



File: 141991 – 6.04-03

Design Brief

Building 17 – Chick-Fil-A

333 Huntmar Drive



Prepared for RioCan REIT
by IBI Group
March 2023

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1 INTRODUCTION

1.1 Scope

IBI Group has been retained by RioCan REIT to prepare the necessary engineering plans, specifications and documents to support a proposed Site Plan Application for the subject lands in accordance with the policies set out by the Planning and Development Branch of the City of Ottawa. This Brief will present a detailed servicing scheme to support development of the property, and will include sections that will review water supply, wastewater disposal, minor and major stormwater management along with erosion and sediment control.

1.2 Subject Site

The Tanger Outlets Centre (TOC) in Ottawa consists of a large parking lot that rings a mega pad which includes 13 buildings. The Owners, Riocan Management Inc. received site plan approval for these buildings in 2013 and started construction and opened for business in October 2014. The legal description of the property is Part of Lot 3, Concession 1 (Parts as Closed by By-laws OC1621835 AND OC1627030), Geographic Township of Huntley, City of Ottawa. Subsequently, additional stand-alone buildings have since been constructed along the perimeter of TOC.

Part of the development of TOC included construction of municipal infrastructure including watermains and sewers. All the municipal infrastructure on the TOC site is currently in place and in service. **Figure 1** shows the location of the proposed site. **Figure 2** contains an aerial image of the current pre-development condition of the site in relation to TOC.

This proposal covers the redevelopment of Part 4, a 0.28 ha portion of the old Palladium Drive alignment. The subject property is presently unimproved. The proposed re-development of the site will include a 458m² fast-food restaurant with two-lane drive-thru facility and surface parking. Per the pre-construction meeting minutes, the subject site is currently in the process of being merged with TOC and is considered one lot for zoning purposes. A current concept of the envisioned development is shown on **Figure 4**.

1.3 Previous Studies

Design of this project has been undertaken in accordance with the following reports:

- **Kanata West Business Park (KWBP) Phase 5 Design Brief – 425 Huntmar** prepared by IBI Group, dated September 2019, revised October 2019
- **Geotechnical Investigation, Proposed Commercial Building, 333 Huntmar Drive, Ottawa, Ontario** dated March 5, 2023 by Paterson Group
- **Phase 1 Environmental Site Assessment, 333 Huntmar Drive – Vacant Land at Palladium Drive and Campeau Drive, Ottawa, Ontario** dated February 8, 2023 by Paterson Group

1.4 Pre-Consultation

A pre-consultation meeting with the Owner and City Staff was held on January 19, 2023. Attached in **Appendix A** is a copy of the meeting notes from that meeting. Some of the items discussed during the meeting dealt with the following subjects:

- Official Plan & Zoning

- Infrastructure/Serviceing
- Planning
- Urban Design
- Parks
- Environment
- Transportation
- Forestry

1.5 Geotechnical Investigation

A geotechnical report entitled “Geotechnical Investigation, Proposed Commercial Building, 333 Huntmar Drive, Ottawa, Ontario” dated March 5, 2023 by Paterson Group has been prepared for the subject site.

The objective of the investigation report include:

- Determination of the subsoil and groundwater conditions;
- Provision of geotechnical recommendations pertaining to the design and development of the subject site including construction considerations.

Among other items, the report comments on the following:

- Site grading;
- Foundation design;
- Pavement structure;
- Infrastructure construction;
- Groundwater control;
- Contamination/corrosive environment.

The report concludes that the subject site is considered suitable for the proposed development

2 WATER SUPPLY

2.1 Existing Conditions

As previously noted, the 0.28 hectare Building 17 site is located in pressure zone 3W, east of Palladium Drive, south of the access road to TOC, and on the western edge of TOC (see **Figure 1**). There is an existing 254 mm dia PVC municipal watermain in Palladium Drive and a 203mm PVC private watermain in the access road to the north. Connecting to the 203mm private watermain was determined to be less destructive and is therefore the proposed water source for the subject lands.

2.2 Design Criteria

2.2.1 Water Demands

Water demands have been calculated for the development using consumption rates from Table 4.2 of the Ottawa Design Guidelines – Water Distribution. The proposed development will include one fast-food restaurant with a floor area of 458m². Per unit population density and consumption rates are taken from Tables 4.1 and 4.2 at the Ottawa Design Guidelines – Water Distribution and are summarized as follows:

- Residential Average Day Demand 280 l/cap/day
- Residential Peak Daily Demand 700 l/cap/day
- Residential Peak Hour Demand 1540 l/cap/day

A watermain demand calculation sheet is included in **Appendix B** and the total water demands are summarized as follows:

- Average Day 0.01 l/s
- Maximum Day 0.02 l/s
- Peak Hour 0.04 l/s

2.2.2 System Pressure

The Ottawa Design Guidelines – Water Distribution (WDG001), July 2010, City of Ottawa, Clause 4.2.2 states that the preferred practice for design of a new distribution system is to have normal operating pressures range between 345 kPa (50 psi) and 480 kPa (80 psi) under maximum daily flow conditions. Other pressure criteria identified in Clause 4.2.2 of the guidelines are as follows:

Minimum Pressure	Minimum system pressure under peak hour demand conditions shall not be less than 276 kPa (40 psi)
Fire Flow	During the period of maximum day demand, the system pressure shall not be less than 140 kPa (20 psi) during a fire flow event.
Maximum Pressure	In accordance with the Ontario Building/Plumbing Code, the maximum pressure should not exceed 552 kPa (80 psi). Pressure reduction controls will be required for buildings where it is not possible/feasible to maintain the system pressure below 552 kPa.

2.2.3 Fire Flow Rates

The subject site plan will contain one building. Calculations using the Fire Underwriting Survey (FUS) method were conducted to determine the fire flow requirement for the site for the building. The FUS method considers building floor area, type of building construction, type of occupancy, availability of sprinkler systems and separations from adjacent buildings. The building will be made of ordinary construction, will have an occupancy adjustment based on use as a restaurant, and be unsprinklered. Results of the calculations show a fire demand of 5,000 l/min (83.3 l/s). A copy of the FUS calculation is included in **Appendix B**.

2.2.4 Boundary Conditions

The City of Ottawa has provided hydraulic boundary conditions based on the above noted water demands under the assumption that the building will be sprinklered. The building was expected to be sprinklered at the time boundary conditions were requested, however it has since been confirmed that it will not have a fire sprinkler system. The result is that the fire demand is 1,000 L/min higher than reflected in the Boundary Conditions (5,000 L/min vs 4,000 L/min). Given the high head pressure under max day plus fire flow this is not expected to be an issue, however new boundary conditions have been requested with the higher fire demand and this section will be updated once received. The boundary conditions (for a fire demand of 4,000 L/min) are included in **Appendix B** and are summarized as follows;

Table 2.2.4: Boundary Conditions Summary

SCENARIO	HEAD
Max HGL (Basic Day)	160.7 m
Peak Hour	156.5 m
Max Day + Fire (4,000 l/min)	154.9 m

2.3 Proposed Water Plan

The site will be serviced by the 203mm PVC private watermain to the north. The single water service is proposed to be 50mm, see site servicing plan 141991-C-001 in **Appendix E**. Two existing fire hydrants are expected to provide fire flow coverage for the site. For the purposes of this report, assuming a minimal loss within the service connection the pressures within the site can be estimated as follows:

Minimum Pressure (Peak Hour) – The minimum peak hour pressure on the site can be estimated as HGL 160.7m – meter elevation (assumed to be 1m above finished floor) 103.75 m = 56.95 m or 558.7 kPa which exceeds the minimum requirement of 276 kPa.

Fire Flow – The max day plus fire flow can be estimated as HGL 154.9 m – ground floor 102.75 = 52.15 m or 511.6 KPa which exceeds the minimum of 140kPa.

Max HGL (High Pressure Check) – The high-pressure check can be estimated as HGL 156.5 m – lowest level 102.75 m = 53.75m or 527.3 KPa which is below the maximum of 552 kPa, therefore no pressure reducing valve is required.

The above results indicate the municipal infrastructure can support the proposed development.

Two hydrants are available to service the subject property. With 2 AA hydrants within 150m of the building the minimum number of hydrants needed to deliver the required fire flow to the structure is being provided in accordance with Technical Bulletin ISTB-2018-02 dated March 21, 2018.

Table 2.3: Hydrant Proximity Summary

BUILDING ID	FIRE FLOW DEMAND (L/MIN)	FIRE HYDRANT(S) WITHIN 75M (5,700 L/MIN)	FIRE HYDRANT(S) WITHIN 150M (3,800 L/MIN)	COMBINED FIRE FLOW (L/MIN)
Building 17	5,000	0	2	7,600

3 WASTEWATER DISPOSAL

3.1 Existing Conditions

There are no existing sanitary sewers in the Palladium right-of-way adjacent to this site or in the access road to the north. The nearest sanitary connection in TOC is a 250mm PVC sanitary sewer to the northeast. This sewer has been determined to have sufficient capacity and is the proposed connection for this project.

3.2 Design Criteria

The sanitary sewers for the subject site will be based on the City of Ottawa design criteria. It should be noted that the sanitary sewer design for this study incorporates the latest City of Ottawa design parameters identified in Technical Bulletin ISTB-2018-01. Some of the key criteria will include the following:

- Residential flow 280 l/p/d
- Unit Population 1.8 ppu
- Peaking factor Modified Harmon Formula
- Infiltration allowance 0.33 l/s/ha
- Velocities 0.60 m/s min. to 3.0 m/s max.

3.3 Recommended Wastewater Plan

The sanitary sewer in TOC will be extended to be able to service this project. The sewers have been designed using the criteria noted above in Section 3.2 and outlet via a connection to the sanitary sewer at MH1A located north of the food court in TOC. The route was chosen so as to minimize the impact to existing features. A copy of the sanitary drainage area plan 141991 C-400 and the sanitary sewer design sheet can be found in **Appendix C**. Please refer to the site servicing plan 141991 C-001, which is located in **Appendix F**, for further details.

Based on the proposed commercial land use for Building 17, the calculated wastewater flow is estimated to be 0.32 l/s. Based on the sanitary design sheet from TOC, the downstream wastewater system has more than sufficient available capacity to accommodate the proposed site.

4 SITE STORMWATER MANAGEMENT

4.1 Existing Conditions

There is an existing 450mm concrete storm sewer in Palladium Drive as well as a 375mm PVC storm sewer in the access road to the north. Both of these sewers, however, are considered to be too shallow to service the proposed project. Inside TOC there is a 525mm concrete storm sewer to the east, but it lacks sufficient capacity to cover the entire site. Another option is the 675mm concrete storm service to the northeast, near the proposed sanitary connection.

4.2 Design Criteria

The stormwater system was designed following the principles of dual drainage, making accommodations for both major and minor flow.

Some of the key criteria include the following:

- Design Storm 1:2 year return (Ottawa)
- Rational Method Sewer Sizing 1:2 year return (Ottawa)
- Initial Time of Concentration 10 minutes
- Runoff Coefficients
 - Landscaped Areas C = 0.20
 - Asphalt/Concrete C = 0.90
 - Roof C = 0.90
- Pipe Velocities 0.80 m/s to 6.0 m/s
- Minimum Pipe Size 250 mm diameter
(200 mm CB Leads)

4.3 Proposed Minor System

Using the criteria identified in Section 4.2, the proposed on-site storm sewers were sized accordingly. A detailed storm sewer design sheet and the associated Storm Sewer Drainage Area plan (drawing 141991 C-500) are both included in **Appendix D**. The General Plan of Services, drawing 141991 C-001, depicting all on-site storm sewers can be found in **Appendix F**. Based on the TOC storm sewer design sheet, the calculated minor storm flow from the subject site will be within capacity for the overall system.

The proposed minor storm sewers will range in size between 250 mm diameter and 300 mm diameter. Catchbasin lead pipes will be 200 mm in diameter. Additionally, six 100mm drain pipes will connect to each central canopy column. The minor storm sewer outlet will be via the 675 mm dia sewer at MH1 located just north of the food court in TOC.

The existing downstream sewers in TOC eventually outlet to the Pond 6 East Stormwater Management Facility. That facility provides water quality and water quantity control so no additional on-site stormwater quality control is required within the subject lands, per the Kanata West Business Park (KWBP) Phase 5 Design Brief – 425 Huntmar prepared by IBI Group, dated September 2019, revised October 2019. An excerpt of this brief can be found in **Appendix D**.

This report assigns a runoff coefficient value of 0.85 over the subject site (noted as Area 170C, refer to Drawing 14289-500 in **Appendix D**). Given that the effective C-value for the site is 0.53, there is no concern for quantity control.

4.4 Stormwater Management

All surface runoff from the proposed Building 17 is tributary to the local storm sewer system which outlets to an existing stormwater management facility. The treatment facility, known as the Pond 6 East SWM facility provides water quality and water quantity control of stormwater runoff from the tributary drainage area, which includes the Tanger Outlets Centre and the proposed Building 17 area. The Pond 6 East SWM facility was previously design to accommodate the drainage area for Building 17 (area 170C on Drawing 14289-500 in **Appendix D**). **Appendix D** includes excerpts from the 2019 Kanata West Business Park (KWBP) Phase 5 Design Brief (which was amended that support the statement that the site was designed to accommodate the development proposal.

Drawing 141991-C500 in **Appendix D** illustrates the storm drainage areas. Surface runoff from drainage areas A and B are captured via catchbasins and directed to existing MH1 in TOC. The extremities of the site, where it is not feasible to capture and redirect runoff as part of this project, are permitted to flow towards existing catchbasins that feed into MH24. Refer to the storm sewer design sheet in **Appendix D** for confirmation of capacity in the downstream sewers.

5 SEDIMENT AND EROSION CONTROL PLAN

5.1 General

During construction, existing stream and conveyance systems can be exposed to significant sediment loadings. Although construction is only a temporary situation, it is proposed to possibly introduce a number of mitigative construction techniques to reduce unnecessary construction sediment loadings. These may include:

- Until the local storm sewer is constructed, groundwater in trenches will be pumped into a filter mechanism prior to release to the environment. One half diameter bulkhead barriers will be installed at the nearest downstream manhole in each sewer which connects to an existing downstream sewers.
- Seepage barriers will be constructed in any temporary drainage ditches (where applicable);
- Sediment capture filter socks will remain on open surface structures such as maintenance holes and catchbasins until these structures are commissioned and put into use.
- Silt fence on the site perimeter.

5.2 Trench Dewatering

Any trench dewatering using pumps will be discharged into a filter trap made up of geotextile filters and straw bales similar in design to the OPSD 219.240 Dewatering Trap. These will be constructed in a bowl shape with the fabric forming the bottom and the straw bales forming the sides. Any pumped groundwater will be filtered prior to release to the existing surface runoff. The contractor will inspect and maintain the filters as needed, including sediment removal and disposal and material replacement as needed. It should be noted that that the contractor will be responsible for the design and management of the trap(s).

5.3 Bulkhead Barriers

To further reduce downstream sediment loading, ½ diameter bulkheads will be constructed over the lower half of the outletting sewers during construction. These bulkheads will trap any sediment laden flows, thus preventing any construction-related contamination into existing sewers. The bulkheads will be inspected and maintained including periodic sediment removal as needed.

5.4 Seepage Barriers

In order to further reduce sediment loading to the surrounding area such as the Bank Street roadside ditch, seepage barriers will be installed on any surface water courses at appropriate locations that may become evident during construction. These barriers will be Light Duty Straw Bale Barriers per OPSD 219.100 and Heavy Duty Silt Fence Barriers per OPSD 219.130; locations are shown on the Erosion and Sedimentation Control Plan drawing 137175 C-900, included in **Appendix F**. They are typically made of layers of straw bales or geotextile fabric staked in place. All seepage barriers will be inspected and maintained as needed.

5.5 Surface Structure Filters

All catchbasins, and to a lesser degree, manholes, convey surface water to sewers. Until streets are asphalted and curbed, all catchbasins and manholes will be constructed with sediment capture inserts or equivalent located between the structure frame and cover. These will stay in place and be maintained during construction and build until it is appropriate to remove same.

6 CONCLUSIONS & RECOMMENDATIONS

6.1 Conclusions

Municipal water, wastewater and stormwater systems required to accommodate the proposed development are available to service the proposed development. Prior to construction, existing sewers are to be CCTV inspected to assess sewer condition.

This report has demonstrated sanitary and storm flows from and water supply to the subject site can be accommodated by the existing infrastructure. Also, the proposed servicing criteria has been established in accordance with MECP and City of Ottawa current level of service requirements.

The use of lot level controls, conveyance controls and end of pipe controls outlined in the report will result in effective treatment of surface stormwater runoff from the site. Adherence to the sediment and erosion control plan during construction will minimize harmful impacts on the adjacent environment.

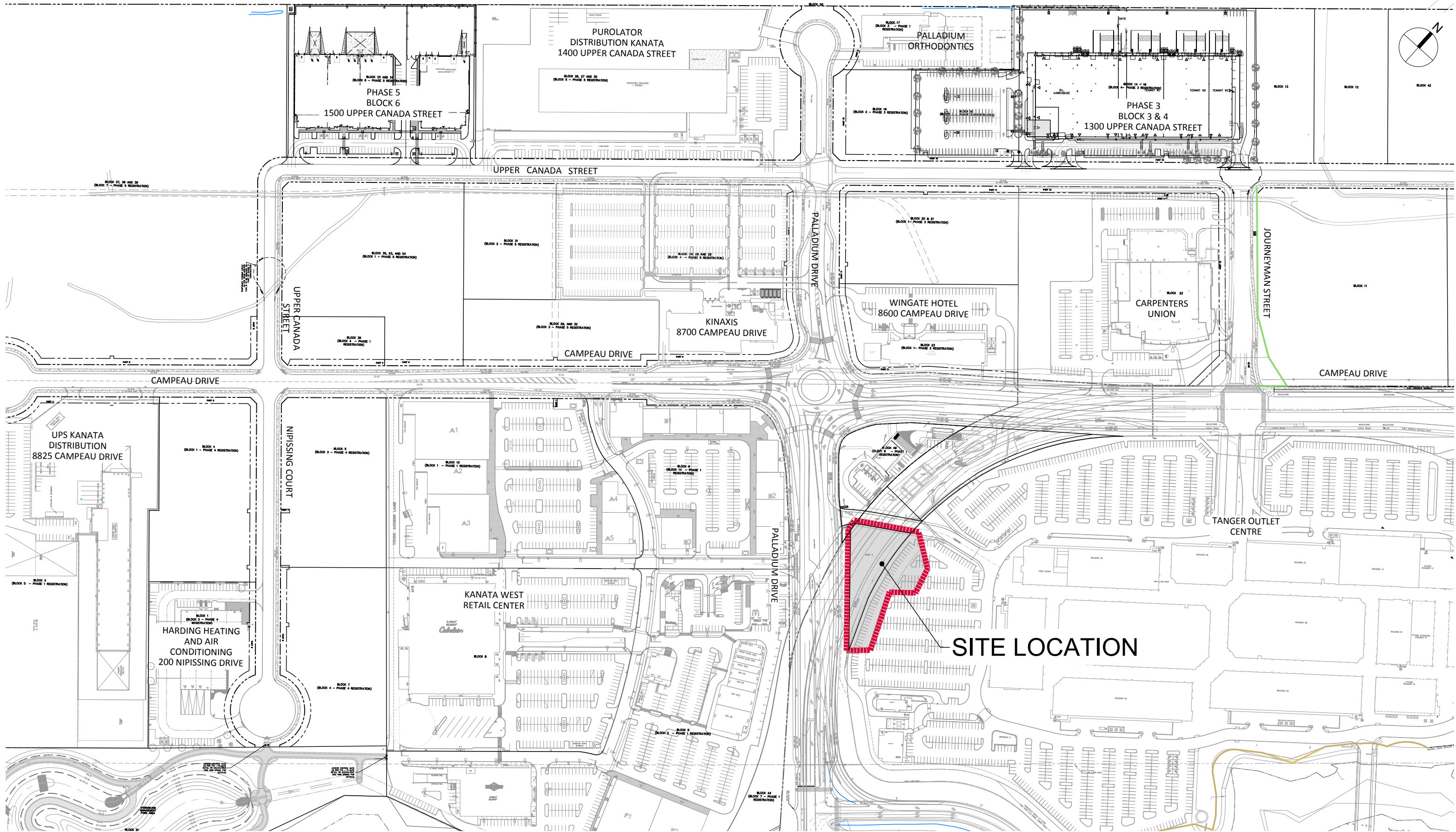
Based on the information provided herein, the development can be serviced to meet City of Ottawa requirements.

6.2 Recommendations

It is recommended that the regulators review this submission with an aim of providing the requisite approvals to permit the owners to proceed to the construction stage of the subject site.



Samantha E. Labadie, P.Eng.
Civil Engineer



Scale

Project Title

Drawing Title

Sheet No.

N.T.S.

BUILDING 17
333 HUNTMAR DRIVE

LOCATION PLAN

FIGURE 1

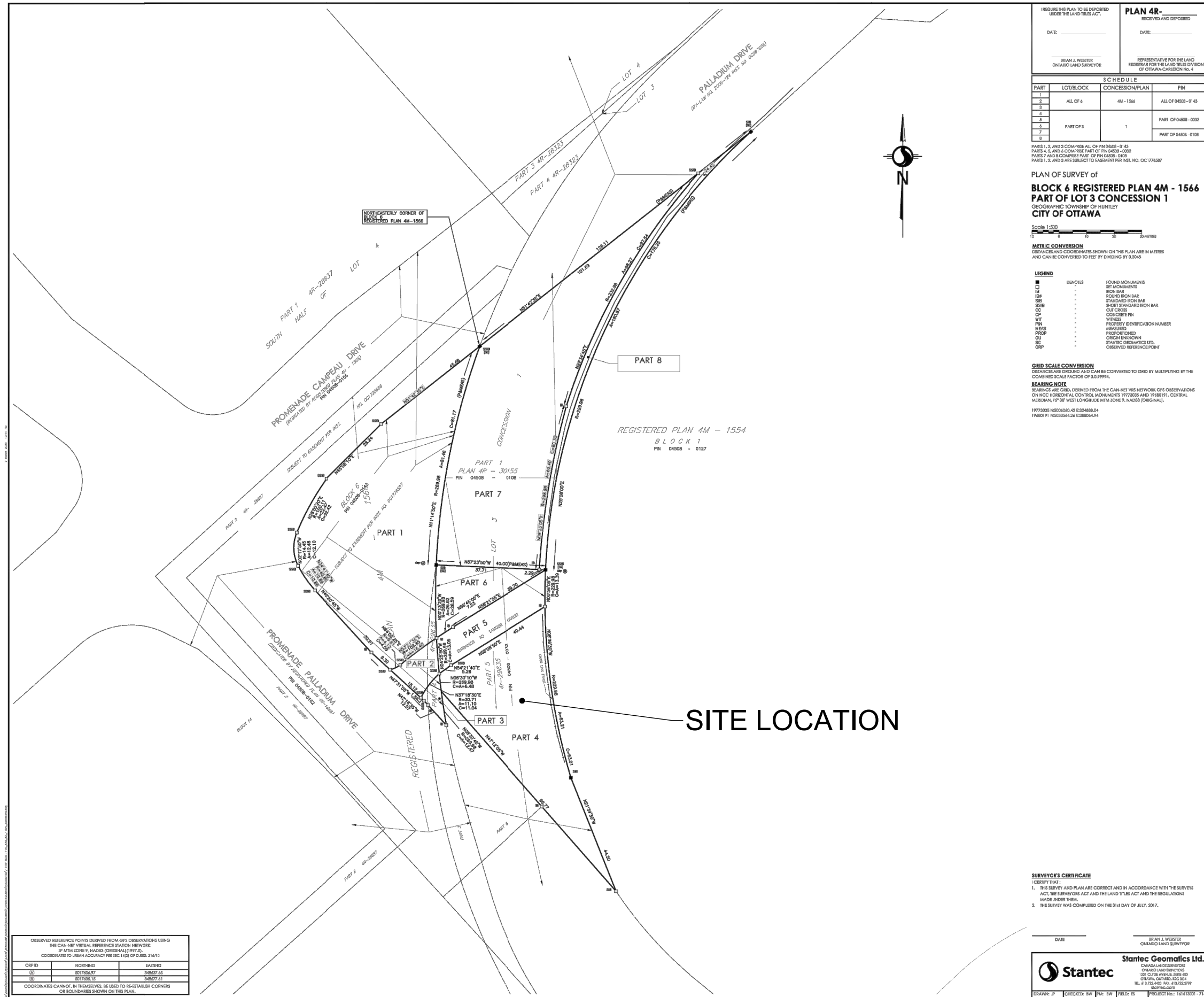
j:\141991_Chick-Fl-A_7.0_Production\7.03_Design\04_Civil\Sheets\Figures\Figure-2.dwg Layout Name: FIGURE 2



Project Title
BUILDING 17
333 HUNTMAR DRIVE

Drawing Title
EXISTING CONDITIONS

Sheet No.
FIGURE 2

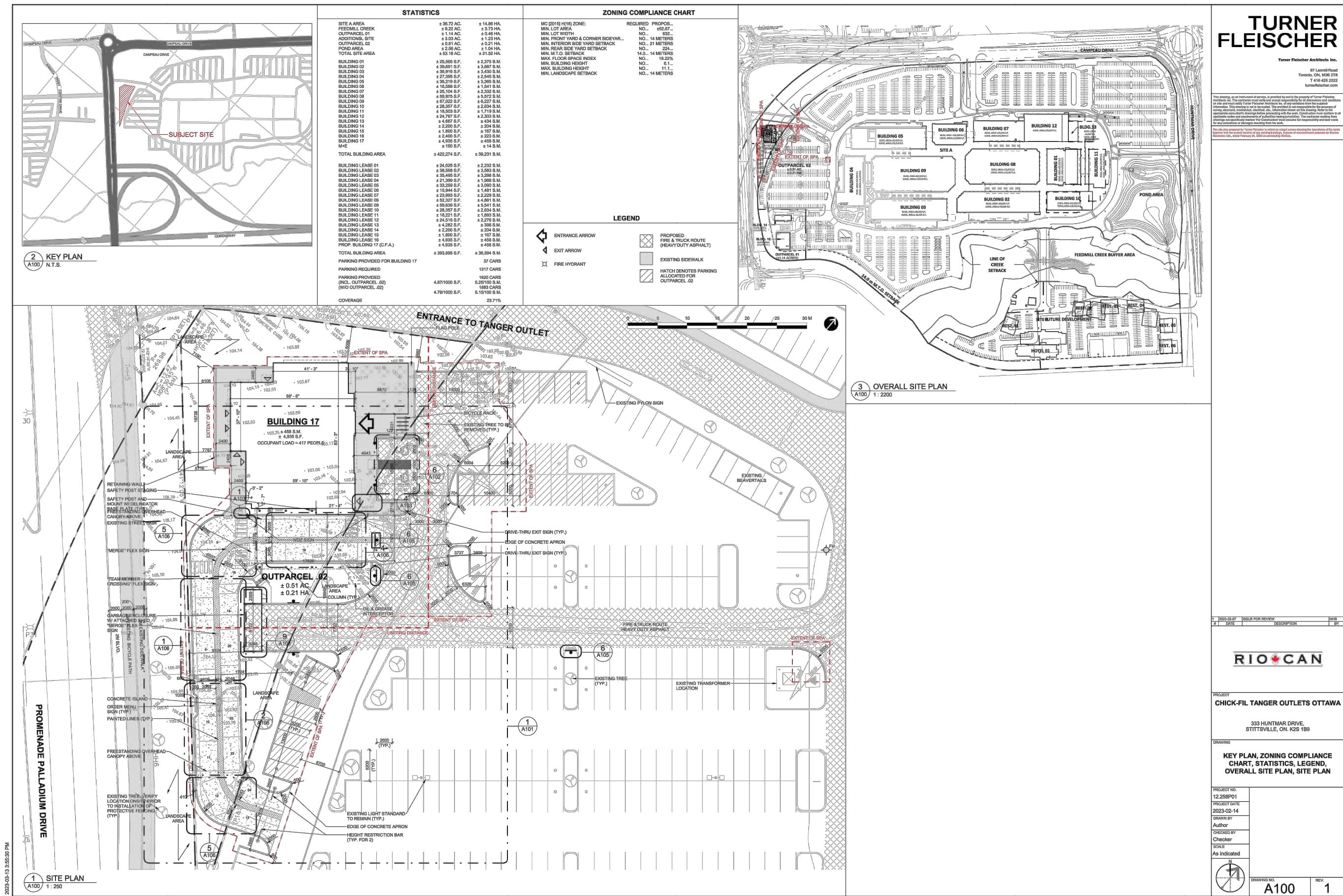


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N.T.S.

Project Title
BUILDING 17
333 HUNTMAR DRIVE

Drawing Title
LEGAL PLAN

Sheet No.
FIGURE 3



APPENDIX A

Pre-Application Consultation Meeting Notes

3:00pm to 4:00pm, January 19, 2023 via Microsoft Teams
Property Address: 333 Huntmar Drive
File No.: PC2022-0329

Attendees:

Samantha Gatchene – Planner, City of Ottawa
Lisa Stern – Planner, City of Ottawa
Selma Hassan – Urban Designer, City of Ottawa
Abi Dieme – Infrastructure Project Manager, City of Ottawa
Cam Elsby – Infrastructure Project Manager, City of Ottawa
Mike Giampa – Transportation Project Manager, City of Ottawa
Matthew Vihant – Riocan
Stuart Craig – Riocan
Evan Saunders – Fotenn
Miguel Tremblay - Fotenn
Austin Whitley – CFA Corp
Shawn Seymour – CFA Corp
Doug Cave – Civil Engineer, IBI
Samantha Labadie - Civil Engineer, IBI
Ryan DeCosimo – Architect, Turner Fleischer
Edward Uzoma – Architect, Turner Fleischer
Jason Blunt – EXP

Regrets:

Jeff Goettling – Parks Planner, City of Ottawa
Nancy Young – Planning Forester, City of Ottawa

Applicant's Proposal:

- The Applicant is proposing to develop a 458.44 sqm fast-food restaurant, two lane drivethrough facility and surface parking lot.
- The subject site is currently in the process of being merged on title with the larger Tanger Outlet (Riocan) site also located at 333 Huntmar Drive. The lots will be considered One Lot for Zoning Purposes.

Policy and Zoning Context for Site:

- In the Official Plan the site is located within the Suburban Transect and is designated as Neighbourhood.
- The site is zoned Mixed Use Centre Zone, Urban Exception 2598 (MC[2598] H(18)). Restaurant and Drive-through Facility are permitted uses.
- The Kanata West Concept Plan applies.

Planning:

- The application will be considered Site Plan Control (Standard – Manager Approval, No Consultation), Please find the application form and information on fees [here](#).
- Pedestrian connections are requested to connect the proposed building to Palladium Drive. The location and width of all pedestrian walkways should be labeled on the site plan.
- Please consider enhancing the amount of landscape throughout the site. In particular:
 - Landscaping along the Palladium Drive frontage and the abutting access to the north to define the street edge; and
 - Around the perimeter of the building and throughout the interior of the site to break up the continuous impervious surfaces.
- Please show the proposed bicycle parking on the site.
- Please show how the vehicle parking space requirements for the proposed restaurant/drive-through use will be met as part of the shared parking lot with the Tanger Outlet mall. A total of 37 parking spaces are required.
- Please provide barrier-free parking spaces in proximity to the new building. As per Ontario Reg. 191/11, a total of 2 barrier-free spaces are required for the use (4% of the total required spaces). One Type A Space and one Type B space are required.
- Please provide an enlarged version of site plan to show how it integrates with the larger Tanger Outlet site.
- The the City of Ottawa’s [Urban Design Guidelines for Drive-Through Facilities](#) and the City of Ottawa’s [Urban Design Guidelines for Large-Format Retail apply to the development](#). Please ensure that they are addressed in the Planning Rationale and Design Brief.
- Please show what type of visual screening or noise barrier is proposed for the outdoor patio area.
- The site is located within the MTO Permit Control Area. In advance of the application, please contact MTO regarding any additional requirements.
- Please reach out to Councillor Cathy Curry (Cathy.Curry@ottawa.ca) so that the Ward Councillor is aware of the plans for the site.

Please contact Development Review Planner Samantha Gatchene (Samantha.Gatchene@ottawa.ca) for follow-up questions.

Urban Design:

1. A simple Design Brief will be required. A Terms of Reference for the Brief is attached; all elements highlighted in yellow must be addressed.
2. There is significant amount of vehicular cueing. The landscape plan is expected to show significant vegetative buffering of the cueing lanes.
3. The landscape plan should also provide vegetative buffering to soften the interface between the outdoor patio and the entrance drive into the Tanger site.

4. It is unclear from the drawing provided, how far into the Tanger site the sidewalk along Palladium and the entrance drive extends. If it does not already, this sidewalk should be extended at least to the patio entrance of the drive-through, ideally further. The applicant is asked to consider whether there are other locations where safe and defined pedestrian walkways need to be defined.

Please contact Urban Designer Selma Hassan Selma.Hassan@ottawa.ca for follow-up questions.

Forestry:

- A Tree Conservation Report and Landscape Plan are required, in accordance with the requirements listed below.
- There are several existing trees along the southwest and east property lines of this site (outlined in green) which will be impacted by the development as proposed. These trees must be included in the TCR to determine which are able to be protected and which require removal and replacement on site or within the ROW. Appropriate setbacks and tree protection fencing locations must be shown on the TCR.
- The Landscape Plan must show where the replacement trees will be planted, with a priority of planting large-growing species, to improve the future streetscape and canopy cover.



TCR requirements:

1. a Tree Conservation Report (TCR) must be supplied for review along with the suite of other plans/reports required by the City
 1. an approved TCR is a requirement of Site Plan approval.
 2. The TCR may be combined with the LP provided all information is supplied

2. Any removal of privately-owned trees 10cm or larger in diameter, or city-owned trees of any diameter requires a tree permit issued under the Tree Protection Bylaw (Bylaw 2020 – 340); the permit will be based on an approved TCR and made available at or near plan approval.
3. Compensation may be required for the removal of city owned trees.
4. The TCR must contain 2 separate plans:
 1. Plan/Map 1 - show existing conditions with tree cover information
 2. Plan/Map 2 - show proposed development with tree cover information
 3. Please ensure retained trees are shown on the landscape plan
5. the TCR must list all trees on site, as well as off-site trees if the CRZ extends into the developed area, with information on the species, diameter and health condition
6. please identify trees by ownership – private onsite, private on adjoining site, city owned, co-owned (trees on a property line)
7. If trees are to be removed, the TCR must clearly show where they are, and document the reason they cannot be retained
8. All retained trees must be shown, and all retained trees within the area impacted by the development process must be protected as per City guidelines available at [Tree Protection Specification](#) or by searching Ottawa.ca
 1. the location of tree protection fencing must be shown on the plan
 2. show the critical root zone of the retained trees
9. The new Official Plan places a strong priority on retention of existing trees. All opportunities to retain protected trees must be considered in the design of plans to maintain and improve the existing canopy cover of the site.

Tree Planting Requirements:

- The new Official Plan requires that "On urban properties subject to site plan control or community planning permits, development shall create tree planting areas within the site and in the adjacent boulevard, as applicable, that meet the soil volume requirements in any applicable City standards or best management practices or in accordance with the recommendation of a Landscape Architect;"
- The Landscape Plan (LP) must account for the following:
- Minimum Setbacks
 - 1.5m from sidewalks, MUP/cycle tracks, and water service laterals
 - 2.5m from curb
 - Conifers: 4.5m setback from curb, sidewalk or MUP/cycle track/pathway
 - Street Trees: 7.5m between large growing trees, 4m between small growing trees
- Park or open space planting: 10m spacing between trees, except where otherwise approved in naturalization / afforestation areas
 - Adhere to the relevant Hydro Ottawa or Hydro One planting guidelines (species and setbacks) in proximity to above and below-ground hydro
- Tree specifications

- Minimum stock size: 50mm tree caliper for deciduous, 200cm height for coniferous.
- Maximize the use of large deciduous species wherever possible to maximize future canopy coverage
- Tree planting on city property shall be in accordance with the City of Ottawa’s Tree Planting Specification and will include watering and warranty as described in the specification (can be provided by Forestry Services).
- Plant a diversity of native trees whenever possible
- No root barriers, dead-man anchor systems, or planters are permitted.
- No tree stakes unless necessary
- Hard surface planting
 - Curb style planter is highly recommended
 - No grates are to be used and if guards are required, City of Ottawa standard (which can be provided) shall be used.
 - Trees are to be planted at grade
- Soil Volume
 - Please document on the LP that adequate soil volumes can be met:

● 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

- Sensitive Marine Clay
 - Please follow the City’s 2017 Tree Planting in Sensitive Marine Clay guidelines

For more information on the process or help with tree retention options, contact Nancy Young nancy.young@ottawa.ca or on City of Ottawa

Transportation:

- A TIA is not required for this site.
- The right of way protection on Palladium Drive is 44.5m.
- The intersection of the drive-thru and the outlet drive aisle is an atypical intersection and should have warning or wayfinding signage to indicate the two exiting lanes.

Please contact Transportation Project Manager Mike Giampa Mike.Giampa@ottawa.ca for follow-up questions.

Infrastructure:

Water:

Pressure Zone 3W

Frontage charges apply (\$190.00 per metre) Yes No

There is direct access to the 254mm PVC municipal watermain on Palladium Drive. However, should the applicant consider connection to the 203mm PVC private watermain near the access road, note that an easement may be required from 8605 Campeau Drive. The City may also require an easement to access the future connection water valve.

Submission documents must include:

- Boundary Conditions - civil consultant to request boundary conditions from the City's assigned Project Manager, Development Review. Water boundary conditions request must include the location of the service and the expected loads required by the proposed development. Please provide all the following information:
 - Location of service (show on a plan or map)
 - Type of development
 - Average daily demand: ___ l/s.
 - Maximum daily demand: ___ l/s.
 - Maximum hourly daily demand: ___ l/s.
 - Required fire flow and completed FUS Design Declaration if applicable
 - Supporting Calculations for all demands listed above and required fire flow as per Ontario Building Code or Fire Underwriter Surveys (See technical Bulletin ISTB-2021-03.
- Watermain system analysis demonstrating adequate pressure as per section 4.2.2 of the Water Distribution Guidelines.
- Demonstrate adequate hydrant coverage for fire protection. Please review Technical Bulletin ISTB-2018-02, Appendix I table 1 – maximum flow to be considered from a given hydrant.
- Any proposed emergency route (to be satisfactory to Fire Services).

Sanitary Sewers:

Accessible Sanitary Sewer: None in Right-of-Way (Palladium Drive)

- Private connection into existing Tanger outlets development to be considered.

Is a monitoring maintenance hole required on private property? yes no

- For connection to the sanitary system within Tanger site (8555 Campeau), please demonstrate that the additional flow from the restaurant does not result in exceeding the

overall allowable peak flow allocated to the Tanger Site. Should the total flow exceed the allowable peak flow from Tanger Site, demonstrate that the City's downstream sanitary system has capacity for the additional flow.

- Please apply the wastewater design flow parameters in Technical Bulletin PIEDTB-2018-01.

Storm Sewers:

Accessible Municipal Storm Sewer: There is direct access to a 450mm storm sewer on Palladium Drive, and there's also a 375mm storm sewer running through the property. The 375mm storm sewer was publicly owned prior to the land transfer from MTO. The proponent shall assume ownership and maintenance of the sewer now that it is on private property

Is a monitoring maintenance hole required on private property? yes no

Storm Water Management:

- Quality Control:
 - Refer to the Kanata West Business Park (KWBP) Phase 5 Design Brief – 425 Huntmar prepared by IBI Group, dated September 2019, revised October 2019
 - Enhanced level water quality control provided through the Tanger Outlet Centre SWM Facility, identified as Pond 6 East. Please include excerpt from the KWBP Design Brief in the Servicing and Stormwater Management report.
- Quantity Control:
 - Refer to the Kanata West Business Park (KWBP) Phase 5 Design Brief – 425 Huntmar prepared by IBI Group, dated September 2019, revised October 2019
 - Minor system capture based on 5-year, 3hour Chicago storm
 - Minor system release rate: Refer to section 4.4.1 of the KWBP Phase 5 Design Brief. A release rate of 257 l/s and required storage of 111 cu.m were allocated to a group of drainage areas including the subject site with a runoff coefficient C of 0.85. Applicant to proportionally deduct the required site release rate based on the site area .
 - Major System design requirements: store 100-year storm 3-hour Chicago event on-site.
 - Time of concentration $T_c = 10$ mins
 - The site is within the Carp River Watershed/Subwatershed Study boundary with required 50-70mm/year infiltration rate on-site as per the KWBP design brief.

Additional Notes:

- No Capital Work Project that would impact the application has been identified at this time
- No road moratorium that would impact the application has been identified
- Any easement identified should be shown on all plans
- For any proposed exterior light fixtures, please provide certification from a licensed professional engineer confirming lighting has been designed only using fixtures that meet

the criteria for full cut-off classification as recognized by the Illuminating Engineering Society of North America and result in minimal light spillage onto adjacent properties (maximum allowable spillage is 0.5 fc). Additionally, include in the submission the location of the fixtures, fixture type (make, model, part number and mounting height)

- Sensitive Marine Clay (SMC) is widely found across Ottawa - geotechnical reports should include Atterberg Limits, consolidation testing, sensitivity values, and vane

For information on preparing required studies and plans refer to:

<http://ottawa.ca/en/development-application-review-process-0/guide-preparing-studies-and-plans>

Servicing and site works shall be in accordance with the following documents:

- Ottawa Sewer Design Guidelines (October 2012)
- Ottawa Design Guidelines – Water Distribution (2010)
- Geotechnical Investigation and Reporting Guidelines for Development Applications in the City of Ottawa (2007)
- City of Ottawa Slope Stability Guidelines for Development Applications (revised 2012)
- City of Ottawa Environmental Noise Control Guidelines (January, 2016)
- City of Ottawa Park and Pathway Development Manual (2012)
- City of Ottawa Accessibility Design Standards (2012)
- Ottawa Standard Tender Documents (latest version)

Record drawings and utility plans are also available for purchase from the City (Contact the City's Information Centre by email at InformationCentre@ottawa.ca or by phone at (613) 580-2424 x.44455

Please contact Infrastructure Project Manager Abi Dieme (Abibatou.Dieme@ottawa.ca) for follow-up questions.

Parks:

- As per the Parkland Dedication (By-law No. 2022-280) | City of Ottawa and provincial Bill 23, parkland dedication will be required as a condition of development. In this circumstance given the parcel size and proposed use, Cash in Lieu of Parkland (CILP) would be considered appropriate.
- Based in the details provided, the proposal would be best considered a commercial or industrial development for the purposes of the parkland dedication by-law. The applicant is encouraged to review the parkland dedication by-law should they feel that an alternative land use category be more appropriate. The parkland requirement for a commercial, industrial or retail use is calculated as 2% of the gross land area of the site being developed.
- Given the above comments and should Cash in Lieu of Parkland (CILP) be collected, the value of the land shall be determined by the City's Realty Services Branch or submitted otherwise according to By-law No. 2022-280. The owner is responsible for any appraisal costs incurred by the City.
- Please note that the park comments are preliminary and will be finalized (and subject to change) upon receipt of the requested supporting documentation. Additionally, if the

proposed land use changes, then the parkland dedication requirement will be re-evaluated accordingly.

Please contact Parks Planner Jeff Goettling (Jeff.Goettling@ottawa.ca) for follow-up questions.

Other

Please refer to the links to the [guide to preparing studies and plans](#) and [development application 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.

These pre-con comments are generally valid for one year, unless impacted by business process changes in response to Bill 109. 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 do not hesitate to contact me if you have any questions.

Regards,
Samantha Gatchene

Planner / Urbaniste
Development Review West / Examen des demandes d'aménagement ouest
City of Ottawa / Ville d'Ottawa
613.580.2424 ext. 25478

APPENDIX B



IBI GROUP
333 PRESTON STREET
OTTAWA, ON
K1S 5N4

WATERMAIN DEMAND CALCULATION SHEET

PROJECT : Chick-Fil-A Restaurant
LOCATION : 333 Huntmar Drive
DEVELOPER : RioCan REIT

FILE: 141991-6.4.4
 DATE PRINTED: 08-Mar-23
 DESIGN: SEL
 PAGE: 1 OF 1

NODE	RESIDENTIAL				NON-RESIDENTIAL			AVERAGE DAILY DEMAND (l/s)			MAXIMUM DAILY DEMAND (l/s)			MAXIMUM HOURLY DEMAND			FIRE DEMAND (l/s)
	UNITS			POP'N	INDTRL (ha.)	INST. (ha.)	COMM. (m ²)	Res.	Non-res.	Total	Res.	Non-res.	Total	Res.	Non-res.	Total	
	1BD	2BD	3BD														
Site				0			458	0.00	0.01	0.01	0.00	0.02	0.02	0.00	0.04	0.04	83.3

ASSUMPTIONS					
RESIDENTIAL DENSITIES		AVG. DAILY DEMAND		MAX. HOURLY DEMAND	
1 Bedroom Apartment	1.4 persons/unit	Residential	280 l / cap / day	Residential	1,540 l / cap / day
2 Bedroom Apartment	2.1 persons/unit	Commercial	2,500 l / 1000m ² / day	Commercial	6,750 l / 1000m ² / day
3 Bedroom Apartment	3.1 persons/unit				
		MAX. DAILY DEMAND		FIRE FLOW	
		Residential	700 l / cap / day	Site	5,000 l / min
		Commercial	3,750 l / 1000m ² / day		

Fire Flow Requirement from Fire Underwriters Survey

Building 'A' - Chick-Fil-A

Building Floor Area

Floor 1	458 m ²
Total	458 m ²

Fire Flow

$F = 220C\sqrt{A}$

C	1.0	C =	1.5 wood frame
A	458 m ²		1.0 ordinary
F	4,708 l/min		0.8 non-combustile
Use	5,000 l/min		0.6 fire-resistive

Occupancy Adjustment

Use	0%	-25% non-combustile
		-15% limited combustile
		0% combustile
		+15% free burning
Adjustment	0 l/min	+25% rapid burning
Fire flow	5,000 l/min	

Sprinkler Adjustment

Use	0%	-30% system conforming to NFPA 13
		-50% complete automatic system
Adjustment	0 l/min	

Exposure Adjustment

Building Face	Separation (m)	Adjacent Exposed Wall			Exposure Charge *
		Length	Stories	L*H Factor	

north	>45				0%
east	>45				0%
south	>45				0%
west	>45				0%

Total 0%

Adjustment - l/min

Required Fire Flow

Total adjustments	- l/min
Fire flow	5,000 l/min
Use	5,000 l/min

83.3 l/s

Boundary Conditions 333 Huntmar Drive

Provided Information

Scenario	Demand	
	L/min	L/s
Average Daily Demand	1	0.01
Maximum Daily Demand	1	0.02
Peak Hour	2	0.04
Fire Flow Demand #1	4,002	66.70

Location



Results

Connection 1 – Campeau Dr.

Demand Scenario	Head (m)	Pressure ¹ (psi)
Maximum HGL	160.7	84.8
Peak Hour	156.5	78.8
Max Day plus Fire Flow	154.9	76.6

¹ Ground Elevation = 101.1 m

Notes

- As per the Ontario Building Code in areas that may be occupied, the static pressure at any fixture shall not exceed 552 kPa (80 psi.) Pressure control measures to be considered are as follows, in order of preference:

- a. If possible, systems to be designed to residual pressures of 345 to 552 kPa (50 to 80 psi) in all occupied areas outside of the public right-of-way without special pressure control equipment.
- b. Pressure reducing valves to be installed immediately downstream of the isolation valve in the home/ building, located downstream of the meter so it is owner maintained.

Disclaimer

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

APPENDIX C

APPENDIX D

RUNOFF COEFFICIENT CALCULATION SHEET

TO MH1 (CAPTURED BY NEW CBs)

A	Area (m ²)	C
Softscape	732	0.20
Hardscape	845	0.90
Total	1577	0.58

B	Area (m ²)	C
Softscape	256	0.20
Hardscape	221	0.90
Total	477	0.52

	Area (m ²)	C

Total	Area (m ²)	C
A	1577	0.58
B	477	0.52
Total	2054	0.56

TO MH24 (CAPTURED BY EX CBs)

C	Area (m ²)	C
Softscape	161	0.20
Hardscape	220	0.90
Total	381	0.60

D	Area (m ²)	C
Softscape	127	0.20
Hardscape	80	0.90
Total	207	0.47

E	Area (m ²)	C
Softscape	215	0.20
Hardscape	0	0.90
Total	215	0.20

Total	Area (m ²)	C
C	381	0.60
D	207	0.47
E	215	0.20
Total	803	0.46

4 SITE STORMWATER MANAGEMENT

4.1 Synopsis of Previous Studies

In June 2006, Stantec and CCL/IBI Group completed the “Kanata West Master Servicing Study” (MSS), which recommended the preferred stormwater management solution to accommodate sustainable development while protecting the existing natural environment and the receiving Feedmill Creek. Water quality targets for Feedmill Creek were maintained for this report. That study recommended that minor storm runoff for the urban development lands west of Huntmar Road and north of Feedmill Creek be routed to a stormwater management facility, identified as Pond 6, which was proposed to be located north of Feedmill Creek adjacent to Huntmar Road. That study also recommended that minor storm runoff for the block south of Feedmill Creek be routed to a stormwater management facility, identified as Pond 2, which was proposed to be located south of Feedmill Creek at the confluence with the Carp River.

In June 2011, Greenland International Consulting Ltd. completed the “Model Calibration/Validation Exercise Carp River Restoration Plan – Final Report” (C/V Report) which outlined the validation of the modelling used for the Carp River. That report concluded that the modelling that had been completed indicated that the stormwater management facilities proposed in the MSS did not result in increased water levels and flow conditions further downstream. As outlined within the C/V Report, all stormwater management facilities are to be designed with limited water quantity control to meet target hydrographs.

In September 2012, IBI Group completed the study “Conceptual Site Servicing Plan Stormwater Management Plan and Erosion and Sediment Control Plan Taggart Kanata West Business Park and Tanger Outlets Centre 333 Huntmar Dr.”, which outlined the conceptual stormwater management servicing the entire Kanata West Business Park (KWBP) including analysis for the proposed development. That study outlined the proposed adjustment in servicing from the MSS document, which originally recommended that Pond 6 be sized to service all of the drainage area west of Huntmar Road. The servicing report recommended that two stormwater facilities, to be referenced as Pond 6 West and Pond 6 East, provide the required treatment for the drainage area. It was proposed that Pond 6 East be located north of Feedmill Creek adjacent to Huntmar Rd., and Pond 6 West be located north of Feedmill Creek at the western edge of the site. That study also outlined minor system capture for the Kanata West Business Park would be set to minimum 5 year Chicago design storm.

In June 2013, IBI Group completed the study “Design Brief Tanger Outlets Centre 333 Huntmar Drive.” That approved report outlined the detailed site stormwater management design and analysis for the Tanger/RioCan development.

In November 2013, IBI Group completed the study “Kanata West Business Park Stormwater Management Report and Pond 6 East Design Brief, 333 Huntmar Drive – Tanger Outlets Centre.” That study outlined the conceptual stormwater management for the Kanata West Business Park, the detailed site stormwater management for the Tanger Site, and the detailed design for the Pond 6 East Stormwater Management Facility. Pond 6 East was constructed in 2014.

In November 2015, IBI Group completed the study “Addendum Report: Kanata West Business Park Stormwater Management Report and Pond 6 East Design Brief.” That study outlined the revisions to the drainage areas tributary to the existing Pond 6 East SWM facility. The drainage boundaries tributary to each of the Pond 6 West and Pond 6 East SWM facilities are identified within Figure 2 of that report, a copy is provided within Appendix C of this report. That study also established the minor system capture rates and on site storage requirements for the KWBP.

In November 2015, IBI Group completed the study “Kanata West Business Park Stormwater Management Report and Pond 6 West Design Brief.” That study outlined the detailed design of the Pond 6 West Stormwater Management Facility.

In January of 2017, IBI Group completed the study “Design Brief UPS Canada Inc. 8825 Campeau Drive.” That study outlined the detailed design of the UPS site tributary to the Pond 6 West SWM facility.

In July of 2017, IBI Group completed the study “Design Brief Kanata West Retail Centre 3015, 3075 and 3095 Palladium Drive.” That study outlined the detailed design of the Kanata West Retail Centre tributary to the Pond 6 West SWM facility.

4.2 Objective

The stormwater management for the KWBP carries forward with the findings and criteria of the previous studies listed within Section 4.1. The purpose of this section is to present the dual drainage design, including the minor and major system, for the Kanata West Business Park development. The design includes the sizing of inlet control devices, maximum depth and velocity of flow on the surface and hydraulic grade line analysis. The evaluation takes into consideration the City of Ottawa Sewer Design Guidelines (OSDG) (October 2012), the February 2014 Technical Bulletin ISDTB-2014-01, and the September 2016 Technical Bulletin PIEDTB-2016-01.

4.3 Overall Stormwater Management Approach

4.3.1 Pond 6 West

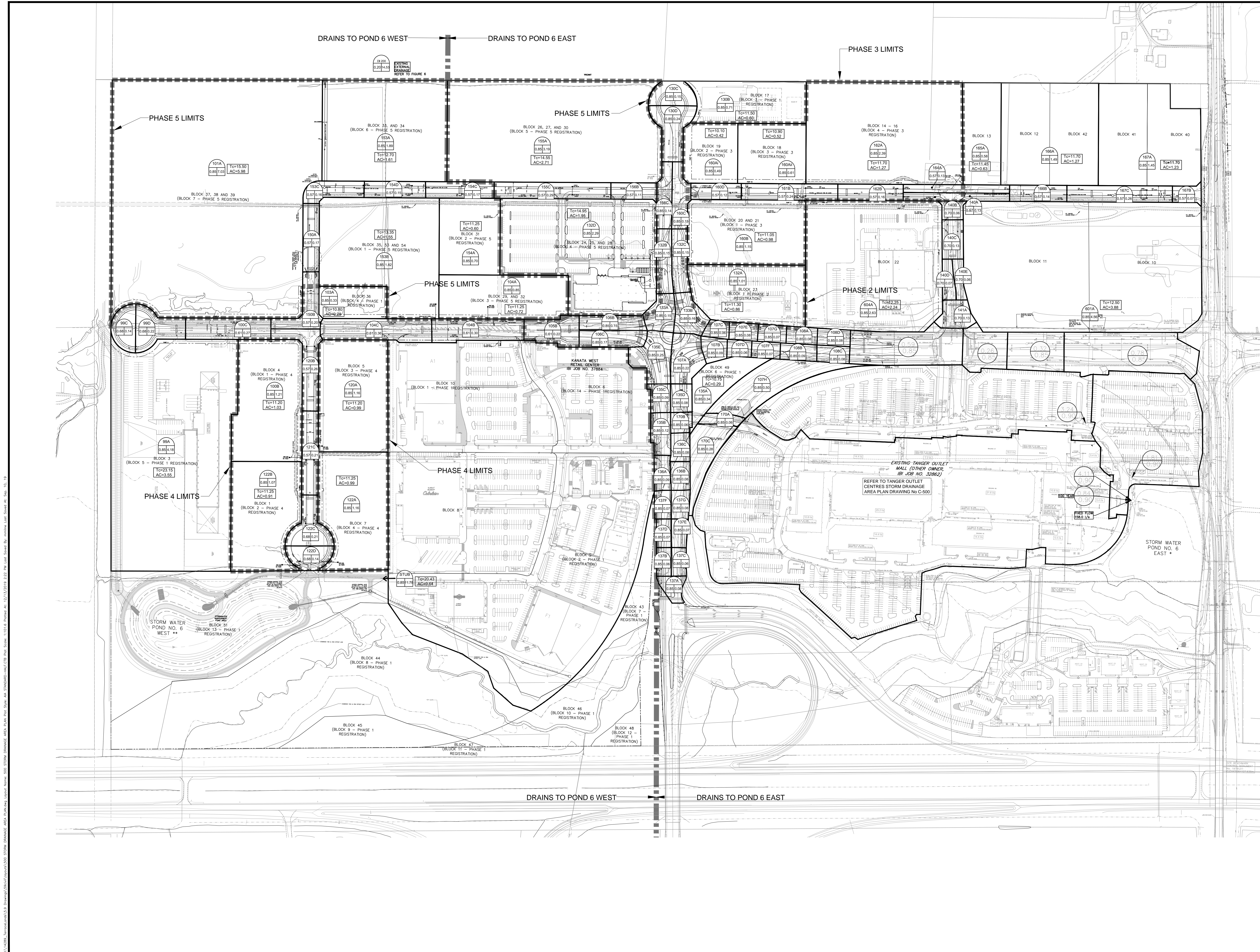
The Pond 6 West Stormwater Management Facility is located at the western edge of the site, north of Feedmill Creek. The facility provides water quality and water quantity control for the existing and proposed development west of Palladium Dr. and discharges to Feedmill Creek in accordance with the Kanata West Business Park Stormwater Management report and Pond 6 West Design Brief Report 14289-5.2.3, November 2015. That study established the minimum minor system capture rates for the KWBP development tributary to the West Pond. The location of Pond 6 West is illustrated within **Figure 1**.

4.3.2 Pond 6 East and Trunk Storm Sewer

The existing Pond 6 East Stormwater Management Facility is located to the east of the Tanger Outlets Centre development, north of Feedmill Creek. The facility provides water quality and water quantity control for the proposed development east of Palladium Dr. and discharges to Feedmill Creek as outlined within the “Addendum Report: Kanata West Business Park Stormwater Management Report and Pond 6 East Design Brief, 333 Huntmar Drive – Tanger Outlets Centre Report 32862-5.2.3, November 2015. That study established the minor system capture rates for the KWBP development tributary to the East Pond. The location of Pond 6 East is illustrated within **Figure 1**.

4.3.3 Target Hydrograph

Water quantity control requirements for the Kanata West development area, including the subject site, were established within the KWSS, the C/V report and carried forward for use in the detailed design as presented within the above noted studies. The existing Pond 6 West and Pond 6 East stormwater management facilities have been designed and constructed with water quantity control to meet the target hydrograph. A comparison of the Target Hydrograph used for the detailed design with the outflow hydrograph from the Kanata West Business Park as part of the current study is presented within Figure 9. This comparison demonstrates that the existing Pond 6 West and Pond 6 East provide water quantity control to respect the Target Hydrograph.



EXISTING TANGER OUTLET CENTRE

- 0.56/1.85 AREA IN HECTARES
- 0.85/2.61 RUNOFF COEFFICIENT

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19			
18			
17			
16			
15	ISSUED FOR PHASE 5 REGISTRATION	LME	19:09:10
14	REVISED AS PER PHASE 4 COMMENTS	LME	19:07:25
13	REVISED AS PER PHASE 4 COMMENTS	LME	19:07:22
12	REVISED AS PER PHASE 4 COMMENTS	LME	19:06:24
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9	ISSUED FOR PHASE 3 TENDER	LME	19:01:11
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3	REVISED AS PER NEW SITE PLAN AND CITY COMMENTS	LME	15:06:19
2	REVISED AS PER CITY COMMENTS	LME	15:04:08
1	ISSUED TO CITY FOR APPROVAL	LME	14:11:27



IBI GROUP
 400 - 333 Preston Street
 Ottawa ON K1S 5N4 Canada
 tel 613 225 1311 fax 613 225 9868
 ibigroup.com

Project Title
KANATA WEST BUSINESS PARK PHASE 5

L. M. TRENK
 PROFESSIONAL ENGINEER
 13379508
 2019/02/10
 PROVINCE OF ONTARIO

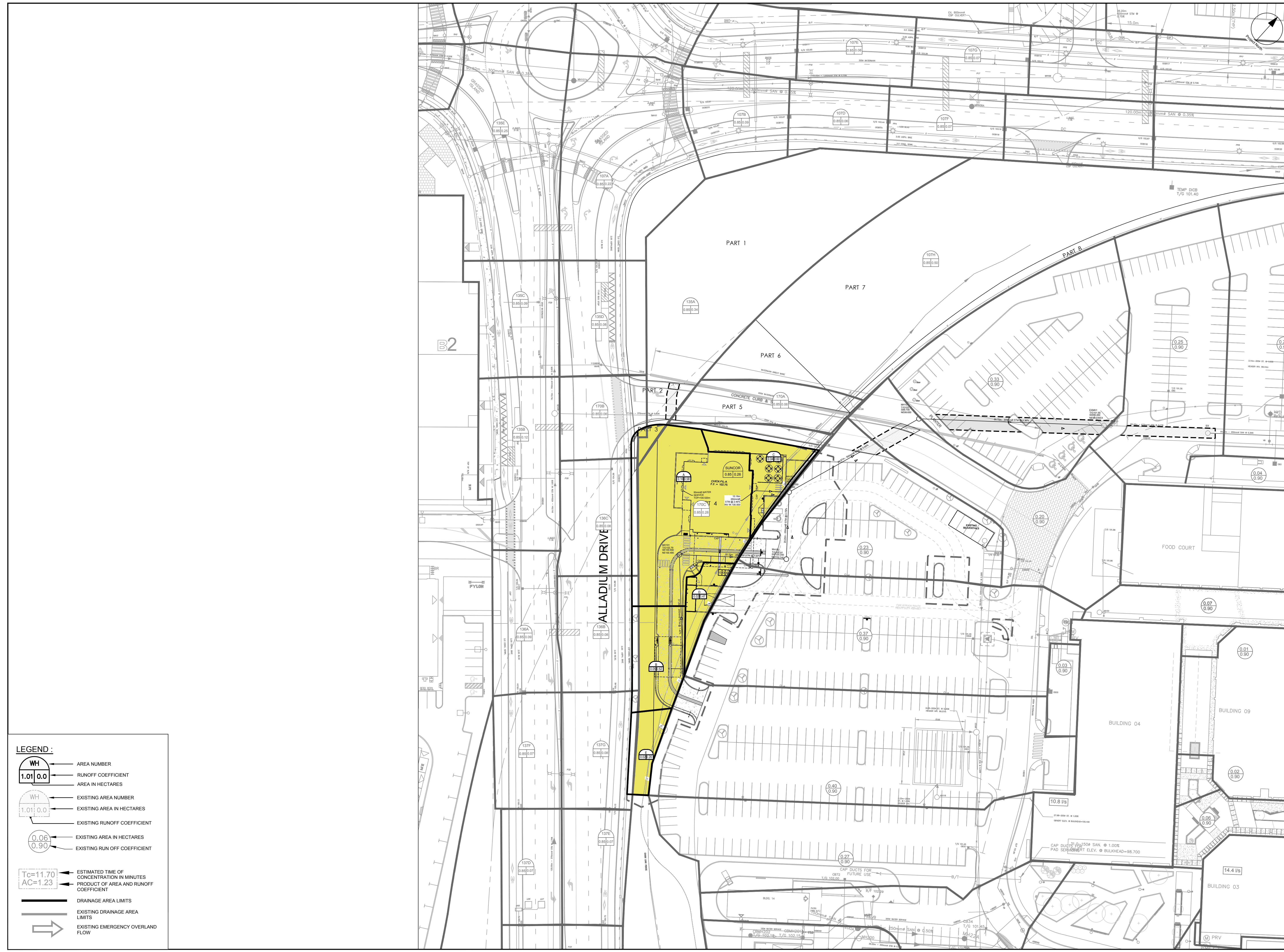
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STORM DRAINAGE AREA PLAN

Scale
 1:2000

Design	LME	Date	NOV. 2014
Drawn	DPS	Checked	TRB
Project No.	14289	Drawing No.	500

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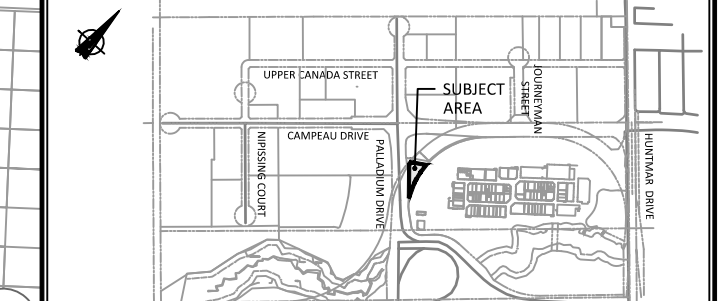
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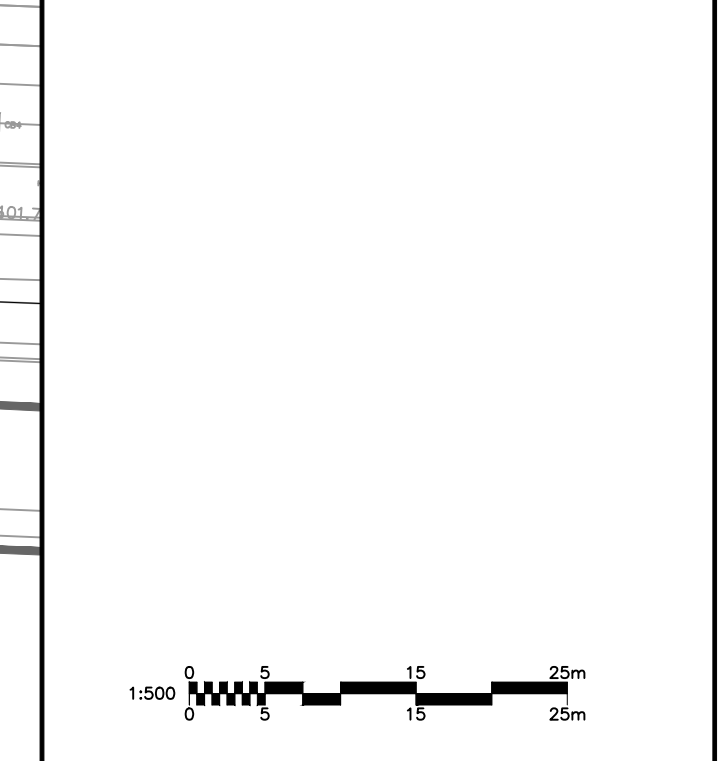
ISSUES

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3		
4		
5		
6		
7		
8		
9		
10		

SEE 011, 012 FOR NOTES, LEGEND, CB TABLE, SHEET SECTIONS AND DETAILS



CONSULTANTS



SEAL

IBI GROUP
 400 - 333 Preston Street
 Ottawa ON K1S 9M4 Canada
 tel 613 225 1311 fax 613 225 5866
 ibigroup.com

PROJECT
BUILDING 17
CHICK-FIL-A
 333 HUNTMAR DRIVE

PROJECT NO:
 141991

DRAWN BY: D.P.S. / S.P.G.
PROJECT MGR: S.L.B.

CHECKED BY: S.L.B.
APPROVED BY: J.I.M.

SHEET TITLE
STORM DRAINAGE AREA PLAN

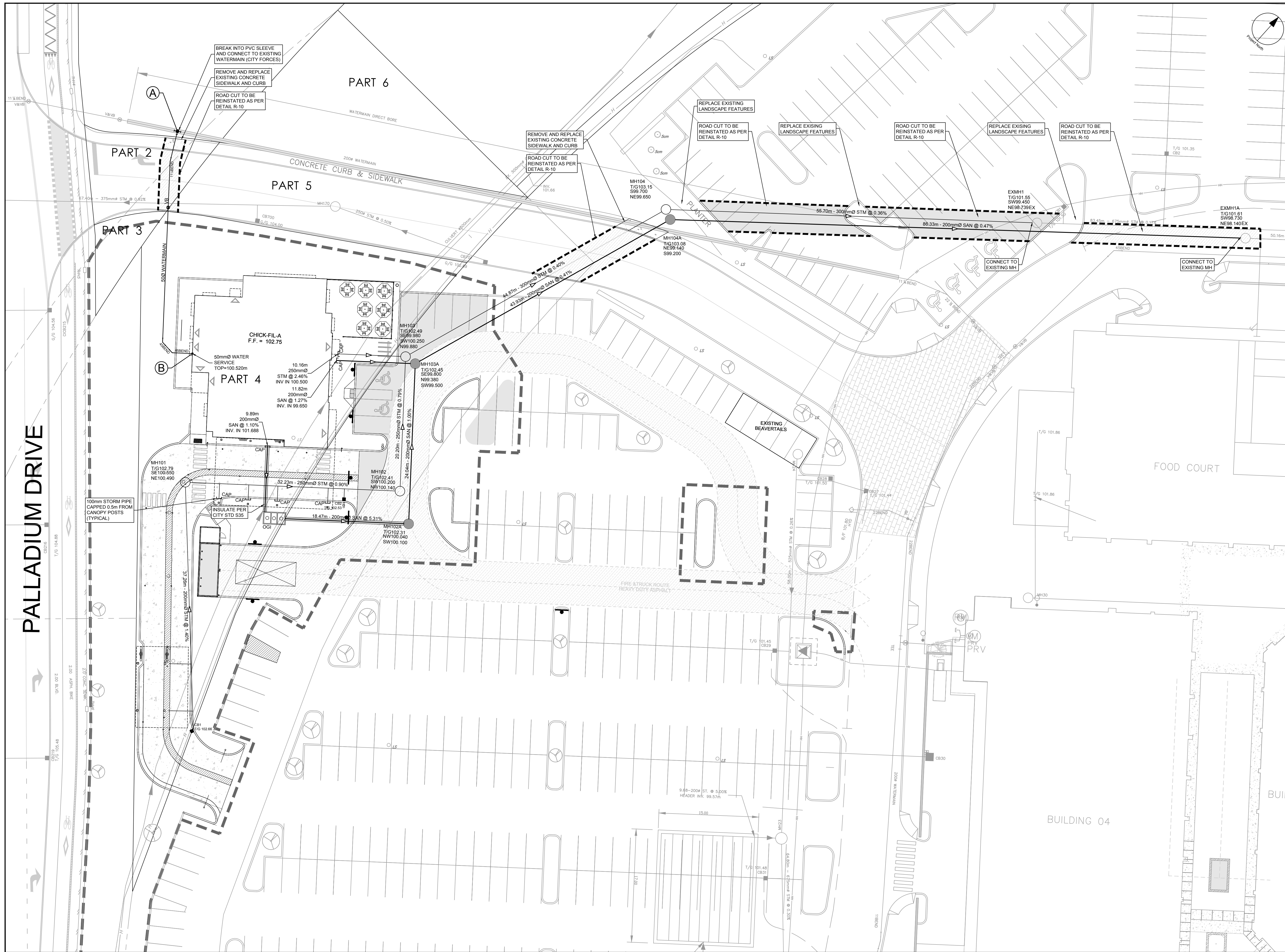
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	EXISTING RUNOFF COEFFICIENT
	EXISTING AREA IN HECTARES
	EXISTING RUN OFF COEFFICIENT
	ESTIMATED TIME OF CONCENTRATION IN MINUTES
	PRODUCT OF AREA AND RUNOFF COEFFICIENT
	DRAINAGE AREA LIMITS
	EXISTING DRAINAGE AREA LIMITS
	EXISTING EMERGENCY OVERLAND FLOW

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APPENDIX E

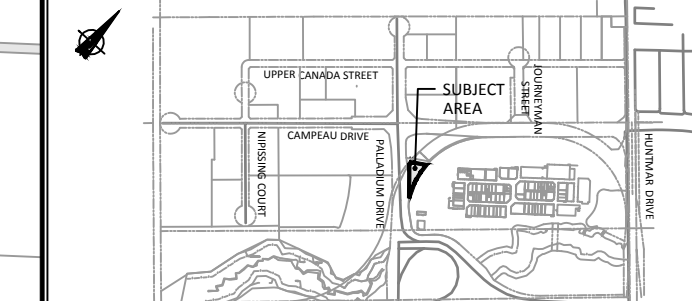


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	2	ISSUED FOR SPA	2023-03-15
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	4		
	5		
	6		
	7		
	8		
	9		
	10		

SEE 0, 011, 012 FOR NOTES, LEGEND, CB TABLE, SHEET SECTIONS AND DETAILS



CONSULTANTS

SEAL

 S. E. LABADIE
 100214983
 2023/03/15
 PROVINCE OF ONTARIO

PROJECT
BUILDING 17 CHICK-FIL-A
 333 HUNTMAR DRIVE

PROJECT NO:
 141991

DRAWN BY:
 D.P.S. / S.P.G.

CHECKED BY:
 J.I.M.

PROJECT MGR:
 S.E.L.

APPROVED BY:
 S.E.L.

SHEET TITLE
SITE SERVICING PLAN

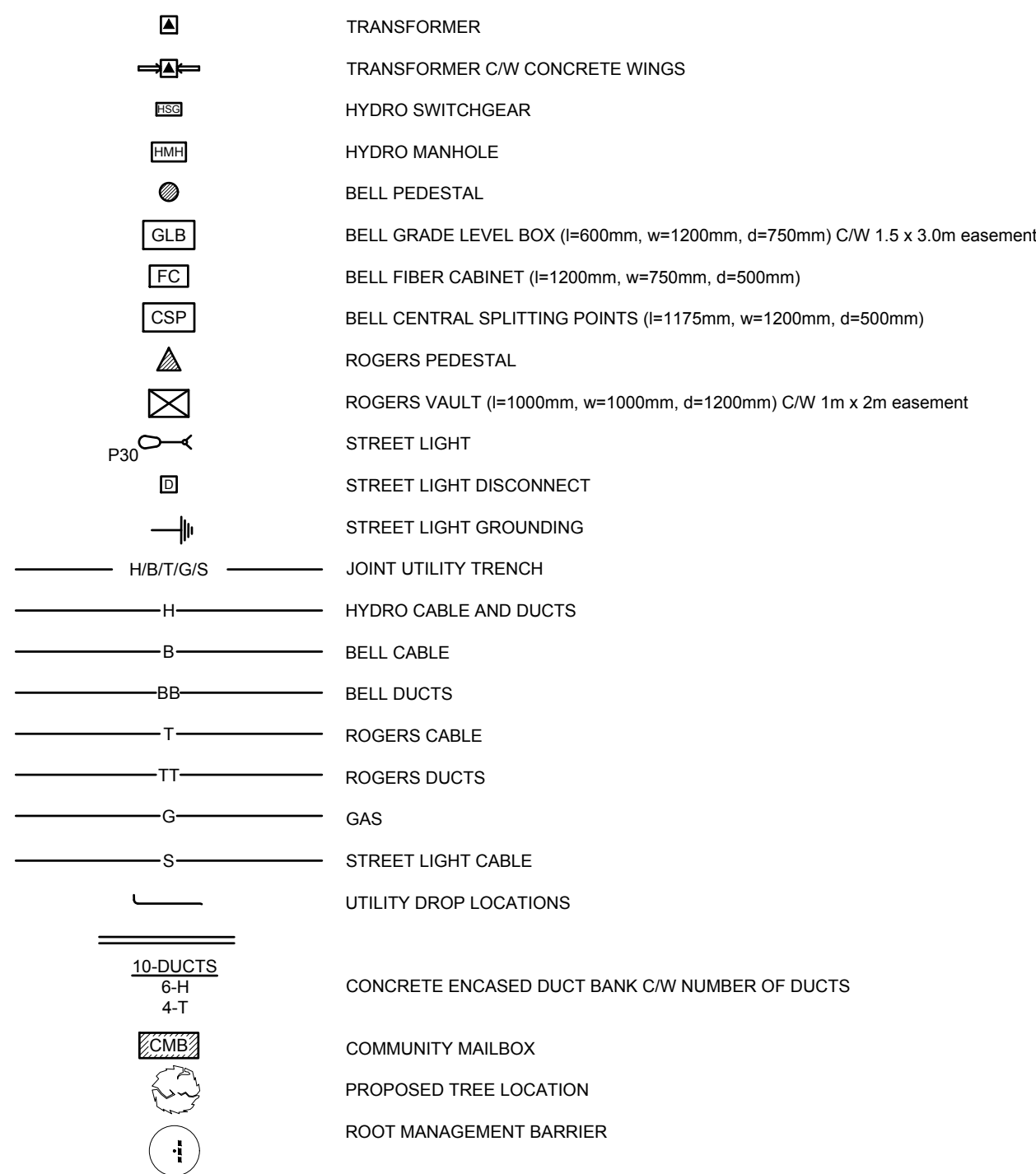
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ISSUE
2

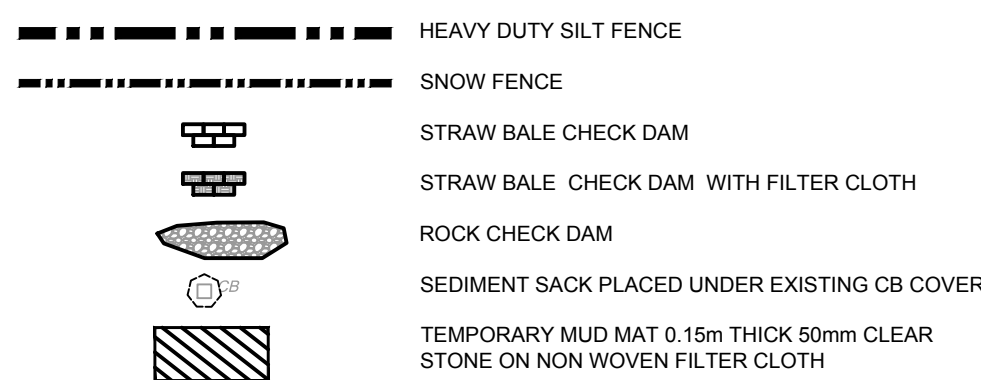
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PALLADIUM DRIVE

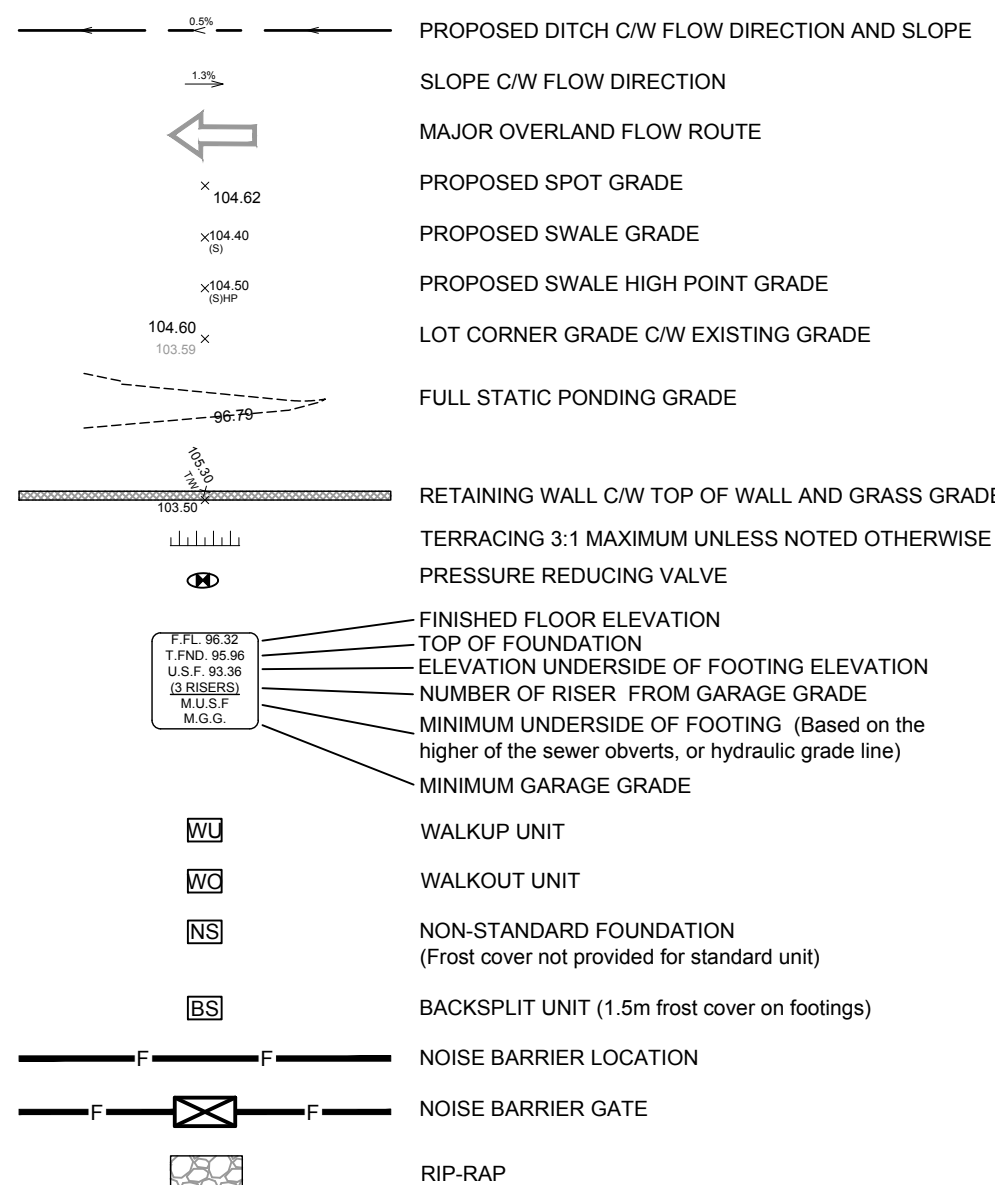
UTILITY LEGEND



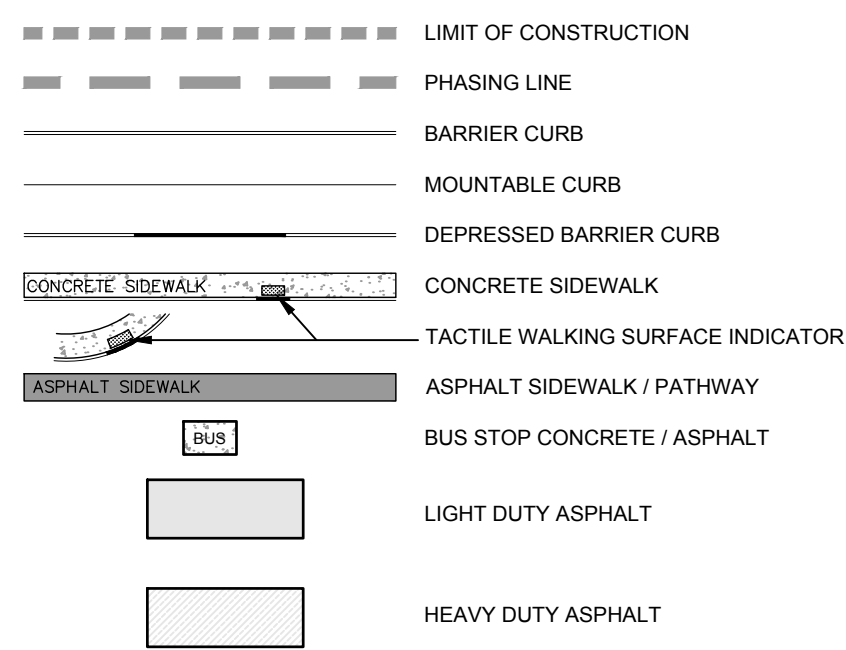
SEDIMENT EROSION LEGEND



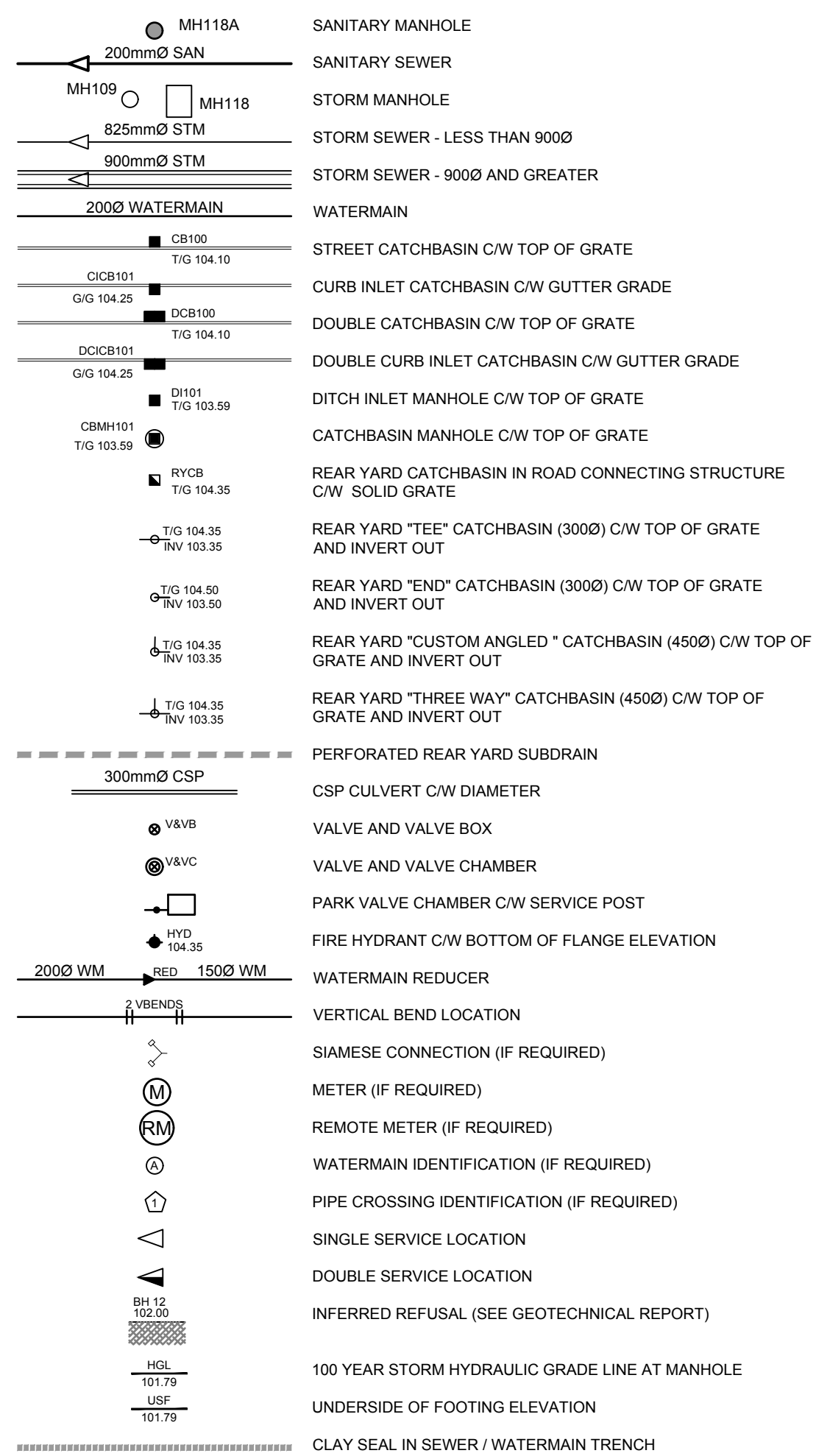
GRADING LEGEND



GENERAL LEGEND



SERVICING LEGEND



Station	Description	Finished Grade	Top of Watermain	Watermain Cover	As Built Watermain
A 0+000.00	CONNECT TO EXISTING 200mmØ WITH 50mmØ 1/2" C TVS	104.50	101.69	2.81	
0+004.70	11" I4 BEND	104.42	102.32	2.40	
0+011.57	50V&VB	104.39	101.99	2.40	
0+020		103.41	101.01	2.40	
0+031.81	45 BEND	103.16	100.76	2.40	
0+033.95	45 BEND	103.05	100.65	2.40	
B 0+032.95	50mmØ SERVICE CONNECTION	102.92	100.52	2.40	

REVISED 2023-03-15

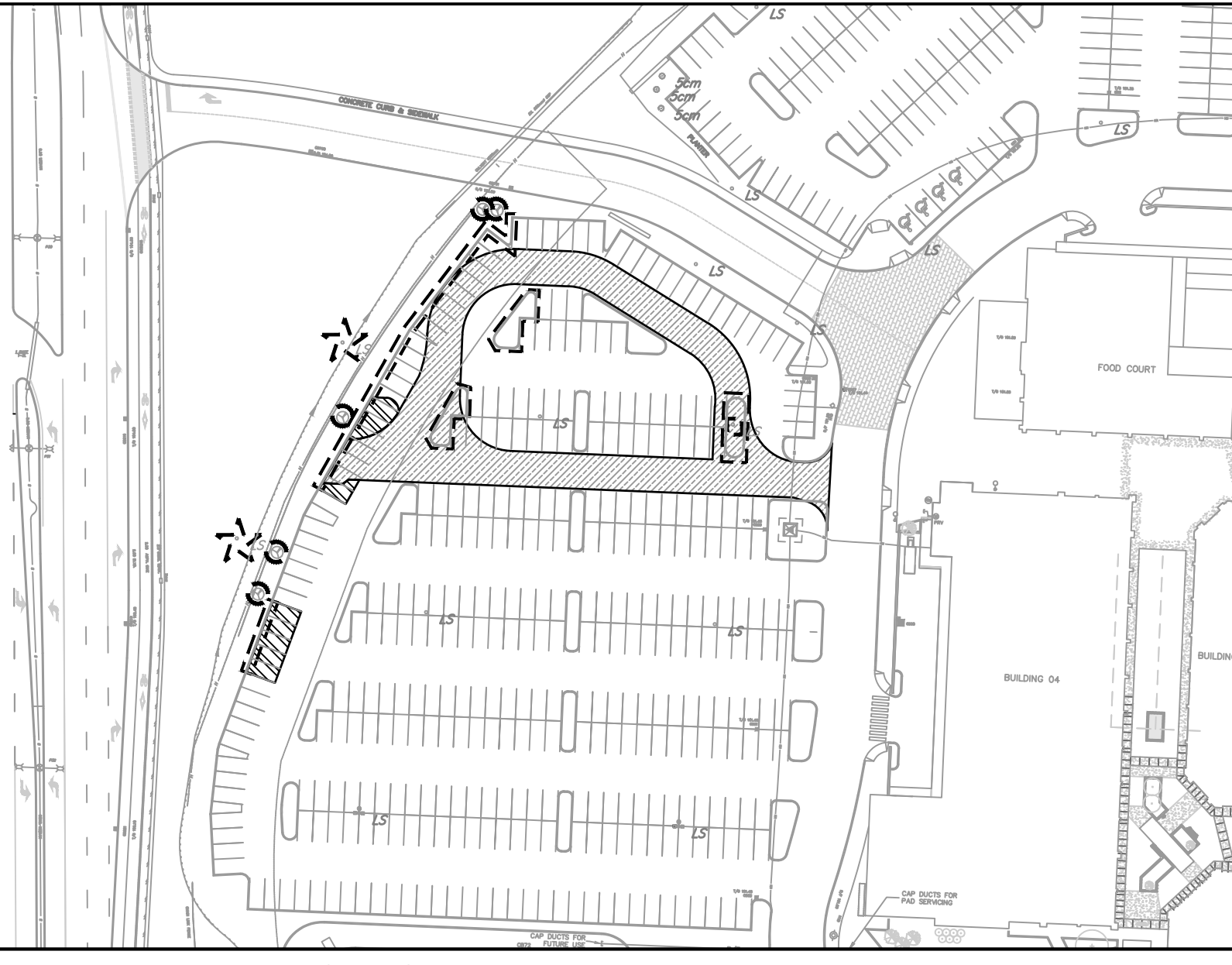
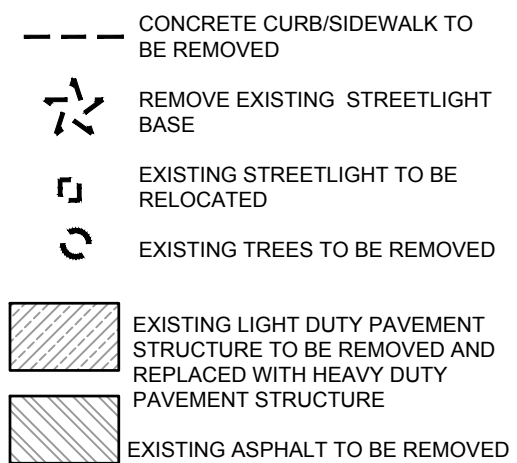
NOTES :

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPS/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- THE POSITION OF UNDERGROUND AND ABOVEGROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG671-1 DATED MARCH 5, 2023 PREPARED BY PATERSON GROUP.
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY STANTEC GEOMATICS LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY TURNER FLEISCHER ARCHITECTS INC.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMANS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMANS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
- THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL THE START OF A SUBSEQUENT PHASE.
- CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
-WATERMANS TO BE PVC DR18
-SANITARY SEWER TO BE PVC DR35
-PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
-STORM SEWERS 375MM DIAMETER AND LESS TO BE PVC DR35
-STORM SEWERS 450MM DIAMETER AND GREATER TO BE CONCRETE CLASS 65-0
- ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- ANY WATERMAIN WITH LESS THAN 2.4M, AND ANY SEWER WITH LESS THAN 2.0M DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200MMØ PVC DR35 @ MIN 0% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200MMØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).

PAVEMENT STRUCTURE:

- LIGHT DUTY:**
 40mm - SUPERPAVE 12.5-FC2 ASPHALTIC CONCRETE
 150mm - OPSS GRANULAR "A" CRUSHED STONE
 400mm - OPSS GRANULAR "B" TYPE II CRUSHED STONE
- SUBGRADE - EITHER FILL, INSITU SILTY CLAY OR SAND/CRUSHED STONE MATERIAL PLACED OVER IN SITU SOIL.**
- HEAVY DUTY:**
 40mm - SUPERPAVE 12.5-FC2 ASPHALTIC CONCRETE
 50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
 150mm - OPSS GRANULAR "A" CRUSHED STONE
 450mm - OPSS GRANULAR "B" TYPE II CRUSHED STONE
- SUBGRADE - EITHER FILL, INSITU SILTY CLAY OR SAND/CRUSHED STONE MATERIAL PLACED OVER IN SITU SOIL.**

REMOVALS LEGEND:



REMOVALS DETAIL N.T.S.

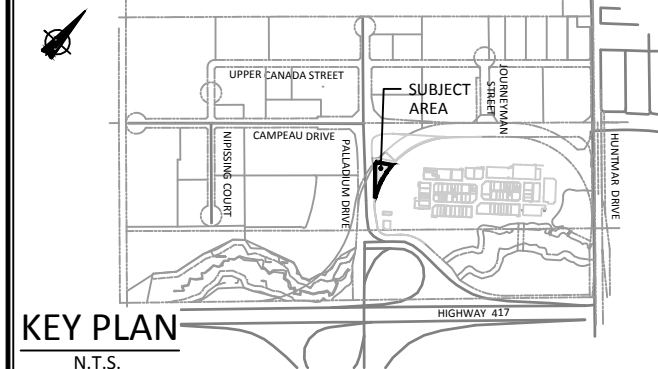
CLIENT
RIOCAN REIT
 RIOCAN YONGE EGLINTON CENTER, 2300 YONGE ST, SUITE 500

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2	ISSUED FOR SPA	2023-03-15
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



KEY PLAN N.T.S.

CONSULTANTS

SEAL

IBI GROUP
 400 - 333 Preston Street
 Ottawa ON K1S 5M4 Canada
 tel 613 225 1311 fax 613 225 9868
 ibigroup.com

PROJECT
CHICK-FIL-A
 333 HUNTMAR DRIVE

PROJECT NO:
 141991

DRAWN BY:
 D.P.S. / S.P.G.

PROJECT MGR:
 S.E.L.

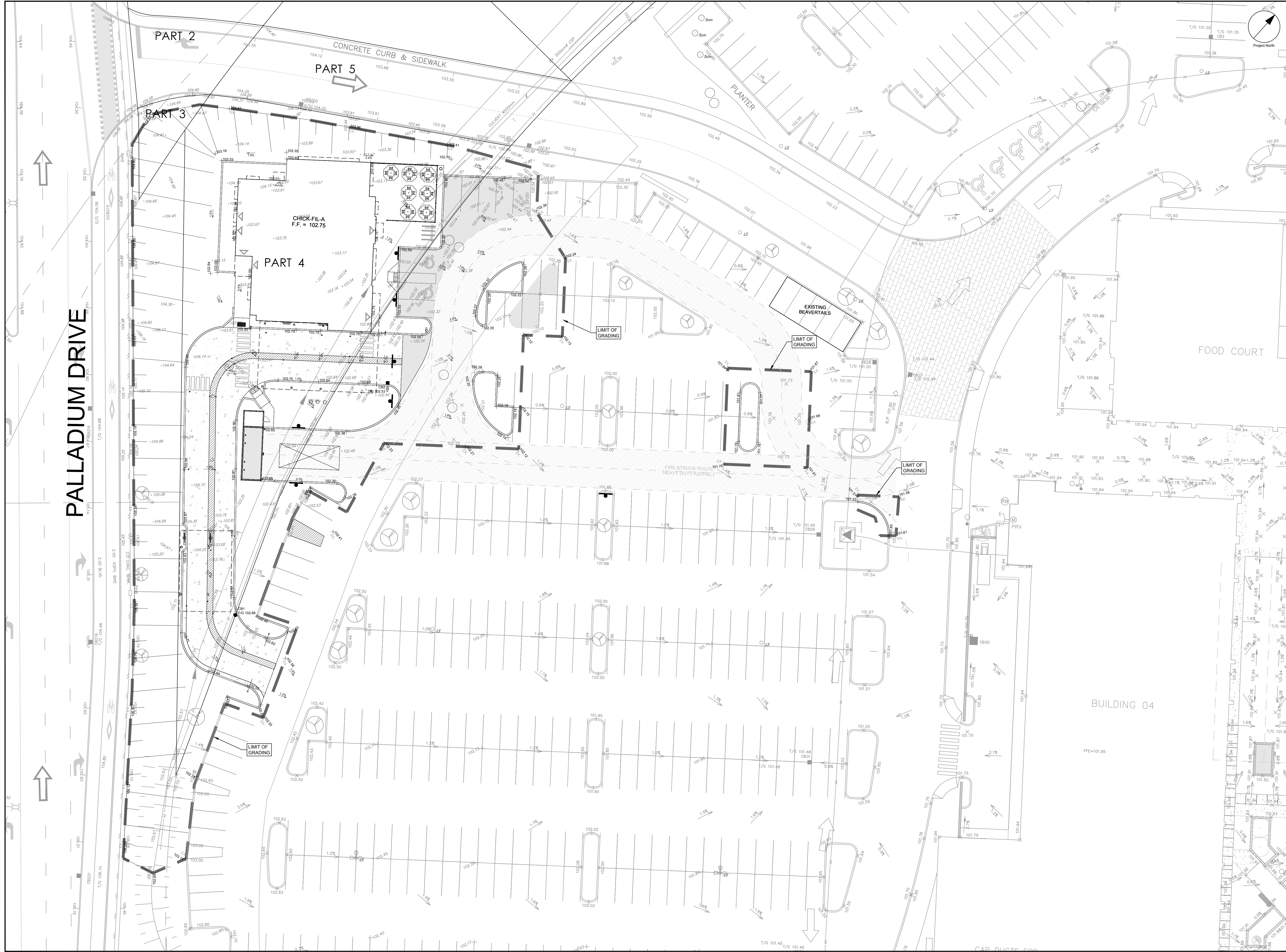
CHECKED BY:
 J.I.M.

APPROVED BY:
 S.E.L.

SHEET TITLE
GENERAL NOTES LEGEND AND CB DATA TABLE

SHEET NUMBER
C-010

ISSUE
2



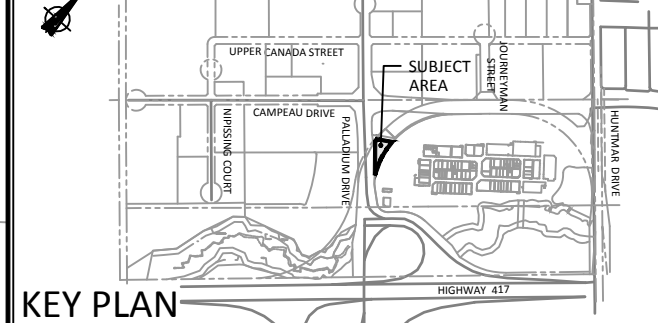
PALLADIUM DRIVE

CLIENT
RIOCAN REIT
 RIOCAN YONGE EGLINTON CENTER, 2300
 YONGE ST, SUITE 500

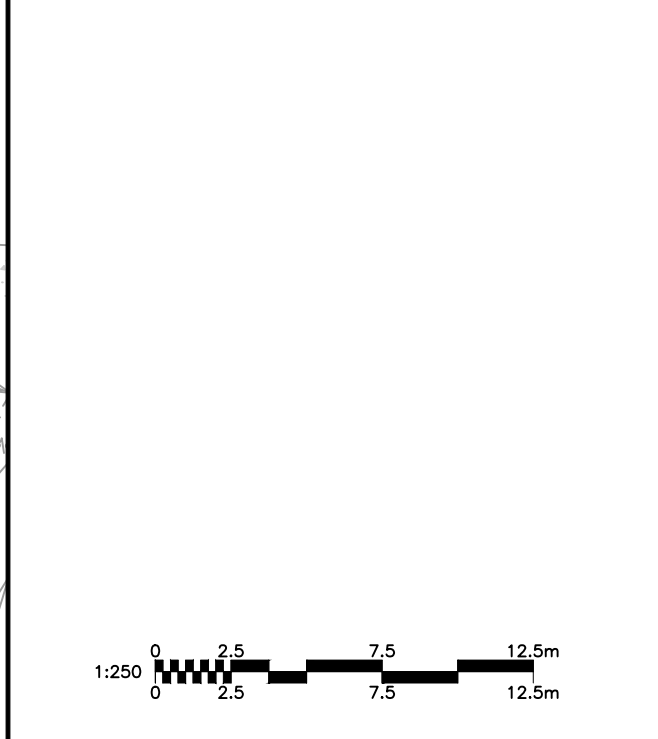
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ISSUES	No.	DESCRIPTION	DATE
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SEE 011, 012 FOR NOTES, LEGEND, CB TABLE, SHEET SECTIONS AND DETAILS



CONSULTANTS



IBI GROUP
 400 - 333 Preston Street
 Ottawa ON K1S 5M4 Canada
 tel 613 225-1211 fax 613 225-5866
 ibigroup.com

PROJECT
**BUILDING 17
 CHICK-FIL-A**
 333 HUNTMAR DRIVE

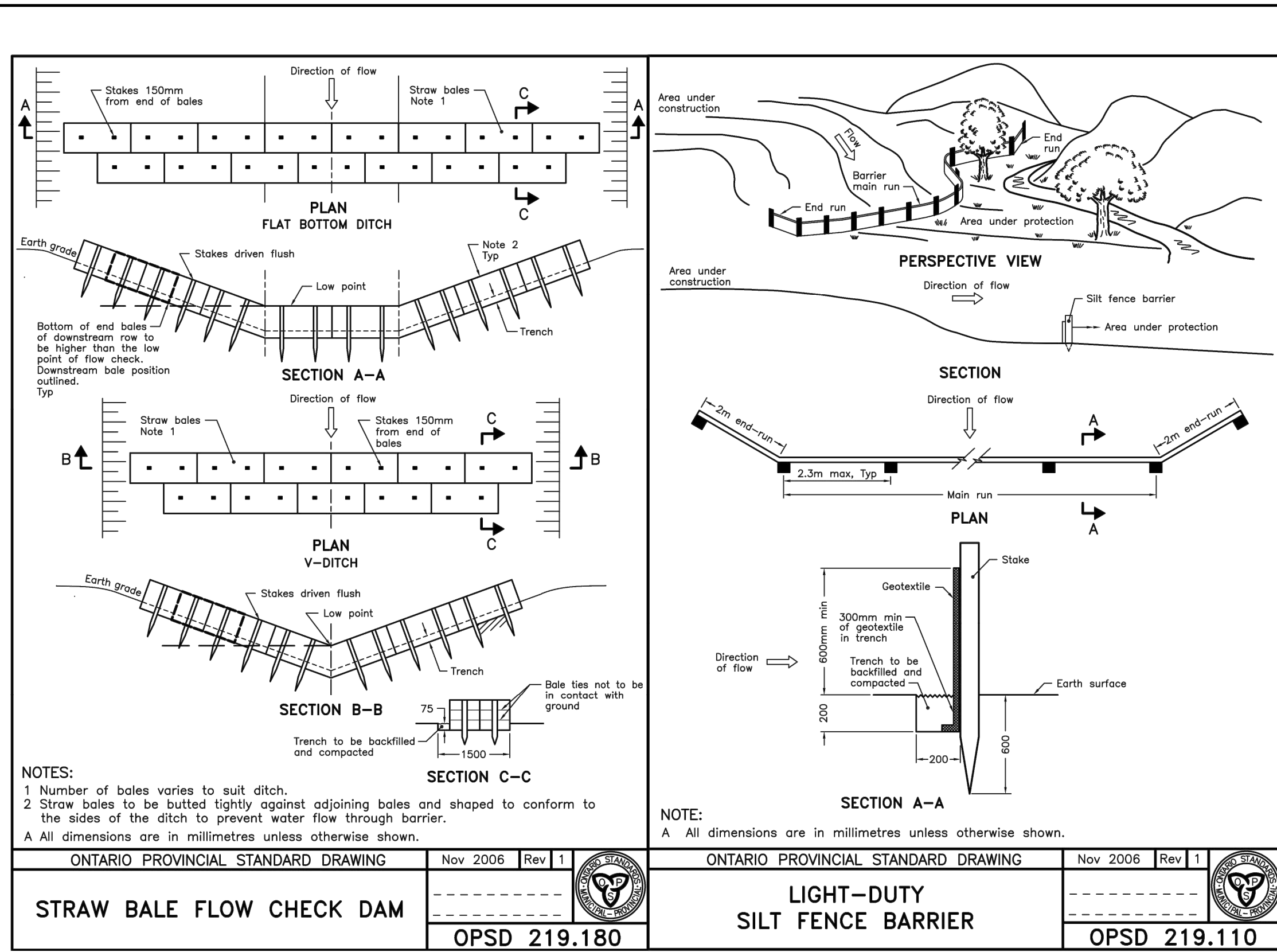
PROJECT NO:
141991
 DRAWN BY:
D.P.S. / S.P.G.
 PROJECT MGR:
S.E.L.
 SHEET TITLE
SITE GRADING PLAN

CHECKED BY:
J.I.M.
 APPROVED BY:
S.E.L.

SHEET NUMBER
C-200
 ISSUE
2

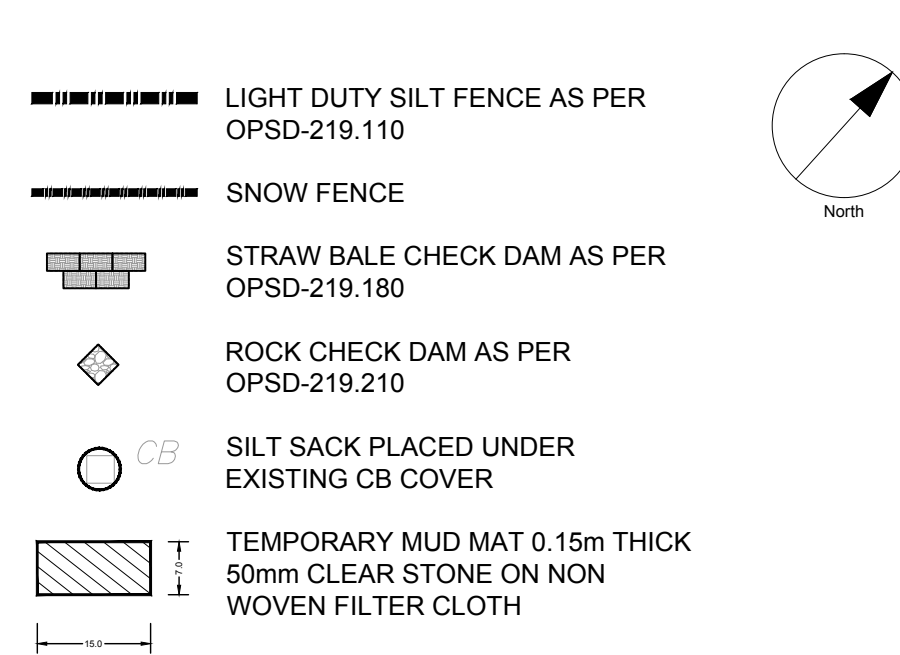
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CITY PLAN No. xxxxx



ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1	ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1
STRAW BALE FLOW CHECK DAM			LIGHT-DUTY SILT FENCE BARRIER		
	OPSD 219.180			OPSD 219.110	

- LEGEND:**
- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
 - SNOW FENCE
 - STRAW BALE CHECK DAM AS PER OPSD-219.180
 - ◇ ROCK CHECK DAM AS PER OPSD-219.210
 - CB SILT SACK PLACED UNDER EXISTING CB COVER
 - TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH
- NOTES:**
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 - SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
 - STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
 - SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET C&S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RVC&S TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
 - CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
 - CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
 - WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
 - THIS IS A 'LIVING DOCUMENT' AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT



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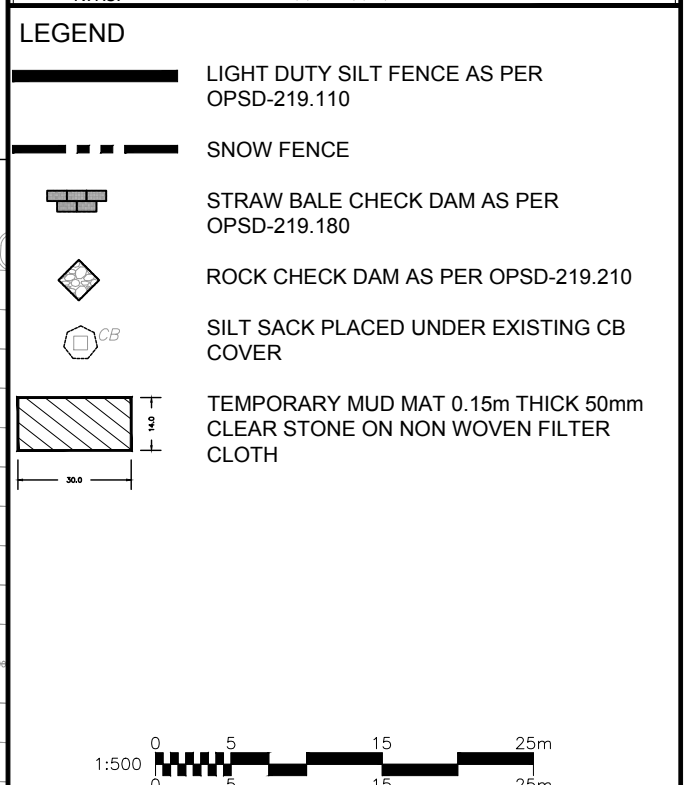
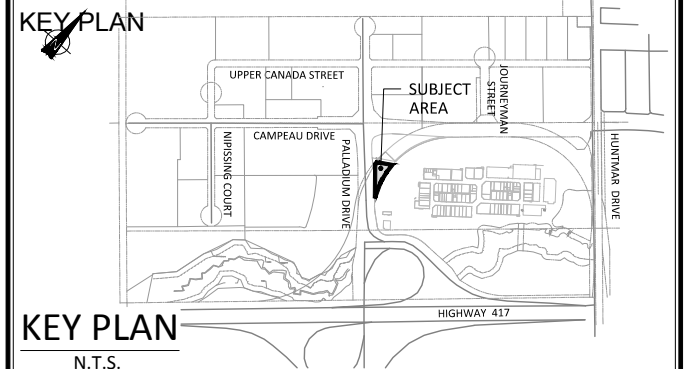
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ISSUES

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SEAL

IBI GROUP
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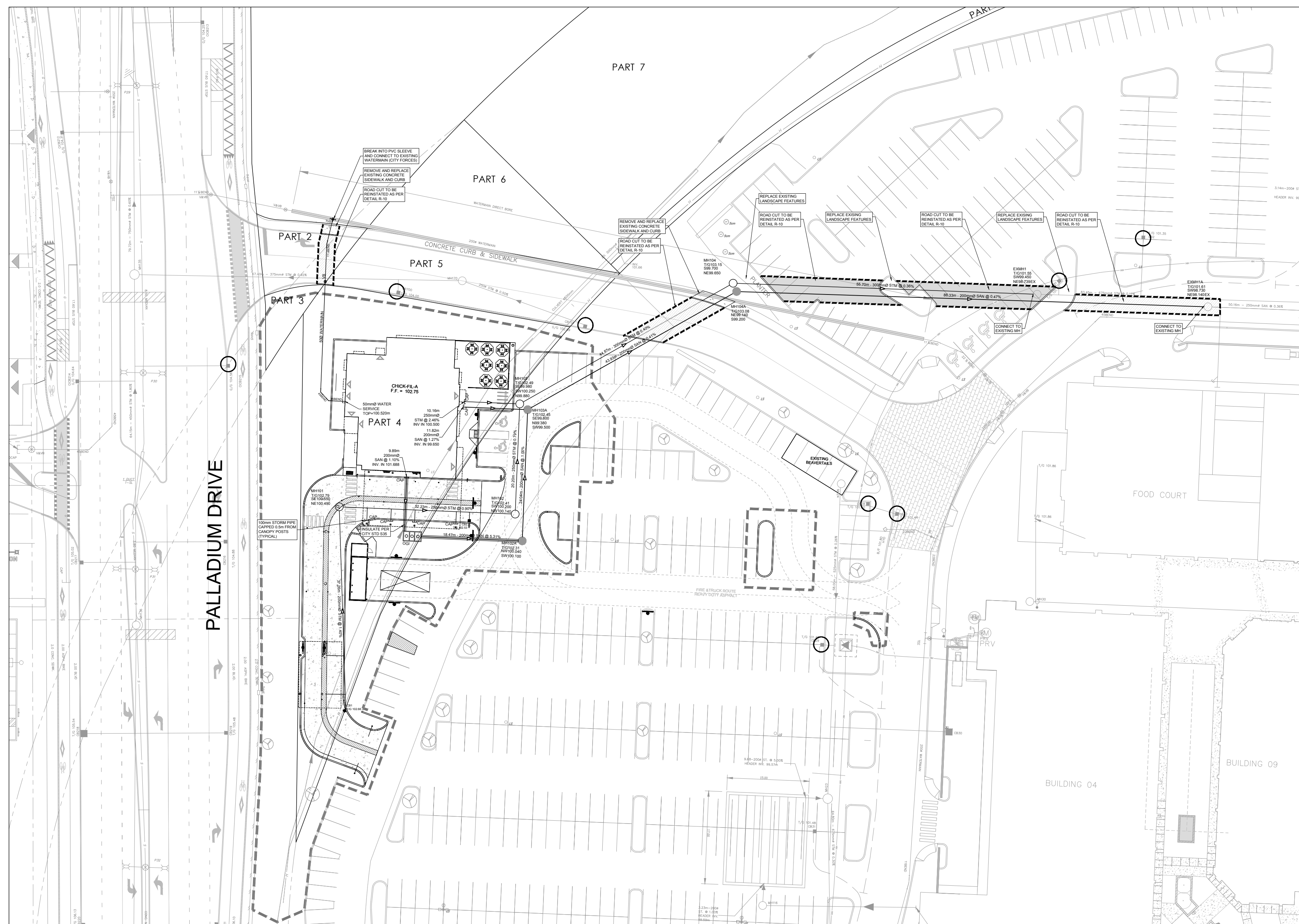
PROJECT
BUILDING 17 CHICK-FIL-A
 333 HUNTMAR DRIVE

PROJECT NO: 141991
DRAWN BY: D.P.S. / S.P.G.
PROJECT MGR: S.E.L.

CHECKED BY: J.I.M.
APPROVED BY: S.E.L.

SHEET TITLE
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER C-900 **ISSUE** 2



CITY FILE No. D07-XX-XX-XXXX
 Plot: Wednesday, March 15, 2023 12:23:32 PM by Don Surina