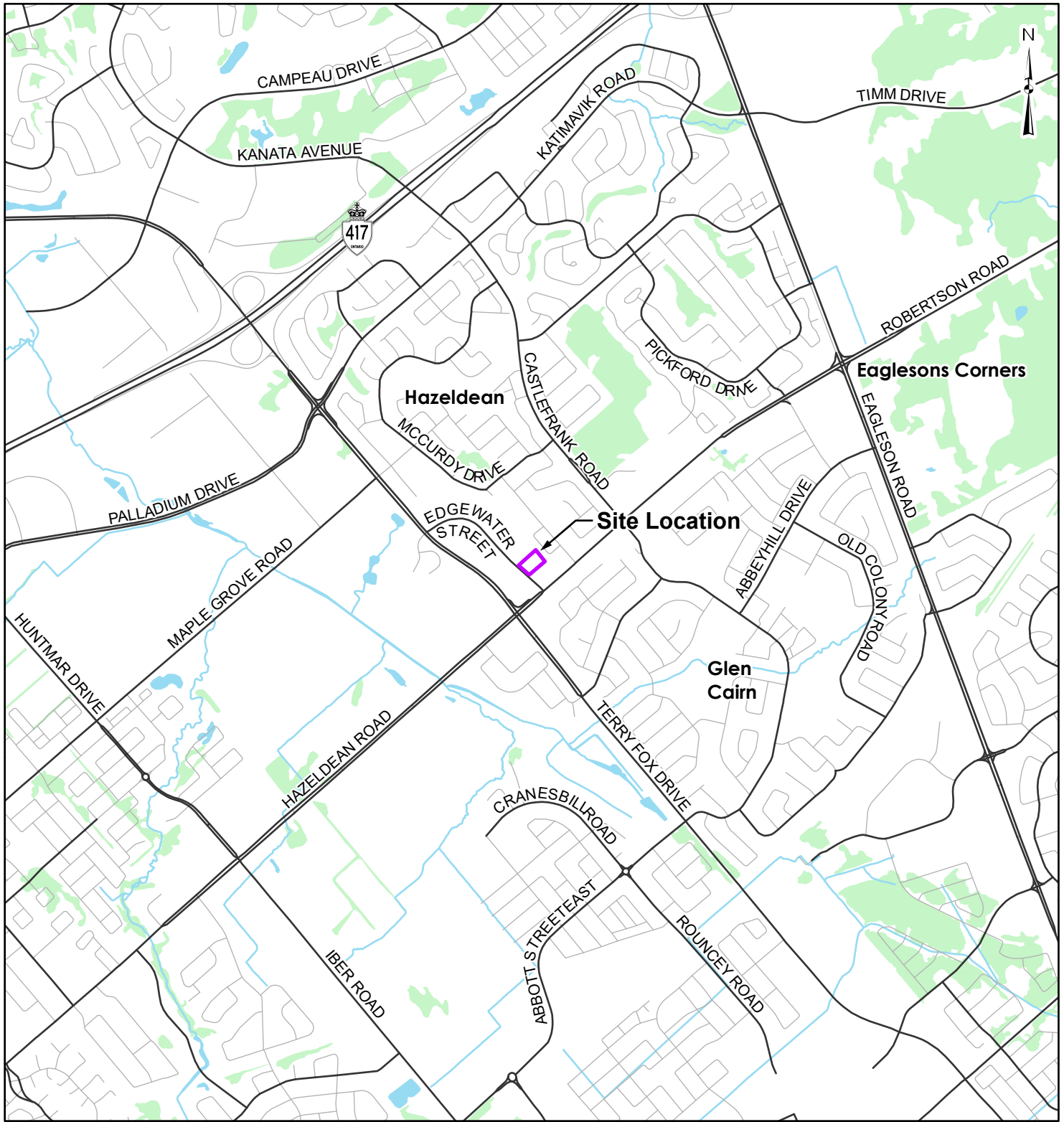
This report was produced for the exclusive use of Park River Properties. The purpose of the report is to assess the existing stormwater management system and provide recommendations and designs for the post-construction scenario that are in compliance with the guidelines and standards from the Ministry of the Environment, Parks and Climate Change, City of Ottawa and local approval agencies. McIntosh Perry reviewed the site information and background documents listed in Section 2.0 of this report. While the previous data was reviewed by McIntosh Perry and site visits were performed, no field verification/measures of any information were conducted.

Any use of this review by a third party, or any reliance on decisions made based on it, without a reliance report is the responsibility of such third parties. McIntosh Perry accepts no responsibility for damages, if any, suffered by any third party as a result of decisions or actions made based on this review.

The findings, conclusions and/or recommendations of this report are only valid as of the date of this report. No assurance is made regarding any changes in conditions subsequent to this date. If additional information is discovered or becomes available at a future date, McIntosh Perry should be requested to re-evaluate the conclusions presented in this report, and provide amendments, if required.



**APPENDIX A  
KEY PLAN**



**LEGEND**

- Approximate Site Boundary
- Local Road
- Major Road
- Watercourse
- Waterbody
- Wooded Area



**REFERENCE**

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2021.

CLIENT:		<b>PARK RIVER PROPERTIES</b>	
PROJECT:		<b>16 EDGEWATER STREET, OTTAWA, ON</b>	
TITLE:		<b>SITE LOCATION</b>	
PROJECT NO: CCO-22-0244		FIGURE:	
Date	Oct., 18, 2021	<b>1</b>	
GIS	EU		
Checked By	AG		

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 Tel: 613-836-2184 Fax: 613-836-3742  
 www.mcintoshperry.com

C:\Users\uncum\McIntosh\_Perry\GIS - Documents\Projects\2022\CCO\CCO-22-0244\_Residential\_Housing - 16 Edgewater Street\app\Key\_Maps\LandDevelopment\CCO-0244\_01\_Ontario\_Site\_Location\_Plan.aprx

**APPENDIX B**  
**BACKGROUND DOCUMENTS**

**16 Edgewater**  
**Pre-Consultation Meeting Minutes**

Location: Microsoft Team

Date: Friday, November 13, 2020 11am to 12pm

Attendees

Stream Shen, Planner, City of Ottawa

Santhosh Kuruvilla, Civil Project Manager, City of Ottawa

Josiane Gervais, Transportation Project Manager, City of Ottawa

Jenny Kluge, Housing Developer, City of Ottawa

Mark Young, Urban Designer, City of Ottawa

Taylor West, Planning, Novatech

Murray Chown, Planning, Novatech

Patrick Hatton, Transportation, Novatech

Kevin McMahon, Park River

Jordan Hawn, Park River

Pierre Boulet, Boulet Construction

Danielle Odongo, Park River

Chris McCluskey, McCluskey Group

**Comments from Applicant**

1. The applicant is proposing two apartments with ground floor commercial space. The seven-storey building fronting Edgewater will have a training centre on the ground floor and the six-storey building at the back will contain a co working space.
2. The applicant is also proposing a row of stacked townhome with office space underneath.
3. The goal is to create a commercial corridor between the three buildings that is pedestrian friendly and only accessible by emergency vehicle but not regular vehicle traffic.
4. There will be underground parking for the two apartment buildings. The ground level parking will be for commercial use only.



5. The applicant is looking to provide affordable housing unit in all the proposed residential units. The current proposal is to have rents that are approximately 25-30% under market value at around \$1,200 per month.

### Planning Comments

1. This is a pre-consultation for a Major Zoning By-law Amendment and Site Plan Control application, Complex, subject to Public Consultation. Application form, timeline and fees can be found [here](#).
2. The proposal is located in the City's General Urban Area based on Schedule B of the City's Official Plan. Taller buildings may only be considered in an area already characterized by taller buildings or sites zoned to permit taller buildings.
3. Please assess the compatibility of the proposed mixed-use development with the existing industrial use (Toromont across Edgewater and adjacent supply stores). Please also assess the compatibility with the list of permitted uses within the IG2 zone. Please consider areas such as noise, dust and odour or applying the Ministry's D6 guideline on Compatibility between Industrial Facilities.
4. Please also assess the compatibility of the proposed development with the adjacent low-rise residential homes through technics such as 45 degree angular plane analysis and shadow study.
5. Please conduct a Section 37 analysis.
6. Please increase the landscape area abutting the existing low-rise homes and provide tree plantings in that space.
7. Please provide some at-grade amenity space.
8. Cash-in-lieu of parkland and associated appraisal fee will be required as a condition of approval as per the [Parkland Dedication Bylaw](#).
9. Please consult with the Ward Councillor prior to submission.

### Urban Design Comments

1. The proposed separation distance between the two buildings is not adequate as proposed. It was identified as 6 m in the meeting. Given the potential for units to be oriented directly toward each other, there are serious concerns regarding light and privacy. If two mid-rise buildings are sought, they should be off set to the greatest extent possible, and a minimum of 15 m should be provided between the two buildings. PRUD staff recommend one building vs. two and a townhome block, to allow for additional on-site outdoor amenity space and setback from the

- abutting commercial and residential sites, and to possibly eliminate the need for a fire route on-site.
2. Are outdoor amenity requirements being met on-site? This is an important consideration in site design. The amenity area should be located to be functional by residents, enjoy light and benefit from greenery. The building entrance locations as suggested in the meeting do not qualify as outdoor amenity area.
  3. Please provide additional landscape buffering along the rear of the property abutting the low-rise residential land uses.
  4. Please provide additional landscape buffering along the northern property line abutting the general industrial zone.
  5. Please ensure a pedestrian connection is provided to Hazeldean Road along Edgewater Drive with a direct connection to the principal entrances of all buildings.
  6. Please demonstrate the height transition between the low-rise residential land uses to the rear and the proposed buildings.
  7. Please consider orienting the commercial incubation spaces to face toward Hazeldean Road (Arterial Mainstreet) vs. internalized arrangement.
  8. Please ensure adequate separation between the proposed townhouse block and the abutting commercial site. If the Tim Hortons' site is redeveloped for mixed uses including residential in the future, it should be demonstrated that the proposed setback along this joint property line is sufficient. The current arrangement appears to leave no room for tree planting/landscaping.
  9. Is garbage and loading external to the buildings? It should be internalized.
  10. A design brief is required and can be combined with the Planning Rationale. A terms of reference is attached.

### Engineering Comments

Following are the engineering pre-application consultation comments for the 16 Edgewater Street:

- The Servicing Study Guidelines for Development Applications are available at the following link: <https://ottawa.ca/en/city-hall/planning-and-development/information-developers/development-application-review-process/development-application-submission/guide-preparing-studies-and-plans>
- Record drawings and utility plans are available for purchase from the City's Information Centre. Contact the City's Information Centre by email at [informationcentre@ottawa.ca](mailto:informationcentre@ottawa.ca) or by phone at (613) 580-2424 x44455
- Stormwater quantity control criteria – Control the quantity post to pre/existing level for all storms (5-year to 100-year) up to and including the 100-year storm.
- Stormwater quality control criteria – Contact the Conservation Authority (MVCA-Mississippi Valley Conservation Authority) for their requirements. Include the correspondence in the Stormwater Management/Site Servicing Report.
- Estimate the sanitary flow based on the proposed use.

- The maximum allowable release rate of the sanitary flow from this site must be estimated based on the criteria provided in Table 1 of the City of Ottawa Technical Bulletin ISTB-2018-01 and the release rate must be less than or equal to the maximum allowable.
- As per the City of Ottawa Slope Stability Guidelines for Development Applications an engineering report is required for any retaining walls proposed 1.0 m or greater in height within the subject site that addresses the global stability of the wall and provides structural details. A Retaining Wall Stability Analysis Report and Retaining Wall Structural Details are required to be provided from a Professional Engineer licensed in the Province of Ontario that demonstrates the proposed retaining wall structure has been assessed for global instability as per City standards.
- Emergency fire routes will need to be satisfactory to Fire Services. Please show fire routes on the site plan. For information regarding fire route provisions, please consult with Kim Cyr by email at [kim.cyr@ottawa.ca](mailto:kim.cyr@ottawa.ca)
- Clearly show and label the property lines on all sides of the property.
- Clearly show and label all the easements (if any) on the property, on all plans.
- When calculating the post development composite runoff coefficient (C), please provide a drawing showing the individual drainage area and its runoff coefficient.
- When using the modified rational method to calculate the storage requirements for the site, the underground storage should not be included in the overall available storage. The modified rational method assumes that the restricted flow rate is constant throughout the storm which, in this case, underestimates the storage requirement prior to the 1:100-year head elevation being reached. Alternately, if you wish to include the underground storage, you may use an assumed average release rate equal to 50% of the peak allowable rate. Otherwise, disregard the underground storage as available storage or provide modeling to support the design.
- Engineering plans are to be submitted on standard A1 size (594mm x 841mm) sheets.
- Phase 1 ESA and Phase 2 ESA must conform to clause 4.8.4 of the Official Plan that requires that development applications conform to Ontario Regulation 153/04.
- Boundary conditions are required to confirm that the required fire flows can be achieved as well as availability of the domestic water pressure on the City street in front of the development. Use Table 3-3 of the MOE Design Guidelines for Drinking-Water System to determine Maximum Day and Maximum Hour peaking factors for 0 to 500 persons and use Table 4.2 of the Ottawa Design Guidelines, Water Distribution for 501 to 3,000 persons. Please provide the following information to the City of Ottawa via email to request water distribution network boundary conditions for the subject site. Please note that once this information has been provided to the City of Ottawa it takes approximately 5-10 business days to receive boundary conditions.
  - Type of Development and Units
  - Site Address

- A plan showing the proposed water service connection locations.
- Average Daily Demand (L/s)
- Maximum Daily Demand (L/s)
- Peak Hour Demand (L/s)
- Fire Flow (L/min)  
[Fire flow demand requirements shall be based on Fire Underwriters Survey (FUS) Water Supply for Public Fire Protection 1999]

Exposure separation distances shall be defined on a figure to support the FUS calculation and required fore flow (RFF).

- Hydrant capacity shall be assessed to demonstrate the RFF can be achieved. Please identify which hydrants are being considered to meet the RFF on a fire hydrant coverage plan as part of the boundary conditions request.
- If you are proposing any exterior light fixtures, all must be included and approved as part of the site plan approval. Therefore, the lights must be clearly identified by make, model and part number. All external light fixtures must meet the criteria for full cut-off classification as recognized by the Illuminating Engineering Society of North America (IESNA or IES) and must result in minimal light spillage onto adjacent properties (as a guideline, 0.5 fc is normally the maximum allowable spillage). In order to satisfy these criteria, the applicant must provide certification from an acceptable professional engineer. The location of all exterior fixtures, a table showing the fixture types (including make, model, part number), and the mounting heights must be included on a plan.

### Transportation Comments

- Follow Traffic Impact Assessment Guidelines:
  - A TIA is required.
  - Start this process asap. The application will not be deemed complete until the submission of the draft step 1-4, including the functional draft RMA package (if applicable) and/or monitoring report (if applicable).
  - Request base mapping asap if RMA is required. Contact Engineering Services (<https://ottawa.ca/en/city-hall/planning-and-development/engineering-services>)
- Clear throat length of 15m is to be provided.
- A pedestrian facility is to be provided on site or along the frontage that ties into the raised gravel shoulder of the neighboring property to get pedestrians to Hazeldean Rd. Consider a paved shoulder or a pedestrian pathway on the property that travels over the ditch.
- Hazeldean Rd is a Transit Priority Corridor (Isolated Measures) along the corridor as part of the TMP's Affordable Network.
- Parking stall no. 17 overlaps with stall no. 16.

- Adjust the curblines on the northwest section of the site.
- On site plan:
  - o Show all details of the roads abutting the site up to and including the opposite curb; include such items as pavement markings, accesses and/or sidewalks.
  - o Turning movement diagrams required for all accesses showing the largest vehicle to access/egress the site.
  - o Turning movement diagrams required for internal movements (loading areas, garbage).
  - o Show all curb radii measurements; ensure that all curb radii are reduced as much as possible
  - o Show lane/aisle widths.
  - o Grey out any area that will not be impacted by this application.
- The City recommends development on private property be in accordance with the City's Accessibility Design Standards (see attached Site Plan Checklist, which summarizes AODA requirements). As the proposed site is a combination of residential and commercial and for general public use, AODA legislation applies.
- Noise Impact Studies required for the following:
  - o Road
  - o Stationary, due to the proximity to neighboring exposed mechanical equipment or if there will be any exposed mechanical equipment due to the proximity to neighboring noise sensitive land uses.

### Forestry Comments

1. a Tree Conservation Report (TCR) must be supplied for review along with the suite of other plans/reports required by the City; an approved TCR is a requirement of Site Plan or Plan of Subdivision approval.
2. any removal of privately-owned trees 10cm or larger in diameter requires a tree permit issued under the Urban Tree Conservation Bylaw; the permit is based on the approved TCR
3. any removal of City-owned trees will require the permission of Forestry Services who will also review the submitted TCR
4. the TCR must list all trees on site by species, diameter and health condition
5. the TCR must list all trees on adjacent sites if they have a critical root zone that extends onto the development site
6. If trees are to be removed, the TCR must clearly show where they are, and document the reason they cannot be retained
7. the City encourages the retention of healthy trees; if possible, please seek opportunities for retention of trees that will contribute to the design/function of the site.
8. Please ensure newly planted trees have an adequate soil volume for their size at maturity. Here are the recommended soil volumes:

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

9. For more information on the process or help with tree retention options, contact Mark Richardson [mark.richardson@ottawa.ca](mailto:mark.richardson@ottawa.ca)

Please refer to the links to “[Guide to preparing studies and plans](#)” and [fees](#) for general information. Additional information is available related to [building permits, development charges, and the Accessibility Design Standards](#). Be aware that other fees and permits may be required, outside of the development review process. You may obtain background drawings by contacting [informationcentre@ottawa.ca](mailto:informationcentre@ottawa.ca).

These pre-con comments are valid for one year. If you submit a development application(s) after this time, you may be required to meet for another pre-consultation meeting and/or the submission requirements may change. You are as well encouraged to contact us for a follow-up meeting if the plan/concept will be further refined.

Please contact me at [stream.shen@ottawa.ca](mailto:stream.shen@ottawa.ca) or at 613-580-2424 extension 24488 if you have any questions.

Sincerely,



Stream Shen MCIP RPP  
Planner II  
Development Review - West

## APPLICANT'S STUDY AND PLAN IDENTIFICATION LIST

Legend: **S** indicates that the study or plan is required with application submission.

**A** indicates that the study or plan may be required to satisfy a condition of approval/draft approval.

For information and guidance on preparing required studies and plans refer [here](#):

Please send the 1 paper copy to the attention of Santhosh Kuruvilla at Mail Code 01-14, 110 Laurier Ave W

S/A	Number of copies	ENGINEERING		S/A	Number of copies
S	1	1. Site Servicing Plan	2. Site Servicing Study	S	1
S	1	3. Grade Control and Drainage Plan	4. Geotechnical Study	S	1
■	2	5. Composite Utility Plan	6. Groundwater Impact Study	■	3
■	3	7. Servicing Options Report	8. Wellhead Protection Study	■	3
S	PDF	9. Transportation Impact Assessment (TIA)	10. Erosion and Sediment Control Plan	S	1
S	1	11. Storm water Management Report	12. Hydro geological and Terrain Analysis	■	3
■	3	13. Hydraulic Water main Analysis	14. Noise Study	S	PDF
■	PDF only	15. Roadway Modification Functional Design	16. Confederation Line Proximity Study	■	3

S/A	Number of copies	PLANNING / DESIGN / SURVEY		S/A	Number of copies
■	15	17. Draft Plan of Subdivision	18. Plan Showing Layout of Parking Garage	S	PDF
■	5	19. Draft Plan of Condominium	20. Planning Rationale	S	PDF
S	PDF	21. Site Plan	22. Minimum Distance Separation (MDS)	■	3
■	15	23. Concept Plan Showing Proposed Land Uses and Landscaping	24. Agrology and Soil Capability Study	■	3
■	3	25. Concept Plan Showing Ultimate Use of Land	26. Cultural Heritage Impact Statement	■	3
S	1	27. Landscape Plan	28. Archaeological Resource Assessment Requirements: <b>S</b> (site plan) <b>A</b> (subdivision, condo)	■	3
S	PDF	29. Survey Plan	30. Shadow Analysis	S	PDF
S	PDF	31. Architectural Building Elevation Drawings (dimensioned)	32. Design Brief (includes the Design Review Panel Submission Requirements)	S	PDF
■	3	33. Wind Analysis		■	

S/A	Number of copies	ENVIRONMENTAL		S/A	Number of copies
S	PDF	34. Phase 1 Environmental Site Assessment	35. Impact Assessment of Adjacent Waste Disposal/Former Landfill Site	■	3
A	PDF	36. Phase 2 Environmental Site Assessment (depends on the outcome of Phase 1)	37. Assessment of Landform Features	■	3
A	PDF	38. Record of Site Condition (if required by phase 2)	39. Mineral Resource Impact Assessment	■	3
S	PDF	40. Tree Conservation Report	41. Environmental Impact Statement / Impact Assessment of Endangered Species	■	3
■	3	42. Mine Hazard Study / Abandoned Pit or Quarry Study	43. Integrated Environmental Review (Draft, as part of Planning Rationale)	■	3

S/A	Number of copies	ADDITIONAL REQUIREMENTS		S/A	Number of copies
S	PDF	44. Applicant's Public Consultation Strategy (may be provided as part of the Planning Rationale)	45. Site Lighting Plan and Certification Letter	S	PDF

Meeting Date: November 13, 2020

Application Type: *Major Rezoning and Complex Site Plan*

File Lead (Assigned Planner): Stream Shen

Infrastructure Approvals Project Manager: Santhosh Kuruvilla

Site Address (Municipal Address): 16 Edgewater

\*Preliminary Assessment: 1  2  3  4  5

\*One (1) indicates that considerable major revisions are required before a planning application is submitted, while five (5) suggests that proposal appears to meet the City's key land use policies and guidelines. **This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.**

**It is important to note that the need for additional studies and plans may result during application review. If following the submission of your application, it is determined that material that is not identified in this checklist is required to achieve complete application status, in accordance with the Planning Act and Official Plan requirements, the Planning, Infrastructure and Economic Development Department will notify you of outstanding material required within the required 30 day period. Mandatory pre-application consultation will not shorten the City's standard processing timelines, or guarantee that an application will be approved. It is intended to help educate and inform the applicant about submission requirements as well as municipal processes, policies, and key issues in advance of submitting a formal development application. This list is valid for one year following the meeting date. If the application is not submitted within this timeframe the applicant must again pre-consult with the Planning, Infrastructure and Economic Development Department.**

**SITE PLAN GENERAL NOTES:**

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

**SITE PLAN LEGEND:**

- EXISTING BUILDING
- ASPHALT PAVING
- EXISTING ASPHALT PAVING
- EXISTING GRASS / LANDSCAPING
- NEW SOFT LANDSCAPING - REFER TO LANDSCAPE PLANS
- UNIT PAVERS
- NEW CONCRETE SIDEWALK
- BUILDING MAIN ENTRANCE
- OTHER ENTRANCE/EXIT
- SERVICE DOORS
- PROPERTY LINE
- FIRE HYDRANT EXISTING
- FIRE HYDRANT PROPOSED
- MANHOLE EXISTING
- MANHOLE PROPOSED
- CATCHBASIN PROPOSED
- SIAMESE CONNECTION
- DROPPED CURB

**STAMP**

REV DATE	ISSUE
11 2022-08-03	Issued for Site Plan Resubmission
9 2022-06-07	Issued for Coordination
7 2022-04-25	Issued for Coordination
5 2022-02-11	Issued for Review
4 2022-02-03	Issued for Coordination
1 2021-10-25	Issued for Site Plan Control

**NOTES**

- OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

**CLIENT**

**PARK RIVER PROPERTIES**  
OTTAWA  
ONTARIO, CANADA

**PROJECT**

**EDGEWATER DEVELOPMENT**

16 EDGEWATER  
OTTAWA, ONTARIO

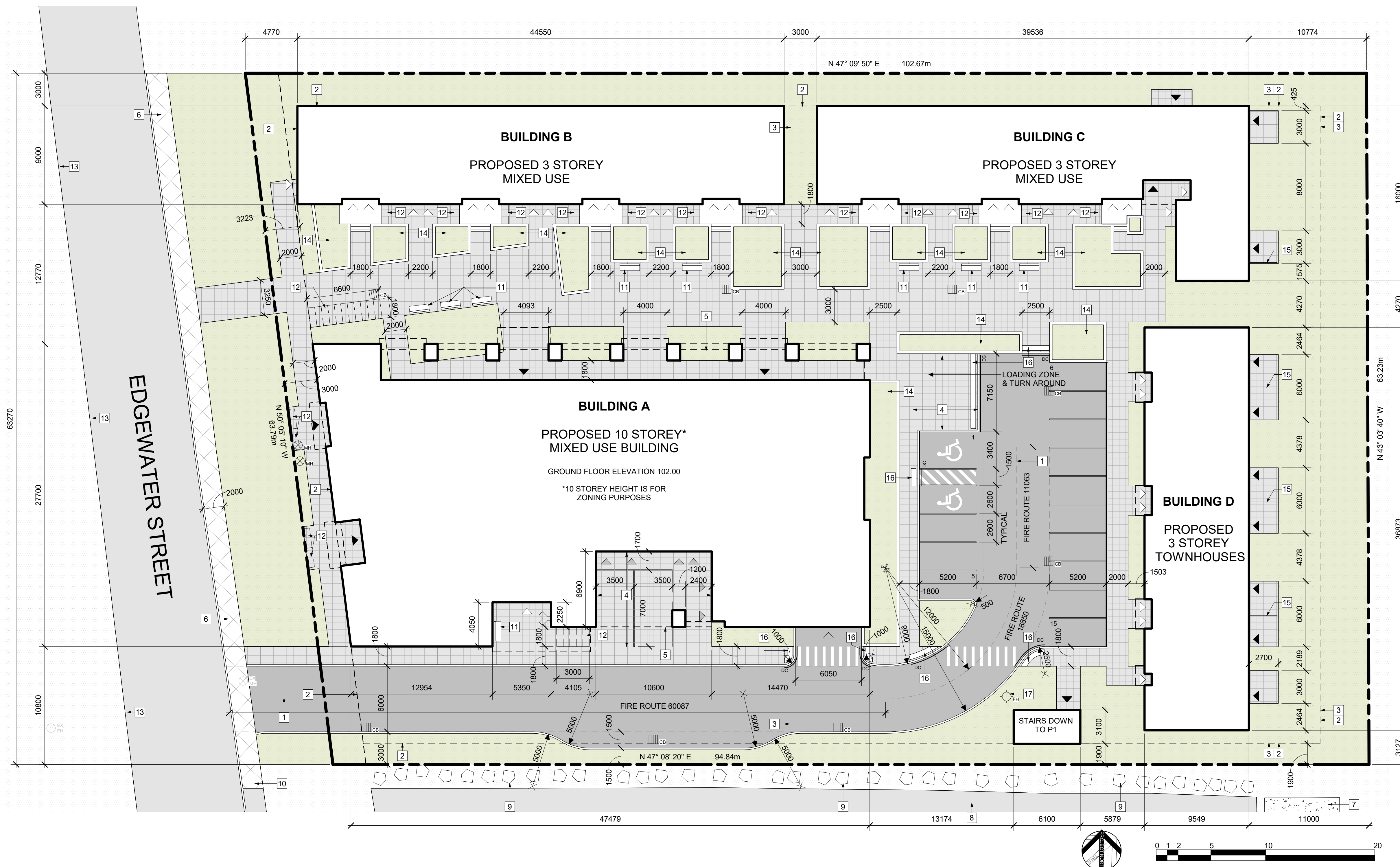
**TITLE**

**SITE PLAN**

PROJECT NO: 2020-1930

DRAWN:  
APPROVED:  
SCALE: 1:200  
DATE PRINTED: 2022-10-26 1:45:07 PM

REV DRAWING NO.



**1 SITE PLAN**

A.100 | 1:200

**LEGAL DESCRIPTION:**

PART OF LOT 30 CONCESSION 12 PART 1,  
4R31503 IN THE CITY OF OTTAWA

**REFERENCE SURVEY:**

BASED ON INFORMATION FROM A SURVEY  
PREPARED BY MCINTOSH PERRY SURVEYING  
INC. DATED MAY 11, 2021.

**MUNICIPAL ADDRESS:**

16 EDGEWATER STREET

**DEVELOPMENT INFORMATION:**

SITE AREA	6,247 m <sup>2</sup>
GROSS FLOOR AREA	Building A 9,488 m <sup>2</sup> Building B 1,038 m <sup>2</sup> Building C 1,011 m <sup>2</sup> Building D 880 m <sup>2</sup> Total 12,717 m <sup>2</sup>
BUILDING HEIGHT	Building A 30 m + 3.35 m Penthouse Building B & C 9.55 m Building D 8.94 m
ZONE	Proposed - GM2 Current - IG2
SCHEDULE 1:	AREA C SUBURBAN
SCHEDULE 1A:	AREA C
SCHEDULE 2:	DISTANCE EXCEEDS 600 m

**UNIT MIX:**

BUILDING	UNIT TYPE	QUANTITY
BUILDING A	3 BEDROOM	18
	2 BEDROOM	36
	2 BEDROOM WITH SECONDARY SUITE	18
	ONE BEDROOM + DEN	36
	ONE BEDROOM	9
	STUDIO	18
	SECONDARY SUITE	18
	<b>TOTAL</b>	<b>153</b>
	RETAIL SPACE GFA	294 m <sup>2</sup>
BUILDING B	GROUND FLOOR COMMERCIAL UNITS	8
	2 BEDROOM + DEN (FLOORS 2 & 3)	8
BUILDING C	OFFICE SPACE GFA	282 m <sup>2</sup>
	GROUND FLOOR COMMERCIAL UNITS	5
	2 BEDROOM + DEN (FLOORS 2 & 3)	6
	3 BEDROOM TOWN HOUSE	2
	OFFICE SPACE GFA	176 m <sup>2</sup>
BUILDING D	3 BEDROOM TOWN HOUSE	7
	<b>TOTAL COMMERCIAL SPACE GFA (OFFICE AND RETAIL)</b>	<b>752 m<sup>2</sup></b>

**ZONING PROVISION**

MIN. LOT WIDTH	REQUIRED	PROVIDED
MIN. LOT AREA <td>No Minimum</td> <td>63.78 m</td>	No Minimum	63.78 m
MIN. FRONT YARD SETBACK <td>3.0 m</td> <td>3.0 m</td>	3.0 m	3.0 m
MIN. REAR YARD SETBACK <td>7.5 m</td> <td>11.0 m</td>	7.5 m	11.0 m
MIN. INTERIOR YARD SETBACK <td>1.2 m (Residential building under 11.0 m)</td> <td>1.9m &amp; 3.0 m</td>	1.2 m (Residential building under 11.0 m)	1.9m & 3.0 m
	5.0 m (Mixed-use building)	10.8 m
MAX. HEIGHT	18.0 m	BLDG A - 30.0 m BLDG B - 9.55 m BLDG C - 9.55 m BLDG D - 8.94 m
AMENITY AREA TOTAL	918 m <sup>2</sup>	1006 m <sup>2</sup>
COMMUNAL AMENITY AREA	459 m <sup>2</sup>	826 m <sup>2</sup>
FLOOR SPACE INDEX	2.0	2.0
COMMERCIAL SPACE FSI	1.0 (50%)	0.1 (5%)

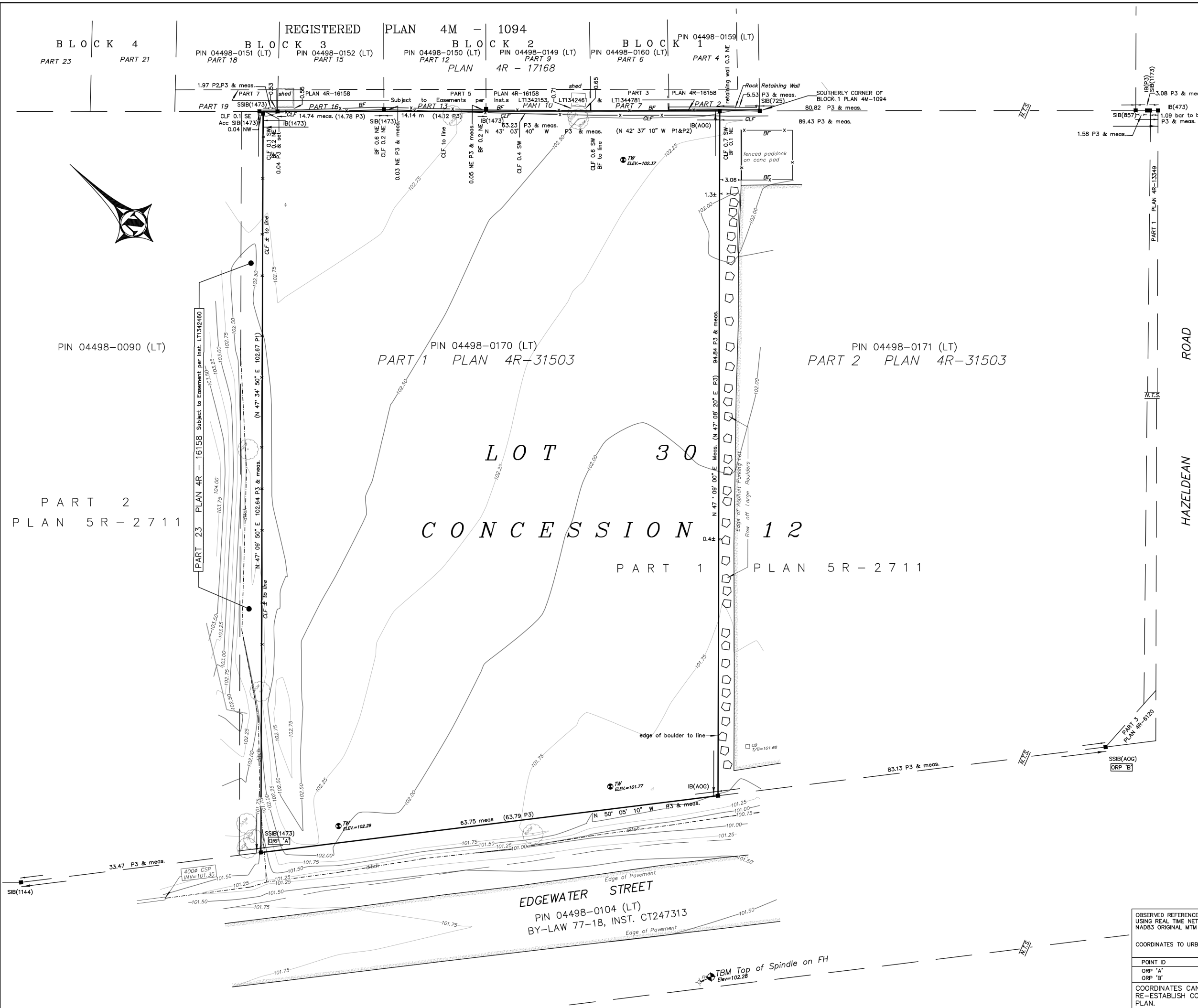
**VEHICLE PARKING**

BUILDING	REQUIRED	PROVIDED
BUILDING A		
RESIDENT	153	163
VISITOR	31	31
RETAIL STORE	10	10
BUILDINGS B & C		
RESIDENT	16	16
VISITOR	4	4
OFFICE	11	11
BUILDING D (TOWNHOUSE)		
RESIDENT	7	14
VISITOR	2	1
<b>TOTAL</b>	<b>234</b>	<b>250</b>
BICYCLE PARKING		
RESIDENTIAL BUILDINGS A, B AND C (NONE REQUIRED FOR BUILDING D)	85	140
RETAIL STORE (BUILDING A)	2	18
OFFICE (BUILDING B AND C)	2	14
<b>TOTAL</b>	<b>89</b>	<b>172</b>

**SITE PLAN KEYNOTES:**

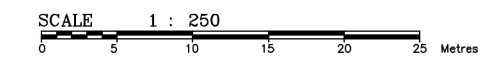
- FIRE ROUTE - TOTAL LENGTH 90m MEASURED FROM THE STREET
- EXTENT OF UNDERGROUND PARKING (P1)
- EXTENT OF UNDERGROUND PARKING (P2)
- DROP OFF/LOADING
- OUTLINE OF BUILDING ABOVE
- NEW CURB AND SIDEWALK - REFER TO CIVIL
- EXISTING GARBAGE ENCLOSURE
- EXISTING ASPHALT PARKING LOT
- EXISTING STONE BARRIERS
- EXTEND NEW SIDEWALK TO MEET EXISTING ASPHALT PATHWAY
- BENCH
- BICYCLE PARKING SPOT(S)
- EDGE OF EXISTING PAVEMENT
- RAISED PLANTER
- WOOD PRIVACY SCREEN
- TWSI
- NEW FIRE HYDRANT - SEE MECHANICAL AND CIVIL





**PLAN OF SURVEY WITH TOPOGRAPHY OF PART OF LOT 30 CONCESSION 12 GEOGRAPHIC TOWNSHIP OF GOULBOURN CITY OF OTTAWA**

McINTOSH PERRY SURVEYING INC.



**METRIC :**  
DISTANCES, ELEVATIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF APRIL, 2021.

DATE: MAY 11, 2021  
JOHN GAUTIER  
ONTARIO LAND SURVEYOR

**LEGEND AND NOTES**

DENOTES	MONUMENT PLANTED
□	MONUMENT FOUND
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
473	R.F. DYNES O.L.S.
725	R.W. ARNETT O.L.S.
857	FAIRHALL, MOFFATT & WOODLAND LTD.
1144	C.D. ROGERS O.L.S.
1173	C.D. REID O.L.S.
1473	WEBSTER & SIMMONDS SURVEYING LTD.
A06	ANNIS O'SULLIVAN VOLLEBEKK LTD.
P1	PLAN 4R-16158
P2	PLAN 4R-17168
P3	PLAN 4R-31503
meas.	MEASURED
CLF	CHAIN LINK FENCE
BF	BOARD FENCE
NW	NORTHWEST
NE	NORTHEAST
SW	SOUTHWEST
SE	SOUTHEAST
ORP	OBSERVED REFERENCE POINT
CB	CATCH BASIN
T/G	TOP OF GRATE
N.T.S.	NOT TO SCALE
TW	TEST WELL ELEVATION AT GRADE
TBM	TEMPORARY BENCH MARK
CSP	CORRUGATED STEEL PIPE
INV	INVERT ELEVATION

**DISTANCES**  
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999917.

**BEARINGS**  
BEARINGS ARE MTM GRID BEARINGS, DERIVED BY REAL TIME NETWORK GPS OBSERVATIONS ON OBSERVED REFERENCE POINTS A AND B, SHOWN HEREON, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, (76° 30' WEST LONGITUDE).

**ELEVATIONS**  
ELEVATIONS ARE CANADA GEODETIC VERTICAL DATUM 1928-1978 ADJUSTMENT (CGVD 28/78) DERIVED FROM REAL TIME NETWORK GPS OBSERVATIONS REFERENCED TO THE HT-2 GEOD MODEL.  
THE CONTOUR INTERVAL IS 0.25 METRES.

THE LOCATION AND CONFIGURATION OF UNDERGROUND SERVICES AND UTILITIES HAS NOT BEEN INCLUDED IN THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONFIGURATION AND LOCATION OF UNDERGROUND SERVICES AT THE SITE PRIOR TO CONSTRUCTION.

© COPYRIGHT IN THIS PLAN REMAINS THE PROPERTY OF McINTOSH PERRY SURVEYING INC.. REPRODUCTION OF THIS PLAN BY ANY MEANS IS PROHIBITED.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN) SERVICE. NAD83 ORIGINAL MTM ZONE 9

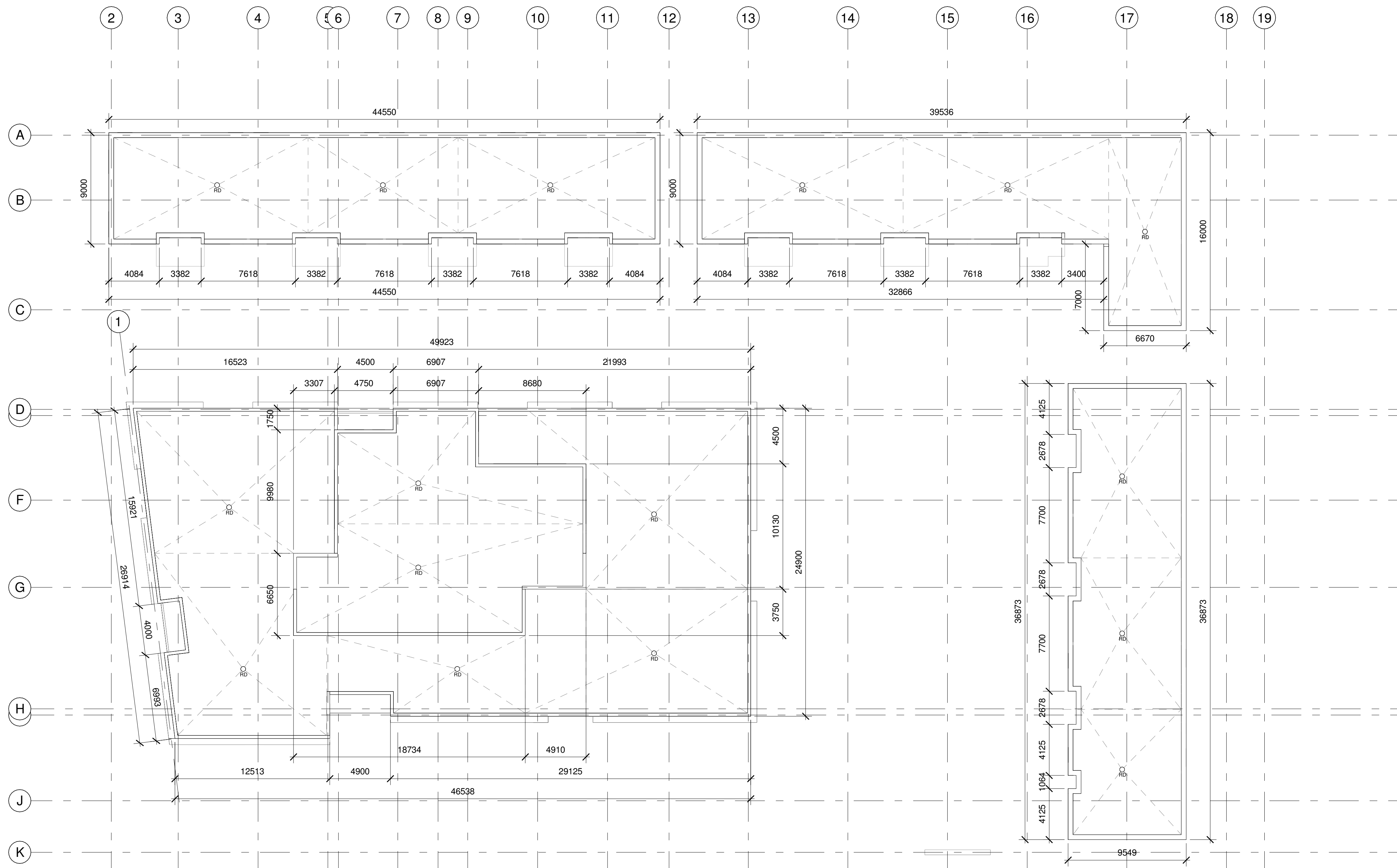
POINT ID	NORTHING	EASTING
ORP 'A'	5017466.74	352202.43
ORP 'B'	5017372.50	352315.08

COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

JOB No. 22-0289 DRAWING # 22-0289-Edgewater St.Topo.dwg  
PREPARED FOR: McIntosh Perry Consulting Engineers

**McINTOSH PERRY SURVEYING INC.**  
3240 Drummond Con. 5A, R.R. #7, Perth, ON K7H 3C9  
Tel: 613-267-6524 Fax: 613-267-7992  
www.mcintoshperry.com

EXAMINED: JG CAD: PC



ROOF PLAN LEGEND

- ROOF DRAIN
- SLOPE VALLEY

STAMP

REV	DATE	ISSUE
10	2022-07-07	Issued for Site Plan Resubmission
9	2022-06-07	Issued for Coordination
7	2022-04-25	Issued for Coordination
5	2022-02-11	Issued for Review
4	2022-02-03	Issued for Coordination
1	2021-10-25	Issued for Site Plan Control

NOTES

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

**PARK RIVER PROPERTIES**  
 OTTAWA  
 ONTARIO, CANADA

PROJECT

**EDGEWATER DEVELOPMENT**

16 EDGEWATER  
 OTTAWA, ONTARIO

TITLE

**ROOF PLAN**

PROJECT NO: 2020-1930  
 DRAWN:  
 APPROVED:  
 SCALE: 1 : 200  
 DATE PRINTED: 7/21/2022 5:01:46 PM

REV DRAWING NO.

10 A.210

**APPENDIX C**  
**WATERMAIN CALCULATIONS**

# McINTOSH PERRY

## CCO-22-0244 - 16 Edgewater (Total) - Water Demands

Project:	16 Edgewater (Total)
Project No.:	CCO-22-0244
Designed By:	AJG
Checked By:	AJG
Date:	November 3, 2022
Site Area:	0.62 gross ha

<u>Residential</u>	NUMBER OF UNITS	UNIT RATE	
Single Family	homes	3.4	persons/unit
Semi-detached	homes	2.7	persons/unit
Townhouse	9 homes	2.7	persons/unit
Bachelor Apartment	36 units	1.4	persons/unit
1 Bedroom Apartment	45 units	1.4	persons/unit
2 Bedroom Apartment	68 units	2.1	persons/unit
3 Bedroom Apartment	18 units	3.1	persons/unit
Average Apartment	units	1.8	persons/unit
Total Population	337 persons		
<u>Commercial</u>	752 m2		
<u>Industrial - Light</u>	m2		
<u>Industrial - Heavy</u>	m2		

### AVERAGE DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS	
Residential	280	L/c/d	
Industrial - Light	35,000	L/gross ha/d	
Industrial - Heavy	55,000	L/gross ha/d	
Shopping Centres	2,500	L/(1000m <sup>2</sup> /d)	
Hospital	900	L/(bed/day)	
Schools	70	L/(Student/d)	
Trailer Park with no Hook-Ups	340	L/(space/d)	
Trailer Park with Hook-Ups	800	L/(space/d)	
Campgrounds	225	L/(campsite/d)	
Mobile Home Parks	1,000	L/(Space/d)	
Motels	150	L/(bed-space/d)	
Hotels	225	L/(bed-space/d)	
Tourist Commercial	28,000	L/gross ha/d	
Other Commercial	28,000	L/gross ha/d	
AVERAGE DAILY DEMAND	Residential	1.09	L/s
	Commerical/Industrial/Institutional	0.02	L/s

# McINTOSH PERRY

## MAXIMUM DAILY DEMAND

DEMAND TYPE	AMOUNT		UNITS
Residential	3.5	x avg. day	L/c/d
Industrial	1.5	x avg. day	L/gross ha/d
Commercial	1.5	x avg. day	L/gross ha/d
Institutional	1.5	x avg. day	L/gross ha/d
MAXIMUM DAILY DEMAND	Residential	3.77	L/s
	Commerical/Industrial /Institutional	0.04	L/s

## MAXIMUM HOUR DEMAND

DEMAND TYPE	AMOUNT		UNITS
Residential	5.2	x avg. day	L/c/d
Industrial	1.8	x max. day	L/gross ha/d
Commercial	1.8	x max. day	L/gross ha/d
Institutional	1.8	x max. day	L/gross ha/d
MAXIMUM HOUR DEMAND	Residential	5.66	L/s
	Commerical/Industrial /Institutional	0.07	L/s

## WATER DEMAND DESIGN FLOWS PER UNIT COUNT

CITY OF OTTAWA - WATER DISTRIBUTION GUIDELINES, JULY 2010

AVERAGE DAILY DEMAND	1.12	L/s
MAXIMUM DAILY DEMAND	3.80	L/s
MAXIMUM HOUR DEMAND	5.72	L/s

# McINTOSH PERRY

## CCO-22-0244 - 16 Edgewater - Building A - Fire Underwriters Survey

Project: 16 Edgewater - Building A  
 Project No.: CCO-22-0244  
 Designed By: AJG  
 Checked By: AJG  
 Date: November 3, 2022

### From the Fire Underwriters Survey (2020)

From Part II – Guide for Determination of Required Fire Flow Copyright I.S.O.:  
 City of Ottawa Technical Bulletin ISTB-2018-02 Applied Where Applicable

#### A. BASE REQUIREMENT (Rounded to the nearest 1000 L/min)

F = 220 x C x √A Where: F = Required fire flow in liters per minute  
 C = Coefficient related to the type of construction.  
 A = The total floor area in square meters (including all storey's, but excluding basements at least 50 percent below grade) in the building being considered.

Construction Type Non-Combustible Construction

C 0.8 A 12,308.0 m<sup>2</sup>  
 Total Floor Area (per the 2020 FUS Page 20 - Total Effective Area) 6,705.0 m<sup>2</sup> \*Unprotected Vertical Openings

Calculated Fire Flow	14,411.6 L/min
	14,000.0 L/min

#### B. REDUCTION FOR OCCUPANCY TYPE (No Rounding)

From Page 24 of the Fire Underwriters Survey:  
 Limited Combustible -15%

Fire Flow	11,900.0 L/min
-----------	----------------

#### C. REDUCTION FOR SPRINKLER TYPE (No Rounding)

Fully Supervised Sprinklered -50%

Reduction	-5,950.0 L/min
-----------	----------------

#### D. INCREASE FOR EXPOSURE (No Rounding)

	Separation Distance (m)	Cons.of Exposed Wall	Length Exposed Adjacent Wall (m)	Height (Stories)	Length-Height Factor	
Exposure 1	10.1 to 20	Wood frame	87	3	261.0	15%
Exposure 2	20.1 to 30	Wood frame	38.8	3	116.4	10%
Exposure 3	Over 30 m	Fire Resistive - Non Combustible (Unprotected Openings)	21	1	21.0	0%
Exposure 4	Over 30 m	Ordinary - Mass Timber (Unprotected)	74	2	148.0	0%
					% Increase*	25%

Increase*	2,975.0 L/min
-----------	---------------

#### E. Total Fire Flow (Rounded to the Nearest 1000 L/min)

Fire Flow	8,925.0 L/min
Fire Flow Required**	9,000.0 L/min

\*In accordance with Part II, Section 4, the Increase for separation distance is not to exceed 75%  
 \*\*In accordance with Section 4 the Fire flow is not to exceed 45,000 L/min or be less than 2,000 L/min

# McINTOSH PERRY

## CCO-22-0244 - 16 Edgewater - Building B - Fire Underwriters Survey

Project: 16 Edgewater - Building B  
 Project No.: CCO-22-0244  
 Designed By: AJG  
 Checked By: AJG  
 Date: November 3, 2022

### From the Fire Underwriters Survey (2020)

From Part II – Guide for Determination of Required Fire Flow Copyright I.S.O.:  
 City of Ottawa Technical Bulletin ISTB-2018-02 Applied Where Applicable

#### A. BASE REQUIREMENT (Rounded to the nearest 1000 L/min)

F = 220 x C x √A Where: F = Required fire flow in liters per minute  
 C = Coefficient related to the type of construction.  
 A = The total floor area in square meters (including all storey's, but excluding basements at least 50 percent below grade) in the building being considered.

Construction Type Wood Frame

C 1.5 A 1,182.0 m<sup>2</sup>  
 Total Floor Area (per the 2020 FUS Page 20 - Total Effective Area) 1,182.0 m<sup>2</sup>

Calculated Fire Flow 11,345.5 L/min  
 11,000.0 L/min

#### B. REDUCTION FOR OCCUPANCY TYPE (No Rounding)

From Page 24 of the Fire Underwriters Survey:  
 Limited Combustible -15%

Fire Flow 9,350.0 L/min

#### C. REDUCTION FOR SPRINKLER TYPE (No Rounding)

Non-Sprinklered 0%

Reduction 0.0 L/min

#### D. INCREASE FOR EXPOSURE (No Rounding)

	Separation Distance (m)	Cons.of Exposed Wall	Length Exposed Adjacent Wall (m)	Height (Stories)	Length-Height Factor	
Exposure 1	Over 30 m	Ordinary - Mass Timber (Unprotected)	37	2	74.0	0%
Exposure 2	0 to 3	Wood frame	9	3	27.0	21%
Exposure 3	10.1 to 20	Fire Resistive - Non Combustible (Unprotected Openings)	45	10	450.0	8%
Exposure 4	Over 30 m	Ordinary - Mass Timber (Unprotected)	74	2	148.0	0%
					% Increase*	29%

Increase\* 2,711.5 L/min

#### E. Total Fire Flow (Rounded to the Nearest 1000 L/min)

Fire Flow 12,061.5 L/min  
 Fire Flow Required\*\* 12,000.0 L/min

\*In accordance with Part II, Section 4, the Increase for separation distance is not to exceed 75%

\*\*In accordance with Section 4 the Fire flow is not to exceed 45,000 L/min or be less than 2,000 L/min

# McINTOSH PERRY

## CCO-22-0244 - 16 Edgewater - Building C - Fire Underwriters Survey

Project: 16 Edgewater - Building C  
 Project No.: CCO-22-0244  
 Designed By: AJG  
 Checked By: AJG  
 Date: November 3, 2022

### From the Fire Underwriters Survey (2020)

From Part II – Guide for Determination of Required Fire Flow Copyright I.S.O.:  
 City of Ottawa Technical Bulletin ISTB-2018-02 Applied Where Applicable

#### A. BASE REQUIREMENT (Rounded to the nearest 1000 L/min)

F = 220 x C x √A Where: F = Required fire flow in liters per minute  
 C = Coefficient related to the type of construction.  
 A = The total floor area in square meters (including all storey's, but excluding basements at least 50 percent below grade) in the building being considered.

Construction Type **Wood Frame**

C 1.5 A 1,183.0 m<sup>2</sup>  
 Total Floor Area (per the 2020 FUS Page 20 - Total Effective Area) 1,183.0 m<sup>2</sup>

Calculated Fire Flow 11,350.3 L/min  
 11,000.0 L/min

#### B. REDUCTION FOR OCCUPANCY TYPE (No Rounding)

From Page 24 of the Fire Underwriters Survey:  
 Limited Combustible -15%

Fire Flow 9,350.0 L/min

#### C. REDUCTION FOR SPRINKLER TYPE (No Rounding)

Non-Sprinklered 0%

Reduction 0.0 L/min

#### D. INCREASE FOR EXPOSURE (No Rounding)

	Separation Distance (m)	Cons.of Exposed Wall	Length Exposed Adjacent Wall (m)	Height (Stories)	Length-Height Factor	
Exposure 1	Over 30 m	Ordinary - Mass Timber (Unprotected)	37	2	74.0	0%
Exposure 2	10.1 to 20	Wood frame	64	2	128.0	15%
Exposure 3	3.1 to 10	Wood frame	9	3	27.0	16%
Exposure 4	0 to 3	Wood frame	9	3	27.0	21%
					% Increase*	52%

Increase\* 4,862.0 L/min

#### E. Total Fire Flow (Rounded to the Nearest 1000 L/min)

Fire Flow 14,212.0 L/min  
 Fire Flow Required\*\* 14,000.0 L/min

\*In accordance with Part II, Section 4, the Increase for separation distance is not to exceed 75%

\*\*In accordance with Section 4 the Fire flow is not to exceed 45,000 L/min or be less than 2,000 L/min



# McINTOSH PERRY

## CCO-22-0244 - 16 Edgewater - Building D - Fire Underwriters Survey

Project: 16 Edgewater - Building D  
 Project No.: CCO-22-0244  
 Designed By: AJG  
 Checked By: AJG  
 Date: November 3, 2022

### From the Fire Underwriters Survey (2020)

From Part II – Guide for Determination of Required Fire Flow Copyright I.S.O.:  
 City of Ottawa Technical Bulletin ISTB-2018-02 Applied Where Applicable

#### A. BASE REQUIREMENT (Rounded to the nearest 1000 L/min)

F = 220 x C x √A Where: F = Required fire flow in liters per minute  
 C = Coefficient related to the type of construction.  
 A = The total floor area in square meters (including all storey's, but excluding basements at least 50 percent below grade) in the building being considered.

Construction Type Wood Frame

C 1.5 A 1,039.0 m<sup>2</sup>  
 Total Floor Area (per the 2020 FUS Page 20 - Total Effective Area) 1,039.0 m<sup>2</sup>

Calculated Fire Flow 10,637.1 L/min  
 11,000.0 L/min

#### B. REDUCTION FOR OCCUPANCY TYPE (No Rounding)

From Page 24 of the Fire Underwriters Survey:  
 Limited Combustible -15%

Fire Flow 9,350.0 L/min

#### C. REDUCTION FOR SPRINKLER TYPE (No Rounding)

Non-Sprinklered 0%

Reduction 0.0 L/min

#### D. INCREASE FOR EXPOSURE (No Rounding)

	Separation Distance (m)	Cons.of Exposed Wall	Length Exposed Adjacent Wall (m)	Height (Stories)	Length-Height Factor	
Exposure 1	0 to 3	Wood frame	9	3	27.0	21%
Exposure 2	10.1 to 20	Wood frame	64	2	128.0	15%
Exposure 3	Over 30 m	Ordinary - Mass Timber (Unprotected)	21	1	21.0	0%
Exposure 4	20.1 to 30	Fire Resistive - Non Combustible (Unprotected Openings)	31	10	310.0	4%
% Increase*						40%

Increase\* 3,740.0 L/min

#### E. Total Fire Flow (Rounded to the Nearest 1000 L/min)

Fire Flow 13,090.0 L/min  
 Fire Flow Required\*\* 13,000.0 L/min

\*In accordance with Part II, Section 4, the Increase for separation distance is not to exceed 75%

\*\*In accordance with Section 4 the Fire flow is not to exceed 45,000 L/min or be less than 2,000 L/min

# McINTOSH PERRY

## CCO-22-0244 - 16 Edgewater - Boundary Condition Unit Conversion

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Project: 16 Edgewater  
Project No.: CCO-22-0244  
Designed By: AJG  
Checked By: AJG  
Date: November 3, 2022

---

### Boundary Conditions Unit Conversion

---

#### EDGEWATER STREET

---

Scenario	Height (m)	Elevation (m)	m H <sub>2</sub> O	PSI	kPa
<b>Avg. DD</b>	161.4	99.5	61.9	88.1	607.2
<b>Fire Flow (166.7 L/s or 10,000 L/min)</b>	156.1	99.5	56.6	80.5	555.2
<b>Fire Flow (250 L/s or 15,000 L/min)</b>	154.8	99.5	55.3	78.7	542.5
<b>Peak Hour</b>	156.7	99.5	57.2	81.4	561.1

**APPENDIX D**  
**SANITARY CALCULATIONS**

# McINTOSH PERRY

## CCO-22-0244 - 16 Edgewater - Sanitary Demands

Project:	16 Edgewater		
Project No.:	CCO-22-0244		
Designed By:	AJG		
Checked By:	AJG		
Date:	November 3, 2022		
Site Area	0.62	Gross ha	
Townhouse	9	2.70	Persons per unit
Bachelor	36	1.40	Persons per unit
1 Bedroom	45	1.40	Persons per unit
2 Bedroom	68	2.10	Persons per unit
3 Bedroom	18	3.10	Persons per unit
Total Population	337	Persons	
Commercial Area	752	m <sup>2</sup>	

### DESIGN PARAMETERS

Institutional/Commercial Peaking Factor	1	
Residential Peaking Factor	3.45	* Using Harmon Formula = $1+(14/(4+P^{0.5}))^{*0.8}$ where P = population in thousands, Harmon's Correction Factor = 0.8
Mannings coefficient (n)	0.013	
Demand (per capita)	280	L/day
Infiltration allowance	0.33	L/s/Ha

### EXTRANEOUS FLOW ALLOWANCES

Infiltration / Inflow	Flow (L/s)
Dry	0.03
Wet	0.17
Total	0.21

### AVERAGE DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS	POPULATION / AREA	Flow (L/s)
Residential	280	L/c/d	337	1.09
Industrial - Light**	35,000	L/gross ha/d		0
Industrial - Heavy**	55,000	L/gross ha/d		0
Commercial / Amenity	2,800	L/(1000m <sup>2</sup> /d )	752	0.02
Hospital	900	L/(bed/day)		0
Schools	70	L/(Student/d)		0
Trailer Parks no Hook-Ups	340	L/(space/d)		0
Trailer Park with Hook-Ups	800	L/(space/d)		0
Campgrounds	225	L/(campsite/d)		0
Mobile Home Parks	1,000	L/(Space/d)		0
Motels	150	L/(bed-space/d)		0
Hotels	225	L/(bed-space/d)		0
Office	75	L/7.0m <sup>2</sup> /d		0
Tourist Commercial	28,000	L/gross ha/d		0
Other Commercial	28,000	L/gross ha/d		0

# McINTOSH PERRY

AVERAGE RESIDENTIAL FLOW	1.09	L/s
PEAK RESIDENTIAL FLOW	3.76	L/s
AVERAGE ICI FLOW	0.02	L/s
PEAK INSTITUTIONAL/COMMERCIAL FLOW	0.02	L/s
PEAK INDUSTRIAL FLOW	0.00	L/s
TOTAL PEAK ICI FLOW	0.02	L/s

## TOTAL SANITARY DEMAND

TOTAL ESTIMATED AVERAGE DRY WEATHER FLOW	1.15	L/s
TOTAL ESTIMATED PEAK DRY WEATHER FLOW	3.82	L/s
TOTAL ESTIMATED PEAK WET WEATHER FLOW	3.99	L/s

SANITARY SEWER DESIGN SHEET

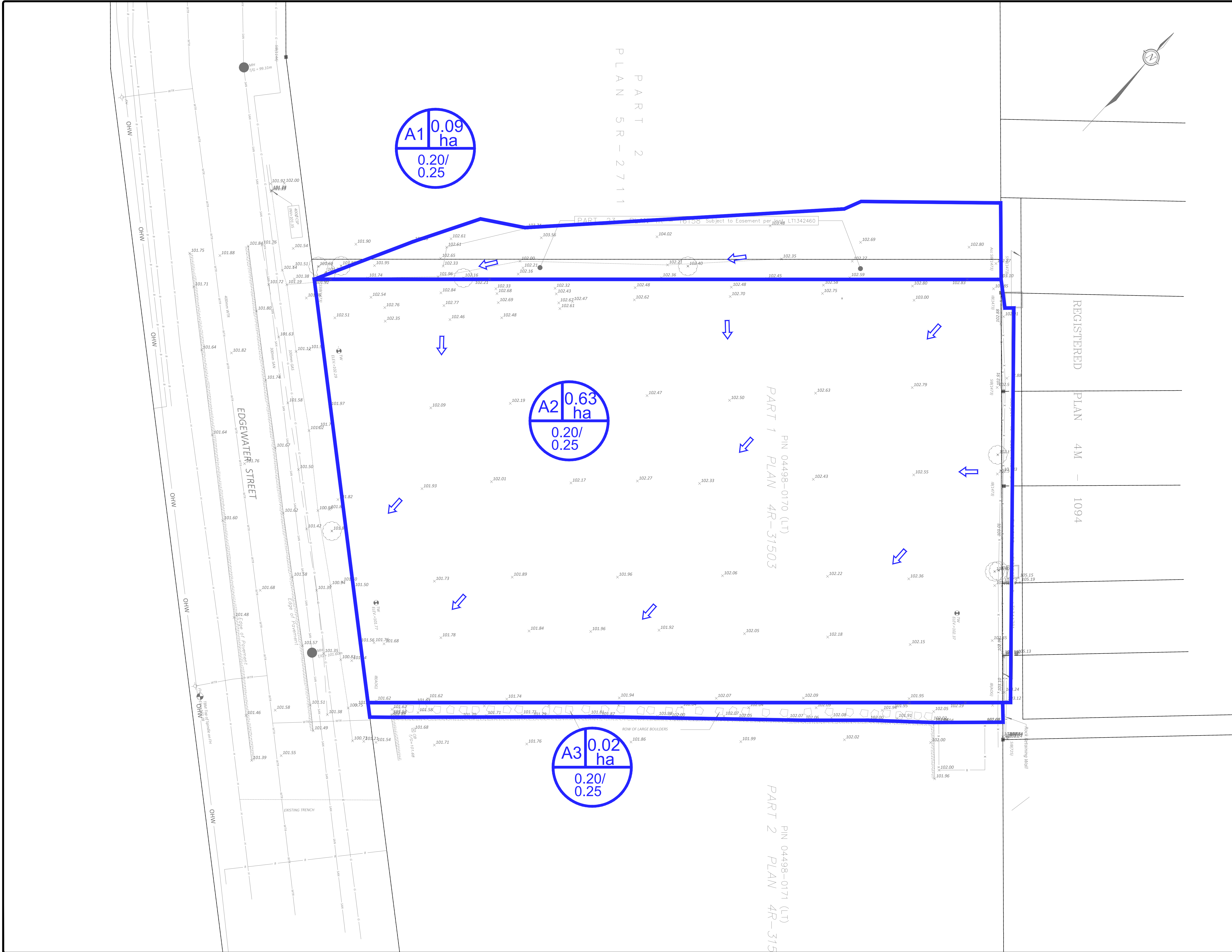
PROJECT: CCO-22-0244  
 LOCATION: 16 Edgewater  
 CLIENT:



LOCATION				RESIDENTIAL								ICI AREAS						INFILTRATION ALLOWANCE			FLOW		SEWER DATA							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
STREET	AREA ID	FROM MH	TO MH	UNIT TYPES				AREA (ha)	POPULATION		PEAK FACTOR	PEAK FLOW (L/s)	AREA (ha)						PEAK FLOW (L/s)	AREA (ha)		FLOW (L/s)	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	DIA (mm)	SLOPE (%)	VELOCITY (full) (m/s)	AVAILABLE CAPACITY	
				BAC/1-BED	2-BED	3-BED	TH		IND	CUM			INSTITUTIONAL		COMMERCIAL		INDUSTRIAL			IND	CUM								IND	CUM
		BLDG	MH1B	72	45	68	9	0.62	337.0	337.0	3.45	3.76		0.00	0.08	0.08		0.00	0.02	0.62	0.62	0.21	3.99	34.22	3.00	200	1.00	1.055	30.22	88.33
		MH1B	EX.SEWER					0.62		337.0	3.45	3.76		0.00	0.00	0.08		0.00	0.02	0.00	0.62	0.21	3.99	34.22	7.10	200	1.00	1.055	30.22	88.33
Design Parameters:				Notes:								Designed: RRR						No.			Revision			Date						
Residential				ICI Areas								Checked: AJG						1.			Issued for Review			2022-06-28						
BAC/1-				3. Infiltration allowance: 0.33 L/s/Ha								Project No.: CCO-22-0244						2.			Issued for Review			2022-11-02						
BED 1.4 p/p/u				4. Residential Peaking Factor:																										
2-BED 2.1 p/p/u				Harmon Formula = $1 + (14 / (4 + P^{0.5}) * 0.8)$																										
3-BED 3.1 p/p/u				where P = population in thousands																										
TH 2.7 p/p/u																														
OTH 60 p/p/Ha																														
																								Sheet No: 1 of 1						

**APPENDIX E  
PRE-DEVELOPMENT DRAINAGE PLAN**

FILENAME: (U:\Drawings\01 Project - Proposed\2022\1611\CCO-22-0244 Park River\_Kanata\_Hydrographical\_15 September 22 - Drawing\CCO-22-0244\_Design.dwg  
 DATE SAVED: Wednesday, November 02, 2022 14:51:54  
 LAST PLOTTED: Thursday, November 03, 2022 09:05:00



LOCATION PLAN  
M.T.S.

AREA I.D. A1  
AREA SIZE (HECTARES) x.xx ha  
RUNOFF COEFFICIENT (5-YR/100-YR) X.XX/X.XX

SCALE 1 : 250  
0 5 10 15 20 25 Metres

No.	Revision/Issue	Date
03	ISSUED FOR MUNICIPAL REVIEW	2022/11/04
02	ISSUED FOR MUNICIPAL REVIEW	2022/07/29
01	ISSUED FOR MUNICIPAL REVIEW	2022/06/28
00	ISSUED FOR MUNICIPAL REVIEW	2021/10/22

Check and verify all dimensions before proceeding with the work. Do not scale drawings.

**McINTOSH PERRY**  
 1-1329 Gardiners Road Kingston, ON K7P 0L8  
 Tel: 613-542-3788 Fax: 613-542-7583  
 www.mcintoshperry.com

Stamp:

Stamp: **FOR REVIEW ONLY**  
NOT FOR CONSTRUCTION

Client: **KEVIN MCMAHON**  
 PARK RIVER PROPERTIES  
 206-900 BOULEVARD DE LA CARRIERE, GATINEAU, QC, J8Y 6T5

Project: **16 EDGEWATER HOUSING**

KANATA ONTARIO

Drawing Title: **PRE-DEVELOPMENT DRAINAGE PLAN**

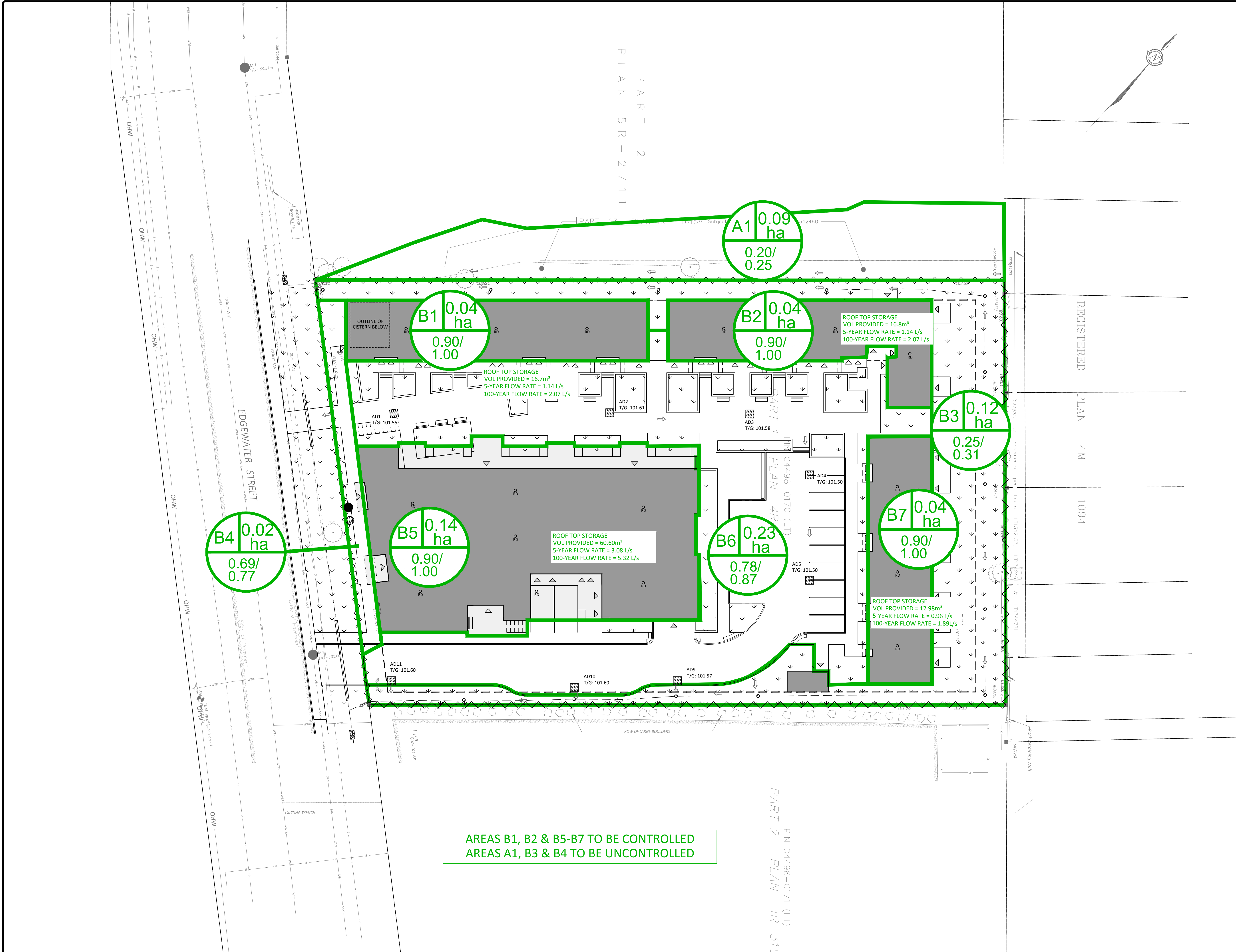
Scale: 1:250	Project Number: CCO-22-0244
Drawn by: M.M.	
Checked By: A.G.	Drawing Number: 03
Designed By: S.G.	

D07-12-21-0176



**APPENDIX F**  
**POST-DEVELOPMENT DRAINAGE PLAN**

FILENAME: U:\Drawings\01 Project - Proposed\2022\hki\CCO-22-0244 Park River\_Kanata\_McIntosh\_Kouriluk\_15 February 22 - Drawing\CCO-22-0244\_Drainage.dwg  
 DATE SAVED: Wednesday, November 02, 2022 14:51:54 EDT BY: rrobineau  
 LAST PLOTTED: Thursday, November 03, 2022 09:02:02 EDT



AREAS B1, B2 & B5-B7 TO BE CONTROLLED  
AREAS A1, B3 & B4 TO BE UNCONTROLLED

**APPENDIX G**  
**STORMWATER MANAGEMENT CALCULATIONS**

# McINTOSH PERRY

Pre-Development Runoff Coefficient

Drainage Area	Area (ha)	Impervious Area (m <sup>2</sup> )	C	Gravel Area (m <sup>2</sup> )	C	Pervious Area (m <sup>2</sup> )	C	C <sub>AVG</sub> 5-Year	C <sub>AVG</sub> 100-Year
A1	0.088	0.00	0.90	0.00	0.60	875.38	0.20	0.20	0.25
A2	0.624	0.00	0.90	0.00	0.60	6,241.43	0.20	0.20	0.25

Pre-Development Runoff Calculations

Drainage Area	Area (ha)	C 5-Year	C 100-Year	Tc (min)	I (mm/hr)		Q (L/s)	
					5-Year	100-Year	5-Year	100-Year
A1	0.088	0.20	0.25	25	60.9	103.8	2.96	6.32
A2	0.624	0.20	0.25	20	70.3	120.0	24.38	52.03
Total	0.712						24.38	52.03

Post-Development Runoff Coefficient

Drainage Area	Area (ha)	Impervious Area (m <sup>2</sup> )	C	Gravel Area (m <sup>2</sup> )	C	Pervious Area (m <sup>2</sup> )	C	C <sub>AVG</sub> 5-Year	C <sub>AVG</sub> 100-Year
B1	0.040	404.63	0.90	0.00	0.60	0.00	0.20	0.90	1.00
B2	0.041	407.22	0.90	0.00	0.60	0.00	0.20	0.90	1.00
B3	0.125	97.57	0.90	0.00	0.60	1,151.19	0.20	0.25	0.31
B4	0.015	105.72	0.90	0.00	0.60	45.50	0.20	0.69	0.77
B5	0.135	1,346.75	0.90	0.00	0.60	0.00	0.20	0.90	1.00
B6	0.234	1,922.99	0.90	0.00	0.60	412.87	0.20	0.78	0.87
B7	0.035	346.19	0.90	0.00	0.60	0.00	0.20	0.90	1.00
A1	0.088	0.00	0.90	0.00	0.60	875.38	0.20	0.20	0.25

Post-Development Runoff Calculations

Drainage Area	Area (ha)	C 5-Year	C 100-Year	Tc (min)	I (mm/hr)		Q (L/s)	
					5-Year	100-Year	5-Year	100-Year
B1	0.040	0.90	1.00	10	104.2	178.6	10.55	20.09
B2	0.041	0.90	1.00	10	104.2	178.6	10.62	20.21
B3	0.125	0.25	0.31	10	104.2	178.6	9.21	19.13
B4	0.015	0.69	0.77	10	104.2	178.6	3.02	5.81
B5	0.135	0.90	1.00	10	104.2	178.6	35.11	66.85
B6	0.234	0.78	0.87	10	104.2	178.6	52.52	100.58
B7	0.035	0.90	1.00	10	104.2	178.6	9.02	17.18
A1	0.088	0.20	0.25	25	60.9	103.8	2.96	6.32
Total	0.712						133.02	256.18

# McINTOSH PERRY

## Required Restricted Flow

Drainage Area	Area (ha)	C 5-Year	C 100-Year	Tc (min)	I (mm/hr)		Q (L/s)	
					5-Year	100-Year	5-Year	100-Year
A1	0.088	0.20	0.25	25	60.9	103.8	2.96	6.32
A2	0.624	0.20	0.25	20	70.3	120.0	24.38	52.03
Total	0.712						27.34	58.35

Post Development 5 & 100-year flows to match pre development 5 & 100-year flows

## Post-Development Restricted Runoff Calculations

Drainage Area	Unrestricted Flow (L/s)		Restricted Flow (L/s)		Storage Required (m <sup>3</sup> )		Storage Provided (m <sup>3</sup> )		
	5-Year	100-Year	5-Year	100-Year	5-Year	100-Year	5-Year	100-Year	
B1	10.55	20.09	1.14	2.07	8.02	15.37	9.10	16.69	<i>Restricted</i>
B2	10.62	20.21	1.14	2.07	8.09	15.51	9.16	16.80	<i>Restricted</i>
B3	9.21	19.13	9.21	19.13					<i>Unrestricted</i>
B4	3.02	5.81	3.02	5.81					<i>Unrestricted</i>
B5	35.11	66.85	3.08	5.32	28.87	56.18	35.35	60.60	<i>Restricted</i>
B6	52.52	100.58	5.58	15.56	40.24	65.17	65.17	65.17	<i>Restricted</i>
B7	9.02	17.18	1.14	2.07	6.45	12.39	6.49	12.98	<i>Restricted</i>
A1	2.96	6.32	2.96	6.32					<i>Unrestricted External Drainage</i>
Total	133.02	256.18	27.28	58.35	91.67	164.63	125.28	172.25	

# McINTOSH PERRY

Storage Requirements for Area B1

5-Year Storm Event

Tc (min)	I (mm/hr)	B1 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
10	104.2	10.55	1.14	9.41	5.65
20	70.3	7.11	1.14	5.97	7.17
30	53.9	5.46	1.14	4.32	7.78
40	44.2	4.47	1.14	3.33	8.00
50	37.7	3.81	1.14	2.67	8.02
60	32.9	3.34	1.14	2.20	7.90
70	29.4	2.97	1.14	1.83	7.70
80	26.6	2.69	1.14	1.55	7.44
90	24.3	2.46	1.14	1.32	7.12
100	22.4	2.27	1.14	1.13	6.77

Maximum Storage Required 5-Year (m<sup>3</sup>) = 8.02

100-Year Storm Event

Tc (min)	I (mm/hr)	B1 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
10	178.6	20.09	2.07	18.02	10.81
20	120.0	13.49	2.07	11.42	13.71
30	91.9	10.33	2.07	8.26	14.88
40	75.1	8.45	2.07	6.38	15.32
50	64.0	7.19	2.07	5.12	15.37
60	55.9	6.29	2.07	4.22	15.18
70	49.8	5.60	2.07	3.53	14.83
80	45.0	5.06	2.07	2.99	14.36

Maximum Storage Required 100-Year (m<sup>3</sup>) = 15.37

Storage Occupied In Area B1

5-Year Storm Event

Roof Storage			
Location	Area*	Depth	Volume (m <sup>3</sup> )
Roof	303.47	0.030	9.10
		Total	9.10

Storage Available (m<sup>3</sup>) = 9.10  
Storage Required (m<sup>3</sup>) = 8.02

100-Year Storm Event

Roof Storage			
Location	Area*	Depth	Volume (m <sup>3</sup> )
Roof	303.47	0.055	16.69
		Total	16.69

Storage Available (m<sup>3</sup>) = 16.69  
Storage Required (m<sup>3</sup>) = 15.37

\*Storage area is 75% of the total roof area

# McINTOSH PERRY

Roof Drain Flow (B1)

Roof Drains Summary		
Type of Control Device	Watts Drianage - Accutrol Weir	
Number of Roof Drians	3	
	5-Year	100-Year
Rooftop Storage (m <sup>3</sup> )	9.10	16.69
Storage Depth (m)	0.030	0.055
Flow (Per Roof Drain) (L/s)	0.38	0.69
Total Flow (L/s)	1.14	2.07

Flow Rate Vs. Build-Up (One Weir)	
Depth (mm)	Flow (L/s)
15	0.19
20	0.25
25	0.32
30	0.38
35	0.44
40	0.50
45	0.57
50	0.63
55	0.69

Roof Drain Flow			
	Flow (l/s)	Storage Depth (mm)	Drains Flow (l/s)
	0.19	15	0.57
	0.25	20	0.75
	0.32	25	0.96
5-Year	0.38	30	1.14
	0.44	35	1.32
	0.50	40	1.50
	0.57	45	1.71
100-Year	0.69	55	2.07
	0.76	60	2.28
	0.82	65	2.46
	0.88	70	2.64
	0.95	75	2.85
	1.01	80	3.03
	1.07	85	3.21
	1.13	90	3.39
	1.20	95	3.60
	1.26	100	3.78
	1.32	105	3.96
	1.39	110	4.17
	1.45	115	4.35
	1.51	120	4.53
	1.58	125	4.74
	1.64	130	4.92
	1.70	135	5.10
	1.76	140	5.28
	1.83	145	5.49
	1.89	150	5.67

\*Roof Drain model to be Accutrol Weirs, See attached sheets

\*Roof Drain Flow information taken from Watts Drainage website

CALCULATING ROOF FLOW EXAMPLES

2 roof drains during a 5 year storm  
 elevation of water = 30mm  
 Flow leaving 2 roof drains = (2 x 0.36 L/s) = 0.72 L/s

2 roof drains during a 100 year storm  
 elevation of water = 45mm  
 Flow leaving 2 roof drains = (2 x 0.54 L/s) = 1.08 L/s

Note: The flow leaving through a restricted roof drain is based on flow vs. head information

# McINTOSH PERRY

Storage Requirements for Area B2

5-Year Storm Event

Tc (min)	I (mm/hr)	B2 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
10	104.2	10.62	1.14	9.48	5.69
20	70.3	7.16	1.14	6.02	7.22
30	53.9	5.49	1.14	4.35	7.84
40	44.2	4.50	1.14	3.36	8.07
50	37.7	3.84	1.14	2.70	8.09
60	32.9	3.36	1.14	2.22	7.98
70	29.4	2.99	1.14	1.85	7.78
80	26.6	2.71	1.14	1.57	7.52
90	24.3	2.47	1.14	1.33	7.21
100	22.4	2.28	1.14	1.14	6.86

Maximum Storage Required 5-Year (m<sup>3</sup>) = 8.09

100-Year Storm Event

Tc (min)	I (mm/hr)	B2 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
10	178.6	20.21	2.07	18.14	10.89
20	120.0	13.58	2.07	11.51	13.81
30	91.9	10.40	2.07	8.33	14.99
40	75.1	8.51	2.07	6.44	15.45
50	64.0	7.24	2.07	5.17	15.51
60	55.9	6.33	2.07	4.26	15.33
70	49.8	5.64	2.07	3.57	14.98
80	45.0	5.09	2.07	3.02	14.51

Maximum Storage Required 100-Year (m<sup>3</sup>) = 15.51

Storage Occupied In Area B2

5-Year Storm Event

Roof Storage			
Location	Area*	Depth	Volume (m <sup>3</sup> )
Roof	305.41	0.030	9.16
Total			9.16

Storage Available (m<sup>3</sup>) = 9.16  
Storage Required (m<sup>3</sup>) = 8.09

100-Year Storm Event

Roof Storage			
Location	Area*	Depth	Volume (m <sup>3</sup> )
Roof	305.41	0.055	16.80
Total			16.80

Storage Available (m<sup>3</sup>) = 16.80  
Storage Required (m<sup>3</sup>) = 15.51

\*Storage area is 75% of the total roof area



# McINTOSH PERRY

Roof Drain Flow (B2)

Roof Drains Summary		
Type of Control Device	Watts Drianage - Accutrol Weir	
Number of Roof Drians	3	
	5-Year	100-Year
Rooftop Storage (m <sup>3</sup> )	9.16	16.80
Storage Depth (m)	0.030	0.055
Flow (Per Roof Drain) (L/s)	0.38	0.69
Total Flow (L/s)	1.14	2.07

Flow Rate Vs. Build-Up (One Weir)	
Depth (mm)	Flow (L/s)
15	0.19
20	0.25
25	0.32
30	0.38
35	0.44
40	0.50
45	0.57
50	0.63
55	0.69

Roof Drain Flow			
	Flow (l/s)	Storage Depth (mm)	Drains Flow (l/s)
5-Year	0.19	15	0.57
	0.25	20	0.75
	0.32	25	0.96
	0.38	30	1.14
	0.44	35	1.32
100-Year	0.50	40	1.50
	0.57	45	1.71
	0.63	50	1.89
	0.69	55	2.07
	0.76	60	2.28
	0.82	65	2.46
	0.88	70	2.64
	0.95	75	2.85
	1.01	80	3.03
	1.07	85	3.21
	1.13	90	3.39
	1.20	95	3.60
	1.26	100	3.78
	1.32	105	3.96
	1.39	110	4.17
1.45	115	4.35	
1.51	120	4.53	
1.58	125	4.74	
1.64	130	4.92	
1.70	135	5.10	
1.76	140	5.28	
1.83	145	5.49	
1.89	150	5.67	

\*Roof Drain model to be Accutrol Weirs, See attached sheets

\*Roof Drain Flow information taken from Watts Drainage website

CALCULATING ROOF FLOW EXAMPLES

3 roof drains during a 5 year storm  
 elevation of water = 25mm  
 Flow leaving 3 roof drains = (3 x 0.32 L/s) = 0.96L/s

3 roof drains during a 100 year storm  
 elevation of water = 50mm  
 Flow leaving 3 roof drains = (3 x 0.54 L/s) = 1.89L/s

Note: The flow leaving through a restricted roof drain is based on flow vs. head information

# McINTOSH PERRY

Storage Requirements for Area B5

5-Year Storm Event

Tc (min)	I (mm/hr)	B7 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
10	104.2	35.11	3.08	32.03	19.22
20	70.3	23.67	3.08	20.59	24.71
30	53.9	18.17	3.08	15.09	27.16
40	44.2	14.89	3.08	11.81	28.34
50	37.7	12.69	3.08	9.61	28.82
60	32.9	11.10	3.08	8.02	28.87
70	29.4	9.90	3.08	6.82	28.63
80	26.6	8.95	3.08	5.87	28.18
90	24.3	8.18	3.08	5.10	27.56
100	22.4	7.55	3.08	4.47	26.82

Maximum Storage Required 5-Year (m<sup>3</sup>) = 28.87

100-Year Storm Event

Tc (min)	I (mm/hr)	B7 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
10	178.6	66.85	5.32	61.53	36.92
20	120.0	44.91	5.32	39.59	47.51
30	91.9	34.40	5.32	29.08	52.34
40	75.1	28.13	5.32	22.81	54.75
50	64.0	23.94	5.32	18.62	55.87
60	55.9	20.93	5.32	15.61	56.18
70	49.8	18.64	5.32	13.32	55.95
80	45.0	16.84	5.32	11.52	55.32

Maximum Storage Required 100-Year (m<sup>3</sup>) = 56.18

Storage Occupied In Area B5

5-Year Storm Event

Roof Storage			
Location	Area*	Depth	Volume (m <sup>3</sup> )
Roof	1010.07	0.035	35.35
Total			35.35

Storage Available (m<sup>3</sup>) = 35.35  
Storage Required (m<sup>3</sup>) = 28.87

100-Year Storm Event

Roof Storage			
Location	Area*	Depth	Volume (m <sup>3</sup> )
Roof	1010.07	0.060	60.60
Total			60.60

Storage Available (m<sup>3</sup>) = 60.60  
Storage Required (m<sup>3</sup>) = 56.18

\*Storage area is 75% of the total roof area

# McINTOSH PERRY

Roof Drain Flow (B5)

Roof Drains Summary		
Type of Control Device	Watts Drianage - Accutrol Weir	
Number of Roof Drians	7	
	5-Year	100-Year
Rooftop Storage (m <sup>3</sup> )	35.35	60.60
Storage Depth (m)	0.035	0.060
Flow (Per Roof Drain) (L/s)	0.44	0.76
Total Flow (L/s)	3.08	5.32

Flow Rate Vs. Build-Up (One Weir)	
Depth (mm)	Flow (L/s)
15	0.19
20	0.25
25	0.32
30	0.38
35	0.44
40	0.50
45	0.57
50	0.63
55	0.69

Roof Drain Flow			
	Flow (l/s)	Storage Depth (mm)	Drains Flow (l/s)
	0.19	15	1.33
	0.25	20	1.75
	0.32	25	2.24
	0.38	30	2.66
5-Year	0.44	35	3.08
	0.50	40	3.50
	0.57	45	3.99
	0.63	50	4.41
100-Year	0.76	60	5.32
	0.82	65	5.74
	0.88	70	6.16
	0.95	75	6.65
	1.01	80	7.07
	1.07	85	7.49
	1.13	90	7.91
	1.20	95	8.40
	1.26	100	8.82
	1.32	105	9.24
	1.39	110	9.73
	1.45	115	10.15
	1.51	120	10.57
	1.58	125	11.06
	1.64	130	11.48
	1.70	135	11.90
	1.76	140	12.32
	1.83	145	12.81
	1.89	150	13.23

\*Roof Drain model to be Accutrol Weirs, See attached sheets

\*Roof Drain Flow information taken from Watts Drainage website

CALCULATING ROOF FLOW EXAMPLES

3 roof drains during a 5 year storm  
 elevation of water = 25mm  
 Flow leaving 3 roof drains = (3 x 0.32 L/s) = 0.96L/s

3 roof drains during a 100 year storm  
 elevation of water = 50mm  
 Flow leaving 3 roof drains = (3 x 0.54 L/s) = 1.89L/s

Note: The flow leaving through a restricted roof drain is based on flow vs. head information

# McINTOSH PERRY

Storage Requirements for Area B6

5-Year Storm Event

Tc (min)	I (mm/hr)	B6 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
45	40.6	20.48	5.58	14.90	40.23
46	40.0	20.16	5.58	14.58	40.24
47	39.4	19.85	5.58	14.27	40.24
48	38.8	19.55	5.58	13.97	40.23
49	38.2	19.26	5.58	13.68	40.22
50	37.7	18.98	5.58	13.40	40.20
51	37.1	18.71	5.58	13.13	40.18

Maximum Storage Required 5-Year (m <sup>3</sup> ) =	40.24
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100-Year Storm Event

Tc (min)	I (mm/hr)	B6 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
28	96.3	54.23	15.56	38.67	64.97
29	94.0	52.96	15.56	37.40	65.07
30	91.9	51.75	15.56	36.19	65.14
31	89.8	50.60	15.56	35.04	65.17
32	87.9	49.50	15.56	33.94	65.17
33	86.0	48.46	15.56	32.90	65.15
34	84.3	47.47	15.56	31.91	65.09

Maximum Storage Required 100-Year (m <sup>3</sup> ) =	65.17
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Storage Provided

Structure	Storage Required (m <sup>3</sup> )	Storage Provided (m <sup>3</sup> )
Storage Tank	65.17	65.17

# McINTOSH PERRY

Storage Requirements for Area B7

5-Year Storm Event

Tc (min)	I (mm/hr)	B7 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
10	104.2	9.02	1.14	7.88	4.73
20	70.3	6.08	1.14	4.94	5.93
30	53.9	4.67	1.14	3.53	6.36
40	44.2	3.83	1.14	2.69	6.45
50	37.7	3.26	1.14	2.12	6.36
60	32.9	2.85	1.14	1.71	6.17
70	29.4	2.54	1.14	1.40	5.90
80	26.6	2.30	1.14	1.16	5.57
90	24.3	2.10	1.14	0.96	5.20
100	22.4	1.94	1.14	0.80	4.80

Maximum Storage Required 5-Year (m<sup>3</sup>) = 6.45

100-Year Storm Event

Tc (min)	I (mm/hr)	B7 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
10	178.6	17.18	2.07	15.11	9.07
20	120.0	11.54	2.07	9.47	11.37
30	91.9	8.84	2.07	6.77	12.19
40	75.1	7.23	2.07	5.16	12.39
50	64.0	6.15	2.07	4.08	12.25
60	55.9	5.38	2.07	3.31	11.91
70	49.8	4.79	2.07	2.72	11.43
80	45.0	4.33	2.07	2.26	10.85

Maximum Storage Required 100-Year (m<sup>3</sup>) = 12.39

Storage Occupied In Area B7

5-Year Storm Event

Roof Storage			
Location	Area*	Depth	Volume (m <sup>3</sup> )
Roof	259.64	0.025	6.49
Total			6.49

Storage Available (m<sup>3</sup>) = 6.49  
Storage Required (m<sup>3</sup>) = 6.45

100-Year Storm Event

Roof Storage			
Location	Area*	Depth	Volume (m <sup>3</sup> )
Roof	259.64	0.050	12.98
Total			12.98

Storage Available (m<sup>3</sup>) = 12.98  
Storage Required (m<sup>3</sup>) = 12.39

\*Storage area is 75% of the total roof area

# McINTOSH PERRY

Roof Drain Flow (B7)

Roof Drains Summary		
Type of Control Device	Watts Drainage - Accutrol Weir	
Number of Roof Drains	3	
	5-Year	100-Year
Rooftop Storage (m <sup>3</sup> )	6.49	12.98
Storage Depth (m)	0.025	0.050
Flow (Per Roof Drain) (L/s)	0.32	0.63
Total Flow (L/s)	0.96	1.89

Flow Rate Vs. Build-Up (One Weir)	
Depth (mm)	Flow (L/s)
15	0.19
20	0.25
25	0.32
30	0.38
35	0.44
40	0.50
45	0.57
50	0.63
55	0.69

Roof Drain Flow			
	Flow (l/s)	Storage Depth (mm)	Drains Flow (l/s)
5-Year	0.19	15	0.57
	0.25	20	0.75
	0.32	25	0.96
	0.38	30	1.14
	0.44	35	1.32
100-Year	0.50	40	1.50
	0.57	45	1.71
	0.63	50	1.89
	0.69	55	2.07
	0.76	60	2.28
	0.82	65	2.46
	0.88	70	2.64
	0.95	75	2.85
	1.01	80	3.03
	1.07	85	3.21
	1.13	90	3.39
	1.20	95	3.60
	1.26	100	3.78
	1.32	105	3.96
	1.39	110	4.17
1.45	115	4.35	
1.51	120	4.53	
1.58	125	4.74	
1.64	130	4.92	
1.70	135	5.10	
1.76	140	5.28	
1.83	145	5.49	
1.89	150	5.67	

\*Roof Drain model to be Accutrol Weirs, See attached sheets

\*Roof Drain Flow information taken from Watts Drainage website

CALCULATING ROOF FLOW EXAMPLES

3 roof drains during a 5 year storm  
 elevation of water = 25mm  
 Flow leaving 3 roof drains = (3 x 0.32 L/s) = 0.96L/s

3 roof drains during a 100 year storm  
 elevation of water = 50mm  
 Flow leaving 3 roof drains = (3 x 0.63 L/s) = 1.89L/s

Note: The flow leaving through a restricted roof drain is based on flow vs. head information

# McINTOSH PERRY

## Time of Concentration Pre-Development

Drainage Area ID	Sheet Flow Distance (m)	Slope of Land (%)	Tc (min) (5-Year)	Tc (min) (100-Year)
A1	55	1.33	20	19
A2	90	1.30	25	24

$$T_c = (3.26(1.1-c)L^{0.5}/S^{0.33})$$

c = Blanced Runoff Coefficient

L = Length of drainage area

S = Average slope of watershed

STORM SEWER DESIGN SHEET

PROJECT: Residential Housing  
 LOCATION: 16 Edgewater  
 CLIENT: Park River Properties



LOCATION				CONTRIBUTING AREA (ha)				RATIONAL DESIGN FLOW										SEWER DATA											
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28		
STREET	AREA ID	FROM MH	TO MH	C-VALUE	AREA	INDIV AC	CUMUL AC	INLET (min)	TIME IN PIPE	TOTAL (min)	i (5) (mm/hr)	i (10) (mm/hr)	i (100) (mm/hr)	5yr PEAK FLOW (L/s)	10yr PEAK FLOW (L/s)	100yr PEAK FLOW (L/s)	FIXED FLOW (L/s)	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	PIPE SIZE (mm)			SLOPE (%)	VELOCITY (m/s)	AVAIL CAP (5yr)			
																					DIA	W	H			(L/s)	(%)		
EDGEWATER STREET	B1			0.90	0.04	0.04	0.04	10.00			104.19	122.14	178.56	10.43				1.14											
	B2			0.90	0.04	0.04	0.04	10.00			104.19	122.14	178.56	10.43				1.14											
	B5			0.90	0.14	0.13	0.13	10.00			104.19	122.14	178.56	36.50				3.08											
	B6			0.78	0.23	0.18	0.18	10.00			104.19	122.14	178.56	51.96				5.58											
	B7			0.90	0.04	0.03	0.03	10.00			104.19	122.14	178.56	9.12				5.58											
		BLDG	MH1		-	-	-	0.41	10.00	0.03	10.03	104.19	122.14	178.56	118.44				16.52	62.04	2.35	250			1.00	1.224	45.52	73.37%	
			MH1	DITCH		-	-	0.41	10.03	0.04	10.07	104.02	121.94	178.27	118.25				16.52	62.04	2.98	250			1.00	1.224	45.52	73.37%	
		B3	TCB1	DITCH	0.25	0.12	0.03	0.03	10.00	0.11	10.11	104.19	122.14	178.56	8.69				8.69	43.87	5.51	250			0.50	0.866	35.18	80.19%	

Definitions: $Q = 2.78CIA$ , where: $Q$ = Peak Flow in Litres per Second (L/s) $A$ = Area in Hectares (ha) $i$ = Rainfall Intensity in millimeters per hour (mm/hr) $[i = 998.071 / (TC+6.053)^{0.814}]$ 5 YEAR $[i = 1174.184 / (TC+6.014)^{0.816}]$ 10 YEAR $[i = 1735.688 / (TC+6.014)^{0.820}]$ 100 YEAR	Notes: 1. Mannings coefficient (n) = 0.013	Designed: RRR	No. 1.	Revision ISSUED FOR REVIEW	Date 2022-06-28
		Checked: AJG			
		Project No.: CCO-22-0244			
			Date: 2022-06-28	Sheet No: 1 of 1	



**APPENDIX H  
CITY OF OTTAWA DESIGN CHECKLIST**

# City of Ottawa

## 4. Development Servicing Study Checklist

The following section describes the checklist of the required content of servicing studies. It is expected that the proponent will address each one of the following items for the study to be deemed complete and ready for review by City of Ottawa Infrastructure Approvals staff.

The level of required detail in the Servicing Study will increase depending on the type of application. For example, for Official Plan amendments and re-zoning applications, the main issues will be to determine the capacity requirements for the proposed change in land use and confirm this against the existing capacity constraint, and to define the solutions, phasing of works and the financing of works to address the capacity constraint. For subdivisions and site plans, the above will be required with additional detailed information supporting the servicing within the development boundary.

### 4.1 General Content

Criteria	Location (if applicable)
<input type="checkbox"/> Executive Summary (for larger reports only).	N/A
<input type="checkbox"/> Date and revision number of the report.	On Cover
<input type="checkbox"/> Location map and plan showing municipal address, boundary, and layout of proposed development.	Appendix A
<input type="checkbox"/> Plan showing the site and location of all existing services.	Site Servicing Plan (C102)
<input 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 which individual developments must adhere.	1.1 Purpose 1.2 Site Description 6.0 Stormwater Management
<input type="checkbox"/> Summary of pre-consultation meetings with City and other approval agencies.	Appendix B
<input 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.	1.1 Purpose 1.2 Site Description 6.0 Stormwater Management
<input type="checkbox"/> Statement of objectives and servicing criteria.	3.0 Pre-Consultation Summary

<input type="checkbox"/> Identification of existing and proposed infrastructure available in the immediate area.	N/A
<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).	Site Grading Plan (C101)
<input 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.	Site Grading Plan (C101)
<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 type="checkbox"/> Reference to geotechnical studies and recommendations concerning servicing.	Section 2.0 Background Studies, Standards and References
<input type="checkbox"/> All preliminary and formal site plan submissions should have the following information: <ul style="list-style-type: none"> <li>○ Metric scale</li> <li>○ North arrow (including construction North)</li> <li>○ Key plan</li> <li>○ Name and contact information of applicant and property owner</li> <li>○ Property limits including bearings and dimensions</li> <li>○ Existing and proposed structures and parking areas</li> <li>○ Easements, road widening and rights-of-way</li> <li>○ Adjacent street names</li> </ul>	Site Grading Plan (C101)

## 4.2 Development Servicing Report: Water

Criteria	Location (if applicable)
<input type="checkbox"/> Confirm consistency with Master Servicing Study, if available	N/A
<input type="checkbox"/> Availability of public infrastructure to service proposed development	Section 4.0
<input type="checkbox"/> Identification of system constraints	N/A
<input type="checkbox"/> Identify boundary conditions	Unavailable at time of publication
<input type="checkbox"/> Confirmation of adequate domestic supply and pressure	N/A
<input 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.	Appendix C
<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 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	Appendix C, Section 4.2

<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.	Site Servicing Plan (C101)
<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 type="checkbox"/> Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	Appendix C
<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

Criteria	Location (if applicable)
<input 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).	N/A
<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 type="checkbox"/> Description of existing sanitary sewer available for discharge of wastewater from proposed development.	Section 5.2 Proposed Sanitary Sewer

<input 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 5.3 Proposed Sanitary Design
<input 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.	N/A
<input type="checkbox"/> Description of proposed sewer network including sewers, pumping stations, and forcemains.	Section 5.2 Proposed Sanitary Sewer
<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

Criteria	Location (if applicable)
<input 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 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Analysis of available capacity in existing public infrastructure.	N/A
<input type="checkbox"/> A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	Pre & Post-Development Plans
<input 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 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input 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 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Description of the stormwater management concept with facility locations and descriptions with references and supporting information.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Set-back from private sewage disposal systems.	N/A
<input type="checkbox"/> Watercourse and hazard lands setbacks.	N/A
<input type="checkbox"/> Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	N/A
<input type="checkbox"/> Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.	N/A
<input 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).	Appendix G

<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.	Site Grading Plan
<input 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 7.0 Proposed Stormwater Management Appendix G
<input type="checkbox"/> Any proposed diversion of drainage catchment areas from one outlet to another.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<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 type="checkbox"/> Descriptions of how the conveyance and storage capacity will be achieved for the development.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<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.	Site Grading Plan (C101)
<input type="checkbox"/> Inclusion of hydraulic analysis including hydraulic grade line elevations.	N/A



<input type="checkbox"/> Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	Section 8.0 Sediment & Erosion Control
<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

The Servicing Study shall provide a list of applicable permits and regulatory approvals necessary for the proposed development as well as the relevant issues affecting each approval. The approval and permitting shall include but not be limited to the following:

Criteria	Location (if applicable)
<input 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.	N/A
<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

Criteria	Location (if applicable)
<input type="checkbox"/> Clearly stated conclusions and recommendations	Section 9.0 Summary  Section 10.0 Recommendations
<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.	All are stamped
<input type="checkbox"/> All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario	All are stamped