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# Site Servicing Report

## 131 and 139 Parkdale Avenue & 129 Forward Avenue



# Site Servicing Report

## 131 and 139 Parkdale Avenue & 129 Forward Avenue

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### 1.0 Introduction

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#### 1.1 General

In 2025, J.L. Richards and Associates Limited (JLR) was retained by Brigil (the Owner) to prepare the detailed design of municipal infrastructure for the lands currently known as 131 Parkdale Avenue, 139 Parkdale Avenue, and 122 Forward Avenue in support of an Official Plan Amendment and Zoning By-law Amendment and Site Plan Control application. This Site Servicing Report (SSR) presents the servicing constraints and strategies for water, wastewater, stormwater servicing and stormwater management in accordance with the City of Ottawa Design Guidelines and relevant design standards and excerpts.

#### 1.2 Site Description

The subject site is approximately 0.3 ha and is located within the City of Ottawa with the municipal addresses of 131 Parkdale Avenue, 139 Parkdale Avenue, and 122 Forward Avenue. The site was previously occupied by three different low-rise residential buildings with surface parking. All three of these buildings will be demolished as part of the proposed redevelopment of the subject site.

A topographical survey was prepared by Annis, O'Sullivan, Vollebekk (AOV) Ltd. on July 21, 2025 (Appendix A). A review of the survey indicates that the existing site is almost entirely composed of impervious surfaces sloping generally in a northwesterly direction.

#### 1.3 Proposed Development

The Owner has proposed to redevelop the subject site with a mixed-use 40-storey high-rise tower (Building A) at 131 and 139 Parkdale Avenue and a complementary 6-storey mid-rise building (Building B) at 122 Forward Avenue. The two buildings will share an underground parking garage and are connected above ground by a pedestrian bridge at the sixth floor that spans over a municipal laneway accessed from Burnside Avenue.

In total, the development will provide 429 residential units consisting of the following:

- 75 studios (including three (3) at-grade studios fronting Forward Avenue);
- 142 1-bedroom units;
- 52 1-bedroom units with den;
- 132 2-bedroom units; and
- 28 2-bedroom units with den.

#### 1.4 Existing Infrastructure and Proposed Servicing

The site is proposed to be serviced by the existing municipal infrastructure on Burnside Avenue. To confirm servicing capacity, a review of existing infrastructure along Forward Avenue, Burnside Avenue, and Parkdale Avenue was completed, with the corresponding drawings provided in Appendix A. Based on this review, the following municipal infrastructure has been identified:

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### Watermains:

- 200 mm diameter watermain along Forward Avenue;
- 200 mm diameter watermain along Burnside Avenue; and
- 200 mm diameter watermain along Parkdale Avenue;

### Sanitary Sewers:

- 250 mm diameter sanitary sewer along Forward Avenue;
- 250mm diameter sanitary sewer along Burnside Avenue; and
- 375 mm diameter sanitary sewer along Parkdale Avenue.

### Storm Sewers:

- 300 mm diameter storm sewer along Forward Avenue;
- 300 mm diameter storm sewer along Burnside Avenue; and
- 2100 mm diameter storm Tunnel along Parkdale Avenue;

## 1.5 Pre-Consultation and Site Servicing Report Checklist

A pre-consultation meeting was held with the City of Ottawa in October 2025. A copy of the pre-consultation meeting notes has been included in Appendix B.

A Site Servicing Study Report Checklist has been prepared and included in Appendix B.

## 2.0 Water Servicing

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### 2.1 Water Supply Design Criteria

A Hydraulic Network Analysis (HNA) was completed as part of the detailed design for the Parkdale lot to confirm that the proposed watermains could provide adequate supply while complying with both the Ottawa Design Guidelines for Water Distribution (December 2025).

Section 4.2.2 of the Design Guidelines states the following criteria for development additions to the public water distribution system:

- Under maximum hourly demand conditions (peak hour), the residual pressures shall not be less than 275 kPa (40 psi);
- During periods of maximum day and fire flow demand, the residual pressure at any point in the distribution system shall not be less than 140 kPa (20 psi);
- In accordance with the Ontario Building Code (OBC) in areas that may be occupied, the static pressure at any fixture shall not exceed 552 kPa (80 psi);
- The maximum pressure at any point in the distribution system in unoccupied areas shall not exceed 689 kPa (100 psi); and
- Feeder mains, which have been provided primarily for the purpose of redundancy, shall meet, at a minimum, the basic day plus fire flow demand.

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### 2.2 Domestic Water Demands

#### 2.2.1 Residential Water Demands

The water demands presented in this section are based on the site layout and unit count shown in the Site Plan (Appendix A). Domestic water demands were calculated for 429 apartment complexes, with 75 studios, 142 1-bedroom units, 52 1-bedroom and den units, 132 2-bedroom units, and 28 2-bedroom and den units. The total population for the building is 713 people, which is based on the densities found in the City of Ottawa Design Guidelines.

The average residential daily consumption rates and peak hour demand were set in accordance with the Table 4-3 of the design Guidelines. Table 1 below summarizes the water consumption rates and peaking factors used in the HNA.

**Table 1: Residential Water Demand**

Demand Scenario	Residential Water Consumption or Peaking Factor	Total Demands (L/s)
Average Day Demand	280 L/c/d	2.31
Maximum Day	2.5 x Avg Day	5.77
Peak Hour Demand	2.2 x Max Day	12.70

#### 2.2.2 Commercial Water Demands

The average commercial daily consumption rates and peak hour demand were set in accordance with the Table 4-3 of the design Guidelines. Table 2 below summarizes the water consumption rates and peaking factors used in the HNA.

**Table 2: Commercial Water Demand**

Demand Scenario	Residential Water Consumption or Peaking Factor	Total Demands (L/s)
Average Day Demand	25,000 L/ha/d	0.05
Maximum Day	1.5 x Avg Day	0.08
Peak Hour Demand	1.8 x Max Day	0.14

#### 2.2.3 Pool Filling Demands

The building will be equipped with a pool, for which the average water usage demand must be taken into account. The average consumption rates were set in accordance with the Table 4-3 of the design Guidelines. The average demand of filling the pool will be 39.90 L/s

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### 2.2.4 Total Water Demand

The total water demand based on the Site Plan can be found in Appendix C, and summarized in the following table.

**Table 3: Total Water demand Including Filling of Indoor Pool**

Demand Scenario	Total Demand (L/s)
Average Day Demand	42.26 L/s
Maximum Day Demand	45.75 L/s
Peak Hour Demand	52.75 L/s

### 2.3 Fire Flow Requirements

The City has specified that the Fire Underwriters Survey (FUS) method shall be used for any public or private site where new fire hydrants are being designed. Specifically, the required fire flow (RFF) was calculated in accordance with TB-2018-02.

The required fire flow for 131 Parkdale was calculated as 167 L/s. Refer to Appendix C for the detailed RFF calculations for the critical fire area.

The building will be equipped with a fully supervised automatic sprinkler designed and installed in accordance with NFPA 13. In the analysis, a sprinkler flow of 7225 L/min (120 L/s) was applied to the building as recommended by the Owners Mechanical Engineer (refer to Appendix C). Hydraulic boundary conditions were requested from the City and provided via email dated January 22, 2026 (included in Appendix C) and are summarized below.

**Table 4: Hydraulic Boundary Conditions**

Water Demand Scenario	Demand (L/s)	Head on Parkdale Avenue (m)
Peak Hour	12.92	107.7
Maximum HGL	0.00	114.8
Max. Day + FUS Fire Flow	167.00	101.4

### 2.4 Proposed Water Servicing

Water will be supplied to the building by a 100 mm diameter water service that will connect to the 203 mm diameter watermain at Burnside Avenue. Fire protection will be provided by the existing hydrants within Parkdale and Burnside avenue. The Siamese connection is located no more than 45 m away from a hydrant as required by the OBC (refer to hydrant coverage markup in Appendix C).

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### 2.5 Headloss Calculations

Headloss calculations were carried out using the Hazen-Williams equation to confirm sizing of the service lateral. The operating pressure (at ground finished floor elevation) was calculated using the water demand scenarios listed in Table 3. The Headloss Calculation Spreadsheet summarizes the operating pressure estimated at both Towers (mechanical room) under peak hour, maximum pressure, and maximum day plus fire flow scenarios. Detailed calculations for each water demand scenario are included in Appendix C.

#### 2.5.1 Peak Hour

The peak hour demand shown in Table 3 was applied along the 200 mm diameter water service lateral. Using the boundary conditions shown in Table 4, the anticipated pressure at the building was found to be 459 kPa (66.6 psi) and 426 kPa (61.8 psi) for the peak hour without pool filling and with pool filling, respectively, exceeding the minimum pressure criterion of 275 kPa (40 psi).

#### 2.5.2 Maximum HGL

The Water Design Guidelines require that a high-pressure check (maximum hydraulic grade elevation) be performed to ensure that the maximum pressure constraint is not exceeded. Based on a zero demand (0 L/s) condition and the maximum HGL boundary condition at each of the buildings (refer to Table 2-3), maximum pressures of 532 kPa (77.1 psi) are expected for both pool filling and no pool filling conditions. This pressure is below the maximum pressure constraint of 552 kPa (80 psi) and pressure reducing valves (PRV) are not required.

Given the height of the Towers, domestic and fire pumps as well as a sprinkler system will be designed at the detailed design stage by the Owner's mechanical engineer.

#### 2.5.3 Maximum Day Plus Fire Flow

The boundary conditions provided by the City for the maximum day plus fire flow conditions were used to confirm that the required fire flow per the FUS can be provided for each building. The headloss calculations were carried out for the maximum day plus sprinkler flow for the service lateral. The anticipated pressure at the building was found to be 331 kPa (48 psi), exceeding the minimum pressure requirement of 140 kPa (20 psi).

The existing hydrants were then used to supplement the FUS fire flow in accordance with Technical Bulletin ISTB-2018-02. The fire flow contribution from the Burnside-Forward hydrant to the North Tower is 95 L/s and the fire flow contribution from the Burnside-Parkdale hydrant to the South Tower is 95 L/s, therefore the total required fire flow for each building taking into account the sprinkler system is met with the proposed servicing.

### 2.6 Summary and Conclusions

Based on the HNA presented above, it is expected that the 100 mm diameter water service lateral can provide adequate domestic supply. The peak hour, maximum day plus fire flow, and maximum HGL pressures achieve the required criteria. The peak hour pressure for each tower

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exceeds the minimum criteria of 275 kPa (40 psi). The maximum day plus sprinkler flow pressure for each tower exceeds the minimum requirement of 140 kPa (20 psi), and the maximum HGL pressure for each tower is below the maximum pressure constraint of 552 kPa (80 psi). The required fire flows calculated in accordance with FUS can be supplied by the sprinkler systems and the existing municipal hydrants.

### 3.0 Wastewater Servicing

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#### 3.1 Design Criteria

The sanitary sewer system within the 131 Parkdale scope is designed in accordance with the Ottawa Sewer Design Guidelines (ODSG) dated December 2025. The key design parameters have been summarized in Table 1.

**Table 5: Wastewater Key Design Parameters**

Design Parameter	Design Value
Unit Populations	Refer to Table 4.1 of ODSG
Residential Average Flow	280 L/Cap/Day
Residential Peaking Factor	Harmon's Formula
Harmon's Correction Factor (K)	0.8
Infiltration Allowance	0.33 L/s/ha
Manning's Roughness Coefficient (n)	0.013
Allowable Slopes	Varies (Refer to Section 6.1.2.2 of ODSG)
Allowable Velocities	0.6 m/s – 3.0 m/s

#### 3.2 Proposed Sanitary Servicing, Design Flows and Downstream Capacity

Wastewater generated from the site will be conveyed via a proposed 200 mm diameter sanitary service which will discharge to the existing 250 mm diameter sanitary sewer system on Burnside Avenue.

Using the design criteria outlined in the table above, the unit counts (refer to Section 1.3) and a total site area of 0.305 ha, the design peak flow for the proposed development was calculated to be 7.77 L/s. Sample calculations are included in Appendix D. A 200 mm diameter service is anticipated to provide sufficient capacity to convey the calculated wastewater flows to the existing 250 mm diameter sanitary sewer on Burnside Avenue.

The calculated sanitary design flow, based on a higher unit count, was submitted to the City for a downstream capacity review. The City has confirmed that there are no apparent concerns with accommodating approximately 9 L/s of wastewater flow within the downstream system. Correspondence is provided in Appendix D.

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### 3.3 Summary and Conclusions

Based on the results presented above, the proposed 200 mm diameter sanitary service is expected to adequately service the development, with no anticipated downstream capacity concerns as confirmed by the City.

## 4.0 Storm Servicing and Stormwater Management

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### 4.1 Background

As noted in Section 1.3, the subject site ( $\approx 0.3$  ha) is currently developed with three (3) previously occupied low-rise residential buildings and associated at-grade parking. All three (3) buildings will be demolished as part of the proposed redevelopment. The surrounding road network and municipal rights-of-way are fully serviced with established storm sewer infrastructure (refer to Section 1.4 for details).

The proposed redevelopment will consist of two (2) buildings (Building A and Building B) with a shared underground parking garage and separated by a proposed municipal laneway, which is currently fully impervious and is expected only to be resurfaced. Major changes to the site grading are not anticipated and the overall site imperviousness and post-development drainage patterns are expected to remain generally consistent with existing pre-development conditions.

### 4.2 Design Criteria

Storm servicing and stormwater management for the proposed development was developed in accordance with the City of Ottawa Sewer Design Guidelines (December 2025), the site servicing criteria outlined in the pre-consultation notes (refer to Section 1.5 of this report) and relevant correspondences with the City. A summary of the key design criteria is as follows:

- Application of the IDF information derived from the Meteorological Services of Canada rainfall data, taken from the MacDonald Cartier Airport, collected 1966 to 1997.
- Peak flows are estimated based on a time of concentration which reflects an inlet time of 10 minutes.
- Stormwater management will be required to control the 100-year post development flows to a 5-year pre-development level using a maximum C-Factor of 0.5. Refer to Appendix E for correspondence from City which states this as the requirement for the site (refer to Section 4.4 for further details).
- Runoff coefficients are calculated based on the ratio of pervious and impervious surfaces depicted on the Site Plan and shall not exceed 0.5 (refer to bullet above).
- Minimum vertical clearance of 0.15 m between the spill elevation on the street and the finished grade of the building.
- Quality control is not required. Refer to Appendix E for email correspondence with the conservation authority.

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### 4.3 Stormwater Management Approach

For stormwater management purposes, the site under post-development conditions can be divided into two (2) distinct drainage areas, as delineated by the property boundaries shown on the Site Plan:

- Building A, Building B, and their respective frontages, with the at-grade surfaces sheet-drain uncontrolled; and
- The municipal laneway.

Runoff from the rooftops of Buildings A and B will be directed to an underground cistern located within the parking garage. Flows will be stored within the cistern and subsequently pumped to the minor system with a backwater valve at the point of connection. The Owner will coordinate with the Mechanical Engineer to confirm cistern and pump type and design flow to ensure compliance with allowable release rates.

Under existing conditions, the municipal laneway functions as an existing laneway with an impervious surface and drainage patterns tributary to Burnside Avenue. As part of the redevelopment, the laneway will be resurfaced; however, the overall imperviousness and runoff characteristics are expected to remain consistent with pre-development conditions. Consequently, no stormwater management controls are being proposed for this re-surfacing. The pre-development release rate is reported in the following section and the post-development condition will maintain the existing drainage condition by allowing the full 100-year design flow to be conveyed overland. To improve the performance of the major overland system, a pair of interconnected catch basins equipped with an ICD rated at 6 L/s (minimum release rate allowed by the city) is proposed to intercept runoff directed toward Burnside Avenue.

In addition to surface drainage, the Owner will coordinate with the Mechanical Engineer regarding foundation drainage requirements.

### 4.4 Allowable Release Rates

Storm servicing and stormwater management for the subject property are to be designed to limit the 1:100-year post-development discharge to the existing 1:5-year peak flow rate, based on a time of concentration of 10 minutes, as directed by the City (refer to Appendix E for correspondence). Given that the existing site conditions are predominantly impervious, a maximum C-factor of 0.5 was applied to determine the allowable release rate. A pre-development drainage plan, included in Appendix E, identifies the existing drainage areas and flow patterns. A summary of the calculated 5-year pre-development peak flow is provided in the table below with pre-development peak flow calculations provided in Appendix E.

**Table 6: Total Allowable Release Rate for Site**

Area	5-Year Pre-Development Peak Flow
Forward Avenue	4.06 L/s
Burnside Avenue	15.93 L/s
Parkdale Avenue	18.39 L/s
<b>Site's Total Allowable</b>	<b>38.38 L/s</b>

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The total allowable release rate for the overall site is 38.38 /s to the Parkdale Avenue trunk storm sewer system; therefore, the 1:100-year post-development peak flows from Building A, Building B, and their respective frontages must be controlled to this allowable peak flow by means of retention/controls.

The allowable release rate for the municipal laneway has been calculated as 6 L/s, with supporting calculations provided in Appendix E. It is noted that only the disturbed areas of the site have been evaluated, and adjacent undisturbed lands were not included in this analysis.

### 4.5 Stormwater Management Calculations

Storm servicing and stormwater management for the site have been designed on the basis that drainage from the pre-development areas ultimately discharge to the Parkdale Avenue storm sewer. As confirmed through a review of existing municipal drawings (Appendix A), the Burnside Avenue storm sewers discharge directly to the 2100 mm diameter storm tunnel on Parkdale Avenue. In addition, based on the existing topographic survey (Appendix A) and GeoOttawa mapping, runoff from the limited frontage along Forward Avenue is conveyed via gutter flow to the catch basin at the Forward Avenue and Burnside Avenue intersection. From there, flows enter the 300 mm storm sewer on Burnside Avenue, which also discharges to the Parkdale Avenue system.

Since all pre-development drainage areas are tributary to the same receiving sewer on Parkdale Avenue, the allowable release rates were combined. Accordingly, the total allowable discharge from the site has been established at 38.38 L/s, and the stormwater management system has been designed to limit the 1:100-year post-development flow to this combined allowable release rate.

To achieve the total allowable release rate for the site, a cistern located within the parking garage was determined to be necessary. The Storm Drainage Plan included in the Civil Drawing Package identifies the post-development drainage areas and their corresponding C-factors. Since most of the site is situated above the underground parking garage, the entire site was assigned a C-factor of 0.9. In addition, the proposed building footprint occupies most of the site and consequently, the frontages surrounding Building A and Building B cannot be managed through grading and are therefore considered uncontrolled. This corresponds to an uncontrolled total area of 0.047 ha. As a result, the 5-year post-development peak flow associated with these areas was subtracted from the allowable release rate (refer to table below).

**Table 7: Allowable Release Rate with Uncontrolled Areas Subtracted**

Condition	Flow (L/s)
Original Allowable Release Rate	38.38 L/s
Uncontrolled Areas at 5-year post development release rate (0.047 ha)	12.25 L/s
<b>Allowable Release Rate with Uncontrolled Areas Subtracted</b>	<b>26.13 L/s</b>

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A 5-year post-development peak flow was applied for this assessment since prior to municipal amalgamation under the former Region of Ottawa-Carleton (RMOC), minor storm sewer systems were designed using a sliding-scale criterion, whereby the selected design return period increased with the contributing drainage area (refer to the table below).

Based on this historical design approach, it is understood that the existing 2100 mm diameter storm tunnel on Parkdale Avenue was likely designed to convey the 10-year storm event. Accordingly, it is expected to have sufficient capacity to accommodate the 5-year post-development peak flows.

**Table 8: Pre-Amalgamation Sliding Rule**

Contributing Drainage Area (approx.)	Minor System Design Storm
Local / small catchments ( $\approx \leq 10$ ha)	2-year storm
Medium catchments ( $\approx 10-50$ ha)	5-year storm
Large catchments / trunk systems ( $\approx \geq 50$ ha)	10-year storm

Detailed stormwater management calculations are provided in Appendix E, which utilize the Modified Rational Method (MRM) to estimate post-development peak flows and required storage volumes to size the cistern, in accordance with the OSDG. The allowable release rate was applied under two scenarios:

- **Scenario 1:** Applies a 50% reduction to the allowable release rate to determine the required cistern storage volume. This scenario assumes a conventional pump.
- **Scenario 2:** Applies 100% of the allowable release rate, as permitted in the City's pre-consultation notes (Appendix B), provided a submersible pump is utilized. It is understood from the Owner that a Mechanical Engineer will be responsible for sizing the cistern and pump.

Based on the Modified Rational Method analysis, the following cistern sizes are expected for each scenario:

**Table 9: Proposed Cistern Size**

Scenario	Size (m3)
Scenario 1 – 50% reduction in allowable release rate	67 m3
Scenario 2 – 100% of the allowable release rate	47 m3

As noted in Section 4.3, the municipal laneway functions as an existing laneway with an impervious surface and drainage patterns tributary to Burnside Avenue. As part of the redevelopment the runoff characteristics are expected to remain consistent with pre-development conditions as the Owner is only re-surfacing the laneway. The 100-year peak flow was calculated

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as 17.87 L/s (refer to Appendix E). Consequently, to provide minor-major servicing, a pair of catch basins with an ICD rated at 6 L/s (to match the 5-year peak flow, refer to Appendix E for sizing chart) is proposed to intercept runoff along the laneway to improve the performance of the major overland system.

### 4.6 Water Quality

The RVCA was consulted to determine whether quality measures were necessary for this redevelopment. Based on an email correspondence from the RVCA (Appendix E), the stormwater servicing does not require any quality measures as the majority of the surfaces are associated with buildings.

### 4.7 Summary and Conclusions

The detailed storm and stormwater servicing, along with the proposed grading, are designed to comply with the site's allowable release rates. Excess post-development runoff from Building A and Building B will be managed using an internal cistern. The Owner's mechanical engineer will size the pump and cistern in accordance with the allowable release rates and volumes outlined in Table 9. The municipal laneway is proposed to be re-surfaced while maintaining its existing surface conditions, with a pair of catch basins provided to convey runoff to Burnside Avenue and improve the performance of the overland flow system.

## 5.0 Erosion and Sediment Control

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At the on-set of the construction of the buildings, substantial excavation will be completed for the underground garage. As a result, runoff from the site will mostly be contained within the excavation area. As a result, erosion and sedimentation control measures are proposed (refer to Civil Drawings) as outlined in the Ontario Ministry of Natural Resources (MNR) Guidelines on Erosion and Sediment Control for Urban Construction Sites, to trap sediment on site. The following measures are proposed:

- Supply and installation of a silt fence barrier as required, as per OPSD 219.110.
- Supply and installation of silt sack or sentinel CB inserts between the frame and cover of catch basins and maintenance holes adjacent to the project area during construction, to prevent sediment from entering the sewer system.
- Stockpiling of material during construction is to be located along flat areas away from drainage paths. For material placed on sloped areas, stockpiles are to be enclosed with a silt fence to protect watercourses.
- All catch basins are to be equipped with sumps, inspected frequently, and cleaned as required.
- Temporary ICDs are to be placed blocking part of the sewer pipe in the connecting storm maintenance holes to eliminate construction debris from entering the existing storm sewer system. The ICDs are to be removed after the proposed storm sewers have been fully cleaned.

The proposed removal and reinstatement measures as well as the erosion control measures shall conform to the following documents:

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- “Guidelines on Erosion and Sediment Control for Urban Construction Sites” published by Ontario Ministries of Natural Resources, Environment, Municipal Affairs, and Transportation & Communication, Association of Construction Authorities of Ontario and Urban Development Institute, Ontario, May 1987.
- “MTO Drainage Manual”, Chapter F: “Erosion of Materials and Sediment Control”, Ministry of Transportation & Communications, 1985.
- “Erosion and Sediment Control” Training Manual by Ministry of Environment, Spring 1998.
- Applicable Regulations and Guidelines of the Ministry of Natural Resources.

This report has been prepared by J.L. Richards & Associates Limited for Brigil’s exclusive use. Its discussions and conclusions are summary in nature and cannot properly be used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report is based on information, drawings, data, or reports provided by the named client, its agents, and certain other suppliers or third parties, as applicable, and relies upon the accuracy and completeness of such information. Any inaccuracy or omissions in information provided, or changes to applications, designs, or materials may have a significant impact on the accuracy, reliability, findings, or conclusions of this report.

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A handwritten signature in black ink that reads "Karla Ferrey".

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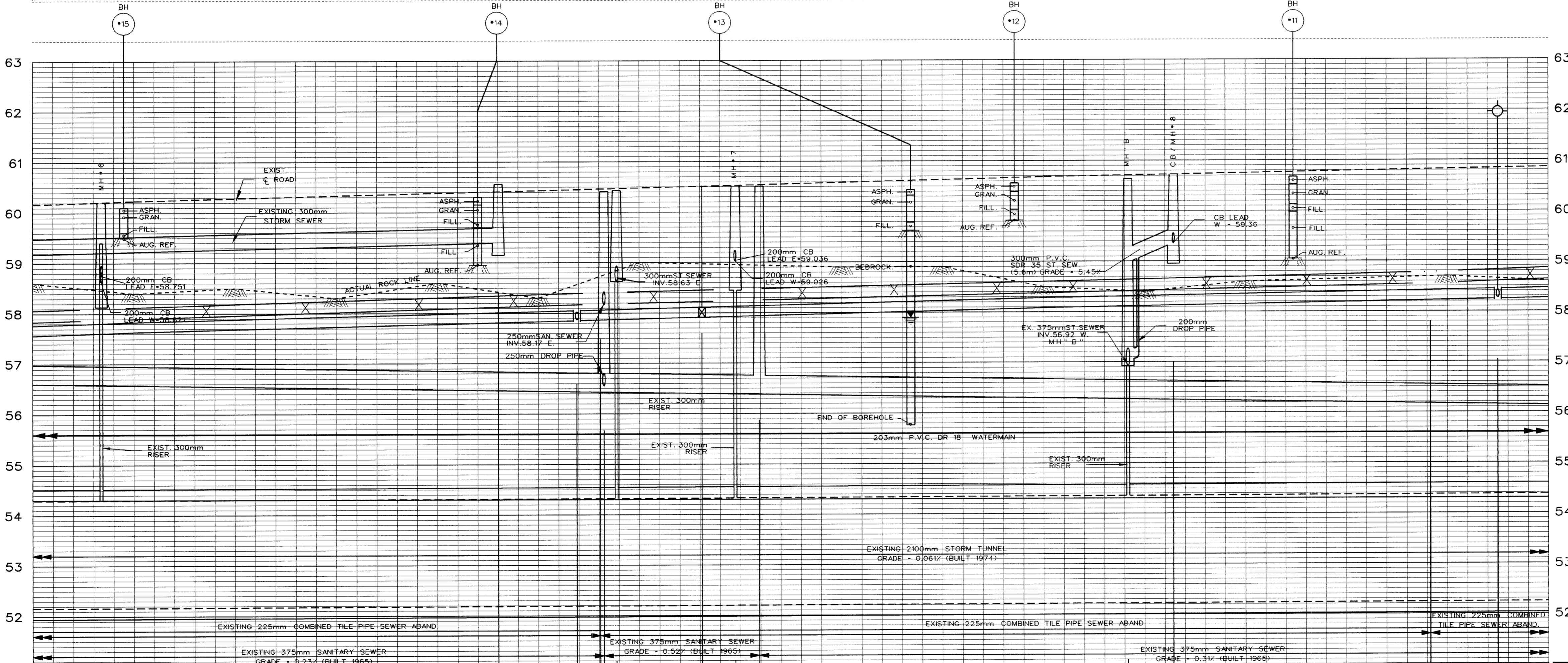
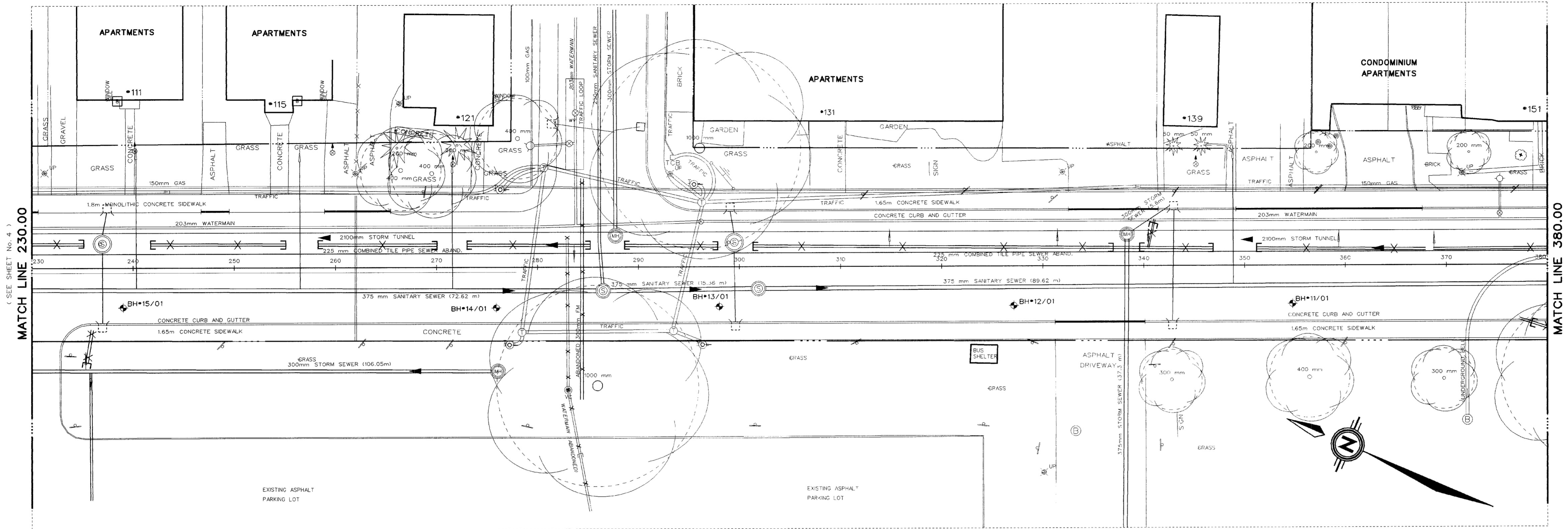
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**Appendix A**

Site Plan, Existing Drawings, and  
Topographical Survey

PARKDALE AVENUE

BURNSIDE STREET



Stations	Existing Surface	Sewer Type & Diameter	Sewer Inverts
230	60.16		
237.0	60.23	200mm ST TUNNEL SEWER	52.16
240	60.28		
250	60.33		
260	60.38		
270	60.43		
276.03	60.48	300mm ST SEWER	59.39
280			
283.7		203mm X 203mm EE	20.3mm
285.15		275mm SAN SEWER	48.18
286.51		375mm SAN SEWER	52.20
287.75		200mm ST TUNNEL SEWER	52.21
290			
295.2		203mm VALVE & BRX	20.3mm
299.5		200mm ST TUNNEL SEWER	52.20
307.0		375mm SAN SEWER	56.38
307.87			
310			
320			
330			
336.34		200mm ST TUNNEL SEWER	52.20
342.8		300mm ST SEWER	59.39
350			
358.34		225mm SAN SEWER	58.55
370			
375.3		203mm X 152mm TEE FIRE HYDRANT 152mm VALVE AND VALVE BOX	
380	60.86		

Revisions:

No.	Date	Description	Drawn By	Approved By
1	02/28/2003	ISSUED FOR APPROVAL	MJD	AG
2	06/18/2003	ISSUED FOR CIRCULATION	MJD	AG
3	08/15/2003	ISSUED FOR TENDER	MJD	AG

Design:

Designed By	Date	Checked By	Date
ALAIN GR-GOIRE P.ENG.		JUDIANE MOORE P.ENG.	
Survey Detail By	Date	Field Checked By	Date
MICHAEL DREW		ALAIN GR-GOIRE P.ENG.	

Construction Services Manager

WAYNE NEWELL P.ENG.

Construction Type: Sewer, Water, Traffic, Sidewalk, Road

Inspector: Randy Cormier

Work Commenced: April 2004

Project Manager: Reg Rehbein & Richard Holder

Work Completed: September 2004

Field Book:

Contractor: Greenbelt Const

Date: February 2005

Drafting: Randy Cormier

Date: Feb. 05

Checked By: Richard Holder

- As-Built Notes:
1. Soil information taken from : Neil Levac File Ref: 01284
  2. This plan supersedes (in whole or in part) plan #
  3. While illustrations and utilities shown are taken from the best available information, they cannot be guaranteed.
  4. The actual cross line was recorded during construction of the existing Water and Sewers.
  5. Boreholes taken prior to construction.
  6. See typical cross sections for road structure materia depths.
  7. Ministry of Environment Approval : Sewer Water



Legal Survey Notes:

Boundary information shown hereon has been compiled and calculated from Termet dots and not based on an actual survey.

Distances shown to survey monuments are for reference purposes only, survey monuments may not define property boundaries.

THIS IS NOT A PLAN OF SURVEY

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Transportation, Utilities and Public Works  
Infrastructure Services Branch  
110 LAURIER AVENUE WEST, OTTAWA, ONTARIO K1P 1J1

Rosemarie Leclair  
General Manager

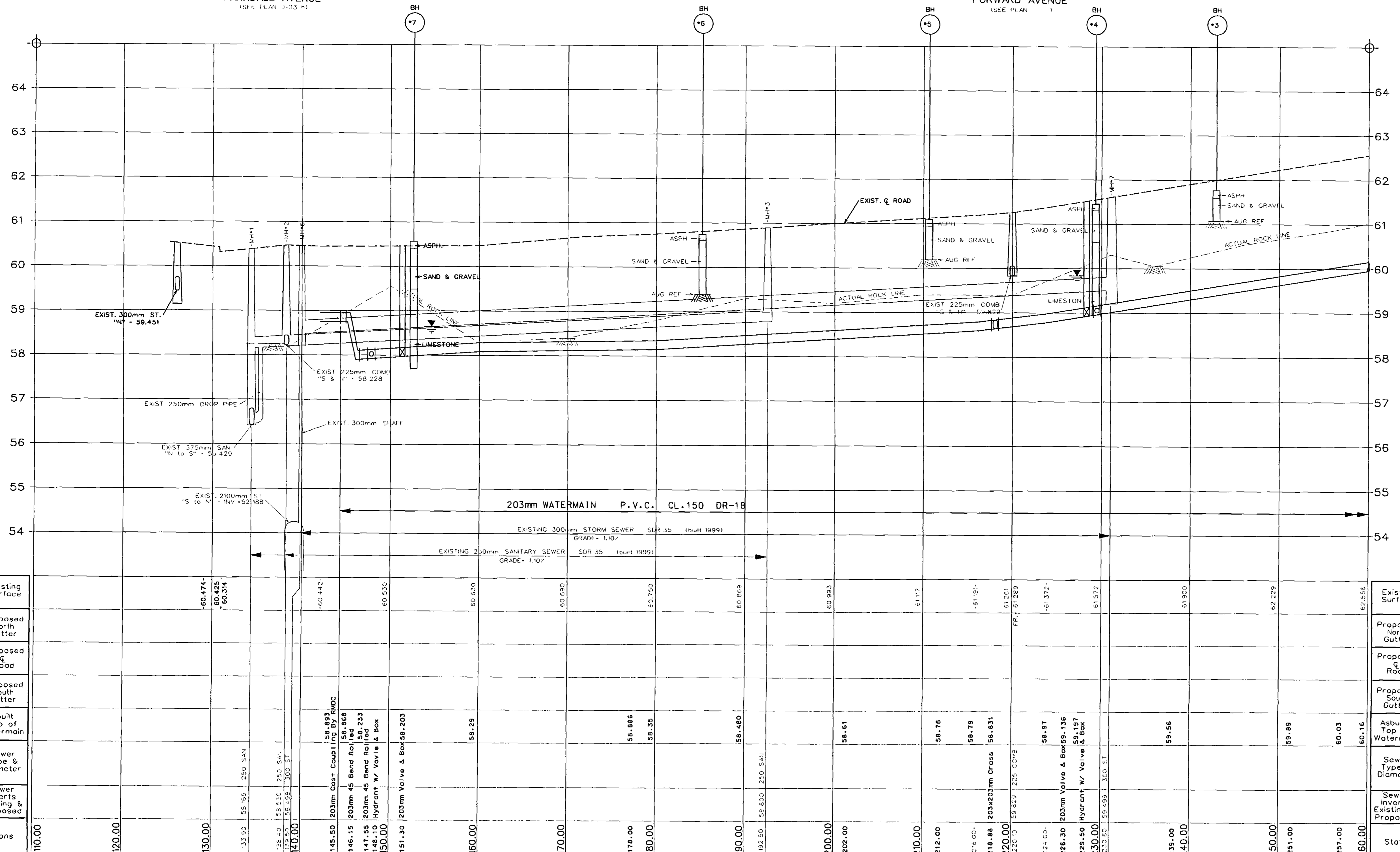
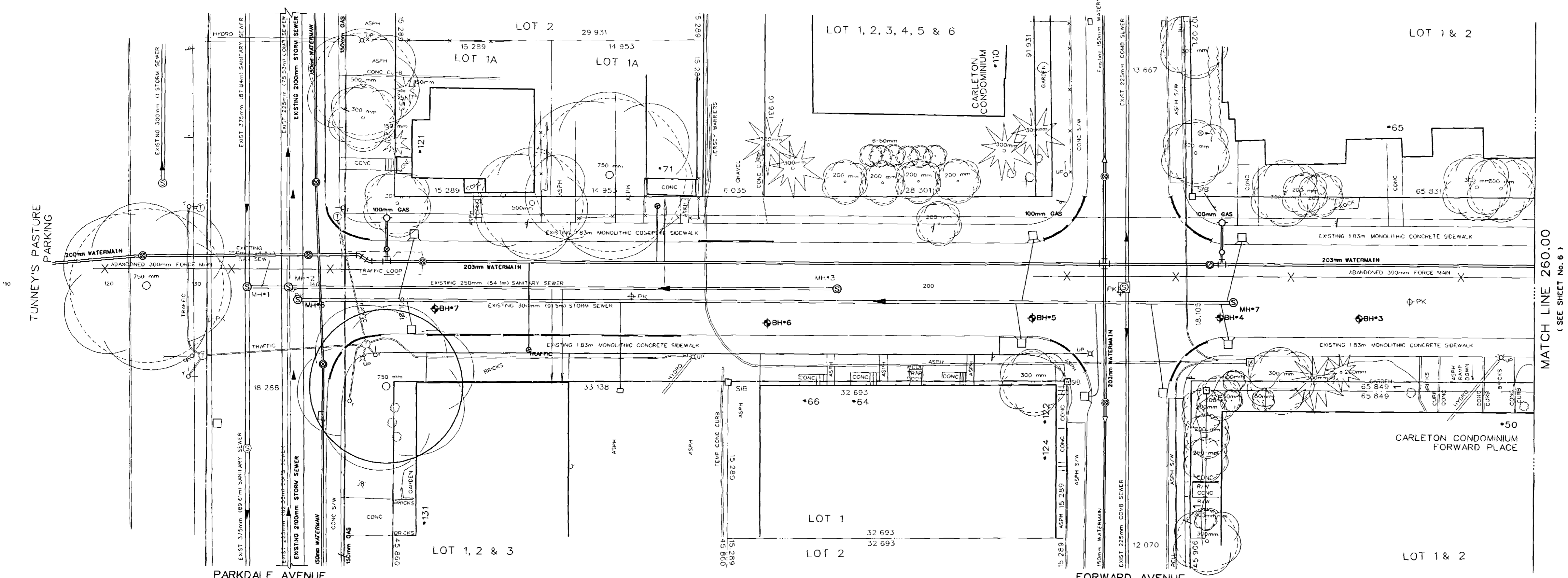
Richard Hewitt, P.Eng.  
Branch Director

PARKDALE AVENUE  
PLAN AND PROFILE  
STA. 230 TO STA. 380

Contract No:	Survey Books:	Scales: (See note)	Plan No:
02C3409			3409
			Sheet 5 of 9

This drawing was created using MicroStation BE, U.S. 05.01.05. (Contract Sheet Revision Date: 03/03/01)

BURNSIDE AVENUE



THIS DRAWING WAS CREATED USING MICROSTATION 98. V.6.05.01.05 (Contract: Sheet Revision Date 3/10/01)

Stations	Existing Surface	Proposed North Gutter	Proposed Road	Proposed South Gutter	Asbuilt Top of Watermain	Sewer Type & Diameter	Sewer Inverts Existing & Proposed	Stations
110.00								110.00
120.00								120.00
130.00	-60.474	-60.475		-60.316		250 SAN		130.00
140.00	-60.442					250 SAN		140.00
150.00	-60.250					203mm Cast Coupl. 15' by ANOC		150.00
160.00	-60.630					203mm 45 Bend Roll'd 15' by ANOC		160.00
170.00	-60.690					203mm 45 Bend Roll'd 15' by ANOC		170.00
180.00	-60.750					203mm 45 Bend Roll'd 15' by ANOC		180.00
190.00	-60.869					Hydrant w/ Valve & Box		190.00
200.00	-60.993					203mm Valve & Box 58-203		200.00
210.00	-61.117							210.00
220.00	-61.191							220.00
230.00	-61.261							230.00
240.00	-61.372							240.00
250.00	-61.522							250.00
260.00	-61.900							260.00

**Revisions:**

No	Date	Description	Drawn By	Approved By
1	APRIL 2000	ASBUILT WATERMAIN	M. TAMMING	

**Design:**

Designed By	REG REHBEIN	Date	JUN 99	Checked By		Date	
Survey Detail By	JOHN PINNEY	Date	AUG 98	Field Checked By	GUY QUROLETTE	Date	NOV 98
Drawing By	GUY QUROLETTE	Date	APR 99	Checked By		Date	

REG REHBEIN  
PROVINCE OF ONTARIO

F. MARCUCCIO  
PROVINCE OF ONTARIO

ROAD & SEWER      WATER ONLY      NARROWINGS

**Final Measurements:**

Construction Type	WATERMAIN, SEWERS, ROAD & SIDEWALKS	Inspector	DOAN BROWN
Work Commenced	JUNE 1999	Project Manager	REG REHBEIN
Work Completed	SEPT 1999	Field Book #	M
Contractor	VANSON CONSTRUCTION LTD	Date	JUNE 1999
Draftsmen	GUY QUROLETTE	Checked By	RANDY ZORCEL

- Tender Notes:**
- Soil information shown is not guaranteed and contractors are advised to collect additional soil information as deemed necessary.
  - Soil information taken from TROW #TA12105A.
  - Date of television inspection J-9-a
  - This plan supercedes (in whole or in part) plan #
  - While illustrations and utilities shown are taken from the best available information, they cannot be guaranteed.
  - SANITARY SEWER: The contractor is requested to check with all utility companies.

**As Built Notes:**

- Boreholes prior to construction
- See typical cross sections for road structure material depths

**Watermain Notes:**

- All watermain materials and construction methods shall be in accordance with the latest edition of the Region of Ottawa Carleton (Region), Environment Section Standard Specifications and Standard Drawings

Approved

REGIONAL Drawing No. 5306      **5306-4/6**

Boundary information shown hereon has been compiled and calculated from Teront data and not based on an actual survey. Distances shown to survey monuments are for reference purposes only, survey monuments may not define property boundaries.

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**City of Ottawa**  
Ville d'Ottawa

Department of Urban Planning & Public Works  
Engineering Branch  
Design And Construction Division  
111 SUSSEX DRIVE, SUSSEX PAVILION, 7TH FLOOR, OTTAWA, ONTARIO, K1N 5A1

E.M. Robinson <small>Communications</small>	W.R. Cole, P.Eng. <small>Manager</small>
<b>BURNSIDE AVENUE</b>	
Contract No. 99C3080	Survey Books
Scale: HORIZ. 1:250 VERT. 1:50	Sheet 5 of 7



NOTES

SITE PLAN BASED ON  
TOPOGRAPHIC PLAN OF SURVEY:

LOTS 1, 2, 3 & 4, EAST PARKDALE AVENUE  
LOTS 1 & 2, WEST FORWARD AVENUE AND  
PART OF LANE, CLOSED BY JUDGE'S ORDER INST. N719490,  
AMENDED BY JUDGE'S ORDERS INST. N722887 & N723202.  
REGISTERED PLAN 35  
CITY OF OTTAWA  
SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

DATE: JULY 21, 2025

ZONING MATRIX

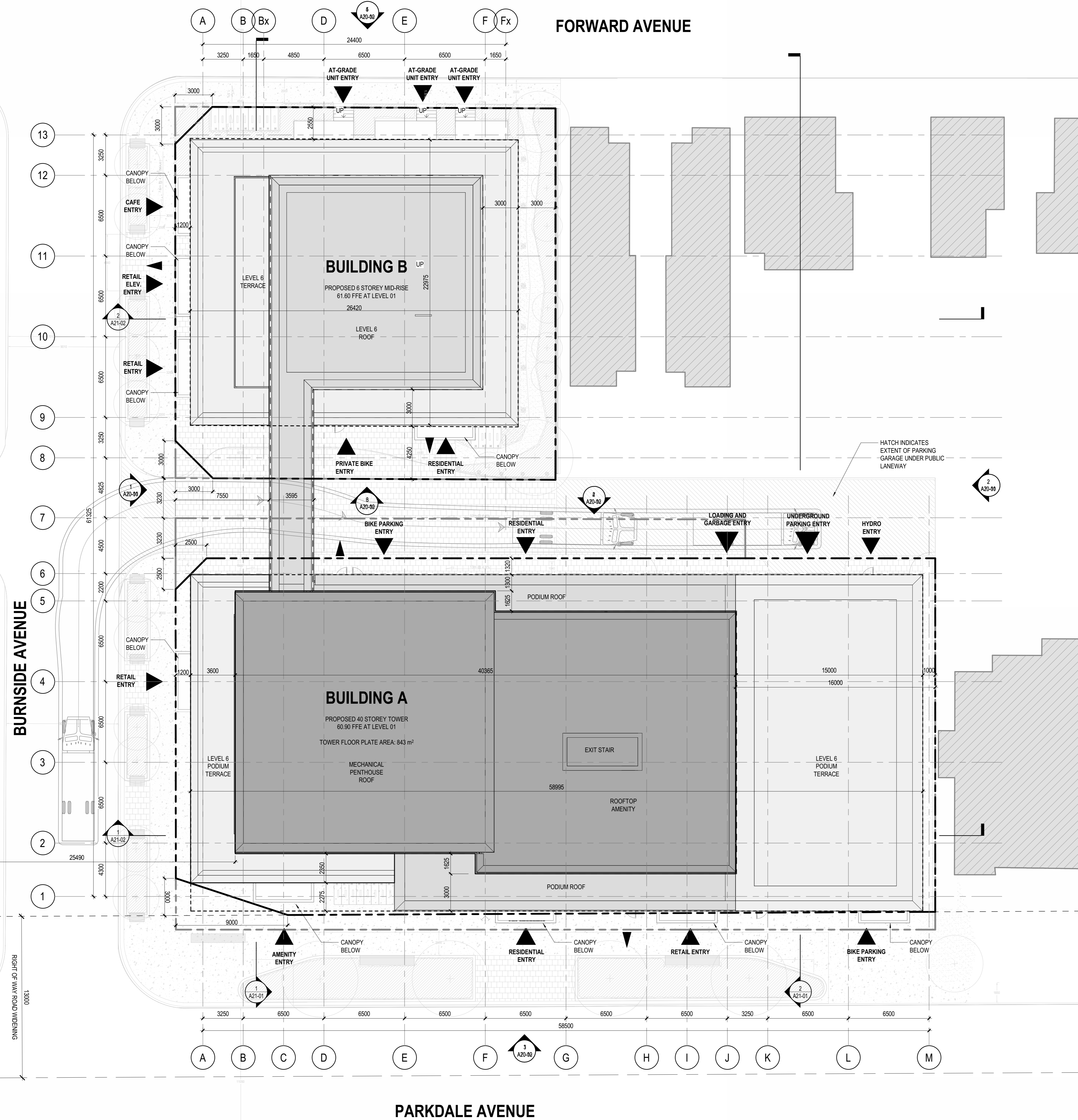
\*PROVISIONS AND SETBACKS MEASURED IF 131-139 PARKDALE AND 122 FORWARD AVE ARE CONSIDERED ONE LOT FOR ZONING PURPOSES, WITH FORWARD AVE BEING THE FRONT LOT LINE, BURNSIDE AVE BEING THE CORNER LOT LINE AND PARKDALE AVE BEING THE REAR LOT LINE IN THE TABLE BELOW.

PROVISION OLD BY-LAW 2008-250	REQUIRED RSL	REQUIRED RSL	PROVIDED*
MIN. LOT WIDTH (m)	22.5m	18m	30.64m
MIN. LOT AREA (m <sup>2</sup> )	1,400m <sup>2</sup>	540m <sup>2</sup>	2,745.6m <sup>2</sup>
MAX. BUILDING HEIGHT (m)	37m	19m	127.6m**
MIN. FRONT YARD SETBACK (m)**	3m	3m	2.5m**
MIN. CORNER SIDE YARD SETBACK (m)**	3m	3m	1.2m**
MIN. INTERIOR SIDE YARD SETBACK (m)**	1.5m-6m	1.5m-6m	1.0m**
MIN. REAR SIDE YARD SETBACK (m)**	7.5m	7.5m	0m**
MIN. LANDSCAPED AREA	30%	30%	30%

OLD BY-LAW 2008-250	PROVISION / REQUIRED	PROVIDED*
PERMITTED PROJECTIONS ABOVE THE HEIGHT LIMIT SECTION 64	AMENITY AREA: NOT PERMITTED TO PROJECT ABOVE THE MAX HEIGHT	4.5m ABOVE THE MAX HEIGHT EXCEPTION REQUIRED TO PERMIT AMENITY AREA TO PROJECT ABOVE THE MAXIMUM HEIGHT
PERMITTED PROJECTIONS INTO YARD SECTION 65, TABLE 65, (4)	CANOPIES AND AWNINGS: 1.8m BUT NOT CLOSER THAN 0.6m TO A LOT LINE	CANOPIES LOCATED AT 0.0m LOT LINE EXCEPTION REQUIRED TO PERMIT CANOPIES AND AWNINGS 0M TO ALL LOT LINES.
VISITOR VEHICLE PARKING SECTION 102	0.1 SPACES PER DWELLING UNIT. 102(2) NO VISITOR PARKING SPACES ARE REQUIRED FOR THE FIRST 12 DWELLING UNITS ON A LOT 102(3) WITHIN AREA Z, NO MORE THAN 30 VISITOR PARKING SPACES ARE REQUIRED PER BUILDING.	429 UNITS - 12 = 417 417 X 0.1 = 42 EXCEPTION REQUIRED TO PERMIT 0 VISITOR VEHICLE PARKING SPACES

NEW BY-LAW 2025-50	PROVISION / REQUIRED	PROVIDED*
PROJECTIONS ABOVE THE HEIGHT LIMIT SECTION 203 (3)(i) and (ii)	(i) INDOOR AMENITY AREA ON A BUILDING FIVE STOREYS OR HIGHER. (ii) MAXIMUM FLOOR AREA 50% OF THE AREA OF THE ROOF, BUT IN NO CASE GREATER THAN 300m <sup>2</sup> . (iii) MAXIMUM PROJECTION: 5m ABOVE THE HEIGHT LIMIT, AND (iv) MINIMUM SETBACK FROM AN EXTERIOR WALL: 2m	MAXIMUM PROJECTION LESS THAN 5m IN HEIGHT. EXCEPTION REQUIRED TO PERMIT AN INDOOR AMENITY AREA ON THE ROOF OF 342.2m <sup>2</sup> AND NO MINIMUM SETBACK FROM TOWER EXTERIOR WALL.
PROJECTIONS ABOVE THE HEIGHT LIMIT SECTION 203 (3)(i) and (ii)	ROOFTOP LANDSCAPED AREA, GARDEN, OR TERRACE: (i) MUST BE SETBACK A MINIMUM OF 1.5m FROM ANY EXTERIOR WALL OF THE BUILDING WHEN THE FEATURE IS LOCATED ON THE ROOF OF THE UPPERMOST STOREY; AND (ii) 1.5m HIGH OPAQUE SCREEN MUST BE PROVIDED FACING AN INTERIOR WARD, OR FACING THE INTERIOR SIDE YARD OF AN ABUTTING LOT.	EXCEPTION REQUIRED TO PERMIT A ROOFTOP LANDSCAPED AREA OR TERRACE SETBACK 0m FROM ANY EXTERIOR WALL AND NO OPAQUE SCREEN IS REQUIRED.
GROUND FLOOR AND ACTIVE ENTRANCES SECTION 902 (2)	FOR HIGH-RISE BUILDINGS, THE MINIMUM HEIGHT OF THE GROUND FLOOR IS 4m.	4m
GROUND FLOOR AND ACTIVE ENTRANCES SECTION 902 (3)	GROUND FLOOR AND LOCATED WITHIN 4.5m OF A FRONT OR EXTERIOR SIDE LOT LINE MUST: PROVIDE A MINIMUM OF ONE ACTIVE ENTRANCE FOR EACH NON-RESIDENTIAL USE AND RESIDENTIAL A MINIMUM OF 40% OF THE SURFACE AREA OF THE GROUND FLOOR FACADE ADJACENT TO A PUBLIC STREET MUST BE COMPRISED OF TRANSPARENT GLAZING AND ACTIVE CUSTOMER OR RESIDENT ENTRANCE ACCESS DOORS.	EACH RETAIL AND RESIDENTIAL USE HAS AN ACTIVE ENTRANCE GROUND FLOOR FACADE 49.8% OF TRANSPARENT GLAZING
SITE LAYOUT AND LANDSCAPING SECTION 902 (4)	WHERE A FRONT OR EXTERIOR SIDE YARD IS PROVIDED THAT IS 1m OR GREATER IN DEPTH, THAT YARD MUST CONTAIN ANY OF THE FOLLOWING: (a) AN OUTDOOR COMMERCIAL PATIO; (b) BICYCLE PARKING; (c) SOFT LANDSCAPING; OR (d) BENCHES, STREET FURNITURE OR OTHER SIMILAR FEATURES.	PROVIDED
SITE LAYOUT AND LANDSCAPING SECTION 902 (6)	A SOFT LANDSCAPED BUFFER OF A MINIMUM OF 3m MUST BE PROVIDED ABUTTING ANY LOT LINE SHARED WITH LANDS IN THE N1, N2, N3, N4, N5 AND N6 - NEIGHBOURHOOD ZONES, OR (A) WHERE AN OPAQUE SCREEN WITH A MINIMUM HEIGHT OF 1.5m IS PROVIDED, THE SOFT LANDSCAPING BUFFER MAY BE REDUCED TO 1m.	EXCEPTION REQUIRED TO ELIMINATE NEED FOR 1.5m OPAQUE SCREEN, 1m SETBACK PROVIDED TO ABUTTING N6 ZONE.
PROVISIONS FOR HIGH-RISE BUILDINGS SECTION 207 (6)(a)	THE MINIMUM SEPARATION DISTANCE BETWEEN RESIDENTIAL TOWERS IS 23m.	25m
WASTE MANAGEMENT SECTION 217	SIZE OF STORAGE ARE REQUIRED 10m <sup>3</sup>	169.5m <sup>3</sup>
ELECTRIC VEHICLE (EV) PARKING SPACE PROVISIONS SECTION 611	WHERE PARKING SPACES ARE PROVIDED ACCESSORY TO A MID-RISE OR HIGH-RISE RESIDENTIAL OR MIXED-USE BUILDING, 25% OF THE SPACES PROVIDED OR AN EQUIVALENT, MUST BE DESIGNED AS ELECTRIC VEHICLE PARKING SPACES CAPABLE OF SUPPORTING LEVEL 2 CHARGING	201 X 0.25 = 51 53 EV SPACES PROVIDED
RESIDENTIAL BICYCLE PARKING SECTION 613, TABLE 613B	LONG TERM BIKE PARKING: 1 SPACE PER UNIT 429 LONG TERM BIKE REQUIRED SHORT TERM BIKE PARKING: MINIMUM 2 SPACES WITH AN ADDITIONAL 0.1 SPACES PER UNIT ABOVE 20 RESIDENTIAL UNITS 43 SHORT TERM BIKE SPACES REQUIRED (HORIZONTAL)	429 LONG TERM SPACES 429 UNITS - 20 = 409 409 X 0.1 = 41 + 2 = 43 SHORT TERM SPACES
NON-RESIDENTIAL BIKE PARKING SECTION 613, TABLE 613C	INCLUSIVE BIKE PARKING SPACES: 5% OF TOTAL REQUIRED (472 X 0.05 = 24) 4 RETAIL SPACES 2 X 4 = 8 REQUIRED	24 SPACES PROVIDED WITHIN TOTAL OF 472 201 X 0.25 = 51 53 EV SPACES PROVIDED

BOTH BY-LAWS (PROVISIONS ARE THE SAME)	PROVISION / REQUIRED	PROVIDED*
PERMITTED PROJECTIONS ABOVE THE HEIGHT LIMIT	MECHANICAL AND SERVICE EQUIPMENT PENTHOUSE, ELEVATOR OR STAIRWAY PENTHOUSES: NO MAXIMUM PROJECTION	14.9m
AMENITY AREA	6m <sup>2</sup> PER DWELLING UNIT A MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA	PRIVATE BALCONIES: 2119.23m <sup>2</sup> INDOOR COMMUNAL SPACE: 1,753.22M <sup>2</sup> OUTDOOR COMMUNAL SPACE: 897.94M <sup>2</sup> TOTAL: 4,769.39m <sup>2</sup>
RESIDENTIAL VEHICLE PARKING MAXIMUMS	BUILDINGS WITH 11 OR MORE DWELLING UNITS: MAXIMUM OF 1.25 SPACES PER DWELLING UNIT	201 SPACES
NON-RESIDENTIAL VEHICLE PARKING	NO PARKING REQUIRED	201 SPACES
PARKING SPACE DIMENSIONS	2.6m X 5.2m	2.6m X 5.2m
DRIVEWAY WIDTH	6.0m FOR A DOUBLE TRAFFIC LANE	6.0m



SITE PLAN LEGEND

- AD AREA DRAIN
  - APS ACCESSIBLE PARKING SIGNAGE
  - AW AREA WELL (GRATE POROSITY LESS THAN 20mm x 20mm)
  - B BOLLARD
  - B-F BARRIER-FREE
  - BR BIKE RACK (SEE LANDSCAPE)
  - CB CATCH BASIN
  - CW CONCRETE WALKWAY
  - DC DEPRESSED CURB
  - EX-CW EXISTING CONCRETE WALKWAY
  - EX-LS EXISTING LIGHT STANDARD
  - FCC FIRE DEPARTMENT CONNECTION
  - FH FIRE HYDRANT
  - FH-EX FIRE HYDRANT - EXISTING
  - FR FIRE ROUTE SIGNAGE
  - HB HOSE BIB (SEE MECHANICAL)
  - MH MAN HOLE
  - NC NOT IN CONTRACT
  - TD TRENCH DRAIN
- ▲ PRIMARY ENTRY/EXIT
- ▲ EXIT
- PROPERTY AND PROPOSED SITE LINES
- EXISTING PROPERTY LINES

1 SITE PLAN - AREA

1 : 150

SEAL



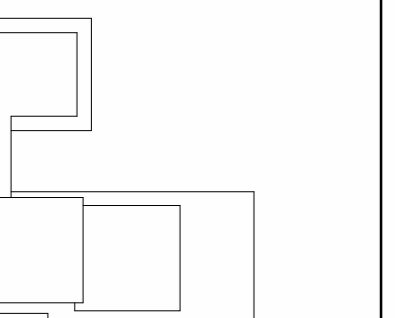
PROJECT

131-139 PARKDALE AND  
122 FORWARD AVE.  
131 Parkdale Ave.  
Ottawa, Ontario  
K1Y 2M3

brigil

Brigil  
425 Boulevard Saint-Joseph,  
Gatineau, Quebec, J8Y 3R7

KEYPLAN



ISSUE CHART			
1	ISSUED FOR OPAZBASPA	2025/02/27	
1	REVISION		DATE

ISSUED FOR OPAZBASPA 02/27/2025

Job Number 442522.00

TITLE

SITE PLAN

SHEET NUMBER

A01-01

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**Site Servicing Report  
131 and 139 Parkdale Avenue & 129 Forward Avenue**

---

**Appendix B**

Pre-Consultation Meeting Notes  
and Site Servicing Report  
Checklist

October 30, 2025

J.L. Richards & Associates Limited  
for 3223701 Canada Inc (Brigil)  
c/o Marc Rivet  
Via email: [mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)

**Subject: Pre-Consultation: Meeting Feedback  
Proposed Zoning By-law Amendment and Site Plan Control  
Applications – 131 and 139 Parkdale Avenue & 128 Forward Avenue**

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on October 22, 2025.

### **Pre-Consultation Preliminary Assessment**

#### **Next Steps**

1. A review of the proposal and materials submitted for the above-noted pre-consultation has been undertaken. For your next submission, please submit the required Application Form, together with the necessary studies and/or plans to [planningcirculations@ottawa.ca](mailto:planningcirculations@ottawa.ca), copy (cc:) to the file lead and planning support.
2. In your subsequent pre-consultation or application submission, please ensure that all comments or issues detailed herein are addressed. A detailed cover letter stating how each issue has been addressed is requested with the submission materials. Please coordinate the numbering of your responses within the cover letter with the comment number(s) herein.
3. Please note, if your development proposal changes significantly in scope, design, or density it is recommended that a subsequent pre-consultation application be submitted.
4. If the Urban Design Review Panel (UDRP) Report is listed as a required submission material in the Study and Plan Identification List, the applicant must visit the UDRP prior to formally submitting the planning application. The UDRP report is required for the application to be considered complete.

#### **Supporting Information and Material Requirements**

1. The attached **Study and Plan Identification List** outlines the information and material that has been identified, during this phase of pre-consultation, as either required (R) or advised (A) as part of a future complete application submission.

- a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on [Ottawa.ca](http://Ottawa.ca). These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.

### **Consultation with Technical Agencies**

1. You are encouraged to consult with technical agencies early in the development process and throughout the development of your project concept. A list of technical agencies and their contact information is enclosed.

### **Planning**

Comments:

1. Subject Site:
  - a. The subject site is located within the Hintonburg / Mechanicsville Neighbourhood, on the block bounded by Parkdale, Lyndale, Forward and Burnside. The lot is an assembly of 131 and 139 Parkdale and 122 Forward. The site is L-shaped, with approximately 60m frontage on Parkdale, 65m frontage on Burnside, and 30m frontage on Forward, and is approximately 2,900sqm in area.
  - b. 139 Parkdale is occupied by a two-storey residential building, 131 Parkdale is occupied by a six-storey residential building, and 128 Forward is occupied by a two-storey residential building. Each site has associated surface parking.
  - c. There is a north-south public lane that runs between 131, 139 Parkdale and 128 Forward.
2. Proposal:
  - a. This is a Phase 1 pre-consultation for a Zoning By-law Amendment and Site Plan Control application to facilitate the construction of a mixed-use development with a seven-storey mid-rise building fronting Forward Avenue (Building B) and a 40-storey high-rise building fronting Parkdale Avenue (Building A). The towers will connect at the seventh storey by a bridge.
  - b. An underground parking garage is proposed from the City lane or from Burnside Avenue with a total of 271 vehicular parking spaces and 474 bicycle parking spaces
  - c. Through the pre-consultation, it was determined that an Official Plan Amendment application would be required to facilitate the tower fronting

Parkdale Avenue, and a Road Closure application would be required to facilitate selling the subterranean rights of the City lane.

3. Policies:

- a. Official Plan: Inner Urban Transect
    - i. Hub (131, 139 Parkdale)
    - ii. Neighbourhood with Evolving Overlay (128 Forward)
  - b. 131 and 139 Parkdale are within the Tunney's Protected Major Transit Station Area and located around 500 metres from the Tunney's Pasture transit station.
  - c. Scott Street Secondary Plan
    - i. Hub (131, 139 Parkdale)
      1. Maximum building height as per existing zoning (37m)
    - ii. Burnside Corridor (128 Forward)
      1. Maximum building height 6 storeys
  - d. Scott Street Community Design Plan
  - e. Urban Design Guidelines for High-rise Buildings
  - f. Current zoning: R5B H(37) and R5L H(19)
  - g. Parkdale Avenue subject to a 26m ROW protection.
  - h. Public lane subject to a 6m ROW protection.
  - i. Corner site triangle requirements on Parkdale x Burnside and Burnside x Forward.
4. Staff support the development of a mixed-use, high rise building which steps down to mid-rise at this location.

Building A:

5. Staff determined that an Official Plan Amendment would be required to facilitate the 40-storey tower, as the existing zoning at 37m would only permit 12 storeys.

Policy 1 under Section 4 of the Secondary Plan says:

- a. The areas identified with height limits as per existing zoning are anticipated to evolve over time. Minor modifications to the existing zoning may be required to facilitate changes to these areas. However, modifications to the maximum building heights currently permitted in the existing zoning, that result in an increase to the number of storeys, will require an amendment to this secondary plan.
6. A rationale should be provided to justify the tower height being proposed, considering its location within the Hub designation, but also looking at tower separation, appropriate transition to the low-rise neighbourhood, wind and shadow impact, etc., while also being cognizant that the Secondary Plan anticipates the highest density and height to be located closest to Tunney's O-Train Station.
7. Consider stepping back the podium abutting the low-rise neighbourhood in order to soften the massing impact on the surrounding low-rise typology and help transition to the neighbourhood line. Section 4.1 of the Secondary Plan encourages built form transition within the Hub to ensure privacy, sunlight penetration and sky views.
8. Staff are concerned about the massing impact of the eight-storey portion of the podium on Parkdale and encourage the applicant to use articulation and architectural treatment to minimize adverse impacts on the public realm.
9. Setbacks and step backs – Please refer to the Secondary Plan, Community Design Plan, and Urban Design Guidelines for direction. See below some examples:

Secondary Plan:

- a. Section 4.1 Policy 10 notes that Tower Portions of high-rise buildings will generally have minimum setbacks from rear and interior lot lines of 11.5m.
- b. Section 4.1 Policy 11 stipulates a minimum tower separation distance of 23m.
- c. Section 4.1 Policy 13 notes that podiums of high-rise buildings will generally have a maximum height of six-storeys, with the tower portion being set back a minimum of 3.5m from the face of the podium along Parkdale Avenue.

Community Design Plan:

- d. Section 4.2.1 Mixed-Use Cente Areas advises a 45-degree angular plane as a common tool to regulate height transitions to ensure tall buildings have minmual adverse impacts on adjacent low-rise portions of Hintonburg.

- e. Section 4.2.1 Mixed-Use Centre Areas Density and Built Form – General Guidelines (b) supports a 1.0m front yard setback
  - f. Section 4.2.1 Mixed-Use Centre Areas Tall Buildings (a) notes that the fifth and sixth storeys of the podium should be set back a minimum of 1.5m from the façades facing a street.
10. Demonstrate how the ground floor uses will activate the street and public realm.
11. The Community Design Plan and Urban Design Guidelines for High-rise buildings support a maximum 750 square metre floorplate for the tower. Please include rationale for larger floorplates.

**Building B:**

12. The building fronting Forward and Burnside is identified as being seven storeys in height, whereas the Secondary Plan allows heights up to six storeys. Please identify in the submission if the seventh-storey amenity floor will be addressed via the Zoning By-law Amendment or the Official Plan Amendment.
13. Please ensure the Site Plan and Landscape plan make clear the landscaping and functionality of the space to the south behind Building B. Consider the use of trees in order to help transition to the abutting low-rise typology and neighbourhood line.
14. Setbacks and step backs – Please refer to the Secondary Plan and Community Design Plan for direction. See below some examples:  
Community Design Plan:
- a. Section 4.2.3 Apartment Neighbourhoods Built Form – General Guidelines (a) notes that new buildings should be built close to and address the street.
  - b. Section 4.2.3 Apartment Neighbourhoods Mid-rise and Tall Buildings (d) says mid-rise buildings generally should have a minimum setback at the rear of 7.5m

**Lane:**

15. See the comments under the Housing Solutions, Real Estate, and Investment Services section, below, regarding the ownership of the lane.
16. The lane will be widened to 6m via a condition of SPC, similar to the road widening.

17. If the parking garage entrance is proposed from the City lane, please provide turning radii diagrams.

18. Staff support waste management and loading being relegated to the lane at the rear. Please note that if the site will receive City waste collection, a turn-around on site will be required.

19. Staff support the thought of this space also being activated to accommodate events or community programming and will be looking for details on how this can be achieved and how the space can be both “back of house” and programmable space.

General:

20. Staff appreciate the provision of 1:1 bicycle parking proposed.

21. Please consider more family-sized units including three-bedroom units in accordance with Section 3 of the Official Plan.

### **Housing Solutions, Real Estate and Investment Services**

Comments:

1. The City is amenable to selling subterranean rights to allow an underground parking structure provided that the applicant submits a road closing application with the Planning department. I will defer to the file lead on the timing of that application. HSREIS will still need to send out a circulation to get comments on selling the City lane. This process takes 20 business days. Please provide a sketch of the extent of the lane that the applicant wants to close and provide measurements of the parking structure depth. A strata plan of the parking structure will eventually be required for the partial road closing and sale. We will obtain an appraised market value for the subterranean rights and present this unit rate to the applicant for negotiations and ultimately an agreement of purchase and sale.
2. Please ensure that any required venting for the underground garage structure comes up through the applicant's buildings. If this is not possible and the vent shafts come up through the City lane, encroachment agreements will be required.
3. As for the overhead bridge, the City would likely grant the applicant a license of occupation to construct the bridge. However, is the bridge absolutely crucial to the design and function of the development? Will it require sprinklers inside? Who will maintain the inside and outside of the structure? How will snow/ice buildup be mitigated? Will the applicant enter into a maintenance and liability agreement with the City for the bridge? Another meeting with Robin Souchen and Jeff Polowin may be necessary to outline the responsibilities and liability of all parties involved. Please arrange on your side and let me know if you would like to proceed.

## **Urban Design**

### Comments:

4. An Urban Design Brief is required. Please see attached customized Terms of Reference to guide the preparation.
  - a. The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of these Terms of Reference.
5. The site is located within a Design Priority Area, as such, a visit to the UDRP, and a UDRP Report is required as part of a complete submission.
6. Additional drawings and studies are required as shown on the SPIL. Please follow the terms of references ([Planning application submission information and materials | City of Ottawa](#)) to prepare these drawings and studies. These include:
  - a. Site Plan
  - b. Landscape Plan
  - c. Building Elevations
  - d. Conceptual Floorplans
  - e. Sun Shadow Analysis
  - f. Wind Analysis

### Preliminary Design Comments:

7. Staff were disappointed to hear that significant built form modifications would be made to the package that was shared with staff.
8. The project will need to respect the built form criteria within Section 4.6 of the Official Plan and have consideration for the City of Ottawa Urban Design Guidelines for High Rise Buildings.
9. Staff have concerns with the size of the floorplate shown at the meeting (approx. 950 sq m with balconies). Given the size of the floorplate proposed, staff would encourage the applicant to reduce the number of private balconies and to consider additional shared amenity space (rentable terraces).
10. Built form (including height) will need to be studied relative to scale, transition, and wind and shadow as it relates to the potential impact on the public realm and adjacent properties including the recently upgraded Laroche Park.

11. Staff are generally supportive of the proposed site organization, with back of house functions coming off the shared lane.
12. Ground floor animation along public frontages important.
13. Staff are supportive of a 6-storey podium. The portions of the podium shown up to 8-storeys will need to be stepped back so that podium continues to read at the 6-storey scale.
14. Staff would like to see a 3m step back above the podium for the tower component. Staff appreciate the further articulation of the lower portions of the tower to create a stronger distinction between the podium and tower.
15. Staff are supportive of the overall architectural expression and material selections as they relate to context.
16. Staff understand that there will be additional revisions. Additional comments will be provided upon updated submission.

## **Engineering**

### General:

- a. If there are any utilities being installed parallel within the existing Right of Way or a road modification within the existing Right of Way, or a shoring system with tie backs encroaching the ROW then a Municipal Consent Circulation would be required. The installation of any structure, structure footing, geo-membrane or perforated pipe encroaching into the existing ROW is not permitted without a separate Municipal Consent Approval.
- b. 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 to avoid conflict(s). The location of existing utilities and services shall be documented on an Existing Conditions Plan.
- c. 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.
- d. A deep excavation and dewatering operations have the potential to cause damages to the neighboring adjacent buildings/ City infrastructure. Document that construction activities (excavation, dewatering, vibrations associated with construction, etc.) will not have an impact on any adjacent buildings and infrastructure

- e. 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 extend either above or below into the existing property lines and sight triangles.
- f. 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).
- g. Added to the general information for servicing and grading plans is a note that an O.L.S. should be engaged when reporting on or relating information to property boundaries or existing conditions. The importance of engaging an O.L.S. for development projects is emphasized.
- h. Please refer to the City of Ottawa Guide to Preparing Studies and Plans [Engineering]: Specific information has been incorporated into both the [Guide to Preparing Studies and Plans](#) for a site plan. [Planning application submission information and materials](#). The guide outlines the requirement for a statement to be provided on the plan about where the property boundaries have been derived from.

Comments:

17. The Stormwater Management Criteria, for the subject site, is to be based on the following:
- a. Application of the IDF information derived from the Meteorological Services of Canada rainfall data, taken from the MacDonald Cartier Airport, collected 1966 to 1997.
  - b. For separated sewer systems built up until 2016, the design of the storm sewers were based on a 5-year storm; storm systems after such time are, generally, based on a 2-year level-of-service.
  - c. In separated areas, the pre-development runoff shall be the lower of the existing coefficient or a maximum equivalent 'C' of 0.5, whichever is less (§ 8.3.7.3).
  - d. For a combined sewer system, the maximum C = 0.4 or the pre-development C value, whichever is less. In the absence of other information, the allowable release rate shall be based on a 2-year storm event.
  - e. A calculated time of concentration (cannot be less than 10 minutes).
  - f. Flows to the storm sewer in excess of the 2-year storm release rate, up to and including the 100-year storm event, must be detained on site.

- g. Storm sewer outlets should not be submerged.
- h. The quantity control criteria 100-year post-development to 2-year pre-development the maximum  $C=0.4$  or the pre-development  $C$  value whichever is less.
- i. Document how any foundation drainage system will be integrated into the servicing design and show the positive outlet on the plan. Foundation drainage is to be independently connected to sewer main unless being pumped with appropriate back up power, sufficient sized pump and back flow prevention.
- j. 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.
- k. 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.
- l. There must be at least 15cm of vertical clearance between the spill elevation and the ground elevation at the building envelope that is in proximity of the flow route or ponding area. The exception in this case would be at reverse sloped loading dock locations. At these locations, a minimum of 15cm of vertical clearance must be provided below loading dock openings. Ensure to provide discussion in report and ensure grading plan matches if applicable.
- m. **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.**

If 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.

Provide information on type of underground storage system including product name and model, number of chambers, chamber configuration, confirm invert of chamber system, top of chamber system, required cover over system and details, interior bottom slope (for self-cleansing), chart of storage values, length, width and height, capacity, entry ports (maintenance) etc. UG storage to provide actual 2- and 100-year event storage requirements.

In regard to all proposed UG storage, ground water levels (and in particular HGW levels) will need to be reviewed to ensure that the proposed system does not become surcharged and thereby ineffective.

Modeling can be provided to ensure capacity for both storm and sanitary sewers for the proposed development by City's Water Distribution Dept. – Modeling Group, through PM and upon request.

- n. 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. Provide a Roof Drain Plan as part of the submission.
- o. Rear yard on grade parking to be permeable pavement. Refer to City Standard Detail Drawings SC26 (maintenance/temp parking areas), SC27 or permeable asphalt materials. No gravel or stone dust parking areas permitted.

#### 18. Deep Services (Storm, Sanitary and/or Water Supply)

- a. Provide existing servicing information and the recommended location for the proposed connections. Services should ideally be grouped in a common trench to minimize the number of road cuts.
- b. Connections to trunk sewers and easement sewers are typically not permitted.
- c. Provide information on the monitoring manhole requirements – should be located in an accessible location on private property near the property line (ie. Not in a parking area).
- d. Review provision of a high-level sewer.
- e. Sewer connections to be made above the springline of the sewermain as per:

- i. Std Dwg S11.1 for flexible main sewers – connections made using approved tee or wye fittings.
- ii. Std Dwg S11 (For rigid main sewers) – lateral must be less than 50% the diameter of the sewermain,
- iii. Std Dwg S11.2 (for rigid main sewers using bell end insert method) – for larger diameter laterals where manufactured inserts are not available; lateral must be less than 50% the diameter of the sewermain,
- iv. Connections to manholes permitted when the connection is to rigid main sewers where the lateral exceeds 50% the diameter of the sewermain. – Connect obvert to obvert with the outlet pipe unless pipes are a similar size.

19. An MECP Environmental Compliance Approval [**Municipal/Private Sewage Works**] may be required for the proposed development. A Ministry contact has been provided below but please work with City staff on the need (or not) of an application. Depending on the stormwater management design, storm water infrastructure within the public lane way may require an ECA please consult with City staff, and staff from the MECP to confirm the requirements.

- a. Patrick Lalonde at (613) 521-3450 or Patrick.Lalonde@ontario.ca

## 20. Water

- a. Capacity
- b. Water Data Card (future requirement)
- c. Water Supply Redundancy: Residential buildings with a basic day demand greater than 50m<sup>3</sup>/day (0.57 L/s) or where there are 50 or more residential units 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 this site is expected to exceed 50m<sup>3</sup>/day.
- d. Please review Technical Bulletin ISTB-2018-02, 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 for the proposal. Two or more public hydrants are anticipated to be required to handle fire flow.
- e. Existing services to be blanked at the main.

- f. Water Boundary condition requests must include the location of the service (map or plan with connection location(s) indicated) and the expected loads required by the proposed development, including calculations. Please provide the following information:
    - i. Location of service
    - ii. Type of development
    - iii. The amount of fire flow required (per OBC or FUS).
    - iv. Average daily demand: \_\_\_ l/s.
    - v. Maximum daily demand: \_\_\_ l/s.
    - vi. Maximum hourly daily demand: \_\_\_ l/s.
21. Sewer (sanitary and storm)
- a. Capacity - Please provide sanitary demands to ensure capacity in the receiving sewer.
  - a. A storm sewer monitoring maintenance hole is 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.
  - b. Sanitary sewer monitoring maintenance hole is 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.
22. Grading- Post-development site grading shall match existing property line grades 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.
23. Geotechnical (including, where applicable, detailed sensitive marine clay investigation)
- 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>
24. CCTV sewer inspection required for pre and post construction conditions to ensure no damage to City Assets surrounding site.
25. Phase One Environmental Site Assessment - A Phase I ESA is required to be completed in accordance with Ontario Regulation 153/04 in support of this development proposal to determine the potential for site contamination. Depending on the Phase I recommendations a Phase II ESA may be required.

The Phase I ESA shall provide all the required Environmental Source Information as required by O. Reg. 153/04. ERIS records are available to public at a reasonable cost and need to be included in the ESA report to comply with O.Reg. 153/04 and the Official Plan. The City will not be in a position to approve the Phase I ESA without the inclusion of the ERIS reports.

26. [Capital Works Projects](#) scheduled.

Feel free to contact Amy Whelan, Project Manager, for follow-up questions.

### **Noise**

Comments:

27. Noise requirements

- a. A **transportation noise study** is required as the development is within 100 metres of rapid transit and within 100 metres an existing arterial road (Parkdale Avenue).
- b. A **stationary noise study** is required.

Feel free to contact Amy Whelan, Project Manager, for follow-up questions.

### **Transportation**

Comments:

28. Right-of-way protection (Parkdale).

- a. See [Schedule C16 of the Official Plan](#).
- b. Any requests for exceptions to ROW protection requirements must be discussed with Transportation Planning and concurrence provided by Transportation Planning management.

29. Corner Sight Triangle: Arterial/Local: 3m x 9m with the longer dimension along the arterial road, and Local/Local: 3m x 3m.

30. A reduced scope TIA, as described in the screening form, is acceptable.

31. Verify turning movements for the laneway access.

Feel free to contact Mike Giampa, Transportation Project Manager, for follow-up questions.

### **Environment**

Comments:

32. There are no triggers for an Environmental Impact Study.
33. Bird-Safe Design Guidelines - Please review and incorporate bird safe design elements, where feasible. The elevated connection/walkway with the glass windows will present a bird hazard, please look into ways to mitigate this hazard. Some of the risk factors include glass and related design traps such as corner glass and fly-through conditions, ventilation grates and open pipes, landscaping, light pollution. More guidance and solutions are available in the guidelines which can be found here:  
[https://documents.ottawa.ca/sites/documents/files/birdsafedesign\\_guidelines\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/birdsafedesign_guidelines_en.pdf)
34. Please consider if there are features that can be added reduce the urban heat island effect (see OP 10.3). For example, this impact can be reduced by adding large canopy trees, green rooves or vegetation walls, or incorporating building with low heat absorbing materials.

Feel free to contact Matthew Hayley, Environmental Planner, for follow-up questions.

## **Forestry**

Comments:

35. Tree preservation / Tree removal
- a. A Tree Conservation Report (TCR) must be supplied for review
  - i. An approved TCR is a requirement of Site Plan approval.
    - b. 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.
    - c. The TCR must contain 2 separate plans:
      - i. Plan/Map 1 - show existing conditions with tree cover information
      - ii. Plan/Map 2 - show proposed development with tree cover information.
    - d. The TCR must list all trees on site, as well as off-site trees if the CRZ (critical root zone) extends into the developed area, by species, diameter and health condition.
  - i. For ease of review, the Planning Forester suggests that all trees be numbered and referenced in an inventory table.
    - ii. If there are stands of similar trees, please contact the planning forester to determine the most appropriate way of documenting the information

- e. Please identify trees by ownership – private onsite, private on adjoining site, city owned, co-owned (trees on a property line)
- f. If trees are to be removed, the TCR must clearly show where they are, and document the reason they cannot be retained.
- i. Compensation may be required for the removal of city owned trees.
  - g. The removal of trees on a property line will require the permission of both property owners.
  - h. 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
- i. The location of tree protection fencing must be shown on the plan.
- ii. Show the critical root zone of the retained trees.
  - i. The city encourages the retention of healthy trees; if possible, please seek opportunities for retention of trees that will contribute to the design/function of the site.

### 36. Landscape Plan – technical tree planting requirements

- a. Please ensure all retained trees are shown on the LP
- b. Minimum Setbacks
  - i. Maintain 1.5m from sidewalk, MUP/cycle track, water service laterals.
  - ii. Maintain 2.5m from curb.
  - iii. Coniferous species require a minimum 4.5m setback from curb, sidewalk, or MUP/cycle track/pathway.
- b. Maintain 7.5m between large growing trees, and 4m between small growing trees. Park or open space planting should consider 10m spacing, except where otherwise approved in naturalization / afforestation areas.
- c. Adhere to Ottawa Hydro's planting guidelines (species and setbacks) when planting around overhead primary conductors.
- d. Tree specifications
  - i. Minimum stock size: 50mm tree caliper for deciduous, 200cm height for coniferous.
  - ii. Maximize the use of large deciduous species wherever possible to maximize future canopy coverage.
- e. Tree planting on city property shall be in accordance with the City of Ottawa's Tree Planting Specification; if possible, include watering and warranty as described in the specification.

- f. No root barriers, dead-man anchor systems, or planters are permitted.
- g. No tree stakes unless necessary
- h. Hard surface planting
  - i. If there are hard surface plantings, a planting detail must be provided.
  - ii. Curb style planter is highly recommended.
  - iii. No grates are to be used and if guards are required, City of Ottawa standard (which can be provided) shall be used.
  - iv. Trees are to be planted at grade.
- i. Soil Volume - Please demonstrate as per the **Landscape Plan Terms of Reference** that the available soil volumes for new plantings will meet or exceed the following:

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

- j. Sensitive Marine Clay - Please follow the City's 2017 Tree Planting in Sensitive Marine Clay guidelines.
- k. The city requests that consideration be given to planting native species where ever there is a high probability of survival to maturity.
- l. Efforts shall be made to provide as much future canopy cover as possible at a site level, through tree planting and tree retention. The Landscape Plan shall show/document that the proposed tree planting and retention will contribute to the City's overall canopy cover over time. Please provide a projection of the future canopy cover for the site to 40 years.
- m. Page 7 of the Landscape Plan Terms of Reference requires applicants to submit a digital, georeferenced CAD or GIS file of the final approved LP. Please follow this link to review the submission requirements: [https://documents.ottawa.ca/sites/documents/files/landscape\\_for\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/landscape_for_en.pdf) . The file can be sent to the Planning Forester or Planning File Lead.

Feel free to contact Mark Richardson, Planning Forester, for follow-up questions.

## **Parkland**

Comments:

37. Cash-in-lieu of parkland (CILP) will be required, at a rate specified in the Parkland Dedication By-law No. 2022-280, as amended.
- a. CILP rate for residential uses > 18 units/net ha =’s one hectare per 1,000 net residential units but shall not exceed a maximum 10% of the gross land area where the land is less than or equal to five hectares.
  - b. CILP rate for commercial/retail uses =’s 2% of Gross Floor Area.
  - c. Where land is developed for a mix of uses within a building, the conveyance requirement shall be the cumulative sum for each use, as calculated using the applicable rate prorated proportionally to the gross floor area allocated to each use.
38. For all future submissions, PFP requests the following information to confirm and calculate the CILP:
- a. Gross land area subject to development, in square metres.
  - b. Number of existing/proposed residential units.
  - c. Total Gross Floor Area (city definition).
  - d. Gross Floor Area (city definition) of residential.
  - e. Gross Floor Area (city definition) of commercial/retail/office uses.
39. CILP payment, plus applicable appraisal fee(s), will be due prior to registration of a Site Plan Agreement.
40. Please note, if the proposed unit count, land use changes or gross floor area changes, then the parkland dedication and conveyance requirement will be re-evaluated accordingly.

Feel free to contact Mike Russett, Parks Planner, for follow-up questions.

## **Community Comments**

Mechanicsville Community Association Comments:

41. See attached comments.

## **Other**

42. The High Performance Development Standard (HPDS) is a collection of voluntary and required standards that raise the performance of new building projects to achieve sustainable and resilient design and will be applicable to Site Plan Control and Plan of Subdivision applications.

- a. The HPDS was passed by Council on April 13, 2022, but is not in effect at this time, as Council has referred the 2023 HPDS Update Report back to staff with the direction to bring forward an updated report to Committee at a later date. The timing of an updated report to Committee is unknown at this time, and updates will be shared when they are available.
  - b. Please refer to the HPDS information at [ottawa.ca/HPDS](http://ottawa.ca/HPDS) for more information.
43. Under the Affordable Housing Community Improvement Plan, a Tax Increment Equivalent Grant (TIEG) program was created to incentivize the development of affordable rental units. It provides a yearly fixed grant for 20 years. The grant helps offset the revenue loss housing providers experience when incorporating affordable units in their developments.
- a. To be eligible for the TIEG program you must meet the following criteria:
    - i. the greater of five units OR 15 per cent of the total number of units within the development must be made affordable
    - ii. provide a minimum of 15 per cent of each unit type in the development as affordable
    - iii. enter into an agreement with the city to ensure the units maintain affordable for a minimum period of 20 years at or below the city-wide average market rent for the entire housing stock based on building form and unit type, as defined by the Canada Mortgage and Housing Corporation
    - iv. must apply after a formal Site Plan Control submission, or Building Permit submission for projects not requiring Site Plan Control, and prior to Occupancy Permit issuance
  - b. Please refer to the TIEG information at [Affordable housing community improvement plan / Plan d'améliorations communautaires pour le logement abordable](#) for more details or contact the TIEG coordinator via email at [affordablehousingcip@ottawa.ca](mailto:affordablehousingcip@ottawa.ca).

### **Submission Requirements and Fees**

1. Official Plan Amendment, Major Zoning By-law Amendment, Complex Site Plan Control
  - a. Additional information regarding fees related to planning applications can be found [here](#).
2. The attached **Study and Plan Identification List** outlines the information and material that has been identified as either required (R) or advised (A) as part of a future complete application submission.



- a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on [Ottawa.ca](http://Ottawa.ca). These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.
3. All of the above comments or issues should be addressed to ensure the effectiveness of the application submission review.

Should there be any questions, please do not hesitate to contact myself or the contact identified for the above areas / disciplines.

Sincerely,  
Margot Linker

Encl. Study and Plan Identification List  
Urban Design Terms of Reference  
Mechanical Community Association Comments  
Supplementary Development Information  
ADS Site Plan Checklist  
HPDS Example Checklist  
HPDS Overview for Applicants

c.c. Jean-Charles Renaud, Planner III  
Nastassia Pratt, Planner I  
Nader Kadri, Urban Design Planner III  
Karanpreet Kaur, Urban Design Planner I  
Amy Whelan, Infrastructure Project Manager  
Shawn Wessel, Infrastructure Project Manager  
Farbod Azimi, Infrastructure Project Manager  
Mike Giampa, Transportation Project Manager  
Edith Tam, Planner II, Disposals & Strategic Development Unit  
Mark Richardson, Planning Forester  
Mike Russett, Parks Planner  
Matthew Hayley, Senior Environmental Planner

Lorrie Marlow, Mechanicsville Community Association Member  
Roy Atkinson, Mechanicsville Community Association Member

**Brigil – High Rise**  
**131 and 139 Parkdale Avenue & 129 Forward Avenue**  
**SITE SERVICING REPORT CHECKLIST**

REFERENCED STUDIES AND REPORTS	REFERENCE
Site Servicing Report for Brigil – High Rise 131 and 139 Parkdale Avenue and 129 Forward Avenue (J.L. Richards & Associates Limited, March 2, 2026)	<a href="#">Site Servicing Report</a>

4.1	GENERAL CONTENT	REFERENCE
<input type="checkbox"/>	Executive Summary (for larger reports only).	N/A
<input checked="" type="checkbox"/>	Date and revision number of the report.	<a href="#">Site Servicing Report</a>
<input checked="" type="checkbox"/>	Location map and plan showing municipal address, boundary, and layout of proposed development.	<a href="#">Site Servicing Report (Appendix A)</a>
<input checked="" type="checkbox"/>	Plan showing the site and location of all existing services.	<a href="#">Servicing Plan</a>
<input checked="" type="checkbox"/>	Development statistics, land use, density, adherence to zoning and official plan, and reference to applicable subwatershed and watershed plans that provide context to which individual developments must adhere.	<a href="#">Site Servicing Report</a>
<input checked="" type="checkbox"/>	Summary of Pre-consultation Meetings with City and other approval agencies.	<a href="#">Site Servicing Report (Appendix 'B')</a>
<input type="checkbox"/>	Reference and confirm conformance to higher level studies and reports (Master Servicing Studies, Environmental Assessments, Community Design Plans), or in the case where it is not in conformance, the proponent must provide justification and develop a defensible design criteria.	N/A
<input checked="" type="checkbox"/>	Statement of objectives and servicing criteria.	<a href="#">Site Servicing Report</a>
<input checked="" type="checkbox"/>	Identification of existing and proposed infrastructure available in the immediate area.	<a href="#">Site Servicing Report</a> <a href="#">Servicing Plan</a>
<input type="checkbox"/>	Identification of Environmentally Significant Areas, watercourses and Municipal Drains potentially impacted by the proposed development (Reference can be made to the Natural Heritage Studies, if available).	N/A
<input checked="" type="checkbox"/>	Concept level master grading plan to confirm existing and proposed grades in the development. This is required to confirm the feasibility of proposed stormwater management and drainage, soil removal and fill constraints, and potential impacts to neighbouring properties. This is also required to confirm that the proposed grading will not impede existing major system flow paths.	<a href="#">Grading Plan</a>

<input type="checkbox"/>	Identification of potential impacts of proposed piped services on private services (such as wells and septic fields on adjacent lands) and mitigation required to address potential impacts.	N/A
<input type="checkbox"/>	Proposed phasing of the development, if applicable.	N/A
<input checked="" type="checkbox"/>	Reference to geotechnical studies and recommendations concerning servicing.	Drawings
<input checked="" type="checkbox"/>	All preliminary and formal site plan submissions should have the following information: <ul style="list-style-type: none"> <li>▪ Metric scale</li> <li>▪ North arrow (including construction North)</li> <li>▪ Key plan</li> <li>▪ Name and contact information of applicant and property owner</li> <li>▪ Property limits, including bearings and dimensions</li> <li>▪ Existing and proposed structures and parking areas</li> <li>▪ Easements, road widening and rights-of-way</li> <li>▪ Adjacent street names</li> </ul>	All Drawings

<b>4.2</b>	<b>SITE SERVICING REPORT: WATER</b>	<b>REFERENCE</b>
<input type="checkbox"/>	Confirm consistency with Master Servicing Study, if available.	N/A
<input checked="" type="checkbox"/>	Availability of public infrastructure to service proposed development.	Site Servicing Plan
<input checked="" type="checkbox"/>	Identification of system constraints.	Site Servicing Report Servicing Plan
<input checked="" type="checkbox"/>	Identify boundary conditions.	Site Servicing Report
<input checked="" type="checkbox"/>	Confirmation of adequate domestic supply and pressure.	Site Servicing Report
<input checked="" type="checkbox"/>	Confirmation of adequate fire flow protection and confirmation that fire flow is calculated as per the Fire Underwriter's Survey. Output should show available fire flow at locations throughout the development.	Site Servicing Report
<input checked="" type="checkbox"/>	Provide a check of high pressures. If pressure is found to be high, an assessment is required to confirm the application of pressure reducing valves.	Site Servicing Report
<input type="checkbox"/>	Definition of phasing constraints. Hydraulic modelling is required to confirm servicing for all defined phases of the project, including the ultimate design.	N/A
<input checked="" type="checkbox"/>	Address reliability requirements, such as appropriate location of shutoff valves.	Site Servicing Report
<input type="checkbox"/>	Check on the necessity of a pressure zone boundary modification.	N/A

<input checked="" type="checkbox"/>	Reference to water supply analysis to show that major infrastructure can deliver sufficient water for the proposed land use. This includes data that shows that the expected demands under average day, peak hour and fire flow conditions provide water within the required pressure range.	Site Servicing Report
<input checked="" type="checkbox"/>	Description of the proposed water distribution network, including locations of proposed connections to the existing system, provisions for necessary looping, and appurtenances (valves, pressure reducing valves, valve chambers, and fire hydrants), including special metering provisions.	Site Servicing Report Servicing Plan
<input type="checkbox"/>	Description of off-site required feeder mains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.	N/A
<input checked="" type="checkbox"/>	Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	Site Servicing Report
<input type="checkbox"/>	Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	N/A

<b>4.3</b>	<b>SITE SERVICING REPORT: WASTEWATER</b>	<b>REFERENCE</b>
<input checked="" type="checkbox"/>	Summary of proposed design criteria (Note: Wet weather flow criteria should not deviate from the City of Ottawa Sewer Design Guidelines. Monitored flow data from relatively new infrastructure cannot be used to justify capacity requirements for proposed infrastructure).	Site Servicing Report
<input type="checkbox"/>	Confirm consistency with Master Servicing Study and/or justifications for deviations.	N/A
<input type="checkbox"/>	Consideration of local conditions that may contribute to extraneous flows that are higher than the recommended flows in the Guidelines. This includes groundwater and soil conditions, and age and condition of sewers.	N/A
<input checked="" type="checkbox"/>	Description of existing sanitary sewer available for discharge of wastewater from proposed development.	Site Servicing Report Servicing Plan
<input checked="" type="checkbox"/>	Verify available capacity in downstream sanitary sewer and/or identification of upgrades necessary to service the proposed development. (Reference can be made to previously completed Master Servicing Study if applicable.)	Site Servicing Report (Section 3.0)
<input type="checkbox"/>	Calculations related to dry weather and wet weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.	N/A
<input checked="" type="checkbox"/>	Description of proposed sewer network, including sewers, pumping stations and forcemains.	Site Servicing Report Servicing Plan

<input type="checkbox"/>	Discussion of previously identified environmental constraints and impact on servicing (environmental constraints are related to limitations imposed on the development in order to preserve the physical condition of watercourses, vegetation, soil cover, as well as protecting against water quantity and quality).	N/A
<input type="checkbox"/>	Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.	N/A
<input type="checkbox"/>	Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.	N/A
<input type="checkbox"/>	Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.	N/A
<input type="checkbox"/>	Special considerations, such as contamination, corrosive environment, etc.	N/A

<b>4.4</b>	<b>SITE SERVICING REPORT: STORMWATER</b>	<b>REFERENCE</b>
<input checked="" type="checkbox"/>	Description of drainage outlets and downstream constraints, including legality of outlets (i.e., municipal drain, right-of-way, watercourse, or private property).	Site Servicing Report
<input checked="" type="checkbox"/>	Analysis of available capacity in existing public infrastructure.	Site Servicing Report
<input checked="" type="checkbox"/>	A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	Servicing, Grading and Drainage Plans
<input checked="" type="checkbox"/>	Water quantity control objective (e.g. controlling post-development peak flows to pre-development level for storm events ranging from the 2 or 5 year event (dependent on the receiving sewer design) to 100 year return period); if other objectives are being applied, a rationale must be included with reference to hydrologic analyses of the potentially affected subwatersheds, taking into account long-term cumulative effects.	Site Servicing Report
<input type="checkbox"/>	Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	N/A
<input checked="" type="checkbox"/>	Description of the stormwater management concept with facility locations and descriptions with references and supporting information.	Site Servicing Report Servicing, Grading and Drainage Plans
<input type="checkbox"/>	Setback from private sewage disposal systems.	N/A
<input type="checkbox"/>	Watercourse and hazard lands setbacks.	N/A

<input checked="" type="checkbox"/>	Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	Site Servicing Report (Appendix 'B')
<input type="checkbox"/>	Confirm consistency with subwatershed and Master Servicing Study, if applicable study exists.	N/A
<input checked="" type="checkbox"/>	Storage requirements (complete with calculations) and conveyance capacity for minor events (1:2 year return period) and major events (1:100 year return period).	Site Servicing Report. Note 1:5 year return period confirmed by City (refer to SSR Section 4).
<input type="checkbox"/>	Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.	N/A
<input checked="" type="checkbox"/>	Calculate pre- and post-development peak flow rates, including a description of existing site conditions and proposed impervious areas and drainage catchments in comparison to existing conditions.	Site Servicing Report (Section 4.0)
<input type="checkbox"/>	Any proposed diversion of drainage catchment areas from one outlet to another.	N/A
<input type="checkbox"/>	Proposed minor and major systems, including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	N/A
<input type="checkbox"/>	If quantity control is not proposed, demonstration that downstream system has adequate capacity for the post-development flows up to and including the 100-year return period storm event.	N/A
<input type="checkbox"/>	Identification of potential impacts to receiving watercourses.	N/A
<input type="checkbox"/>	Identification of municipal drains and related approval requirements.	N/A
<input checked="" type="checkbox"/>	Description of how the conveyance and storage capacity will be achieved for the development.	Site Servicing Report (Section 4.0)
<input type="checkbox"/>	100 year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.	
<input type="checkbox"/>	Inclusion of hydraulic analysis, including hydraulic grade line elevations.	N/A
<input checked="" type="checkbox"/>	Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	Site Servicing Report Drawings

<input type="checkbox"/>	Identification of floodplains – proponent to obtain relevant floodplain information from the appropriate Conservation Authority. The proponent may be required to delineate floodplain elevations to the satisfaction of the Conservation Authority if such information is not available or if information does not match current conditions.	N/A
<input type="checkbox"/>	Identification of fill constraints related to floodplain and geotechnical investigation.	N/A

<b>4.5</b>	<b>APPROVAL AND PERMIT REQUIREMENTS</b>	<b>REFERENCE</b>
The Site Servicing Report shall provide a list of applicable permits and regulatory approvals necessary for the proposed development, as well as the relevant issues affecting such approval. The approval and permitting shall include but not be limited to the following:		
<input type="checkbox"/>	Conservation Authority as the designated approval agency for modification of floodplain, potential impact on fish habitat, proposed works in or adjacent to a watercourse, cut/fill permits and Approval under Lakes and Rivers Improvement Act. The Conservation Authority is not the approval authority for the Lakes and Rivers Improvement Act. Where there are Conservation Authority regulations in place, approval under the Lakes and Rivers Improvement Act is not required, except in cases of dams, as defined in the Act.	N/A
<input type="checkbox"/>	Application for Environmental Compliance Approval (ECA) under the Ontario Water Resources Act.	N/A
<input type="checkbox"/>	Changes to Municipal Drains.	N/A
<input type="checkbox"/>	Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation, etc.).	N/A

<b>4.6</b>	<b>CONCLUSION CHECKLIST</b>	<b>REFERENCE</b>
<input checked="" type="checkbox"/>	Clearly stated conclusions and recommendations.	Site Servicing Report
<input type="checkbox"/>	Comments received from review agencies, including the City of Ottawa and information on how the comments were addressed. Final sign-off from the responsible reviewing agency.	Not yet applicable
<input checked="" type="checkbox"/>	All draft and final reports shall be signed and stamped by a Professional Engineer registered in Ontario.	Site Servicing Report All Drawings

**Site Servicing Report**  
**131 and 139 Parkdale Avenue & 129 Forward Avenue**

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**Appendix C**

Water Servicing

<b>Water Demand Calculations</b>		
<b>131 Parkdale Ave (JLR 33433-000)</b>		
<b>Residential</b>		
<b>Unit Breakdown</b>	<b>No.</b>	<b>Person Per Unit (Table 4.1)</b>
Studio	75	1.4
1 Bed	142	1.4
1 bed + den	52	1.4
2 bed	160	2.1
Town House	0	2.7
Total Unit Count	429	units
Total Population	713	ppl
Average Day Consumption Rate	280	L/c/d
<b>Average Day Demand</b>	<b>2.31</b>	<b>L/s</b>
Maximum Day Peaking Factor	2.50	x Avg Day (2025 Design Guidelines)
<b>Maximum Day Demand</b>	<b>5.77</b>	<b>L/s</b>
Peak Hour Peaking Factor	2.20	x Max Day (2025 Design Guidelines)
<b>Peak Hour Demand</b>	<b>12.70</b>	<b>L/s</b>
<b>Retail/Commercial Space</b>		
Retail Area	434.26	m <sup>2</sup>
Indoor Amenity area	1420.78	m <sup>2</sup>
Average Day Consumption Rate	2500	L/(1000m <sup>2</sup> /d)
<b>Average Day Demand</b>	<b>0.05</b>	<b>L/s</b>
Maximum Day Peaking Factor	1.50	x Avg Day (2025 Design Guidelines)
<b>Maximum Day Demand</b>	<b>0.08</b>	<b>L/s</b>
Peak Hour Peaking Factor	1.80	x Max Day (2025 Design Guidelines)
<b>Peak Hour Demand</b>	<b>0.14</b>	<b>L/s</b>
<b>Total Demand</b>		
<b>Average Day Demand</b>	<b>2.36</b>	<b>L/s</b>
<b>Max Day Demand</b>	<b>5.85</b>	<b>L/s</b>
<b>Peak Hour Demand</b>	<b>12.85</b>	<b>L/s</b>
<b>Filling of Indoor Pool</b>		
Area	212.8	m <sup>2</sup>
Assumed Depth	1.35	m
Assumed Fill Time	2	hours
<b>Demand</b>	<b>39.90</b>	<b>L/s</b>
<b>Total Demand Including Filling of Indoor Pool</b>		
<b>Average Day Demand</b>	<b>42.26</b>	<b>L/s</b>
<b>Max Day Demand</b>	<b>45.75</b>	<b>L/s</b>
<b>Peak Hour Demand</b>	<b>52.75</b>	<b>L/s</b>

## FUS Fire Flow Calculations

131 Parkdale Ave - High-Rise Building  
(JLR 33433-000)

Parameter	Value	Note
Type of Construction	Non-combustible (Type II) or Mass Timber (Type IV-A)	
Coefficient (C)	0.8	
Protected Openings	No	
Total Effective Area	9510.3	m <sup>2</sup> Total Effective Area (High-Rise). Basements are excluded.
Required Fire Flow Formula	RFF=220C <sup>1/4</sup> A	
Fire Flow	17164	L/min
Rounded Fire Flow	17000	L/min Flow rounded to nearest 1000 L/min.
Occupancy Class	Limited Combustible	
Occupancy Charge	-15%	
Occupancy Increase or Decrease	-2550	
Fire Flow	14450	L/min No rounding applied.
Sprinkler Automatic per NFPA	Yes	
Standard Water Supply used	Yes	
Fully Supervised	Yes	
Sprinkler Credit	-50%	
Decrease for Sprinkler	-7225	L/min
<i>North Side Exposure</i>		Existing 33 Storey Tower
Exposing Wall:	Fire Resistive (Type I) or Non-Combustible (Type II) with unprotected openings	
Exposed Wall:	Fire Resistive (Type I) or Non-Combustible (Type II) with unprotected openings	
Length of Exposed Wall:	37.0	m
Height of Exposed Wall:	33	storeys
Length-Height Factor	1221.0	m-storeys
Separation Distance	22.6	m Weighted average between separation distances for Tower A and Tower B
North Side Exposure Charge	4%	
<i>East Side Exposure</i>		5 Storey Building + Garage
Exposing Wall:	Fire Resistive (Type I) or Non-Combustible (Type II) with unprotected openings	
Exposed Wall:	Fire Resistive (Type I) or Non-Combustible (Type II) with unprotected openings	
Length of Exposed Wall:	23.8	m
Height of Exposed Wall:	5	storeys
Length-Height Factor	119.0	m-storeys
Separation Distance	14.5	m
East Side Exposure Charge	8%	
<i>South Side Exposure</i>		
Exposing Wall:	Fire Resistive (Type I) or Non-Combustible (Type II) with unprotected openings	
Exposed Wall:	Fire Resistive (Type I) or Non-Combustible (Type II) with unprotected openings	
Length of Exposed Wall:	37.0	m
Height of Exposed Wall:	2	storeys
Length-Height Factor	74.0	m-storeys
Separation Distance	4.35	m Weighted average between separation distances for Tower A and Tower B
South Side Exposure Charge	9%	
<i>West Side Exposure</i>		
Exposing Wall:	Wood Frame (Type V)	
Exposed Wall:	Wood Frame (Type V)	
Length of Exposed Wall:	37.5	m
Height of Exposed Wall:	3	storeys
Length-Height Factor	112.5	m-storeys
Separation Distance	35	m
West Side Exposure Charge	0%	
Total Exposure Charge	21%	
Increase for Exposures	3035	L/min
Fire Flow	10260	L/min
Rounded Fire Flow	10000	L/min Flow rounded to nearest 1000 L/min.
<b>Required Fire Flow (RFF)</b>	<b>10000</b>	<b>L/min</b>
	<b>167</b>	<b>L/s</b>

Fire Underwriters Survey (FUS) Fire Flow Calculations 2020

In accordance with City of Ottawa Technical Bulletin ISTB-2018-02 dated March 21, 2018

**HEAD LOSS - HAZEN-WILLIAMS**  
131 Parkdale - Highrise Apartments  
(JLR 33433-000)

**Information to City**

Demand Scenario	Demand (L/s)
Average Day	2.38
Maximum Day	5.89
Required FF (FUS)	167.0
Peak Hour	12.92
Average Day with Pool Filling	42.29
Maximum Day with Pool Filling	45.79
Peak Hour with Pool Filling	52.82
Sprinkler	69.2

**Boundary Conditions (Email from City, January 22, 2026):**

Water Demand Scenario	Demands (L/s)	Head (m) on Parkdale Ave.
Peak Hour	12.92	107.7
Maximum HGL	0.00	114.8
Max Day + FF (FUS)	167.00	101.4

**Uploaded calcs from February 17 2026**

Demand Scenario	Demand (L/s)
Average Day	2.31
Maximum Day	5.77
Required FF (FUS)	167.0
Peak Hour	12.70
Average Day with Pool Filling	42.26
Maximum Day with Pool Filling	45.75
Peak Hour with Pool Filling	52.75
Sprinkler	69.2

**Headloss Calculations (Hazen Williams Equation)**

**Hazen Williams** equation (Mays, 1999; Streeter et al., 1998; Viessman and Hammer, 1993) where k=0.85 for meter and seconds units or 1.318 for feet and seconds units:

$$H = L \left[ \frac{V}{kC} \left( \frac{4}{D} \right)^{0.63} \right]^{1/0.54} \quad V = \frac{Q}{A} \quad A = \frac{\pi}{4} D^2$$

Where,  
 HL = Headloss (m)  
 Q - Flow (m³/s)  
 L - Length (m)  
 C - Hazen Williams "C"  
 D - Watermain Diameter (m)  
 V - Velocity (m/s)  
 A - Watermain Cross-Sectional Area (m²)

**131 Parkdale Headloss Calculations**

Water Demand Condition	Flow (Q) (L/s)	Flow (Q) (m³/s)	Length (m)	C	D (m)	V (m/s)	A (m²)	Head Loss (m)	HGL (m)	Calculated HGL (m) (after Headlosses)	Elevation (m) FFE	Pressure @ Node			ODG 4.2.2 Requirement	Criteria Achieved?
												(m)	(kPa)	(psi)		
Peak Hour without Pool Filling	12.70	0.01270	8	100	0.11	1.386	0.00916	0.26478	107.700	107.435	60.6	46.835	459	66.6	275 kPa	Yes
Peak Hour with Pool Filling	52.75	0.01270	8	100	0.11	5.758	0.00916	3.69916	107.700	104.001	60.6	43.401	426	61.8	275 kPa	Yes
Max HGL without Pool Filling	0.00	0.00000	8	100	0.11	0.000	0.00916	0.00000	114.800	114.800	60.6	54.200	532	77.1	552 kPa	Yes
Max HGL with Pool Filling	0.00	0.00000	8	100	0.11	0.000	0.00916	0.00000	114.800	114.800	60.6	54.200	532	77.1	552 kPa	Yes
MDD+FF	74.97	0.07497	8	100	0.108	8.184	0.00916	7.09277	101.400	94.307	60.6	33.707	331	48.0	140 kPa	Yes





---

**FW: 131 Parkdale - Water Boundary Conditions**


---

**From** Mahad Musse <mmusse@jlrichards.ca>

**Date** Wed 2/4/2026 11:15 AM

**To** Emily Facette <EFacette@jlrichards.ca>; Annie Williams <awilliams@jlrichards.ca>

**Cc** Steve Picken <spicken@jlrichards.ca>

 1 attachment (2 MB)

131 Parkdale Avenue January 2026.pdf;

Hi Emily,

We received the boundary conditions for this site.

Annie mentioned she can support in the training/review process.

Thanks  
Mahad

**Mahad Musse**, P.Eng.  
Civil Engineer

Ottawa ON

Work: [343-633-1501](tel:343-633-1501)

---

**From:** Wessel, Shawn <shawn.wessel@ottawa.ca>

**Sent:** Wednesday, February 4, 2026 10:09 AM

**To:** Mahad Musse <mmusse@jlrichards.ca>; Whelan, Amy <amy.whelan@ottawa.ca>

**Cc:** Steve Picken <spicken@jlrichards.ca>; Brandon Lind <brandonlind@brigil.com>; jlrivard@brigil.com

**Subject:** RE: 131 Parkdale - Water Boundary Conditions

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Good morning Mahad.

Further to your BC request, please see attached and below:

The following are boundary conditions, HGL, for hydraulic analysis at 131 Parkdale Avenue (zone 1W) assumed to be dually connected to the 203mm on Burnside Avenue and reported in two (2) separate scenarios. (see attached PDF for location).

Scenario 1 – Typical and Fire Flow Demands

Minimum HGL = 107.7 m

Maximum HGL = 114.8 m

Max Day + Fire Flow (166.67 L/s) = 101.4 m

Scenario 2 – Pool Filling Demands

Minimum HGL = 105.9m

Maximum HGL = 114.6m

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. 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.*

Thank you

*Regards,*

**Shawn Wessel, A.Sc.T.,rcji**

Pronouns: he/him | Pronom: il

**Project Manager - Infrastructure Approvals**

**Gestionnaire de projet – Approbation des demandes d'infrastructures**

Development Review Central Branch | Direction de l'examen des projets d'aménagement, Centrale

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

City of Ottawa | Ville d'Ottawa

110 Laurier Ave. W. | 110, avenue Laurier Ouest, Ottawa ON K1P 1J1

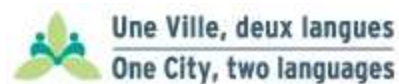
(613) 580 2424 Ext. | Poste 33017

Int. Mail Code | Code de Courrier Interne 01-14

[shawn.wessel@ottawa.ca](mailto:shawn.wessel@ottawa.ca)

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**Out of Office Alert : Februrary 5 & 6, 2026, inculsive**



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

**From:** Mahad Musse <[mmusse@jlrichards.ca](mailto:mmusse@jlrichards.ca)>

**Sent:** Thursday, January 22, 2026 1:57 PM

**To:** Whelan, Amy <[amy.whelan@ottawa.ca](mailto:amy.whelan@ottawa.ca)>; Wessel, Shawn <[shawn.wessel@ottawa.ca](mailto:shawn.wessel@ottawa.ca)>

Cc: Steve Picken <[spicken@jlrichards.ca](mailto:spicken@jlrichards.ca)>; Brandon Lind <[brandonlind@brigil.com](mailto:brandonlind@brigil.com)>; [jlrivard@brigil.com](mailto:jlrivard@brigil.com)

Subject: 131 Parkdale - Water Boundary Conditions

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Hello Amy, Shawn,

We have been retained by Brigil to prepare SPA documents for a proposed development on 131 Parkdale Avenue in Ottawa. The development will consist of two (2) towers with a shared underground parking garage. Tower A will be 40 stories high and Tower B will be 6 stories high. The proposed water servicing for the site would be extending a water service (two water services + isolation valve) from the existing 200 mm diameter watermain on Burnside.

We are requesting boundary conditions under the following:

- Typical average day demand, maximum day demand plus fire flow and peak hour scenarios; and
- Average day demand, maximum day demand (no fire flow) and peak hour demand scenario to consider the pool filling.

Please note that we do not expect the pool filling to be simultaneous with the fire flow demand scenario.

1. Typical Demand and Fire Flow Scenarios:

- Average Day = 2.38 L/s
- Maximum Day = 5.89 L/s
- Peak Hour = 12.92 L/s
- FUS Fire Flow = 167 L/s

2. Demand Scenarios with Pool Filling

- Average Day = 42.28 L/s
- Maximum Day = 45.79 L/s
- Peak Hour = 52.82 L/s

If we could receive the requested boundary conditions at your earliest convenience it would be appreciated.

Should you have any questions or require any further information, please do not hesitate to contact me.

Thanks  
Mahad



**Mahad Musse**, P.Eng.  
Civil Engineer



1000-343 Preston Street  
Ottawa ON K1S 1N4



Work: [343-633-1501](tel:343-633-1501)  
[mmusse@jlrichards.ca](mailto:mmusse@jlrichards.ca)

'

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'

**Site Servicing Report**  
**131 and 139 Parkdale Avenue & 129 Forward Avenue**

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**Appendix D**

Sanitary Servicing

## Wastewater Calculations 131 Parkdale (JLR 33433-000)

	<b>Site Area</b>	0.305	Ha.
	<b>Unit Breakdown</b>	<b>No.</b>	<b>Person Per Unit (Table 4.1)</b>
	Studio/Bachelor	75	1.4
	1 Bed	142	1.4
	1 bed + den	52	1.4
	2 bed	132	2.1
	2 bed + den	28	2.1
	Total Unit Count =	429	units
	Total Population	713	ppl
	Theoretical Wastewater Flow	280	L/c/d
	<b>Average Wastewater Flow</b>	<b>2.31</b>	<b>L/s</b>
	Harmon Peaking Factor	3.31	
<b>A</b>	<b>Peak Residential Wastewater Flow</b>	<b>7.65</b>	<b>L/s</b>
	Commercial/Office Area (ha)	0.04	Ha
	Maximum Day Demand	2500	L/(1000m <sup>2</sup> /d)
	Commercial PF =	1.5	
<b>B</b>	<b>Peak Commercial Wastewater Flow</b>	<b>0.02</b>	<b>L/s</b>
<b>C</b>	<b>Dry &amp; Wet I/I (0.33 L/s/ha)</b>	<b>0.10</b>	<b>L/s</b>
<b>A+B+C</b>	<b>Total Peak WW Flow (L/s)</b>	<b>7.77</b>	<b>L/s</b>

## Mahad Musse

---

**From:** Steve Picken  
**Sent:** Monday, January 19, 2026 8:02 AM  
**To:** Mahad Musse  
**Cc:** Guy Forget  
**Subject:** FW: Parkdale/Forward Pre-Con Follow-up (PC2025-0267)  
**Attachments:** Wastewater Calculations.pdf

FYI – capacity confirmation on Sani

**Steve Picken**, C.Tech.  
Civil Technician

Ottawa ON  
Work: [343-803-4537](tel:343-803-4537)

---

**From:** Wessel, Shawn <shawn.wessel@ottawa.ca>  
**Sent:** October 31, 2025 1:39 PM  
**To:** Steve Picken <spicken@jlrichards.ca>; Whelan, Amy <amy.whelan@ottawa.ca>  
**Cc:** Marc Rivet <mrivet@jlrichards.ca>; Dan McTavish <dan.mctavish@perkinswill.com>; Brandon Lind <brandonlind@brigil.com>  
**Subject:** RE: Parkdale/Forward Pre-Con Follow-up (PC2025-0267)

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Hello Steven and good afternoon.

Please find capacity comments from Water Resources Dept., below.

Sanitary - While the West Nepean Collector (WNC) is currently at capacity, the proposed peak flows of approximately 9L/s are very small relative to the existing flows. Therefore, we can allow the proposed flows.

Storm- SWM will be required to control 100yr flows to 5yr predevelopment level using Max C=0.5.

Thank you

*Regards,*

**Shawn Wessel, A.Sc.T.,rcji**

Pronouns: he/him | Pronom: il

**Project Manager - Infrastructure Approvals**

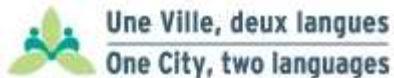
**Gestionnaire de projet – Approbation des demandes d’infrastructures**

Development Review Central Branch | Direction de l’examen des projets d’aménagement, Centrale  
Planning, Development & Building Services Department (PDBS) | Direction générale des services de la planification, de l’aménagement et du bâtiment (DGSPAB)  
City of Ottawa | Ville d'Ottawa  
110 Laurier Ave. W. | 110, avenue Laurier Ouest, Ottawa ON K1P 1J1  
(613) 580 2424 Ext. | Poste 33017  
Int. Mail Code | Code de Courrier Interne 01-14  
[shawn.wessel@ottawa.ca](mailto:shawn.wessel@ottawa.ca)



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**Out of Office Alert : November 10th – 17th inclusive**





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

**From:** Steve Picken <[spicken@jlrichards.ca](mailto:spicken@jlrichards.ca)>

**Sent:** Friday, October 31, 2025 1:29 PM

**To:** Whelan, Amy <[amy.whelan@ottawa.ca](mailto:amy.whelan@ottawa.ca)>

**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>; Dan McTavish <[dan.mctavish@perkinswill.com](mailto:dan.mctavish@perkinswill.com)>; Wessel, Shawn <[shawn.wessel@ottawa.ca](mailto:shawn.wessel@ottawa.ca)>; Brandon Lind <[brandonlind@brigil.com](mailto:brandonlind@brigil.com)>

**Subject:** RE: Parkdale/Forward Pre-Con Follow-up (PC2025-0267)

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Good afternoon Amy,

Please find attached sanitary demand calculations for the proposed development at 131 and 139 Parkdale and 128 Forward. Based on the pre-consultation package unit statistics we estimate **8.32 L/s peak wastewater flow** for the proposed development. We expect to connect services to the existing 250mm dia sewer on Burnside Avenue.

Please advise capacity in the receiving sewer.

Thanks!  
Steve



**Steve Picken**, C.Tech.  
Civil Technician

1000-343 Preston Street  
Ottawa ON K1S 1N4  
Work: [343-803-4537](tel:343-803-4537)  
[spicken@jlrichards.ca](mailto:spicken@jlrichards.ca)

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** October 30, 2025 11:24 AM  
**To:** Steve Picken <[spicken@jlrichards.ca](mailto:spicken@jlrichards.ca)>; David Hook <[dhook@jlrichards.ca](mailto:dhook@jlrichards.ca)>  
**Subject:** FW: Parkdale/Forward Pre-Con Follow-up (PC2025-0267)

**Marc Rivet**, RPP, M.Urb. (he/him)  
Associate  
Manager, Ottawa Planning Department; Senior Planner  
Associé  
Gestionnaire des services d'urbanisme d'Ottawa  
Planificateur sénior

Ottawa ON  
Work: [343-803-4533](tel:343-803-4533)  
Mobile: [613-867-8528](tel:613-867-8528)

---

**From:** Linker, Margot <[margot.linker@ottawa.ca](mailto:margot.linker@ottawa.ca)>  
**Sent:** Thursday, October 30, 2025 10:58 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>; Brandon Lind <[brandonlind@brigil.com](mailto:brandonlind@brigil.com)>; Dan McTavish <[dan.mctavish@perkinswill.com](mailto:dan.mctavish@perkinswill.com)>  
**Cc:** Renaud, Jean-Charles <[Jean-Charles.Renaud@ottawa.ca](mailto:Jean-Charles.Renaud@ottawa.ca)>; Pratt, Nastassia <[nastassia.pratt@ottawa.ca](mailto:nastassia.pratt@ottawa.ca)>; Wessel, Shawn <[shawn.wessel@ottawa.ca](mailto:shawn.wessel@ottawa.ca)>; Azimi,

Farbod <[farbod.azimi@ottawa.ca](mailto:farbod.azimi@ottawa.ca)>; Giampa, Mike <[Mike.Giampa@ottawa.ca](mailto:Mike.Giampa@ottawa.ca)>; Kadri, Nader <[nader.kadri@ottawa.ca](mailto:nader.kadri@ottawa.ca)>; Kaur, Karanpreet <[karanpreet.kaur@ottawa.ca](mailto:karanpreet.kaur@ottawa.ca)>; Tam, Edith <[Edith.Tam@ottawa.ca](mailto:Edith.Tam@ottawa.ca)>; Richardson, Mark <[Mark.Richardson@ottawa.ca](mailto:Mark.Richardson@ottawa.ca)>; Russett, Mike <[Mike.Russett@ottawa.ca](mailto:Mike.Russett@ottawa.ca)>; Hayley, Matthew <[Matthew.Hayley@ottawa.ca](mailto:Matthew.Hayley@ottawa.ca)>; Whelan, Amy <[amy.whelan@ottawa.ca](mailto:amy.whelan@ottawa.ca)>; MacPherson, Amy <[Amy.MacPherson@ottawa.ca](mailto:Amy.MacPherson@ottawa.ca)>; 'Lorrie Marlow' <[morrielarlow@gmail.com](mailto:morrielarlow@gmail.com)>; [roycatkinson@gmail.com](mailto:roycatkinson@gmail.com)

**Subject:** Parkdale/Forward Pre-Con Follow-up (PC2025-0267)

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Good morning, Mark, Brandon, and Dan,

Please see attached the pre-consultation feedback form, SPIL, community comments and supporting documents for the meeting held on October 22, 2025, for 131, 139 Parkdale and 128 Forward. These comments are valid for one year.

Staff are still discussing internally your question regarding the City facilitating the opening of the lane all the way through the block, and will follow up when we have more information.

During the meeting, there were questions regarding the approvals at 99 Parkdale and 71 Burnside. The Zoning By-law Amendments for these properties to permit the towers of up to 84m and 105.1m were passed by Council in 2012 and 2013, respectfully. Therefore, the zoning was in place prior to the adoption of the Scott Street Secondary Plan in 2015, and the height schedule did not trigger any Official Plan Amendments to facilitate the construction of these towers.

If you have any comments or questions, please do not hesitate to contact myself, JC or Nastassia.

Kind regards,  
Margot

**Margot Linker**

**Planner II | Urbaniste II**

Development Review Central

Planning, Development and Building Services Department

City of Ottawa

110 Laurier Ave. West

Ottawa, ON K1P 1J1

Tel. 613-580-2424, ext. 22555

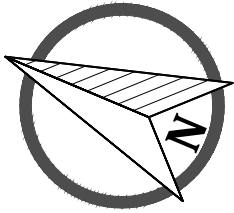
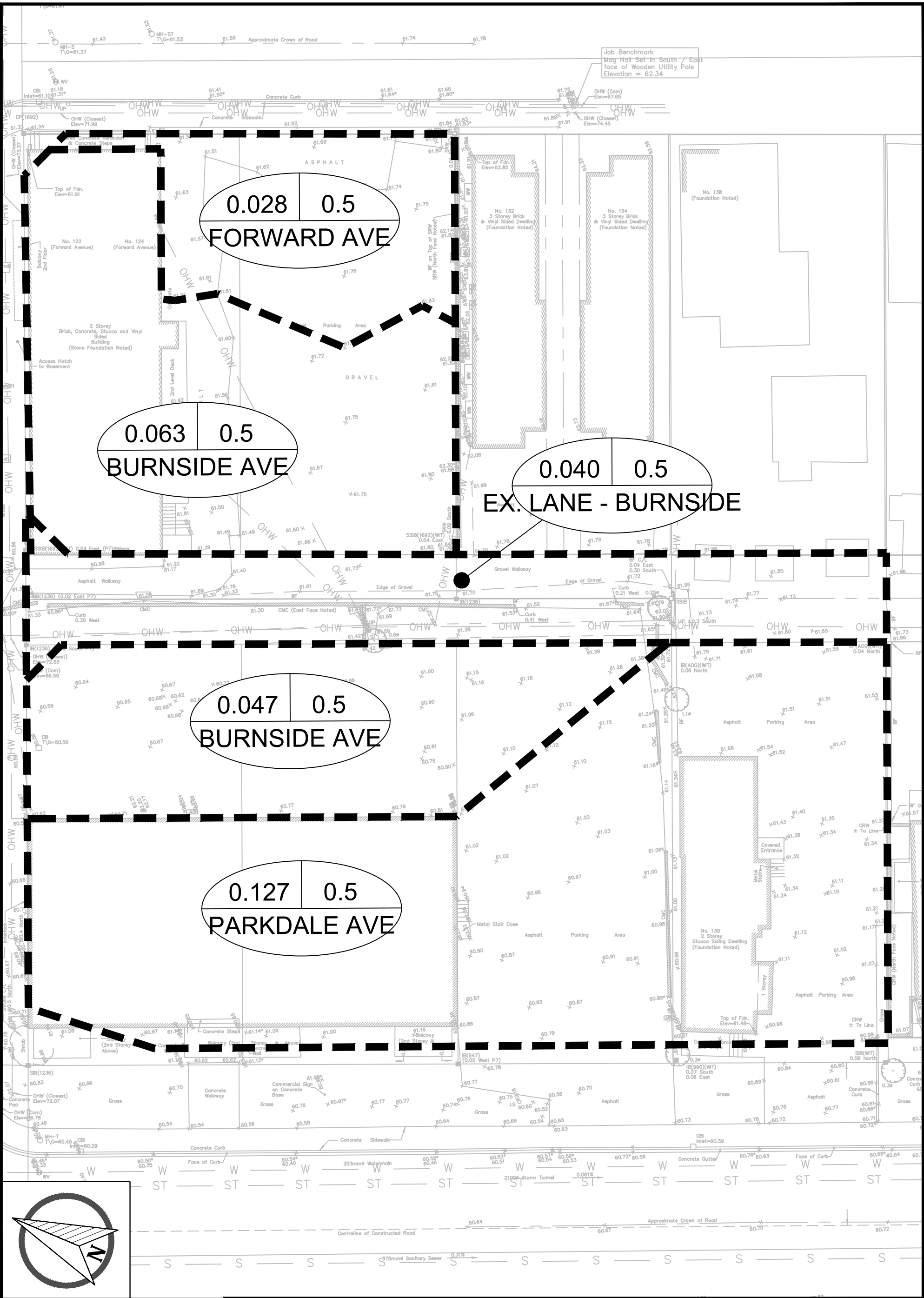
**Site Servicing Report**  
**131 and 139 Parkdale Avenue & 129 Forward Avenue**

---

**Appendix E**

Storm Servicing and Stormwater  
Management

File Location: P:\33000\33433-000 - 131 Parkdale High Rise\10-Production\01-Civil\Figures\33433-000C PRE-DST.dwg



<b>LEGEND</b>	AREA IN HECTARES
	RUNOFF COEFFICIENT
	DRAINAGE BOUNDARY

PROJECT:	131 PARKDALE	
DRAWING:	PRE-DEVELOPMENT DRAINAGE PLAN OF DISTURBED SURFACES	
 <b>J.L. Richards</b> ENGINEERS-ARCHITECTS-PLANNERS	DESIGN: MM	DRAWING #: <b>FIG-01</b>
	DRAWN: NQ	
	CHECKED: KF	
	JLR #: 33433-000	
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PLOT DATE: Monday, March 2, 2026 11:18:00 AM

**PRE-DEVELOPMENT CALCULATIONS (DISTURBED AREAS)**
**Guidance on Approach to Estimate Allowable Peak Flow and SWM Calculations:**

- 1 Allowable peak flow shall be estimated based on a 1:5 year intensity and based on a C-Factor of 0.5.
- 2 The 1:5-year intensity shall be calculated based on IDF statistics (per the OSDG).
- 3 Time of Concentration (T<sub>c</sub>) calculated based on current conditions. T<sub>c</sub> shall not be less than 10 mins.
- 4 Any storm events greater than 5-year, up to and including 100-year, must be detained on site.

**Pre-Development Area Breakdown**
**To Burnside Ave. E. 300 mm dia. Storm Sewer**

Type of Area	Area (ha)	C-Factor	C-Factor (Eff)
Pavement	0.11000	0.9	
Grass	0.00000	0.2	
Total	0.11000	0.90	0.50

$$Q_{5_{yr}} = 2.78 \text{ CAI}$$

$$Q_{5_{yr}} = (2.78) \times (0.50) \times (0.11) \times (104.19)$$

$$Q_{5_{yr}} = 15.93 \text{ L/s}$$

**To Forward Ave. E. 300 mm dia. Storm Sewer**

Type of Area	Area (ha)	C-Factor	C-Factor (Eff)
Pavement	0.02800	0.9	
Grass	0.00000	0.2	
Total	0.02800	0.90	0.50

$$Q_{5_{yr}} = 2.78 \text{ CAI}$$

$$Q_{5_{yr}} = (2.78) \times (0.50) \times (0.028) \times (104.19)$$

$$Q_{5_{yr}} = 4.06 \text{ L/s}$$

**To Parkdale Ave. E. 2100 mm dia. Storm Sewer**

Type of Area	Area (ha)	C-Factor	C-Factor (Eff)
Pavement	0.12700	0.9	
Grass	0.00000	0.2	
Total	0.12700	0.90	0.50

$$Q_{5_{yr}} = 2.78 \text{ CAI}$$

$$Q_{5_{yr}} = (2.78) \times (0.50) \times (0.127) \times (104.19)$$

$$Q_{5_{yr}} = 18.39 \text{ L/s}$$

**In Summary:**

The 5-year Allowable Release Rate on Burnside Ave: 15.93 L/s  
 The 5-year Allowable Release Rate on Forward Ave: 4.06L/s  
 The 5-year Allowable Release Rate on Parkdale Ave: 18.39 L/s

For T<sub>c</sub> = 10 min  
 5 Year Intensity = 104.19 mm/hr

**Pre-Development Area Breakdown - Public Laneway**
**To Burnside Ave. E. 300 mm dia. Storm Sewer**

Type of Area	Area (ha)	C-Factor	C-Factor (Eff)
Pavement	0.04000	0.9	
Grass	0.00000	0.2	
Total	0.04000	0.90	0.50

$$Q_{5_{yr}} = 2.78 \text{ CAI}$$

$$Q_{5_{yr}} = (2.78) \times (0.50) \times (0.04) \times (104.19)$$

$$Q_{5_{yr}} = 6 \text{ L/s}$$

**In Summary:**

The 5-year Allowable Release Rate on Burnside Ave from Public Laneway: 6 L/s

For T<sub>c</sub> = 10 min  
 5 Year Intensity = 104.19 mm/hr

**131 PARKDALE AVENUE**  
**STORMWATER MANAGEMENT CALCULATIONS (DISTURBED AREAS)**

Allowable Release Rate	
Q <sub>allowable</sub> (1.5-year)_Forward =	4.06 L/s
Q <sub>allowable</sub> (1.5-year)_Burnside =	15.93 L/s
Q <sub>allowable</sub> (1.5-year)_Parkdale =	18.39 L/s
Q <sub>allowable</sub> (1.5-year)_Total <sup>(1)</sup> =	38.38 L/s

Rainfall Statistics			
Return Period	A	C	B
2	732.951	6.199	0.810
5	998.071	6.053	0.814
100	1735.688	6.014	0.820

(1) The total allowable release rate to the Parkdale Avenue Trunk Storm System. The post development flows were combined as all three pre-development areas are tributary to the Parkdale Sewer.

**Post Development Peak Flow Calculations**

For T<sub>c</sub> = 10 min  
5 Year Intensity = 104.19 mm/hr

For T<sub>c</sub> = 10 min  
100 Year Intensity = 178.56 mm/hr

AREAS	Description	Area (ha)	C-Factor	Peak Flow (5 yr)	Peak Flow (100 yr)	Note	Outlet
1	Building A	0.157	0.90	40.93	70.14	To Internal Cistern	Burnside Sewer
2	Building B	0.061	0.90	15.90	27.25	To Internal Cistern	Burnside Sewer
3	Uncontrolled Areas (Building A and B Frontages)	0.047	0.90	12.25	21.00	Overland	Uncontrolled
4	Public Laneway	0.040	0.90	10.43	17.87	Overland	Public Laneway
	<b>Totals</b>	<b>0.305</b>		<b>79.51</b>	<b>136.26</b>		

To Burnside Avenue Outlet (Q <sub>p</sub> _Allow)	
Allowable Release Rate	38.38 L/s
Uncontrolled 5 year Post Dev. Peak Flow (Area 3)	12.25 L/s
Allowable with Uncontrolled Areas Subtracted	26.13 L/s

Building Areas and C-Factor (Q <sub>p</sub> 1:100 yr)	
Building (Controlled) Areas (Area 1 and 2)	0.218 ha
C-Factor:	0.90

**Scenario 1: Cistern Sizing Applying 1/2 of Allowable Release Rate**

Time (min)	Intensity 1:100 Yr (mm/hr)	Q <sub>p</sub> 1:100 Yr (L/s)	Q <sub>p</sub> Allow (L/s)	Q <sub>p</sub> stored (L/s)	Max Volume Requirement (m <sup>3</sup> )
10	178.56	97.39	13.06	84.33	50.60
15	142.89	77.94	13.06	64.88	58.39
20	119.95	65.43	13.06	52.36	62.83
25	103.85	56.64	13.06	43.58	65.37
30	91.87	50.11	13.06	37.05	66.68
35	82.58	45.04	13.06	31.98	67.15
40	75.15	40.99	13.06	27.92	67.02
45	69.05	37.66	13.06	24.60	66.42
50	63.95	34.88	13.06	21.82	65.46
55	59.62	32.52	13.06	19.46	64.21
60	55.89	30.49	13.06	17.42	62.73
65	52.65	28.72	13.06	15.65	61.04
70	49.79	27.16	13.06	14.09	59.19
75	47.26	25.77	13.06	12.71	57.20
80	44.99	24.54	13.06	11.48	55.09
85	42.95	23.43	13.06	10.37	52.86

**Scenario 2: Cistern Sizing Applying Full Allowable Release Rate**

Time (min)	Intensity 1:100 Yr (mm/hr)	Q <sub>p</sub> 1:100 Yr (L/s)	Q <sub>p</sub> Allow (L/s)	Q <sub>p</sub> stored (L/s)	Max Volume Requirement (m <sup>3</sup> )
10	178.56	97.39	26.13	71.27	42.76
15	142.89	77.94	26.13	51.81	46.63
20	119.95	65.43	26.13	39.30	47.16
25	103.85	56.64	26.13	30.52	45.77
30	91.87	50.11	26.13	23.98	43.17
35	82.58	45.04	26.13	18.92	39.72
40	75.15	40.99	26.13	14.86	35.67
45	69.05	37.66	26.13	11.54	31.15
50	63.95	34.88	26.13	8.76	26.27
55	59.62	32.52	26.13	6.39	21.10
60	55.89	30.49	26.13	4.36	15.70
65	52.65	28.72	26.13	2.59	10.10
70	49.79	27.16	26.13	1.03	4.33
75	47.26	25.77	26.13	N/A	N/A
80	44.99	24.54	26.13	N/A	N/A
85	42.95	23.43	26.13	N/A	N/A

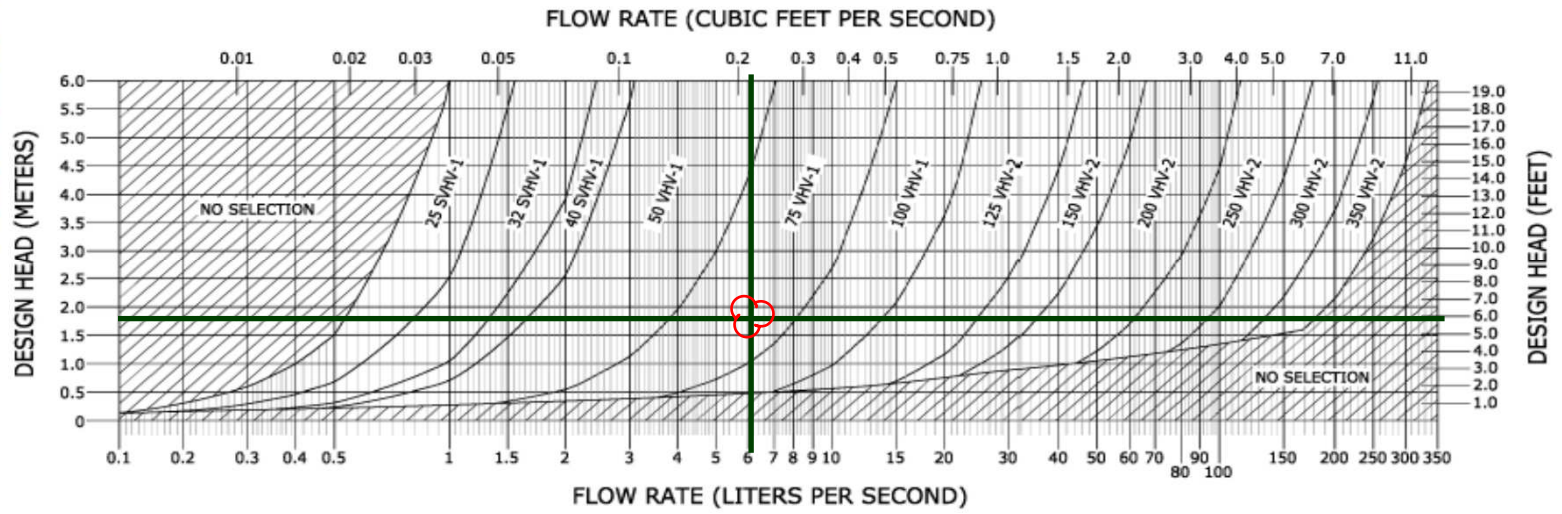
In summary, a cistern size of approximately 67 m<sup>3</sup> is expected to be required if the provision of applying 1/2 of the allowable release rate is applied to the calculations. Meanwhile, if a pump is installed with the Cistern and it is operating at a flow rate equal to the allowable release rate of 26.13 L/s a cistern size of approximately 47 m<sup>3</sup> is expected to be required.

Public Laneway	
Public Laneway (Area 4)	0.040 ha
C-Factor:	0.90

Time (min)	Intensity 1:100 Yr (mm/hr)	Q <sub>p</sub> 1:100 Yr (L/s)
10	178.56	17.87
15	142.89	14.30
20	119.95	12.00
25	103.85	10.39
30	91.87	9.19

In summary, the maximum 100 year peak flow expected to be conveyed along the public laneway is 17.87 L/s. It is noted that the proposed works along the Public Laneway consist of resurfacing the existing laneway. The overall site imperviousness (runoff coefficient) will remain consistent with existing pre-development conditions, thereby maintaining equivalent pre- and post-development runoff characteristics. Consequently, no stormwater management controls are being proposed for this re-surfacing.

Figure 3 : HYDROVEX® VHV/SVHV Selection Chart



ICD #	Qr (L/s)	Outlet Invert	Top of Grate	Max Ponding	Design Head	Hydrovex
1	6.00	59.00	60.75	60.75	1.75	75 VHV-1

## Mahad Musse

---

**From:** Stephen Bohan <stephen.bohan@rvca.ca>  
**Sent:** Friday, January 23, 2026 9:59 AM  
**To:** Mahad Musse  
**Cc:** Brandon Lind; jlrivard@brigil.com; Steve Picken  
**Subject:** RE: 131 Parkdale - RVCA Feedback on SPA

**Follow Up Flag:** Flag for follow up  
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Hi Mahad,

The subject lands are not located within RVCA's regulated area. There are no regulated natural features (i.e., wetlands, river/stream valley, watercourses) or natural hazards (i.e., flooding, erosion, unstable soil associated with steep slopes) on, or directly adjacent to, the site based on RVCA mapping. As such, RVCA's legislative interests related to the management of regulated natural features and associated natural hazards would not be impacted.

Regards,

**Stephen Bohan**

Planner  
Rideau Valley Conservation Authority  
613-692-3571 x1191

---

**From:** Eric Lalande <eric.lalande@rvca.ca>  
**Sent:** Friday, January 23, 2026 8:59 AM  
**To:** 'Mahad Musse' <mmusse@jlrichards.ca>; Stephen Bohan <stephen.bohan@rvca.ca>  
**Cc:** Brandon Lind <brandonlind@brigil.com>; jlrivard@brigil.com; Steve Picken <spicken@jlrichards.ca>  
**Subject:** RE: 131 Parkdale - RVCA Feedback on SPA

Hi Mahad,

Nice to meet you as well. I will pass you along to Stephen Bohan, who is now handling this area.

Thanks,

**Eric Lalande, MCIP, RPP**

Senior Planner, Rideau Valley Conservation Authority  
613-692-3571 x1137

---

**From:** Mahad Musse <[mmusse@jlrichards.ca](mailto:mmusse@jlrichards.ca)>

**Sent:** Thursday, January 22, 2026 4:00 PM

**To:** Eric Lalande <[eric.lalande@rvca.ca](mailto:eric.lalande@rvca.ca)>

**Cc:** Brandon Lind <[brandonlind@brigil.com](mailto:brandonlind@brigil.com)>; [jlrivard@brigil.com](mailto:jlrivard@brigil.com); Steve Picken <[spicken@jlrichards.ca](mailto:spicken@jlrichards.ca)>

**Subject:** 131 Parkdale - RVCA Feedback on SPA

Hi Eric,

Nice to meet you.

I understand you may be the contact at the RVCA for Ottawa Central Developments. Attached is the feedback form from the pre-consultation meeting for the site plan application at 131 Parkdale.

Based on this feedback form, I would like to confirm that the RVCA does not have any feedback on the proposed development.

Thanks

Mahad



**Mahad Musse, P.Eng.**  
Civil Engineer

1000-343 Preston Street  
Ottawa ON K1S 1N4  
Work: [343-633-1501](tel:343-633-1501)  
[mmusse@jlrichards.ca](mailto:mmusse@jlrichards.ca)

## Mahad Musse

---

**From:** Steve Picken  
**Sent:** Monday, January 19, 2026 8:02 AM  
**To:** Mahad Musse  
**Cc:** Guy Forget  
**Subject:** FW: Parkdale/Forward Pre-Con Follow-up (PC2025-0267)  
**Attachments:** Wastewater Calculations.pdf

FYI – capacity confirmation on Sani

**Steve Picken**, C.Tech.  
Civil Technician

Ottawa ON  
Work: [343-803-4537](tel:343-803-4537)

---

**From:** Wessel, Shawn <shawn.wessel@ottawa.ca>  
**Sent:** October 31, 2025 1:39 PM  
**To:** Steve Picken <spicken@jlrichards.ca>; Whelan, Amy <amy.whelan@ottawa.ca>  
**Cc:** Marc Rivet <mrivet@jlrichards.ca>; Dan McTavish <dan.mctavish@perkinswill.com>; Brandon Lind <brandonlind@brigil.com>  
**Subject:** RE: Parkdale/Forward Pre-Con Follow-up (PC2025-0267)

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Hello Steven and good afternoon.

Please find capacity comments from Water Resources Dept., below.

Sanitary - While the West Nepean Collector (WNC) is currently at capacity, the proposed peak flows of approximately 9L/s are very small relative to the existing flows. Therefore, we can allow the proposed flows.

Storm- SWM will be required to control 100yr flows to 5yr predevelopment level using Max C=0.5.

Thank you

*Regards,*

**Shawn Wessel, A.Sc.T.,rcji**

Pronouns: he/him | Pronom: il

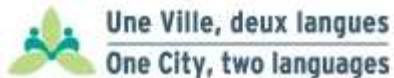
**Project Manager - Infrastructure Approvals**

**Gestionnaire de projet – Approbation des demandes d’infrastructures**

Development Review Central Branch | Direction de l’examen des projets d’aménagement, Centrale  
Planning, Development & Building Services Department (PDBS) | Direction générale des services de la planification, de l’aménagement et du bâtiment (DGSPAB)  
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[shawn.wessel@ottawa.ca](mailto:shawn.wessel@ottawa.ca)

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**Out of Office Alert : November 10th – 17th inclusive**





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

**From:** Steve Picken <[spicken@jlrichards.ca](mailto:spicken@jlrichards.ca)>

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**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>; Dan McTavish <[dan.mctavish@perkinswill.com](mailto:dan.mctavish@perkinswill.com)>; Wessel, Shawn <[shawn.wessel@ottawa.ca](mailto:shawn.wessel@ottawa.ca)>; Brandon Lind <[brandonlind@brigil.com](mailto:brandonlind@brigil.com)>

**Subject:** RE: Parkdale/Forward Pre-Con Follow-up (PC2025-0267)

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Good afternoon Amy,

Please find attached sanitary demand calculations for the proposed development at 131 and 139 Parkdale and 128 Forward. Based on the pre-consultation package unit statistics we estimate **8.32 L/s peak wastewater flow** for the proposed development. We expect to connect services to the existing 250mm dia sewer on Burnside Avenue.

Please advise capacity in the receiving sewer.

Thanks!  
Steve



**Steve Picken**, C.Tech.  
Civil Technician

1000-343 Preston Street  
Ottawa ON K1S 1N4  
Work: [343-803-4537](tel:343-803-4537)  
[spicken@jlrichards.ca](mailto:spicken@jlrichards.ca)

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**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** October 30, 2025 11:24 AM  
**To:** Steve Picken <[spicken@jlrichards.ca](mailto:spicken@jlrichards.ca)>; David Hook <[dhook@jlrichards.ca](mailto:dhook@jlrichards.ca)>  
**Subject:** FW: Parkdale/Forward Pre-Con Follow-up (PC2025-0267)

**Marc Rivet**, RPP, M.Urb. (he/him)  
Associate  
Manager, Ottawa Planning Department; Senior Planner  
Associé  
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Planificateur sénior

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**From:** Linker, Margot <[margot.linker@ottawa.ca](mailto:margot.linker@ottawa.ca)>  
**Sent:** Thursday, October 30, 2025 10:58 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>; Brandon Lind <[brandonlind@brigil.com](mailto:brandonlind@brigil.com)>; Dan McTavish <[dan.mctavish@perkinswill.com](mailto:dan.mctavish@perkinswill.com)>  
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**Subject:** Parkdale/Forward Pre-Con Follow-up (PC2025-0267)

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Good morning, Mark, Brandon, and Dan,

Please see attached the pre-consultation feedback form, SPIL, community comments and supporting documents for the meeting held on October 22, 2025, for 131, 139 Parkdale and 128 Forward. These comments are valid for one year.

Staff are still discussing internally your question regarding the City facilitating the opening of the lane all the way through the block, and will follow up when we have more information.

During the meeting, there were questions regarding the approvals at 99 Parkdale and 71 Burnside. The Zoning By-law Amendments for these properties to permit the towers of up to 84m and 105.1m were passed by Council in 2012 and 2013, respectfully. Therefore, the zoning was in place prior to the adoption of the Scott Street Secondary Plan in 2015, and the height schedule did not trigger any Official Plan Amendments to facilitate the construction of these towers.

If you have any comments or questions, please do not hesitate to contact myself, JC or Nastassia.

Kind regards,  
Margot

**Margot Linker**

**Planner II | Urbaniste II**

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