

M E M O R A N D U M

DATE: JANUARY 20, 2026

TO: MOHAMMED FAWZI / JEAN-CHARLES RENAUD (CITY OF OTTAWA)

FROM: FRANÇOIS THAUVETTE, P.ENG.

RE: 314, 318 ATHLONE AVENUE AND 2006, 2020, 2026 SCOTT STREET
ADEQUACY OF PUBLIC SERVICES MEMORANDUM
CITY FILE: D-07-12-23-0019
NOVATECH PROJECT: 121302

CC: KEN H. (MORLEY HOPPNER) ALEX G. (COLONNADE),
PATRICK B. (HOBIN)

The configuration of the proposed multi-tower development located at 2026 Scott Street (including other adjacent properties to be merged) has been revised based on direction from the client. The revised proposal will now include **three** (3) towers above an underground parking structure instead of the previously proposed two-tower design. The **Development Servicing Study & Stormwater Management Report** (R-2023-003) and associated engineering plans, dated September 4th, 2024, were prepared as part of the previous Site Plan Control application for the site.

The purpose of this memorandum is to demonstrate to the City of Ottawa that the revised 3-tower development can be serviced by the nearby existing municipal infrastructure via a comparison to the previous servicing design plans and reports. This memorandum is being submitted in support of a new Zoning By-Law Amendment (ZBLA) application.

Sanitary Servicing

The revised 3-tower development will be serviced by the local municipal sanitary sewers in Scott Street, similar to the previous 2-tower design. **Table 1** compares the theoretical sanitary flows for the previous design and the revised 3-tower design.

Table 1: Theoretical Post-Development Sanitary Flows Comparison

	Unit Count	Design Population	Res. Peak Flow (L/s)*	Comm. Peak Flow (L/s)*	Infiltration Allowance (L/s)*	Sanitary Peak Flow (L/s)*
Previous Two-Tower Design	856	1,445	15.50	0.02	0.20	15.72
Revised Three-Tower Design	857	1,384	15.19	0.01	0.21	15.41

*Represents rounded values

As demonstrated in the table above, the theoretical peak sanitary flow for the revised 3-tower design represents a slight decrease from the previous 2-tower design. Furthermore, the City of Ottawa has confirmed that there are no capacity concerns with the existing municipal sewers for the revised 3-tower design peak flow. Refer to the attached sanitary flows calculation sheets and e-mail correspondence from the City of Ottawa for further details.

The intent is to generally maintain consistency with the previously proposed sanitary servicing design. Two separate sanitary services will be required to service Building 1 (on its own) and Buildings 2 & 3 (combined) due to internal mechanical constraints and the phased approach to the development. An updated sanitary sewage analysis and servicing design will be provided as part of the Site Plan Control application to the City of Ottawa.

Water Supply for Domestic Use and Firefighting

Similar to the previous 2-tower design, the revised 3-tower development will be serviced by twin service laterals off the 200mm dia. local municipal watermain in Scott Street. **Table 2** identifies the theoretical water demands for the previous design and the revised 3-tower design.

Table 2: Theoretical Post-Development Water Demands Comparison

	Unit Count	Design Population	Avg. Daily Demand (L/s)*	Max Daily Demand (L/s)*	Peak Hour Demand (L/s)*	FUS Fire Flow Range (L/s)
Previous Two-Tower Design	856	1,445	4.7	11.8	25.8	200-217
Revised Three-Tower Design	857	1,384	4.5	11.2	24.8	133-150

*Represents rounded values, including commercial.

As demonstrated in the table above, the theoretical water demands for the revised 3-tower design represents a slight decrease from the previous 2-tower design. Furthermore, the required fire flow for the revised 3-tower design is anticipated to be significantly lower than the previous design. The existing municipal watermain should therefore have adequate capacity to service the revised 3-tower design. An updated analysis and servicing design will be provided as part of the Site Plan Control application to the City of Ottawa.

Storm Drainage and Stormwater Management

The revised 3-tower storm drainage and stormwater management (SWM) design will generally maintain consistency with the previous 2-tower design, as the City of Ottawa has confirmed that the SWM quantity and quality control criteria will remain the same.

The post-development conditions will include uncontrolled direct runoff and controlled site flows. Storm flows from the majority of the site (i.e. tower roofs and outdoor amenity space above the underground parking structure) will be directed to internal SWM storage tanks and controlled (pumped) prior to being discharged to the municipal storm sewers in Scott Street. Two separate storm services will be required to service Building 1 (on its own) and Buildings 2 & 3 (combined) due to internal mechanical constraints and the phased approach to the development. Due to existing

elevations, storm drainage from a small low-lying portion of the site will be sent directly to the 750mm dia. storm sewer in Athlone Avenue. This will ensure that existing drainage patterns and major overland flow paths are generally maintained.

The subject site is located within the jurisdiction of the Rideau Valley Conservation Authority. Based on feedback previously received from the RVCA, landscape areas and roof tops are considered clean for the purpose of protecting water quality for aquatic habitat. As parking for the revised three-tower development will be provided underground, and the distance to the stormwater outlet is >2km downstream, on-site stormwater quality control will not be required.

A complete updated SWM analysis of the development will be included as part of the Site Plan Control application to the City of Ottawa.

Please contact the undersigned should you have any questions or concerns.

NOVATECH



François Thauvette, P. Eng.
Senior Project Manager | Land Development

Attachments:

- Sanitary Flows Calculation Sheets (3-Tower Design) dated January 15, 2026
- E-mail Correspondence from the City of Ottawa dated January 19, 2026
- Domestic Water Demands Calculation Sheets (3-Tower Design) dated January 15, 2026
- FUS Fire Flow Calculation Sheets (3-Tower Design) dated January 15, 2026

2026 SCOTT STREET POST-DEVELOPMENT SANITARY FLOWS - SUMMARY

Residential and Commercial Uses	Peak Flows (L/s)
Building 1	5.16
Subtotal - Building 1 Outlet	5.16
Building 2	6.68
Building 3	3.57
Subtotal - Building 2 Outlet	10.25
Total Peak Sanitary Flow	15.41

2026 SCOTT STREET - BUILDING 1 POST-DEVELOPMENT SANITARY FLOWS

Residential Flows	Post-Development
Number of Studio / 1-Bedroom Units	195
Persons per Studio / 1-Bedroom Unit	1.4
Number of 2-Bedroom Units	90
Persons per 2-Bedroom Unit	2.1
Total Number of Units	285
Design Population	462
Average Daily Flow (280L/c/day)	1.50
Peak Factor (Harmon Formula)	3.39
Peak Residential Flow	5.08 L/s
Commercial Flows	
Ground Floor Area	175 m ²
Average Commercial Daily Demand	2.8 L/m ² /day
Peaking Factor (<20% Commercial Contribution)	1.0
Peak Commercial Flows	0.01 L/s
Extraneous Flow	
Tower Site Area	0.214 ha
Infiltration Allowance	0.33 L/s/ha
Peak Extraneous Flow	0.07 L/s
Total Peak Sanitary Flow	5.16 L/s

2026 SCOTT STREET - BUILDING 2 POST-DEVELOPMENT SANITARY FLOWS

Residential Flows	Post-Development	
Number of Studio / 1-Bedroom Units	265	
Persons per Studio / 1-Bedroom Unit	1.4	
Number of 2-Bedroom Units	113	
Persons per 2-Bedroom Unit	2.1	
Total Number of Units	378	
Design Population	609	
Average Daily Flow (280L/c/day)	1.97	
Peak Factor (Harmon Formula)	3.34	
Peak Residential Flow	6.60	L/s
Extraneous Flow		
Tower Site Area	0.252	ha
Infiltration Allowance	0.33	L/s/ha
Peak Extraneous Flow	0.08	L/s
Total Peak Sanitary Flow	6.68	L/s

2026 SCOTT STREET - BUILDING 3 POST-DEVELOPMENT SANITARY FLOWS

Residential Flows	Post-Development	
Number of Studio / 1-Bedroom Units	136	
Persons per Studio / 1-Bedroom Unit	1.4	
Number of 2-Bedroom Units	58	
Persons per 2-Bedroom Unit	2.1	
Total Number of Units	194	
Design Population	313	
Average Daily Flow (280L/c/day)	1.01	
Peak Factor (Harmon Formula)	3.46	
Peak Residential Flow	3.51	L/s
Extraneous Flow		
Tower Site Area	0.194	ha
Infiltration Allowance	0.33	L/s/ha
Peak Extraneous Flow	0.06	L/s
Total Peak Sanitary Flow	3.57	L/s

Kynan Dsa

From: Fawzi, Mohammed <mohammed.fawzi@ottawa.ca>
Sent: Monday, January 19, 2026 7:51 AM
To: Francois Thauvette
Cc: Wu, John; Kynan Dsa
Subject: RE: 2026 Scott Street - D07-12-23-0019 - Anticipated Peak Sanitary Flows (121302)

Hi Francois,

No concerns with the proposed sanitary peak flow. Thank you.

Best Regards,

Mohammed Fawzi, P.Eng.

Senior Project Manager (A), Infrastructure Projects

Development Review – West Branch

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

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West | 110 Avenue Laurier Ouest

Ottawa, ON K1P 1J1

613.580.2424 ext./poste 70120, Mohammed.Fawzi@ottawa.ca

Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne

From: Fawzi, Mohammed
Sent: January 16, 2026 8:33 AM
To: Francois Thauvette <f.thauvette@novatech-eng.com>
Cc: Wu, John <John.Wu@ottawa.ca>; Kynan Dsa <k.dsa@novatech-eng.com>
Subject: RE: 2026 Scott Street - D07-12-23-0019 - Anticipated Peak Sanitary Flows (121302)

Hi Francois,

This email is to confirm that your request has been received and forwarded to our Water Resources Group for capacity review.

Results will be shared as soon as they are received.

Best Regards,

Mohammed Fawzi, P.Eng.

Senior Project Manager (A), Infrastructure Projects

Development Review – West Branch

Planning, Development and Building Services Department (PDBS)| Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB)
City of Ottawa | Ville d'Ottawa
110 Laurier Avenue West | 110 Avenue Laurier Ouest
Ottawa, ON K1P 1J1
613.580.2424 ext./poste 70120, Mohammed.Fawzi@ottawa.ca

From: Francois Thauvette <f.thauvette@novatech-eng.com>
Sent: January 15, 2026 4:52 PM
To: Fawzi, Mohammed <mohammed.fawzi@ottawa.ca>
Cc: Wu, John <John.Wu@ottawa.ca>; Kynan Dsa <k.dsa@novatech-eng.com>
Subject: FW: 2026 Scott Street - D07-12-23-0019 - Anticipated Peak Sanitary Flows (121302)

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Hi Mohammed,

We are sending you this e-mail to provide the anticipated peak sanitary flows for the proposed **3-tower** re-development of the subject site. See e-mail below and attached calculations for details.

Regards,

François Thauvette, P. Eng., Sr. Project Manager | Land Development & Public-Sector Engineering

NOVATECH

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | T: 613.254.9643 Ext: 219 | C: 613.276.0310

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From: Kynan Dsa <k.dsa@novatech-eng.com>
Sent: Thursday, January 15, 2026 4:37 PM
To: Francois Thauvette <f.thauvette@novatech-eng.com>
Subject: RE: 2026 Scott Street - D07-12-23-0019 - Anticipated Peak Sanitary Flows (121302)

Hi François,

As requested in the latest pre-consultation notes for the project, please forward this e-mail and attached calculation sheets to the City of Ottawa for the purpose of verifying municipal sanitary sewer capacity.

The configuration of the proposed multi-tower development located at 2026 Scott Street (including other adjacent properties to be merged) has been revised based on direction from the client. The revised proposal will include **three** towers above an underground parking structure instead of the previously

proposed two-tower design. Due to internal mechanical constraints and the phased approach to the development, two separate sanitary services will be required to service Building 1 and Buildings 2 & 3 separately. This approach is similar to the previous (two-tower) servicing design for the site.

Our preference is to generally maintain the previously proposed sanitary servicing design (i.e., Building 1 serviced by the existing 375mm dia. sanitary sewer in Scott Street, Buildings 2 & 3 serviced by the existing 450mm dia. sanitary sewer in Scott Street). The anticipated peak sanitary flow for Building 1 is approximately 5.16 L/s, while the anticipated peak sanitary flow for both Buildings 2 & 3 is approximately 10.25 L/s, for a total peak sanitary flow for the site of **15.41 L/s**. Refer to the attached calculation sheets for details. The anticipated peak sanitary flows for the three-tower design represent a slight **decrease** from the previous two-tower servicing design, which had anticipated peak sanitary flows of 7.34 L/s for the East Tower and 8.36 L/s for the West Tower (**15.70 L/s** total peak sanitary flow for the site).

Thanks,

Kynan D'sa, B.A.Sc. (Engineering) (He/Him)

NOVATECH

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6

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2026 SCOTT STREET POST-DEVELOPMENT WATER DEMANDS SUMMARY

DOMESTIC WATER DEMANDS

Residential and Commercial Uses	Average Day Demand (L/s)	Maximum Day Demand (L/s)	Peak Hour Demand (L/s)
Building 1	1.5	3.8	8.3
Building 2	2.0	4.9	10.9
Building 3	1.0	2.5	5.6
TOTALS	4.5	11.2	24.7

2026 SCOTT STREET - BUILDING 1 POST-DEVELOPMENT WATER DEMANDS

DOMESTIC WATER DEMANDS

Residential Water Demands	Post-Development
Number of Studio / 1-Bedroom Units	195
Persons per Studio / 1-Bedroom Unit	1.4
Number of 2-Bedroom Units	90
Persons per 2-Bedroom Unit	2.1
Total Number of Units	285
Design Population	462
Average Daily Flow per resident	280 L/c/day
Average Day Demand	1.50 L/s
Maximum Day Demand (2.5 x avg. day)	3.74 L/s
Peak Hour Demand (2.2 x max. day)	8.23 L/s
Commercial Water Demands	
Ground Floor Area	175 m ²
Average Commercial Daily Demand	2.8 L/m ² /day
Average Day Demand	0.01 L/s
Maximum Day Demand (1.5 x avg. day)	0.01 L/s
Peak Hour Demand (1.8 x max. day)	0.02 L/s
TOTALS	
Average Day Demand	1.5 L/s
Maximum Day Demand	3.8 L/s
Peak Hour Demand	8.3 L/s

2026 SCOTT STREET - BUILDING 2 POST-DEVELOPMENT WATER DEMANDS

DOMESTIC WATER DEMANDS

Residential Water Demands	Post-Development
Number of Studio / 1-Bedroom Units	265
Persons per Studio / 1-Bedroom Unit	1.4
Number of 2-Bedroom Units	113
Persons per 2-Bedroom Unit	2.1
Total Number of Units	378
Design Population	609
Average Daily Flow per resident	280 L/c/day
Average Day Demand	1.97 L/s
Maximum Day Demand (2.5 x avg. day)	4.93 L/s
Peak Hour Demand (2.2 x max. day)	10.85 L/s
TOTALS	
Average Day Demand	2.0 L/s
Maximum Day Demand	4.9 L/s
Peak Hour Demand	10.9 L/s

2026 SCOTT STREET - BUILDING 3 POST-DEVELOPMENT WATER DEMANDS

DOMESTIC WATER DEMANDS

Residential Water Demands	Post-Development
Number of Studio / 1-Bedroom Units	136
Persons per Studio / 1-Bedroom Unit	1.4
Number of 2-Bedroom Units	58
Persons per 2-Bedroom Unit	2.1
Total Number of Units	194
Design Population	313
Average Daily Flow per resident	280 L/c/day
Average Day Demand	1.01 L/s
Maximum Day Demand (2.5 x avg. day)	2.54 L/s
Peak Hour Demand (2.2 x max. day)	5.58 L/s
TOTALS	
Average Day Demand	1.0 L/s
Maximum Day Demand	2.5 L/s
Peak Hour Demand	5.6 L/s

FUS - Fire Flow Calculations



Engineers, Planners & Landscape Architects

Novatech Project #: 121302
 Project Name: 2026 Scott Street - Building 1
 Date: 1/15/2026
 Input By: B. Nichols
 Reviewed By: F. Thauvette
 Drawing Reference:

Legend: Input by User
 No Input Required

Reference: Fire Underwriter's Survey Guideline (2020)
 Formula Method

Building Description: 26 Storey Tower with 6 Storey Podium
 Type II - Non-combustible construction

Step		Choose		Value Used	Total Fire Flow (L/min)	
Base Fire Flow						
1	Construction Material		Multiplier		0.8	
	Coefficient related to type of construction C	Type V - Wood frame		1.5		
		Type IV - Mass Timber		Varies		
		Type III - Ordinary construction		1		
		Type II - Non-combustible construction	Yes	0.8		
		Type I - Fire resistive construction (2 hrs)		0.6		
2	Floor Area				14,000	
	A	Podium Level Footprint (m ²)	1120			
		Total Floors/Storeys (Podium)	6			
		Tower Footprint (m ²)	792			
		Total Floors/Storeys (Tower)	20			
		Protected Openings (1 hr)	No			
	A, Total Effective Floor Area (m ²)			6,064		
F	Base fire flow without reductions					
F = 220 C (A)^{0.5}						
Reductions or Surcharges						
3	Occupancy hazard reduction or surcharge		FUS Table 3	Reduction/Surcharge	11,900	
	(1)	Non-combustible		-25%		
		Limited combustible	Yes	-15%		
		Combustible		0%		
		Free burning		15%		
		Rapid burning		25%		
			-15%			
4	Sprinkler Reduction		FUS Table 4	Reduction	-5,950	
	(2)	Adequately Designed System (NFPA 13)	Yes	-30%		
		Standard Water Supply	Yes	-10%		
		Fully Supervised System	Yes	-10%		
		Cumulative Sub-Total				-50%
		Area of Sprinklered Coverage (m²)	22,560	100%		
			-50%			
5	Exposure Surcharge per		FUS Table 6	Surcharge	2,737	
	(3)	North Side	>30m	0%		
		East Side	20.1 - 30 m	3%		
		South Side	3.1 - 10 m	16%		
		West Side	20.1 - 30 m	4%		
		Cumulative Total				23%
Results						
6	(1) + (2) + (3)	Total Required Fire Flow, rounded to nearest 1000L/min		L/min	9,000	
		(2,000 L/min < Fire Flow < 45,000 L/min)		or	L/s	
				or	USGPM	2,378

FUS - Fire Flow Calculations



Engineers, Planners & Landscape Architects

Novatech Project #: 121302
 Project Name: 2026 Scott Street - Building 2
 Date: 1/15/2026
 Input By: B. Nichols
 Reviewed By: F. Thauvette
 Drawing Reference:

Legend: Input by User

No Input Required

Reference: Fire Underwriter's Survey Guideline (2020)
 Formula Method

Building Description: 36 Storey Tower with 6 Storey Podium
 Type II - Non-combustible construction

Step		Choose		Value Used	Total Fire Flow (L/min)	
Base Fire Flow						
1	Construction Material		Multiplier		0.8	
	Coefficient related to type of construction C	Type V - Wood frame		1.5		
		Type IV - Mass Timber		Varies		
		Type III - Ordinary construction		1		
		Type II - Non-combustible construction	Yes	0.8		
		Type I - Fire resistive construction (2 hrs)		0.6		
2	Floor Area				13,000	
	A	Podium Level Footprint (m ²)	1042			
		Total Floors/Storeys (Podium)	6			
		Tower Footprint (m ²)	802			
		Total Floors/Storeys (Tower)	30			
		Protected Openings (1 hr)	No			
	A, Total Effective Floor Area (m ²)			5,772		
F	Base fire flow without reductions					
F = 220 C (A) ^{0.5}						
Reductions or Surcharges						
3	Occupancy hazard reduction or surcharge		FUS Table 3	Reduction/Surcharge	11,050	
	(1)	Non-combustible		-25%		
		Limited combustible	Yes	-15%		
		Combustible		0%		
		Free burning		15%		
		Rapid burning		25%		
			-15%			
4	Sprinkler Reduction		FUS Table 4	Reduction	-5,525	
	(2)	Adequately Designed System (NFPA 13)	Yes	-30%		
		Standard Water Supply	Yes	-10%		
		Fully Supervised System	Yes	-10%		
		Cumulative Sub-Total				-50%
		Area of Sprinklered Coverage (m²)	30,312	100%		
			-50%			
5	Exposure Surcharge per		FUS Table 6	Surcharge	2,542	
	(3)	North Side	>30m	0%		
		East Side	20.1 - 30 m	4%		
		South Side	10.1 - 20 m	8%		
		West Side	3.1 - 10 m	11%		
		Cumulative Total				23%
Results						
6	(1) + (2) + (3)	Total Required Fire Flow, rounded to nearest 1000L/min		L/min	8,000	
		(2,000 L/min < Fire Flow < 45,000 L/min)		or	L/s	
				or	USGPM	2,114

FUS - Fire Flow Calculations



Engineers, Planners & Landscape Architects

Novatech Project #: 121302
 Project Name: 2026 Scott Street - Building 3
 Date: 1/15/2026
 Input By: B. Nichols
 Reviewed By: F. Thauvette
 Drawing Reference:

Legend: Input by User

No Input Required

Reference: Fire Underwriter's Survey Guideline (2020)
 Formula Method

Building Description: 18 Storey Tower with 4 Storey Podium
 Type II - Non-combustible construction

Step		Choose		Value Used	Total Fire Flow (L/min)
Base Fire Flow					
1	Construction Material Coefficient related to type of construction C	Type V - Wood frame		1.5	0.8
		Type IV - Mass Timber		Varies	
		Type III - Ordinary construction		1	
		Type II - Non-combustible construction	Yes	0.8	
		Type I - Fire resistive construction (2 hrs)		0.6	
2	Floor Area A	Podium Level Footprint (m ²)	1110		
		Total Floors/Storeys (Podium)	4		
		Tower Footprint (m ²)	806		
		Total Floors/Storeys (Tower)	14		
		Protected Openings (1 hr)	No		
		A, Total Effective Floor Area (m ²)			
	F	Base fire flow without reductions $F = 220 C (A)^{0.5}$			13,000
Reductions or Surcharges					
3	(1)	Occupancy hazard reduction or surcharge		FUS Table 3	Reduction/Surcharge
		Non-combustible		-25%	-15%
		Limited combustible	Yes	-15%	
		Combustible		0%	
		Free burning		15%	
Rapid burning		25%			
4	(2)	Sprinkler Reduction		FUS Table 4	Reduction
		Adequately Designed System (NFPA 13)	Yes	-30%	-30%
		Standard Water Supply	Yes	-10%	-10%
		Fully Supervised System	Yes	-10%	-10%
		Cumulative Sub-Total			-50%
Area of Sprinklered Coverage (m²)		15,724	100%		
Cumulative Total			-50%	-5,525	
5	(3)	Exposure Surcharge per		FUS Table 6	Surcharge
		North Side	10.1 - 20 m		8%
		East Side	10.1 - 20 m		10%
		South Side	>30m		0%
		West Side	3.1 - 10 m		11%
Cumulative Total			29%		3,205
Results					
6	(1) + (2) + (3)	Total Required Fire Flow, rounded to nearest 1000L/min			L/min
				or	L/s
		(2,000 L/min < Fire Flow < 45,000 L/min)		or	USGPM
					9,000
					150
					2,378