

REPORT  
PROJECT: 124829-7.0.3

**SITE SERVICING & STORMWATER  
MANAGEMENT DESIGN BRIEF  
1995 CARLING AVENUE  
CITY OF OTTAWA**

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Prepared for Claridge Homes  
by IBI Group  
APRIL 2020

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# 1 INTRODUCTION

## 1.1 Scope

IBI Group has been retained by Claridge Homes to prepare the necessary engineering plans, specifications and documents to support development of the subject lands in accordance with the policies set out by the Planning and Development Branch of the City of Ottawa. The developer is proposing to construct a 27 story apartment building with 6 levels of underground parking complete with associated landscape and vehicle access areas. The design brief is prepared in support of a Site Plan Application for the proposed development.

This brief will present a detailed servicing scheme to support the development of the property including sections on water supply, wastewater management, minor and major stormwater management along with erosion and sediment control.

A pre-consult meeting was held with City of Ottawa staff on January 23, 2020 to outline the requirements for development of the site, notes of that meeting can be found in **Appendix F**.

This brief has been prepared in accordance with current Servicing Study guidelines for development applications in the City of Ottawa.

## 1.2 Subject Property

The existing site is contained within the City of Ottawa and is located at the north-west corner of the Carling Avenue and Bromley Road intersection. Please refer to **Figure 1** for location details.

The site is bound to the north by a private drive lane, to the east by Bromely Road, to the south by Carling Avenue and to the west by an existing 25 storey apartment building.

Existing municipal services adjacent to the site include a 152 mm watermain and a 300 mm dia storm sewer, located within the Bromley Road ROW, and two 225mm sanitary sewers, 152mm and 610mm watermains and a 300mm storm sewer located within the Carling Avenue ROW.

Given the above, sufficient services exist along the perimeter of the subject lands to adequately service the site. Further information regarding the servicing of the site can be found in the applicable sections below. Design and as-built information for the adjacent sewers within the Carling and Bromley ROWs can be found in **Appendix E**.



## 2 WATER SUPPLY

### 2.1 Existing Conditions

The subject site is located within Pressure Zone 1W of the City of Ottawa’s water distribution system. Existing 610mm and 152mm watermains are located within the Carling Avenue ROW and a 152mm watermain is located within the Bromley Road ROW. It is proposed for the subject site to be connected to the 152mm watermain within Bromley Road.

#### 2.1.1 Water Demands

Water demands are based on Table 4.2 of the Ottawa Design Guidelines – Water Distribution. As previously noted, the development consists of a 27 storey apartment building with 210 apartments. The population for apartment buildings is assumed at 1.8 persons per unit as found in Table 4.1 of the Design Guidelines. A watermain demand calculation sheet is included in **Appendix A** and the total water demands are summarized as follows:

	<u>1995 Carling Ave.</u>
Average Day	1.53 l/s
Maximum Day	3.83 l/s
Peak Hour	8.42 l/s

#### 2.1.2 System Pressure

The 2010 City of Ottawa Water Distribution Guidelines 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 552 kPa (80 psi) under maximum daily flow conditions. Other pressure criteria identified in 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	Maximum pressure at any point in the distribution system shall not exceed 689 kPa (100 psi). In accordance with the Ontario Building/Plumbing Code, the maximum pressure should not exceed 552 kPa (80 psi). Pressure reduction controls may be required for buildings where it is not possible/feasible to maintain the system pressure below 552 kPa.

#### 2.1.3 Fire Flow Rate

The fire flow rate has been calculated using the Fire Underwriters Survey (FUS) method. The method takes into account the type of building construction, the building occupancy, the use of sprinklers and the exposures to adjacent structures. A calculation was performed for the proposed 27 storey residential apartment building. Assuming fire resistive construction and a sprinkler system a fire flow rate of 10,000 l/min has been calculated. A copy of the calculation is included in **Appendix A**.

**2.1.4 Boundary Conditions**

A boundary condition has been provided by the City of Ottawa at the 152 mm diameter watermain on Bromley Road for the development. A copy of the boundary conditions are included in **Appendix A** and summarized as follows:

BOUNDARY CONDITIONS	
SCENARIO	RESULT
Maximum HGL	115.5m
Minimum HGL (Peak Hour)	108.0m
Max Fire Flow Available	220 Litres per second

During the preparation of the boundary conditions the City of Ottawa completed a multi-hydrant analysis, including a new hydrant proposed within the Bromley Road ROW to service the fire department connection of the proposed development, which resulted in a total aggregate fire flow of 220 litres per second, which is greater than the calculated required fire flow noted in section 2.1.3.

**2.2 Proposed Water Plan**

The minimum water pressure inside the building at the connection is determined by the difference between the water entry elevation of 79.50m and the minimum HGL condition, resulting in a pressure 279.6 kPa which exceeds the minimum requirement of 276 kPa per the guidelines. Because the pressure at the 27<sup>th</sup> floor under minimum HGL conditions is less than the minimum requirement of 276 kPa, a domestic water pump will be necessary for this building.

Maximum water pressure is determined by the difference between the water entry elevation elevation of 79.50m and the maximum HGL condition resulting in a pressure of 353.2 kPa, which is less than the 552 kPa threshold in the guideline in which pressure control is required. Based on this result, pressure control is not required for this building.

The City of Ottawa has requested a double water service connections to provide service redundancy. To facilitate the double service connection separated by a valve box is proposed on the 152mm watermain within the Bromley Road ROW. The water service connection locations, proposed new hydrant and details are shown on the site servicing plan C-001 located in **Appendix D**.

## 3 WASTEWATER DISPOSAL

### 3.1 Existing Conditions

The site is bound by 225mm concrete sanitary sewers located in both the Carling and Bromley ROWs. The City of Ottawa has confirmed that both sewers have adequate capacity to service the development, an email confirmation of this can be found in **Appendix B**. Given the proximity and elevation of the existing sewers, the sewer within the Carling ROW has been chosen as the outlet for the subject development.

### 3.2 Criteria

In accordance with the City of Ottawa’s Sewer Design Guidelines, the following design criteria has been utilized in order to predict wastewater flows generated by the subject site.

• Minimum Velocity	0.6 m/s
• Maximum Velocity	3.0 m/s
• Manning Roughness Coefficient	0.013
• Total # residential of units @ (1.8 p/p/u)	210
• Residential Average Flow	280 l/p/d
• Residential Peaking Factor	Harmon Formula (max 4, min 2)
• Infiltration Allowance	0.33 L/s/Ha
• Minimum Sewer Slopes - 200 mm diameter	0.32%

Given the above criteria, total wastewater flow from the proposed development will 4.20 l/s, the detailed sanitary sewer calculations are included in **Appendix B**.

### 3.3 Sanitary Sewer Design

Please refer to the site servicing plan C-001 in **Appendix D** for details.

## 4 STORMWATER MANAGEMENT

### 4.1 Existing Conditions

Currently adjacent to the site is a 300mm dia storm sewer draining northward within the Bromley Road ROW and a 300mm dia storm sewer draining eastward in the Carling ROW. The sewer in the Bromley Road ROW is the pre-development outlet for the subject lands and as such will be the post development outlet as well. As built drawings obtained from the City for the adjacent storm sewers can be found in **Appendix E**.

Based upon the topographical survey the existing drainage flows south west to north east, with the majority of the water from the site traveling via surface flows towards the storm sewers within Bromley Road.

### 4.2 Design Criteria

Criteria for the stormwater management on this site has been provided by the City of Ottawa during the pre-consultation meeting, notes are included in **Appendix F**, and are as follows;

- Existing adjacent storm sewers were designed to a 2 year level of service
- Site to be designed to limit the 100 year post development flow to a maximum of the 2 year pre development flow
- Pre development flow to use a maximum C of 0.5 and a minimum TC of 10 min. Both values to be justified.

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  |                                      |
| • Initial Time of Concentration | 10 minutes                           |
| • Runoff Coefficients           |                                      |
| - Landscaped Areas              | C = 0.30                             |
| - 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<br>(200 mm CB Leads) |

### 4.3 Proposed Minor System

The detailed design for this site shows a storm sewer connection along with some uncontrolled surface drainage entering into the 300mm sewer within Bromley Road ROW. A limited amount of uncontrolled surface flow will also enter the 300mm storm sewer within the Carling Avenue ROW.

Using the above-noted criteria, the proposed on-site storm sewers were sized accordingly. A detailed storm sewer design sheet and the associated storm sewer drainage area plan are included in **Appendix C**.

## 4.4 Stormwater Management

The subject site will be limited to a release rate established using the criteria described in section 4.2. This will be achieved through an inlet control device (ICD) at the outlet of the cistern.

Flows generated that are in excess of the site's allowable release rate will be stored within the cistern located in the buildings P1 parking level. The cistern has been sized at 34 cubic metres.

At certain locations within the site, the opportunity to store runoff is limited due to grading constraints and building geometry. These locations are generally located at the perimeter of the site where it is necessary to tie into public boulevards and adjacent properties, and it is not always feasible to capture or store stormwater runoff. These "uncontrolled" areas, 0.015 hectares in total, have a weighted average C value of 0.68. Based on 1:100 year storm uncontrolled flows, the uncontrolled areas generate 5.06 l/s runoff (refer to Section 4.5 for calculation). It should be noted that the parking garage ramp is uncovered and will discharge via the building STM outlet, as such we have included the garage ramp and an uncontrolled, 100yr flow.

The cistern has been designed to control water generated during the 1:100-year event, with no overflow leaving the site. Please refer to the SWM calculations in **Appendix C**.

## 4.5 Inlet Controls

The allowable release rate for the 0.125 Ha site can be calculated as follows:

$$\begin{aligned}
 Q_{\text{allowable}} &= 2.78 \times C \times i_{2\text{yr}} \times A \quad \text{where:} \\
 C &= 0.5 \text{ (pre-development } C^*) \\
 i_{2\text{yr}} &= \text{Intensity of 5-year storm event (mm/hr)} \\
 &= 732.951 \times (T_c + 6.199)^{0.81} = 76.81 \text{ mm/hr; where } T_c = 10 \text{ minutes}^* \\
 A &= \text{Area} = 0.125 \text{ Ha} \\
 &= \mathbf{13.34 \text{ L/s}}
 \end{aligned}$$

\*based on pre development calculations, see Appendix C

As noted in Section 4.4, a portion of the site will be left to discharge to the surrounding boulevards and roadways at an uncontrolled rate.

Based on a 1:100 year event, the flow from the 0.015 Ha uncontrolled area can be determined as:

$$\begin{aligned}
 Q_{\text{uncontrolled}} &= 2.78 \times C \times i_{100\text{yr}} \times A \quad \text{where:} \\
 C &= \text{Average runoff coefficient of uncontrolled area} = 0.68 \\
 i_{100\text{yr}} &= \text{Intensity of 100-year storm event (mm/hr)} \\
 &= 1735.688 \times (T_c + 6.014)^{0.820} = 178.56 \text{ mm/hr; where } T_c = 10 \text{ minutes} \\
 A &= \text{Uncontrolled Area} = 0.015 \text{ Ha}
 \end{aligned}$$

Therefore, the uncontrolled release rate can be determined as:

$$\begin{aligned}
 Q_{\text{uncontrolled}} &= 2.78 \times C \times i_{100\text{yr}} \times A \\
 &= 2.78 \times 0.68 \times 178.56 \times 0.015 \\
 &= 5.06 \text{ L/s}
 \end{aligned}$$

The maximum allowable release rate from the remainder of the site can then be determined as:

$$\begin{aligned}
 Q_{\text{max allowable}} &= Q_{\text{restricted}} - Q_{\text{uncontrolled}} \\
 &= 13.34 \text{ L/s} - 5.06 \text{ L/s} \\
 &= 8.29 \text{ L/s}
 \end{aligned}$$

## 4.6 On-Site Detention

As noted in section 4.4 any excess storm water up to the 100-year event is to be stored on-site within the building cistern in order to not surcharge the downstream municipal storm sewer system.

### 4.6.1 Site Inlet Control

The following Table summarizes the on-site storage requirements during both the 1:5-year and 1:100-year events.

ICD AREA	TRIBUTARY AREA	AVAILABLE STORAGE (M <sup>3</sup> )	100-YEAR STORM		5-YEAR STORM	
			RESTRICTED FLOW (L/S)	REQUIRED STORAGE (M <sup>3</sup> )	RESTRICTED FLOW (L/S)	REQUIRED STORAGE (M <sup>3</sup> )
L1 and R1	0.11	34.00	8.00	33.77	8.00	19.64
Unrestricted	0.015					
<b>TOTAL</b>	<b>0.125</b>	<b>34.00</b>	<b>8.00</b>	<b>33.77</b>	<b>8.00</b>	<b>19.65</b>

In all instances the required storage is met with the building cistern. It should be noted that when sizing the cistern as per City of Ottawa accepted convention the release rate was reduced by 50% to calculate the storage required using the modified rational method.

### 4.6.2 Overall Release Rate

As demonstrated above, the site uses an inlet control device to restrict the 100 year storm event to the criteria approved by the City of Ottawa. Restricted stormwater will be contained onsite by the building cistern. In the 100 year event, there will be no overflow off-site from restricted areas.

The sum of restrictions on the site is 8 l/s, which is less than the allowable release of 8.29 l/s noted in section 4.5.

## 5 SEDIMENT AND EROSION CONTROL

During construction, existing stream and storm water conveyance systems can be exposed to significant sediment loadings. A number of construction techniques designed to reduce unnecessary construction sediment loadings may be used such as;

- Filter socks will remain on open surface structures such as manholes and catchbasins until these structures are commissioned and put into use;
- Installation of silt fence, where applicable, around the perimeter of the proposed work area.

During construction of the services, any trench dewatering using pumps will be fitted with a “filter sock.” Thus, any pumped groundwater will be filtered prior to release to the existing surface runoff. The contractor will inspect and maintain the filter sock as needed including sediment removal and disposal.

All catchbasins, and to a lesser degree manholes, convey surface water to sewers. Consequently, until the surrounding surface has been completed these structures will be protected with a sediment capture filter sock to prevent sediment from entering the minor storm sewer system. These will stay in place and be maintained during construction and build-out until it is appropriate to remove them.

The Sediment and Erosion Control Plan 124829-C-010 is included in **Appendix D**.

REPORT  
SITE SERVICING & STORMWATER MANAGEMENT DESIGN BRIEF  
1995 CARLING AVENUE  
CITY OF OTTAWA  
Prepared for Claridge Homes

## 6 CONCLUSIONS

In summary, this report demonstrates that the proposed 1995 Carling apartment building can be serviced by the adjacent existing municipal infrastructure. All municipal infrastructure designs have been done in conformance with current City of Ottawa guidelines.

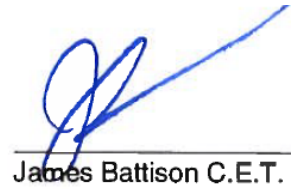
Based on the information provided herein, the development can be serviced to meet City of Ottawa requirements.

Prepared by:

**IBI GROUP**

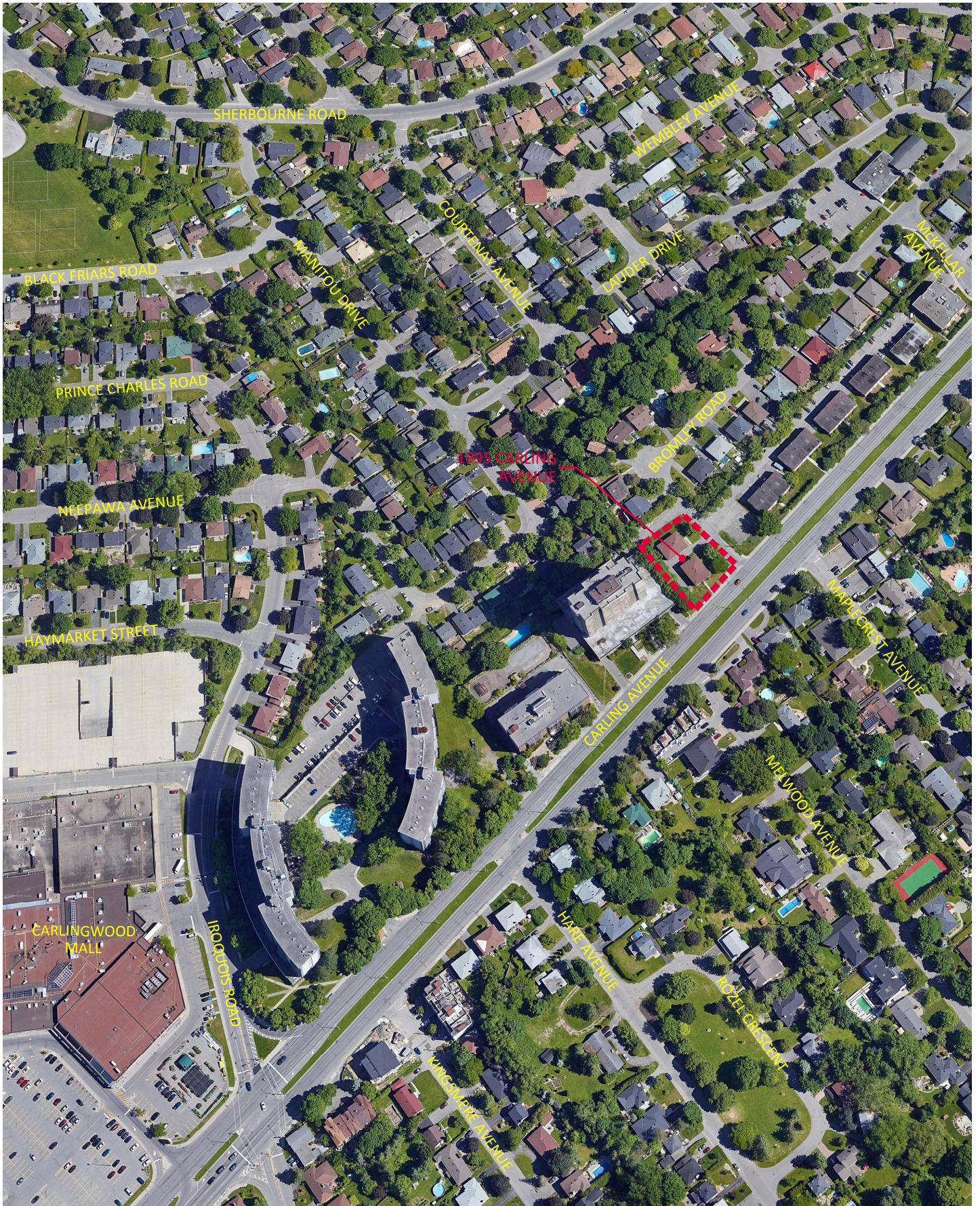


Terry Brulé, P. Eng.  
Associate

  
James Battison C.E.T.



J:\124829\_1995Carling\7.0\_Production\7.0\_Design\04\_Civil\_Land\Figures\Figure-1.dwg Layout Name: FIGURE 1



Project Title  
1995 CARLING  
AVENUE

Drawing Title  
KEY PLAN

Sheet No.  
FIGURE 1



# APPENDIX A



IBI GROUP  
 333 PRESTON STREET  
 OTTAWA, ON  
 K1S 5N4

**WATERMAIN DEMAND CALCULATION SHEET**

PROJECT : 1995 Carling Ave.  
 LOCATION : City of Ottawa  
 DEVELOPER : Claridge Homes

FILE: 124829  
 DATE PRINTED: 17-Mar-20  
 DESIGN: JEB  
 PAGE : 1 OF 1

NODE	RESIDENTIAL				NON-RESIDENTIAL			AVERAGE DAILY DEMAND (l/s)			MAXIMUM DAILY DEMAND (l/s)			MAXIMUM HOURLY DEMAND (l/s)			FIRE DEMAND (l/min)
	UNITS			POP'N	INDTRL (ha.)	INST. (ha.)	RETAIL (m <sup>2</sup> )	DEMAND (l/s)			DEMAND (l/s)			DEMAND (l/s)			
	SF	APT	ST					Res.	Non-res.	Total	Res.	Non-res.	Total	Res.	Non-res.	Total	
1995 Carling Ave		210		378				1.53	0.00	1.53	3.83	0.00	3.83	8.42	0.00	8.42	10,000
<b>Totals</b>										1.53			3.83			8.42	

ASSUMPTIONS			
RESIDENTIAL DENSITIES		AVG. DAILY DEMAND	MAX. HOURLY DEMAND
- Single Family (SF)	3.4 p / p / u	- Residential 350 l / cap / day	- Residential 1,925 l / cap / day
- Apartment (APT) average	1.8 p / p / u	- Industrial 50,000 l / ha / day	- Industrial (Business Park) 135,000 l / ha / day
- Stacked Townhouse (ST)	2.3 p / p / u	- Institutional 35,000 l / ha / day	- Institutional 94,500 l / 1000m <sup>2</sup> / day
		- Retail (Shopping Centre) 2,500 l / 1000m <sup>2</sup> / day	- Retail (Shopping Centre) 6,750 l / 1000m <sup>2</sup> / day
		MAX. DAILY DEMAND	
		- Residential 875 l / cap / day	
		- Industrial (Business Park) 75,000 l / ha / day	
		- Institutional 52,500 l / 1000m <sup>2</sup> / day	
		- Retail (Shopping Centre) 3750 l / 1000m <sup>2</sup> / day	

**Fire Flow Requirement from Fire Underwriters Survey**

**1995 Carling Ave.**

2 largest adjoining floors plus 50% of floors above up to eight for fire resistive building

Floor 1	846 m <sup>2</sup>
Floor 2	861 m <sup>2</sup>
50% Floor 3	431 m <sup>2</sup>
50% Floor 4	441 m <sup>2</sup>
50% Floor 5	411 m <sup>2</sup>
50% Floors 6 to 10	<u>369 m<sup>2</sup></u>
Total	3,359 m <sup>2</sup>

Fire Flow

$F = 220C\sqrt{A}$

C	0.8	C =	1.5 wood frame
A	3,359 m <sup>2</sup>		1.0 ordinary
			0.8 non-combustible
F	10,201 l/min		0.6 fire-resistive
Use	10,000 l/min		

Occupancy Adjustment

		-25% non-combustible
		-15% limited combustible
Use	-15%	0% combustible
		+15% free burning
Adjustment	-1500 l/min	+25% rapid burning
Fire flow	8,500 l/min	

Sprinkler Adjustment

		-30% system conforming to NFPA 13
		-50% complete automatic system
Use	-30%	
Adjustment	-2550 l/min	

Exposure Adjustment

Building Face	Separation (m)	Adjacent Exposed Wall			Exposure Charge *
		Length	Stories	L*H Factor	
north	20.0	26.0	27	702	15%
east	16.0	30.0	27	810	15%
south	46.0	26.0	27	702	0%
west	5.0	30.0	27	810	<u>20%</u>
Total					50%

\* Exposure charges from Technical Bulletin ISTB 2018-02 Appendix H (ISO Method)

Adjustment	4,250 l/min
------------	-------------

Required Fire Flow

Total adjustments	<u>1,700 l/min</u>
Fire flow	10,200 l/min
<b>Use</b>	<b>10,000 l/min</b>
	<b>166.7 l/s</b>

# Boundary Condition for 1955 Carling



## Legend

- Private
- Public

New hydrant (H5) as per consultants email

## James Battison

---

**From:** Elsayed, Ahmed <ahmed.elsayed@ottawa.ca>  
**Sent:** Friday, March 20, 2020 2:06 PM  
**To:** James Battison  
**Cc:** McCreight, Laurel; Vincent Denomme; Terry Brule  
**Subject:** Fw: Pre-Consultation Follow-up - 1995 Carling Avenue  
**Attachments:** 1955 Carling March 2020.pdf

Hi James,

Below are the boundary conditions as requested.

Regards,

**Ahmed Elsayed, P. Eng.**  
Project Manager, Planning Services  
Development Review West Branch  
City of Ottawa | Ville d'Ottawa  
Planning, Infrastructure and Economic Development Department  
110 Laurier Avenue West. 4th Floor, Ottawa ON, K1P 1J1  
[Tel:613.580.2424](tel:613.580.2424) ext. 21206  
Fax: 613-580-2576

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**From:** Khawam, Walid <Walid.Khawam@ottawa.ca>  
**Sent:** Friday, March 20, 2020 1:42 PM  
**To:** Elsayed, Ahmed <ahmed.elsayed@ottawa.ca>  
**Subject:** RE: Pre-Consultation Follow-up - 1995 Carling Avenue

The following are boundary conditions, HGL, for hydraulic analysis at 1955 Carling (zone 1W) assumed to be connected to the 152mm on Carling (see attached PDF for location).

Minimum HGL = 108.0m

Maximum HGL = 115.5m

Available Flow @ 20psi = 55 L/s

A multi-hydrant analysis was performed with all hydrants located within 150m of property, including a potential new hydrant on Bromley as shown in the attached figure. The total aggregate flow assuming all five hydrants running simultaneously is 220 L/s.

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

*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.*

---

**From:** Elsayed, Ahmed <ahmed.elsayed@ottawa.ca>  
**Sent:** 2020/03/18 11:48 AM  
**To:** Tousignant, Eric <Eric.Tousignant@ottawa.ca>  
**Cc:** Khawam, Walid <Walid.Khawam@ottawa.ca>  
**Subject:** Fw: Pre-Consultation Follow-up - 1995 Carling Avenue

Hi Eric,

Below is the boundary condition request for the project at 1995 Carling Avenue.

If you have any questions/ concerns, please let me know.

Thanks,  
Ahmed

---

**From:** James Battison <[James.Battison@ibigroup.com](mailto:James.Battison@ibigroup.com)>  
**Sent:** Wednesday, March 18, 2020 11:24 AM  
**To:** Elsayed, Ahmed <ahmed.elsayed@ottawa.ca>  
**Cc:** Terry Brule <[tbrule@IBIGroup.com](mailto:tbrule@IBIGroup.com)>; Vincent Denomme <[vincent.denomme@claridgehomes.com](mailto:vincent.denomme@claridgehomes.com)>; McCreight, Laurel <[Laurel.McCreight@ottawa.ca](mailto:Laurel.McCreight@ottawa.ca)>  
**Subject:** RE: Pre-Consultation Follow-up - 1995 Carling Avenue

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**ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.**

Hi Ahmed,

Thanks for your comments below. It appears that we will be proposing a STM connection to Bromley and a SAN connection to Carling.

We are now requesting watermain boundary conditions;

#### Water Demands

We have calculated the water demands and fire flows for the above noted development. The calculation sheets are attached and the demands are summarized as follows;

Average Day – 1.53 L/s  
Max Day – 3.83 L/s

# APPENDIX B





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

**SANITARY SEWER DESIGN SHEET**

1995 Carling Ave  
 CITY OF OTTAWA  
 Claridge Homes

LOCATION				RESIDENTIAL										ICI AREAS						INFILTRATION ALLOWANCE			FIXED FLOW (L/s)		TOTAL FLOW (L/s)	PROPOSED SEWER DESIGN								
STREET	AREA ID	FROM MH	TO MH	AREA w/ Units (Ha)	UNIT TYPES				AREA w/o Units (Ha)	POPULATION		RES PEAK FACTOR	PEAK FLOW (L/s)	AREA (Ha)		ICI PEAK FACTOR	PEAK FLOW (L/s)	AREA (Ha)		IND	CUM	FLOW (L/s)	IND	CUM		CAPACITY (L/s)	LENGTH (m)	DIA (mm)	SLOPE (%)	VELOCITY (full) (m/s)	AVAILABLE CAPACITY			
					SF	SD	TH	APT		IND	CUM			IND	CUM			IND	CUM						IND						CUM	L/s	(%)	
1995 Carling Ave.		Building	MH1A	0.13				210		378.0	378.0	3.43	4.20																					
1995 Carling Ave.		MH1A	Main							0.0	378.0	3.43	4.20																					
Design Parameters:				Notes:										Designed:		Revision						Date												
Residential				1. Mannings coefficient (n) = 0.013 2. Demand (per capita): 280 L/day 3. Infiltration allowance: 0.33 L/s/Ha 4. Residential Peaking Factor: Harmon Formula = $1 + (14 / (4 + (P / 1000)^{0.5})) \cdot 0.8$ where K = 0.8 Correction Factor 5. Commercial and Institutional Peak Factors based on total area, 1.5 if greater than 20%, otherwise 1.0										JEB		1. Issued for Site Plan Application						2020-04-15												
ICI Areas														Checked:																				
SF 3.4 p/p/u TH/SD 2.7 p/p/u APT 1.8 p/p/u Other 60 p/p/Ha				INST 28,000 L/Ha/day COM 28,000 L/Ha/day IND 35,000 L/Ha/day 17000 L/Ha/day										TRB																				
				MOE Chart										Dwg. Reference: 124829-C-400		File Reference: 124829.7.03						Date: 2020-04-15		Sheet No: 1 of 1										

## James Battison

---

**From:** Elsayed, Ahmed <ahmed.elsayed@ottawa.ca>  
**Sent:** Tuesday, March 17, 2020 12:42 PM  
**To:** James Battison  
**Cc:** Terry Brule; Vincent Denomme; McCreight, Laurel  
**Subject:** Re: Pre-Consultation Follow-up - 1995 Carling Avenue

Hi James,

Concerning your request below are the comments;

For the storm system, both Carling avenue and Bromley Road have 300 mm storm sewers from 1958. This means that the level of service for these storm systems is 2 year. This is a partially separated area, which means that there are no basements connected to the storm system. This gives us a bit of flexibility. They can therefore connect to either Bromley or Carling (Bromley would be easier) and they will have to provide SWM to control the 100 year to the 2 year using a release rate based on the lesser of C=0.5 or existing. The TC can be computed and should not be less than 10 minutes.

As for Sanitary, they can again go to either Carling or Bromley, but I think that Carling would be a better option.

If you have any more questions, please let me know.

---

**From:** James Battison <James.Battison@ibigroup.com>  
**Sent:** Tuesday, March 10, 2020 9:13 AM  
**To:** Elsayed, Ahmed <ahmed.elsayed@ottawa.ca>  
**Cc:** Terry Brule <tbrule@IBIGroup.com>; Vincent Denomme <vincent.denomme@claridgehomes.com>  
**Subject:** RE: Pre-Consultation Follow-up - 1995 Carling Avenue

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**ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.**

Hi Ahmed,

We (IBI Group) have been retained as the civil engineering consultant for Claridge's proposed development at 1995 Carling Avenue.

Per the pre-consultation notes below, the City has requested we confirm the available sanitary sewer capacity.

We have calculated the peak sanitary flow from the proposed 210 apartment building as being 4.24 L/s. We are proposing to outlet to the 225mm concrete sanitary sewer located on the north side of the Carling Ave. ROW.

We would appreciate your confirmation that this sewer can accept these flows.

The water demand calculations are nearly complete and we will forward a boundary condition request later today.

Looking forward to working with you on this file.

James Battison

**IBI GROUP**

Suite 400, 333 Preston Street  
Ottawa ON K1S 5N4 Canada  
tel +1 613 225 1311 ext 64039 fax +1 613 225 9868



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From: **McCreight, Laurel** <[Laurel.McCreight@ottawa.ca](mailto:Laurel.McCreight@ottawa.ca)>  
Date: Tue, Feb 18, 2020 at 1:02 PM  
Subject: Pre-Consultation Follow-up - 1995 Carling Avenue  
To: Vincent Denomme <[vincent.denomme@claridgehomes.com](mailto:vincent.denomme@claridgehomes.com)>

Hello Vincent,

Please refer to the below regarding the Pre-Application Consultation Meeting held on January 23, 2020 for the property at 1995 Carling Avenue for a Zoning By-law Amendment and Site Plan Control Applications in order to allow the development of a 27-storey apartment building by Claridge. I have also attached the required Plans & Study List for application submission.

Below are staff's preliminary comments based on the information available at the time of pre-consultation meeting:

**Planning / Urban Design**

- The application will be subject to the Urban Design Review Panel
- Please review the [Section 37 Implementation Guidelines](#) and demonstrate whether Section 37 is applicable to this development
- There are no concerns with the request for a reduced ROW from 7 metres to 0 metres for parking levels P3 – P7 and from 7 metres to 4 metres for parking levels P1 and P2, as well as at-grade

**Arterial Mainstreet Policies**

- The Arterial Mainstreet policies (from OPA 150) for heights greater than nine storeys requires locational tests, as well as for a development to provide a community amenity and adequate transitioning to adjacent low-rise uses.
- At this time, the proposal does not provide a community amenity or adequate transitioning to the low-rise residential uses to the north.
- Further analysis is required to ensure that adequate transitioning is provided and that a community amenity is provided on site.

# APPENDIX C

## James Battison

---

**From:** Elsayed, Ahmed <ahmed.elsayed@ottawa.ca>  
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James Battison

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

**STORM SEWER DESIGN SHEET**

1995 Carling Ave.  
 City of Ottawa  
 Claridge Homes

LOCATION				AREA (Ha)												RATIONAL DESIGN FLOW												SEWER DATA										
STREET	AREA ID	FROM	TO	C=	C=	C=	C=	C=	C=	C=	C=	C=	C=	IND	CUM	INLET	TIME	TOTAL	i (2)	i (5)	i (10)	i (100)	2yr PEAK	5yr PEAK	10yr PEAK	100yr PEAK	FIXED	DESIGN	CAPACITY	LENGTH	PIPE SIZE (mm)			SLOPE (%)	VELOCITY (m/s)	AVAIL CAP (2yr)		
				0.20	0.25	0.30	0.50	0.57	0.65	0.69	0.70	0.76	0.90	2.78AC	2.78AC	(min)	IN PIPE	(min)	(mm/hr)	(mm/hr)	(mm/hr)	(mm/hr)	FLOW (L/s)	FLOW (L/s)	FLOW (L/s)	FLOW (L/s)	FLOW (L/s)	FLOW (L/s)	(L/s)	(m)	DIA	W	H			(L/s)	(%)	
Site	L1	RYCB1	BLDG			0.02								0.02	0.02	10.00	0.06	10.06	76.81	104.19	122.14	178.56	1.28	1.74	2.04	2.98		1.28	34.22	3.66	200			1.00	1.055	32.94	96.26%	
Site	R1	BLDG	MH1											0.09	0.23	0.24	10.06	0.07	10.13	76.58	103.89	121.78	178.03	18.52	25.13	29.45	43.06		18.52	34.22	4.52	200			1.00	1.055	15.69	45.87%
Site	TD	TD	MH1											0.00	0.00	0.00	10.00	0.09	10.09	76.81	104.19	122.14	178.56	0.19	0.26	0.31	0.45		0.19	15.89	4.85	150			1.00	0.871	15.70	98.79%
Site		MH1	Main											0.00	0.24	10.13	0.17	10.30	76.31	103.52	121.34	177.39	18.65	25.30	29.65	43.35		18.65	34.22	11.04	200			1.00	1.055	15.57	45.50%	
<b>Definitions:</b> 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 = 732.951 / (TC+6.199)^0.810]      2 YEAR [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				<b>Notes:</b> 1. Mannings coefficient (n) = 0.013												<b>Designed:</b> JEB												<b>No.</b> <b>Revision</b> <b>Date</b> 1.      Issued for Sitey Plan Application      2020-04-15										
																<b>Checked:</b> TRB																						
																<b>Dwg. Reference:</b> 124829-C-500												<b>File Reference:</b> 124829.7.03 <b>Date:</b> 2020-04-15 <b>Sheet No:</b> 1 of 1										



IBI GROUP  
333 PRESTON STREET  
OTTAWA, ON  
K1S 5N4

PROJECT: 1995 Carling Ave.  
DATE: 2020-04-05  
FILE: 124829.7.03  
REV #: 43.936  
DESIGNED BY: JB  
CHECKED BY: TB

**STORMWATER MANAGEMENT**

**Formulas and Descriptions**

$i_{2yr} = 1.2 \text{ year Intensity} = 732.951 / (T_c + 6.199)^{0.810}$   
 $i_{5yr} = 1.5 \text{ year Intensity} = 998.071 / (T_c + 6.053)^{0.814}$   
 $i_{100yr} = 1:100 \text{ year Intensity} = 1735.688 / (T_c + 6.014)^{0.820}$   
 $T_c = \text{Time of Concentration (min)}$   
 $C = \text{Average Runoff Coefficient}$   
 $A = \text{Area (Ha)}$   
 $Q = \text{Flow} = 2.78CI A \text{ (L/s)}$

**Maximum Allowable Release Rate**

**Flow Allocation**

$C = 0.5 \text{ (Pre-Development)}$   
 $T_c = 10 \text{ min}$   
 $i_{2yr} = 76.81 \text{ mm/hr}$   
 $A_{TOTAL} = 0.13 \text{ Ha}$   
 $Q_{TOTAL} = 13.34 \text{ L/s}$

**Uncontrolled Release ( $Q_{uncontrolled} = 2.78 \cdot C^I \cdot i_{100yr} \cdot A_{uncontrolled}$ )**

$C = 0.68$   
 $T_c = 10 \text{ min}$   
 $i_{100yr} = 178.56 \text{ mm/hr}$   
 $A_{uncontrolled} = 0.015 \text{ Ha}$   
 $Q_{uncontrolled} = 5.06 \text{ L/s}$

**Maximum Allowable Release Rate ( $Q_{max \text{ allowable}} = Q_{restricted} - Q_{uncontrolled}$ )**

$Q_{max \text{ allowable}} = 8.28 \text{ L/s}$

**Pre-Existing C Value**

	C	Area (m <sup>2</sup> )	Share of Lot	Weighted C
Hard Surface	0.9	724	57.55%	0.52
Soft Surface	0.3	534	42.45%	0.13
		1258	100.00%	0.65

As the pre-development weighted average C is greater than 0.5, than the maximum C=0.5 shall be used for the calculations

**Pre-existing TC**

Using Bransby William Formula as  $C > 0.4$

$tc = (0.057 \cdot L) / (sw^{0.2} \cdot a^{0.1})$   
where

$L = \text{catchment watershed length} = 43.75 \text{ m}$   
 $sw = \text{slope of catchment} = 2$   
 $a = \text{area of catchment} = 750 \text{ m}^2$

$tc = 1.26 \text{ min}$   
As the pre-development  $tc$  is less than 10 min, than the maximum  $tc = 10 \text{ min}$  shall be used for the calculations

**Uncontrolled Average C**

	Area (m <sup>2</sup> )	Weight	C	Weighted C
TD	11.97	0.0774507	0.9	0.07
UN1	76.9	0.4975736	0.55	0.27
UN2	65.68	0.4249757	0.8	0.34
Total	154.55	1		0.68

**Tributary to Cistern Average C**

	Area (m <sup>2</sup> )	Weight	C	Weighted C
L1	218.03	0.1989779	0.3	0.06
R1	877.72	0.8010221	0.9	0.72
Total	1095.75	1		0.78

**MODIFIED RATIONAL METHOD (100-Year & 5-Year Pondering)**

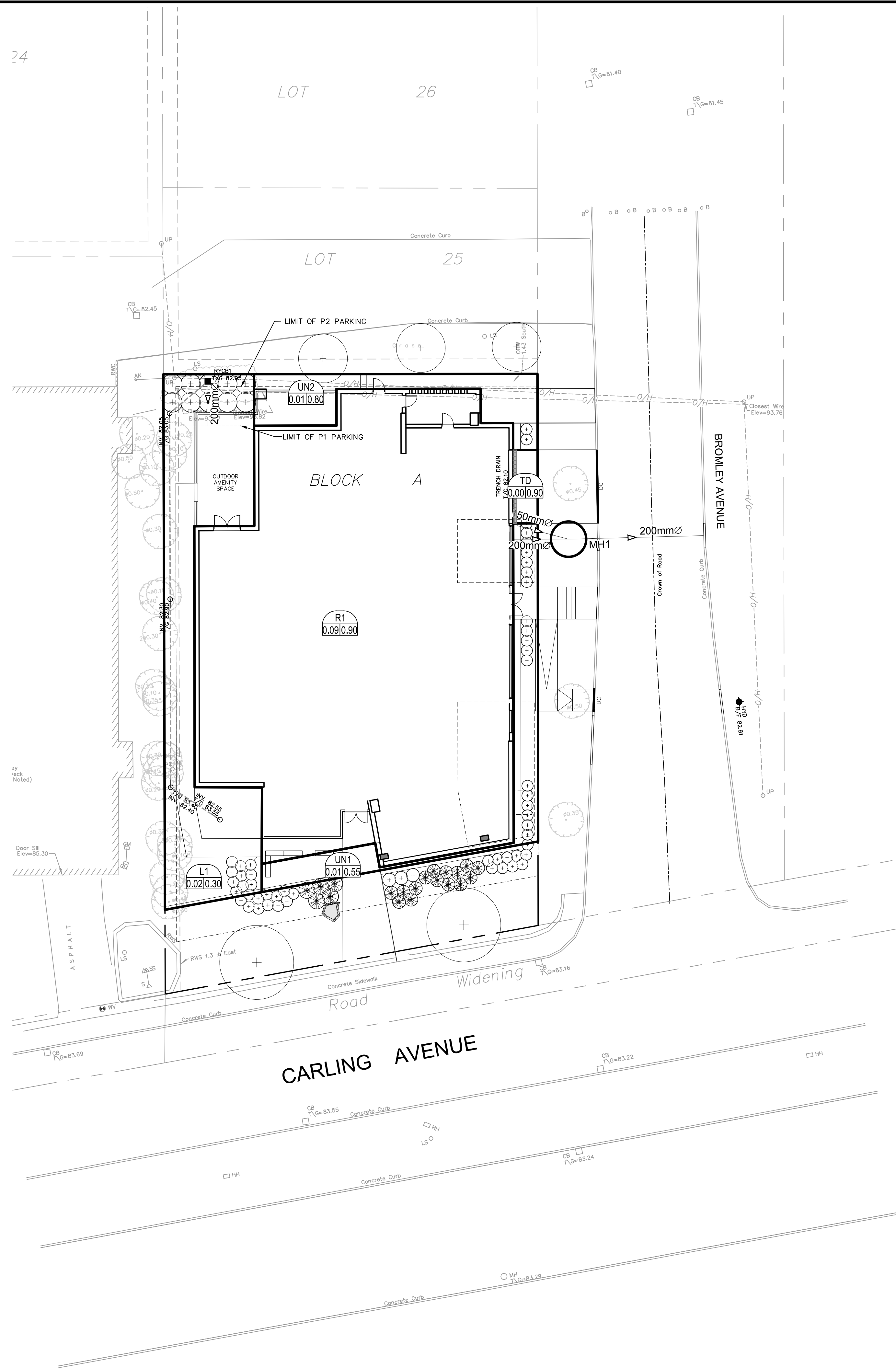
Drainage Area		L1, R1
Area (Ha)	0.110	
C =	0.78	Restricted Flow Q <sub>r</sub> (L/s) = 4.00
100-Year Pondering		
T <sub>c</sub> Variable (min)	i <sub>100yr</sub> (mm/hour)	Peak Flow Q <sub>p</sub> = 2.78xCI <sub>100yr</sub> A (L/s)
48	65.89	15.72
50	63.95	15.25
51	63.03	15.03
52	62.14	14.82
54	60.44	14.42
Q <sub>r</sub> (L/s)	Q <sub>p</sub> -Q <sub>r</sub> (L/s)	Volume 100yr (m <sup>3</sup> )
4.00	11.72	33.74
4.00	11.25	33.76
4.00	11.03	33.77
4.00	10.82	33.76
4.00	10.42	33.75

Drainage Area		L1, R1
Area (Ha)	0.110	
C =	0.90	Restricted Flow Q <sub>r</sub> (L/s) = 4.00
5-Year Pondering		
T <sub>c</sub> Variable (min)	i <sub>5yr</sub> (mm/hour)	Peak Flow Q <sub>p</sub> = 2.78xCI <sub>5yr</sub> A (L/s)
32	51.61	14.20
34	49.50	13.62
35	48.52	13.35
36	47.58	13.09
38	45.81	12.61
Q <sub>r</sub> (L/s)	Q <sub>p</sub> -Q <sub>r</sub> (L/s)	Volume 5yr (m <sup>3</sup> )
4.00	10.20	19.59
4.00	9.62	19.63
4.00	9.35	19.64
4.00	9.09	19.64
4.00	8.61	19.63

Storage (m <sup>3</sup> )				
Overflow	Required	Surface	Cistern	Balance
0.00	33.77	0.00	34.00	0.00

Storage (m <sup>3</sup> )				
Overflow	Required	Surface	Cistern	Balance
0.00	19.64	0.00	34.00	0.00

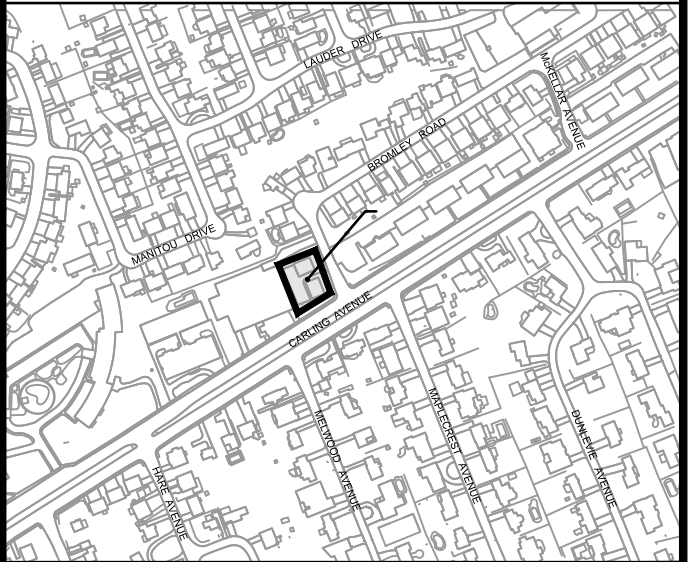




**LEGEND :**

- WH → AREA NUMBER
- 1.01 0.0 → RUNOFF COEFFICIENT
- AREA IN HECTARES
- DRAINAGE AREA LIMITS
- - - EXISTING DRAINAGE AREA LIMITS

SEE C-10, FOR NOTES, LEGEND, CB TABLE, AND DETAILS

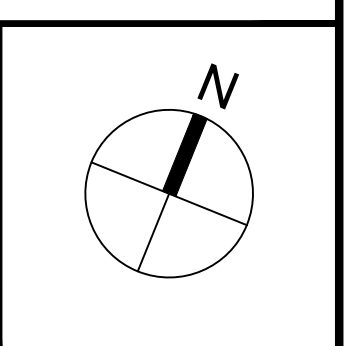


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No.	REVISIONS	By Date

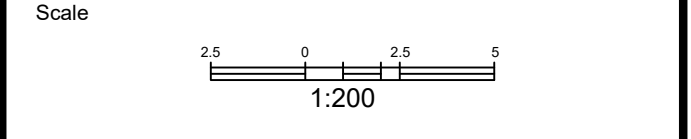


**IBI GROUP**  
 400 - 333 Preston Street  
 Ottawa ON K1S 5N4 Canada  
 tel 613 225 1311 fax 613 225 9868  
 ibigroup.com

Project Title  
**1995 CARLING AVENUE**



Drawing Title  
**STORM DRAINAGE AREA PLAN**



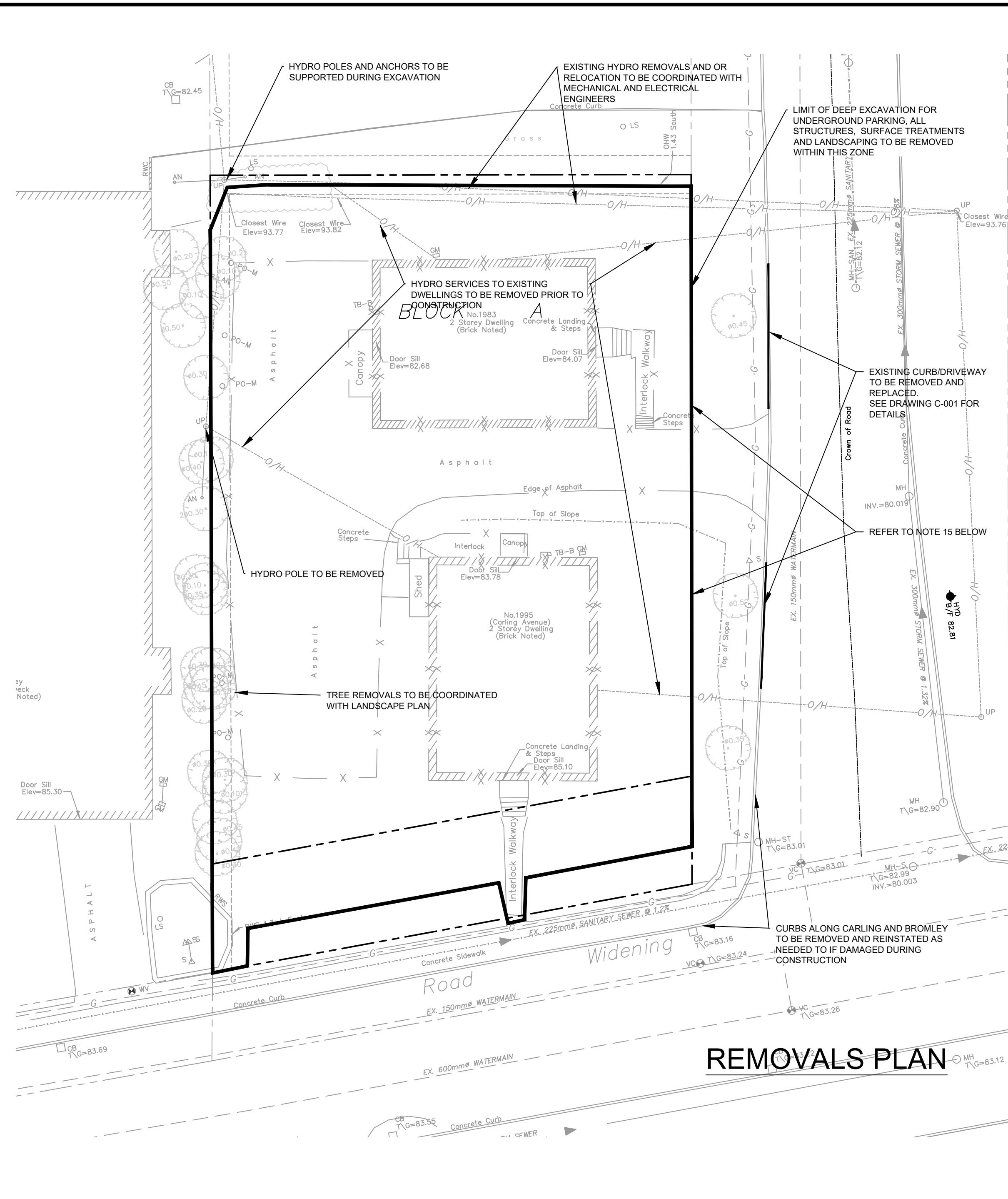
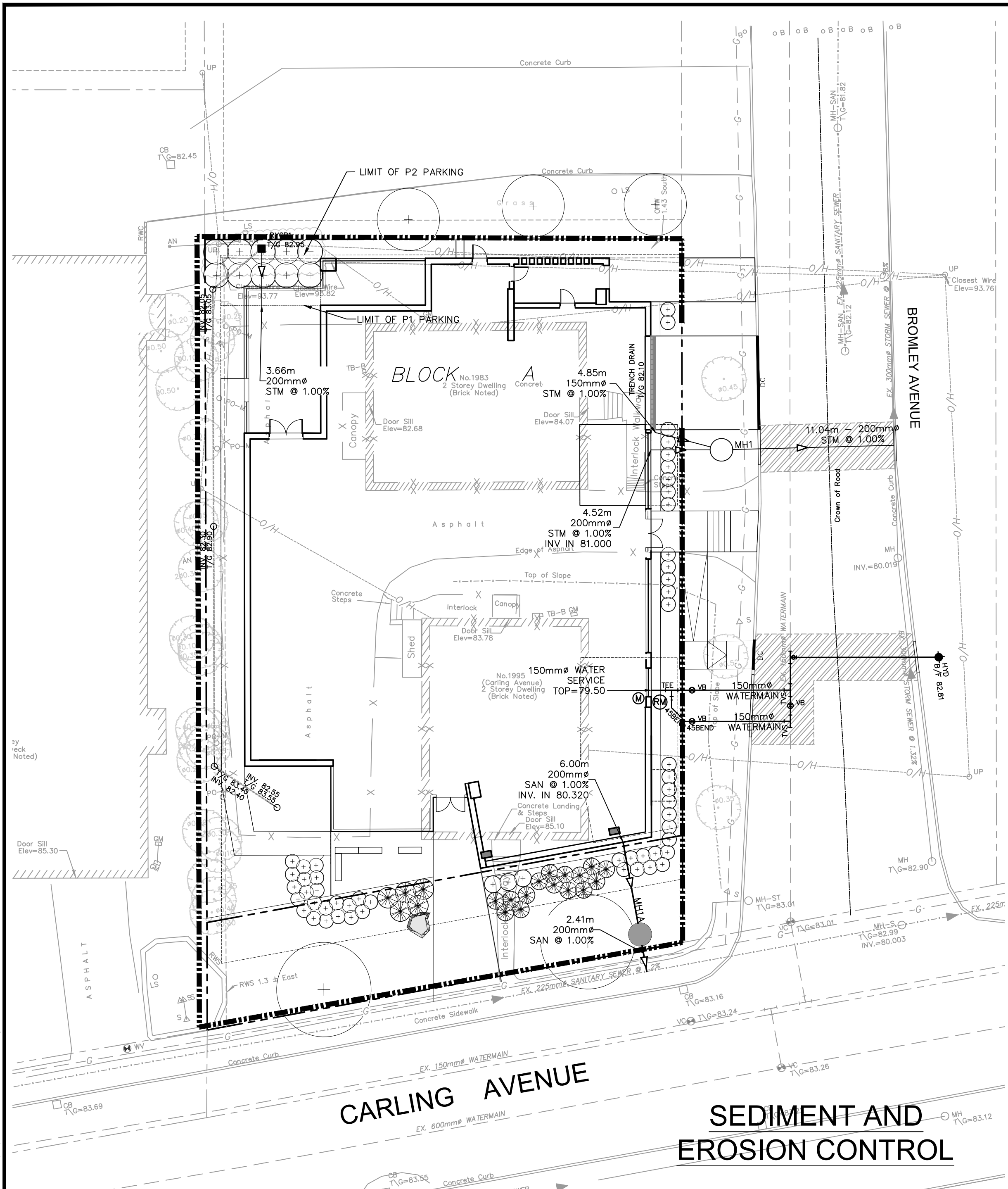
Design	J.B.	Date	APRIL 2020
Drawn	D.P.S./J.B.	Checked	T.R.B.
Project No.	124829	Drawing No.	C-500

# APPENDIX D





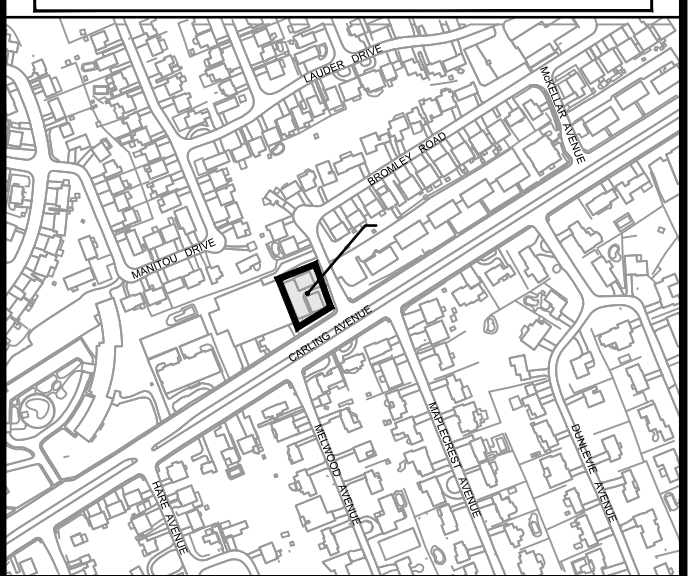




**LEGEND:**

	LIGHT DUTY SILT FENCE AS PER OPSD-219.110
	SILT SACK PLACED UNDER EXISTING CB COVER

SEE C-010, FOR NOTES, LEGEND, CB TABLE, AND DETAILS

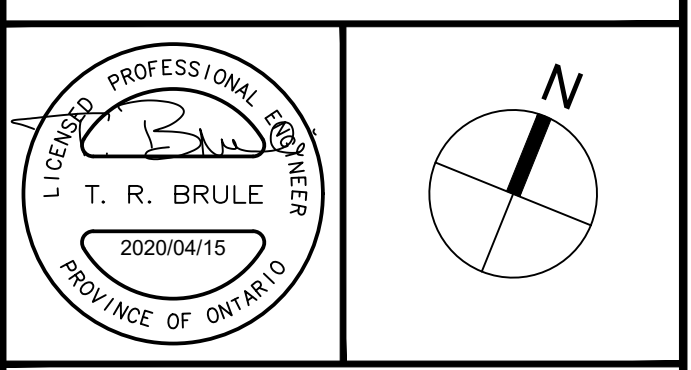


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1	ISSUED FOR SPA	T.R.B. 2020/04/15
No.	REVISIONS	By Date

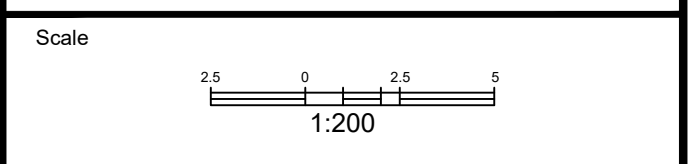


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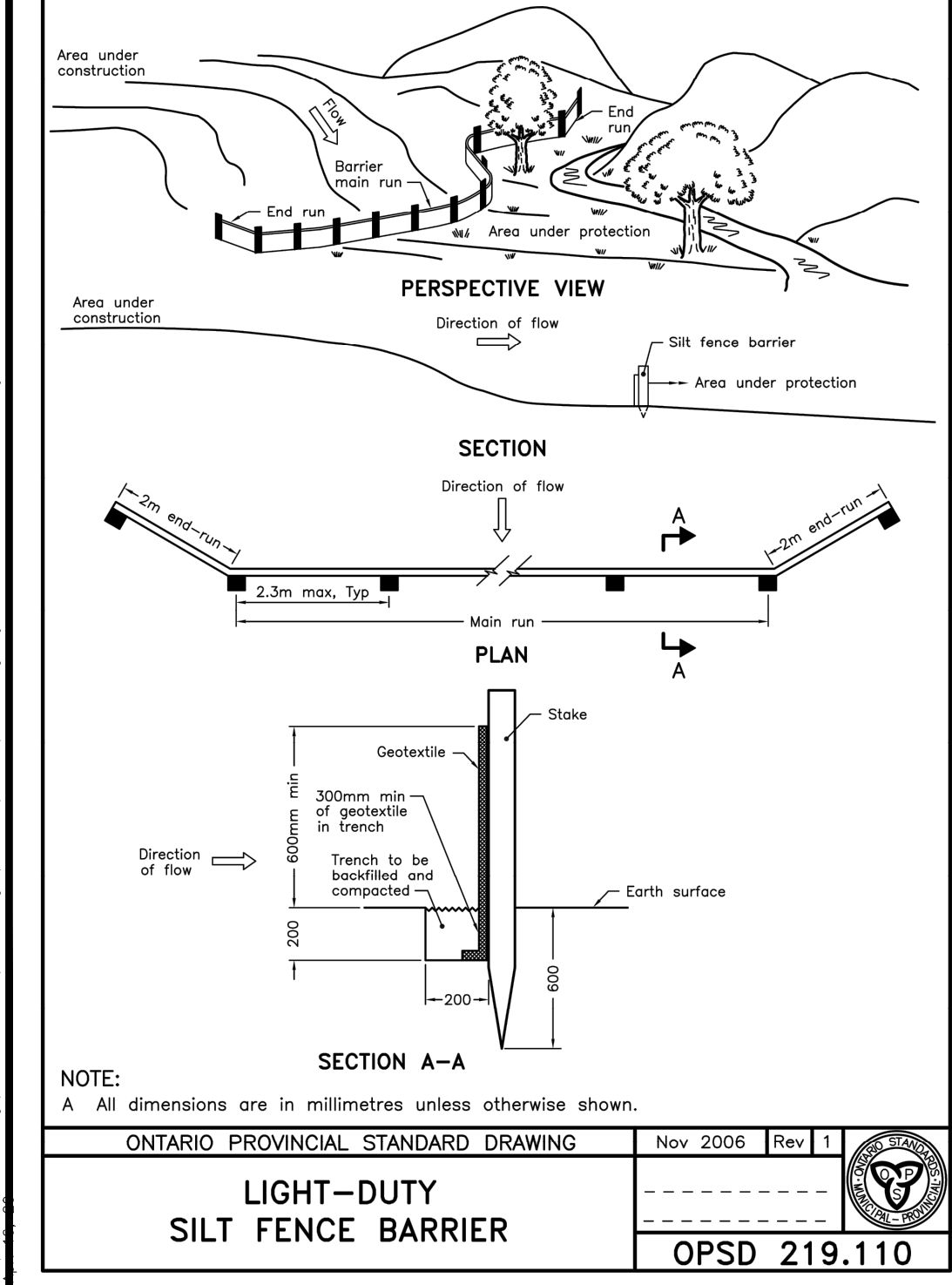
Project Title  
**1995 CARLING AVENUE**



Drawing Title  
**LEGEND, NOTES, REMOVALS, AND EROSION CONTROL PLAN**



Design	J.B.	Date	APRIL 2020
Drawn	D.P.S./J.B.	Checked	T.R.B.
Project No.	124829	Drawing No.	C-010



- NOTES:**
- SILT FENCE TO BE ERRECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
  - 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 RYCB'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.

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
MH1	82.30	W80.955	W81.457	NE80.054		1200mmØ OPSD-701.010
RYCB1	82.95			S81.450		OPSD-705.010

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
MH1A	83.34	NW80.260		SE80.240		1200mmØ OPSD-701.010

**LEGEND**

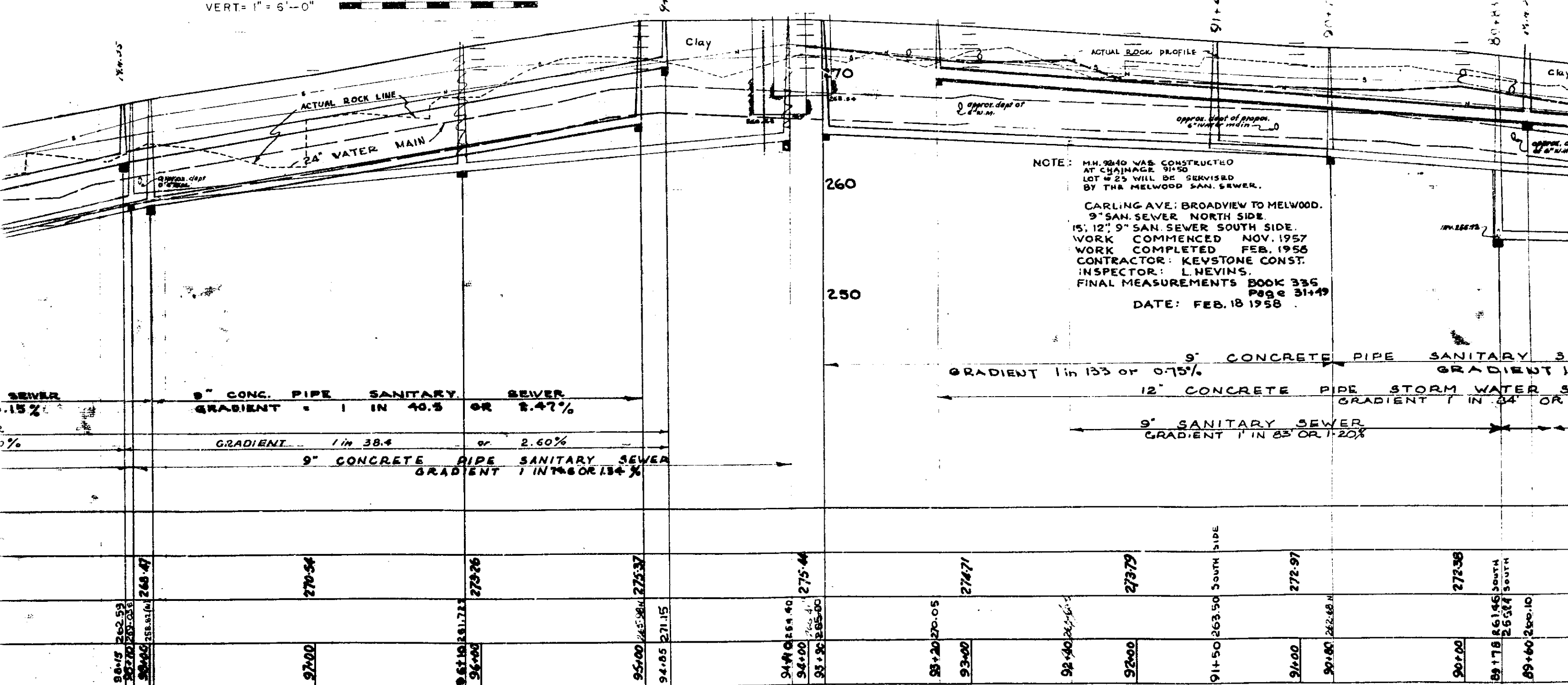
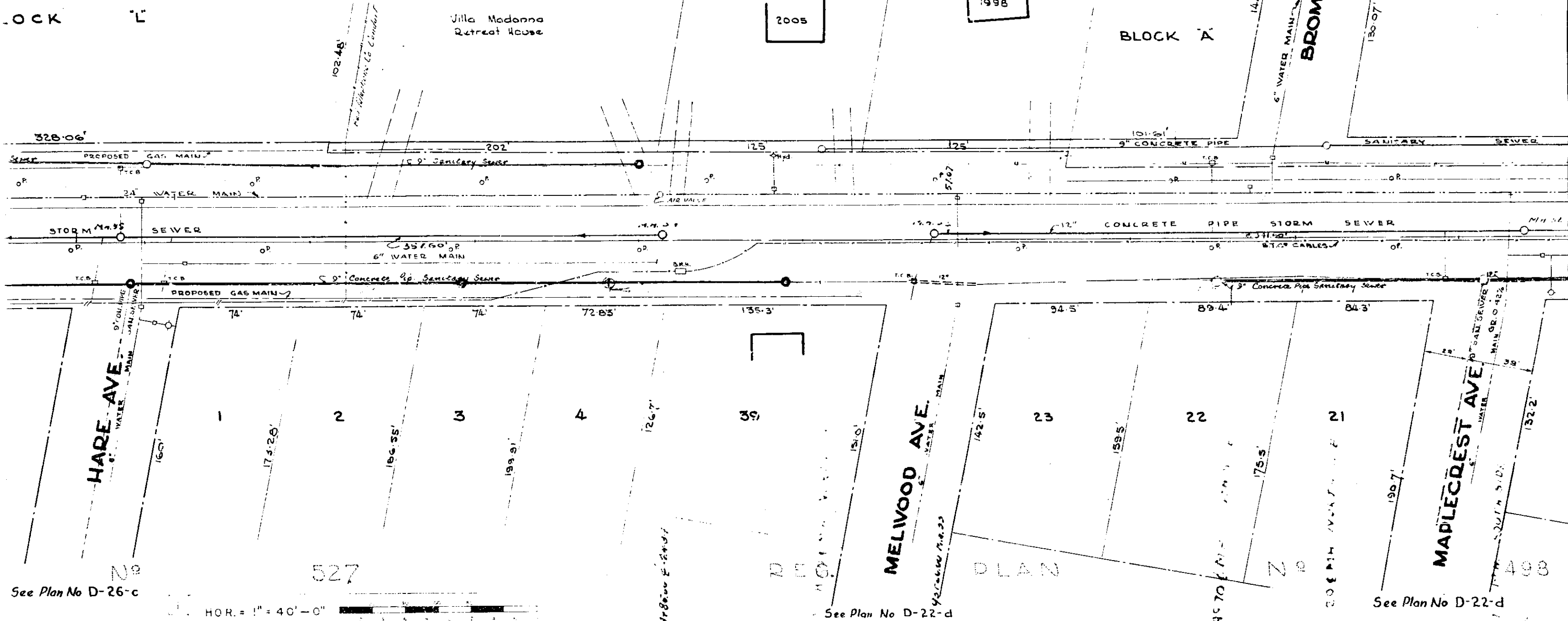
—	PROPERTY LINE	—	EXISTING TRAFFIC SIGN
F.F. = 80.50	FINISHED FLOOR ELEVATION	CB	EXISTING CATCH BASIN
DC	PROPOSED DEPRESSED CURB	AD1	PROPOSED AREA DRAIN
(M)	WATER METER (SEE MECH. DRWG. FOR EXACT LOCATION)	MH	EXISTING COMBINED MANHOLE
(RM)	REMOTE WATER METER (SEE MECH. DRWG. FOR EXACT LOCATION)	300Ø COMBINED	EXISTING COMBINED SEWER
SI	SIAMSESE CONNECTIONS (SEE MECH. DRWG. FOR EXACT LOCATION)	200Ø STORM	PROPOSED STORM SEWER
G	PROPOSED GAS SERVICE	400Ø WATERMAIN	EXISTING WATERMAIN
—O/H—	EXISTING OVERHEAD HYDRO	200Ø SANITARY	PROPOSED SANITARY SEWER
○ HMH	EXISTING HYDRO MANHOLE	150Ø WATERMAIN	PROPOSED WATERMAIN
○ H/SL	EXISTING HYDRO AND LIGHT POLE	150V&VB	PROPOSED VALVE AND VALVE BOX
—G—	EXISTING GAS MAIN	400V&VC	PROPOSED VALVE AND VALVE CHAMBER
—B—	EXISTING BELL	Ø FH	EXISTING FIRE HYDRANT
○ BMH	EXISTING BELL MANHOLE	—SN	EXISTING SIGN
○ TMH	EXISTING TRAFFIC MANHOLE	Ø SP	EXISTING WATER VALVE
○ TL	EXISTING TRAFFIC LIGHT	Ø VB	EXISTING VALVE BOX
—	PROPOSED RETAINING WALL		

- NOTES:**
- ALL WORKS TO BE COMPLETED AS PER CURRENT CITY OF OTTAWA STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
  - SEWER LATERALS TO BE PVC DR 35.
  - WATER SERVICES TO BE PVC, DR 18 CL150, MINIMUM COVER OF 2.4m FOR WATER SERVICE IS REQUIRED, USE THERMAL INSULATION AS PER CITY STANDARDS WHEN COVER IS LESS THAN 2.4m.
  - ALL SERVICE LATERAL AND SURFACE RESTORATION WORK IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
  - FULL PORT BACKWATER VALVE IS REQUIRED ON BOTH THE SANITARY AND STORM SERVICE CONNECTIONS.
  - WATER SERVICE CHLORINATION AND TESTING TO BE COMPLETED BY CITY FORCES.
  - PROPOSED BUILDING INFORMATION TAKEN FROM EVOQ ARCHITECTS DRAWINGS.
  - AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE IMPLEMENTED ON THIS SITE. AS A MINIMUM THAT PLAN WILL INCLUDE A LIGHT DUTY SILT FENCE BARRIER TO OPSD STANDARD 219.110 SURROUNDING THE SITE WHERE PRACTICAL AND SILT SACKS FITTED UNDER EXISTING STREET CATCH BASINS.
  - ALL SHOWN UTILITIES ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED BY CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO IBI GROUP PRIOR TO CONTRACTOR MOBILIZING TO SITE.
  - CONTRACTOR RESPONSIBLE TO SUPPORT EXISTING UTILITIES THAT MAY BE AFFECTED DURING CONSTRUCTION.
  - EXISTING CURBS AND SIDEWALKS ARE TO BE REMOVED AND REPLACED AS NOTED ON THE DRAWINGS.
  - THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATER COURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING FILTER CLOTH UNDER THE GRATES OF CATCHBASINS AND MANHOLES AND INSTALLING SILT FENCES AND EFFECTIVE SEDIMENT TRAPS. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCIES.
  - BEARINGS SHOWN HEREON AND ELEVATIONS ARE INDICATED ON THE LOT SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED DECEMBER 24, 2019.
  - FOR GEOTECHNICAL INFORMATION SEE REPORT PG5211-1 BY PATERSON GROUP
  - CLAY SEAL TO BE INSTALLED IN SERVICE TRENCHES BETWEEN CONNECTION POINT AND CAP.
  - THE EXISTING BUILDING SERVICES ARE TO BE FIELD LOCATED AND ELEVATIONS ARE INDICATED ON THE WATER PERMIT. EXISTING SEWERS ARE TO BE CAPPED AT THE PROPERTY LINE BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY'S SEWER OPERATIONS STAFF.

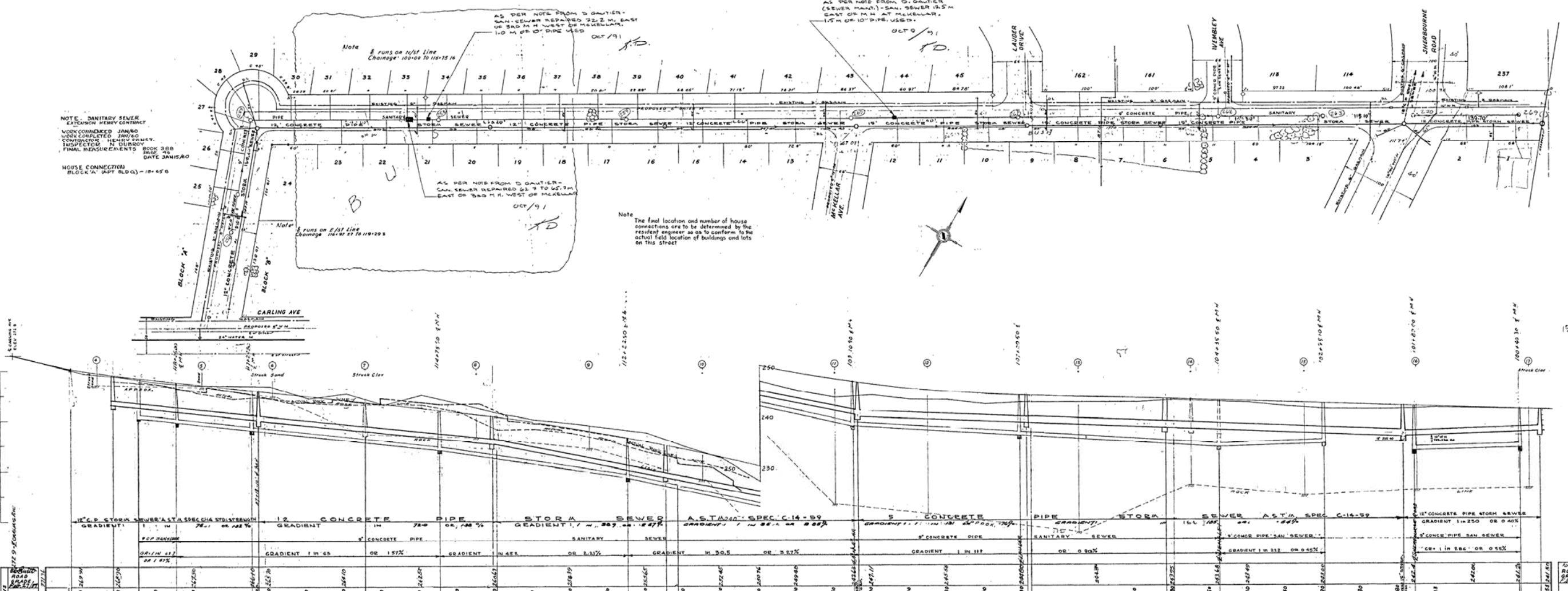
CITY PLAN NO. ####  
CITY FILE NO. ####



# APPENDIX E



# B R O M L E Y R O A D



**HOUSE CONNECTIONS**

LOT	CONNECTION	DATE	BY
1	12\"/>		

THIS SEWER WAS CONSTRUCTED WITHIN THE CONTRACT FOR PAXELLAN PARK, (PURCELL CONTRACT)

WORK COMMENCED NOV. 1957  
 WORK COMPLETED JAN. 1958  
 CONTRACTOR: I. B. PURCELL  
 INSPECTORS: R. CHADBOY, J. MIDGHAL  
 FINAL MEASUREMENTS BOOK 535 Pgs 55  
 DATE JAN. 19 1958

**NOTES**

1. THE SEWER WAS CONSTRUCTED WITHIN THE CONTRACT FOR PAXELLAN PARK, (PURCELL CONTRACT)

2. WORK COMMENCED NOV. 1957

3. WORK COMPLETED JAN. 1958

4. CONTRACTOR: I. B. PURCELL

5. INSPECTORS: R. CHADBOY, J. MIDGHAL

6. FINAL MEASUREMENTS BOOK 535 Pgs 55

7. DATE JAN. 19 1958

**BROMLEY ROAD**  
 CARLING AVE TO SHERBOURNE ROAD  
 12\"/>

**BROMLEY ROAD**  
 SHERBOURNE ROAD TO 187 EASTLEY  
 12\"/>

Reg. # Plan No. M-88

**CITY OF OTTAWA**  
 PLANNING & WORKS DEPARTMENT  
 DESIGN & SPECIAL PROJECTS BRANCH  
**BROMLEY ROAD**

# APPENDIX F



## James Battison

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**From:** Terry Brule  
**Sent:** Monday, March 9, 2020 9:07 AM  
**To:** James Battison  
**Subject:** FW: Pre-Consultation Follow-up - 1995 Carling Avenue  
**Attachments:** Pre-con Applicant's Study and Plan Identification List.pdf

Terry Brule P.ENG., ING.

Associate Director - Practice Lead, Land Engineering  
mob +1 819 664 7322

### IBI GROUP

400-333 Preston Street  
Ottawa ON K1S 5N4 Canada  
tel +1 613 225 1311 ext 64068 fax +1 613 225 9868



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ibigroup.com

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**From:** Vincent Denomme <vincent.denomme@claridgehomes.com>  
**Sent:** Tuesday, February 25, 2020 9:43 AM  
**To:** Terry Brule <tbrule@IBIGroup.com>  
**Subject:** Fwd: Pre-Consultation Follow-up - 1995 Carling Avenue

----- Forwarded message -----

**From:** **McCreight, Laurel** <[Laurel.McCreight@ottawa.ca](mailto:Laurel.McCreight@ottawa.ca)>  
**Date:** Tue, Feb 18, 2020 at 1:02 PM  
**Subject:** Pre-Consultation Follow-up - 1995 Carling Avenue  
**To:** Vincent Denomme <[vincent.denomme@claridgehomes.com](mailto:vincent.denomme@claridgehomes.com)>

Hello Vincent,

Please refer to the below regarding the Pre-Application Consultation Meeting held on January 23, 2020 for the property at 1995 Carling Avenue for a Zoning By-law Amendment and Site Plan Control Applications in order to allow the development of a 27-storey apartment building by Claridge. I have also attached the required Plans & Study List for application submission.

Below are staff's preliminary comments based on the information available at the time of pre-consultation meeting:

## **Planning / Urban Design**

- The application will be subject to the Urban Design Review Panel
- Please review the [Section 37 Implementation Guidelines](#) and demonstrate whether Section 37 is applicable to this development
- There are no concerns with the request for a reduced ROW from 7 metres to 0 metres for parking levels P3 – P7 and from 7 metres to 4 metres for parking levels P1 and P2, as well as at-grade

## **Arterial Mainstreet Policies**

- The Arterial Mainstreet policies (from OPA 150) for heights greater than nine storeys requires locational tests, as well as for a development to provide a community amenity and adequate transitioning to adjacent low-rise uses.
- At this time, the proposal does not provide a community amenity or adequate transitioning to the low-rise residential uses to the north.
- Further analysis is required to ensure that adequate transitioning is provided and that a community amenity is provided on site.
- Please be advised that a community amenity is not the same as a community benefit as outlined in the City's Section 37 Guidelines. A community amenity could include a POPS or other spaces or amenities which are accessible to the community.

## **Density, Height and Massing**

- For more detailed feedback on the proposed development, please provide the FSI and a detailed massing analysis that includes the proposed the development, the existing and planned contexts along Carling Avenue, taking into consideration the infilling opportunities on the adjacent property to the north, to demonstrate how transition will occur between buildings along Carling and the low-rise neighbourhood to the north.
- Please refer to Chapter 2 of the High-Rise Guidelines for direction.
- Typically, in a situation like a 45-degree angular plane would be used as a bench mark to determine adequate transition.
- If these are not submitted prior to a development application for feedback, please ensure that the massing analysis and FSI are provided as part of a complete development application.
- The relationship between the adjacent high-rise building needs to be considered and appropriate tower separation is required.
- The tower separation for this proposed building should be accommodated on this site and not reduced because of the greater side yard setback of the adjacent tower.
  - Thus, the side yard setback (westerly) should be 10 metres.
  - If this is not able to be achieved, then a Limiting Distance Agreement with the property owners to the west should be obtained.

## **Site Design**

- The location of the garage entrance from Bromley Road is supported.
- The Bromley edge of the site is the transition area from the planned function of Carling Avenue as an Arterial Mainstreet to the local, low-rise residential function of the neighbourhood to the north.
  - The treatment of the podium, landscaping and the design of the corner side yard should reflect this transition.
- Please ensure a detailed analysis to demonstrate the street cross section and requested reduction in the right-of-way widening (7 metres to 4 metres) is provided as part of a development application in accordance with Schedule D of the City's Official Plan.

## Engineering

### General:

- It is the sole responsibility of the consultant to investigate the location of existing underground utilities in the proposed servicing area and submit a request for locates. The location of existing utilities and services shall be documented on an **Existing Conditions Plan**.
- All underground and above ground building footprints and permanent walls need to be shown on the plans to confirm that any permanent structure does not encroach within the right-of-way.
- Any easements on the subject site shall be identified and respected by any development proposal and shall adhere to the conditions identified in the easement agreement. A **legal survey plan** shall be provided and all easements shall be shown on the engineering plans.
- Please provide an **Existing Conditions/Removals Plan** as part of the engineering drawing set. Any existing services are to be removed or abandoned in accordance with City standards.
- Please note that the proposed servicing design and site works shall be in accordance with the following documents:
  - Ottawa Sewer Design Guidelines (October 2012)
  - Technical Bulletin PIETB-2016-01
  - Technical Bulletins ISTB-2018-01, ISTB-2018-02 and ISTB-2018-03.
  - 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 Accessibility Design Standards (2012) (City recommends development be in accordance with these standards on private property)
  - Ottawa Standard Tender Documents (latest version)
  - Ontario Provincial Standards for Roads & Public Works (2013)
  - 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](mailto:InformationCentre@ottawa.ca) or by phone at (613) 580-424 x.44455).

### Stormwater Management Criteria and Information:

- Based on the install year, the **storm sewer system within this area was only designed to a 2-year level of service** not a 5-year level of service [pre-1970 the design of the storm sewers were based on a 2-year storm].
- **Water Quantity Control:** In the absence of area specific SWM criteria please control post-development runoff from the subject site(s), up to and including the 100-year storm event, to a **2-year allowable release rate**

calculated using an allowable runoff coefficient (C) determined using the pre-development (existing) runoff coefficient or a maximum equivalent 'C' of 0.5 (whichever is less) [If 0.5 applies it needs to be clearly demonstrated in the report that the pre-development runoff coefficient is greater than 0.5], and a calculated time of concentration ( $T_c$ ) using an appropriate method to justify the parameter selection or  $T_c$  of minutes [ $T_c$  of 20 minutes should be used for all pre-development calculations without engineering justification,  $T_c$  should not be less than 10 min. since IDF curves become unrealistic at less than 10 min;  $T_c$  of 10 minutes shall be used for all post-development calculations].

- Any storm events greater than the established 2-year allowable release rate, up to and including the 100-year storm event, shall be detained on site. The SWM solution will be subject to review.
- **Water Quality Control:** Please consult with the local conservation authority regarding water quality criteria prior to submission of a Site Plan Control Proposal application to establish any water quality control restrictions, criteria and measures for the site. Correspondence and clearance shall be provided in the Appendix of the report.
- Please note that foundation drain is to be independently connected to sewermain unless being pumped with appropriate back up power, sufficient sized pump and back flow prevention.
- Please note that as per *Technical Bulletin PIEDTB-2016-01 section 8.3.11.1 (p.12 of 14)* **there shall be no surface ponding on private parking areas during the 2-year storm rainfall event.** Depending on the SWM strategy proposed underground or additional underground storage may be required to satisfy this requirement.
- **Underground Storage:** Please note that the Modified Rational Method for storage computation in the Sewer Design Guidelines was originally intended to be used for above ground storage (i.e. parking lot) where the change in head over the orifice varied from 1.5 m to 1.2 m (assuming a 1.2 m deep CB and a max ponding depth of 0.3 m). This change in head was small and hence the release rate fluctuated little, therefore there was no need to use an average release rate.
- When underground storage is used, the release rate fluctuates from a maximum peak flow based on maximum head down to a release rate of zero. This difference is large and has a significant impact on storage requirements. **We therefore require that an average release rate equal to 50% of the peak allowable rate shall be applied to estimate the required volume. Alternatively, the consultant may choose to use a submersible pump in the design to ensure a constant release rate.**
- In the event that there is a disagreement from the designer regarding the required storage, The City will require that the designer demonstrate their rationale utilizing dynamic modelling, that will then be reviewed by City modellers in the Water Resources Group.
- Note that the above will added to upcoming revised Sewer Design Guidelines to account for underground storage, which is now widely used.
- Provide sufficient details and information on any proposed underground storage system. A cross-section of any underground storage system is to be provided with sufficient details and information. In case of a pump failure or blockage an overflow should be provided. Backup power supply is required if using a pump.
- Please note that the minimum orifice dia. for a plug style ICD is 83mm and the minimum flow rate from a vortex ICD is 6 L/s in order to reduce the likelihood of plugging.
- Post-development site grading shall match existing property line grades in order to minimize disruption to the adjacent residential properties. A **topographical plan of survey** shall be provided as part of the submission and a note provided on the plans.
- Please provide a **Pre-Development Drainage Area Plan** to define the pre-development drainage areas/patterns. **Existing drainage patterns shall be maintained and discussed as part of the proposed SWM solution.**
- If rooftop control and storage is proposed as part of the SWM solutions sufficient details (Cl. 8.3.8.4) shall be discussed and document in the report and on the plans. Roof drains are to be connected downstream of any incorporated ICDs within the SWM system and not to the foundation drain system.

#### Storm Sewer:

- Storm sewer monitoring maintenance holes are required to be installed at the property line (on the private side of the property) as per City of Ottawa Sewer-Use By-Law 2003-514 (14) *Monitoring Devices*.
- As-built drawings of the existing services within the vicinity of the site shall be obtained and reviewed in order to determine proper servicing and SWM plan for the subject site(s).
- Storm service connections are to have backwater valves.

#### Sanitary Sewer:

- **An analysis and demonstration that there is sufficient/adequate residual capacity to accommodate any increase in wastewater flows in the receiving and downstream wastewater system is required to be provided. It is suggested to calculate the total wastewater demand for the proposed development and send it to the City as soon as possible, as an initial step to determine whether or not there is enough capacity in the city system to accommodate the proposed wastewater flow.** Please note that it takes approx. 10 business days to get a response back from the internal circulation.
- Please apply the wastewater design flow parameters in *Technical Bulletin PIEDTB-2018-01*.
- Sanitary sewer monitoring maintenance holes are required to be installed at the property line (on the private side of the property) as per City of Ottawa Sewer-Use By-Law 2003-514 (14) *Monitoring Devices*.
- Sanitary service connections are to have backwater valves.

#### Water:

- **Water Supply Redundancy:** Residential buildings with a basic day demand greater than 50m<sup>3</sup>/day (0.57 L/s) are required to be connected to a minimum of two water services separated by an isolation valve to avoid a vulnerable service area as per the *Ottawa Design Guidelines - Water Distribution, WDG001, July 2010 Clause 4.3.1 Configuration*. The basic day demand for each site anticipated to exceed 50m<sup>3</sup>/day therefore 2 water services will be required. There shall be primary water service and a secondary connection.
- Please review Technical Bulletin ISTB-2018-0, maximum fire flow hydrant capacity is provided in Section 3 Table 1 of Appendix I. A **hydrant coverage figure** shall be provided and **demonstrate there is adequate fire protection**.
- Boundary conditions are required to confirm that the require 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.
- The subject site is located within the 1E Pressure Zone.

#### **Snow Storage:**

- Any portion of the subject property which is intended to be used for permanent or temporary snow storage shall be as shown on the approved site plan and grading plan. Snow storage shall not interfere with approved grading and drainage patterns or servicing. Snow storage areas shall be setback from the property lines, foundations, fencing or landscaping a minimum of 1.5m. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance. If snow is to be removed from the site please indicate this on the plan(s).

#### **Permits and Approvals:**

- The consultant shall determine if this project will be subject to an Environmental Compliance Approval (ECA) for Private Sewage Works. It shall be determined if the exemptions set out under Ontario Regulation 525/98: *Approval Exemptions* are satisfied. All regulatory approvals shall be documented and discussed in the report.

#### **Geotechnical Investigation:**

- A Geotechnical Study/Investigation shall be prepared in support of this development proposal.
- Reducing the groundwater level in this area can lead to potential damages to surrounding structures due to excessive differential settlements of the ground. The impact of groundwater lowering on adjacent properties needs to be discussed and investigated to ensure there will be no short term and long term damages associated with lowering the groundwater in this area.
- Geotechnical Study shall be consistent with the **Geotechnical Investigation and Reporting Guidelines for Development Applications**.
- <https://documents.ottawa.ca/sites/default/files/documents/cap137602.pdf>

#### **Exterior Site Lighting:**

- Any proposed light fixtures (both pole-mounted and wall mounted) must be part of the approved Site Plan. 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 please provide the City with a **Site Lighting Plan, Photometric Plan and Certification (Statement) Letter** from an acceptable professional engineer stating that the design is compliant.

Please contact Infrastructure Project Manager, [Ahmed Elsayed](#), for follow-up questions.

## Transportation

- Follow Traffic Impact Assessment Guidelines
  - Submit a screening form. If a TIA is warranted proceed to scoping.
  - Start this process as soon as possible.
  - 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>)
- ROW protection on Carling is 44.5 metres.
  - A reduction in the road widening was requested from 7 metres to 4 metres (parking levels P1 and P2, as well as at-grade) and from 7 metres to 0 metres (parking levels P3 – P7)
  - No issues with this request
- A Noise Impact Study is required.
- Be aware of possible transit priority measure son Carling- see Ottawa website for plans.

Please contact Transportation Project Manager, [Mike Giampa](#), for follow-up questions.

## Parkland

- Cash-in-lieu of parkland will be required equivalent to ten per cent of the value of the land area of the site being developed.

## Other

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-consultation 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 also encouraged to contact us for a follow-up meeting if the plan/concept will be further refined. It is recommended to reach out to the local ward Councillor (Theresa Kavanagh) to discuss the proposal prior to submitting any formal applications.

Please do not hesitate to contact me if you have any questions.

Regards,

Laurel

**Laurel McCreight MCIP, RPP**

Planner

Development Review West

Urbaniste

Examen des demandes d'aménagement ouest

City of Ottawa | Ville d'Ottawa

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Vincent Dénomé  
613-233-6030 ex 247



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