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- Commercial & Institutional
- Environmental Restoration

2175 Prince of Wales Drive Ottawa, ON

Serviceability Report

**2175 PRINCE OF WALES DRIVE
OTTAWA, ONTARIO**

SERVICEABILITY REPORT

Prepared By:

NOVATECH

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

September 2015

Revised: July 17, 2024

Revised: June 24, 2026

Ref: R-2015-035

Novatech File: 117074 (formerly 107005)

June 24, 2026

City of Ottawa
Planning and Growth Management Department
4th Floor
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Attention: Kimberley Baldwin, Planner III

Dear Ms. Baldwin:

**Re: 2175 Prince of Wales Drive
Serviceability Report
Our File No.: 117074 (formerly 107005)**

Please find enclosed the Serviceability Report for the above noted property. This report has been revised per City comments and is submitted in support of a Zoning Amendment Application for the property at 2175 Prince of Wales Drive.

If you have any questions, please contact the undersigned.

Sincerely,

NOVATECH



Cara Ruddle, P.Eng.
Senior Project Manager
Land Development

cc:

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1.0. INTRODUCTION

Novatech has been retained by Zena Investment Corporation to prepare a Serviceability Report in support of a Zoning Amendment Application. The site is located at 2175 Prince of Wales Drive within the City of Ottawa. **Figure 1** is a Key Plan showing the site location.

2.0. EXISTING AND PROPOSED DEVELOPMENT

The property is approximately 3.22 hectares in size. The property is currently undeveloped vacant land with 2 existing accesses from Prince of Wales Drive and 2 existing accesses from Waterbend Lane. The topography of the site is relatively flat with a gentle slope towards the east side of the site. The slope increases along the east side of the property adjacent to the Rideau River, it also increases as it drains to an existing watercourse on the north side of the property outletting to the Rideau River. The site is bounded by West Hunt Club Rd and the existing watercourse to the north, Rideau River to the east, residences fronting on Waterbend Lane to the south, and Prince of Wales Drive to the West. **Figure 2** shows the existing conditions.

The proposed development is not defined at this time. It is anticipated that commercial or light industrial use buildings will be constructed. There are a number of setbacks or constraints which are outlined in the Environmental Impact Study for proposed development at 2175 Prince of Wales Drive, Nepean, Ontario, Prepared by Kilgour & Associates Ltd., dated October 17, 2023, Project #Myers 1534. Figure 5 Developable Land and Setback Requirements On-site from the EIS Report shows the various setbacks and the developable land for the subject site and is included for reference. The area of the developable land is 1.94 hectares and this area will be used in the calculations in this report since the remainder of the property will remain untouched.

The purpose of this report is to demonstrate that commercial and/or light industrial uses can be serviced with the existing Municipal infrastructure surrounding the subject site.

3.0. WATER SERVICING

There is an existing 400mm diameter watermain within the Prince of Wales right-of-way and a 150mm diameter watermain in Waterbend Lane. A portion of the City watermain mapping is provided in Appendix A for reference.

The City of Ottawa has indicated that a service connection should be made to the existing 400mm diameter watermain within the Prince of Wales right-of-way to service the subject property. Calculations have been prepared for both industrial and commercial uses. Preliminary water demands and fire flows have been calculated in the following **Table 3.0**. Refer to **Figure 3** Conceptual Servicing Plan showing existing watermain information and a proposed service location.

Table 3.0 Water Demand Summary

Use	Ave. Daily Demand (L/s)	Max. Daily Demand (L/s)	Peak Hour Demand (L/s)	Fire Flow (L/s)
Industrial Use	2.05	3.08	5.54	250
Commercial Use	1.04	1.56	2.81	217

The maximum water demands were provided to the City and the boundary conditions found in **Table 3.1** below were provided for the 400mm watermain in Prince of Wales Drive. Correspondence is provided in **Appendix A** for reference.

Table 3.1 Boundary Conditions

Criteria	Head (m)
Connection to Existing 400mm Watermain in Prince of Wales Dr.	
Minimum HGL	124.2m
Maximum HGL	132.0m
Max Day + Fire Flow (250L/s)	126.9m
Max Day + Fire Flow (217L/s)	126.5m

Preliminary calculations were performed to establish the approximate limits of the design operating pressures. Refer to **Appendix A** for calculation details. A summary of the water results is presented in **Table 3.2** below.

Table 3.2 Water Analysis Results Summary

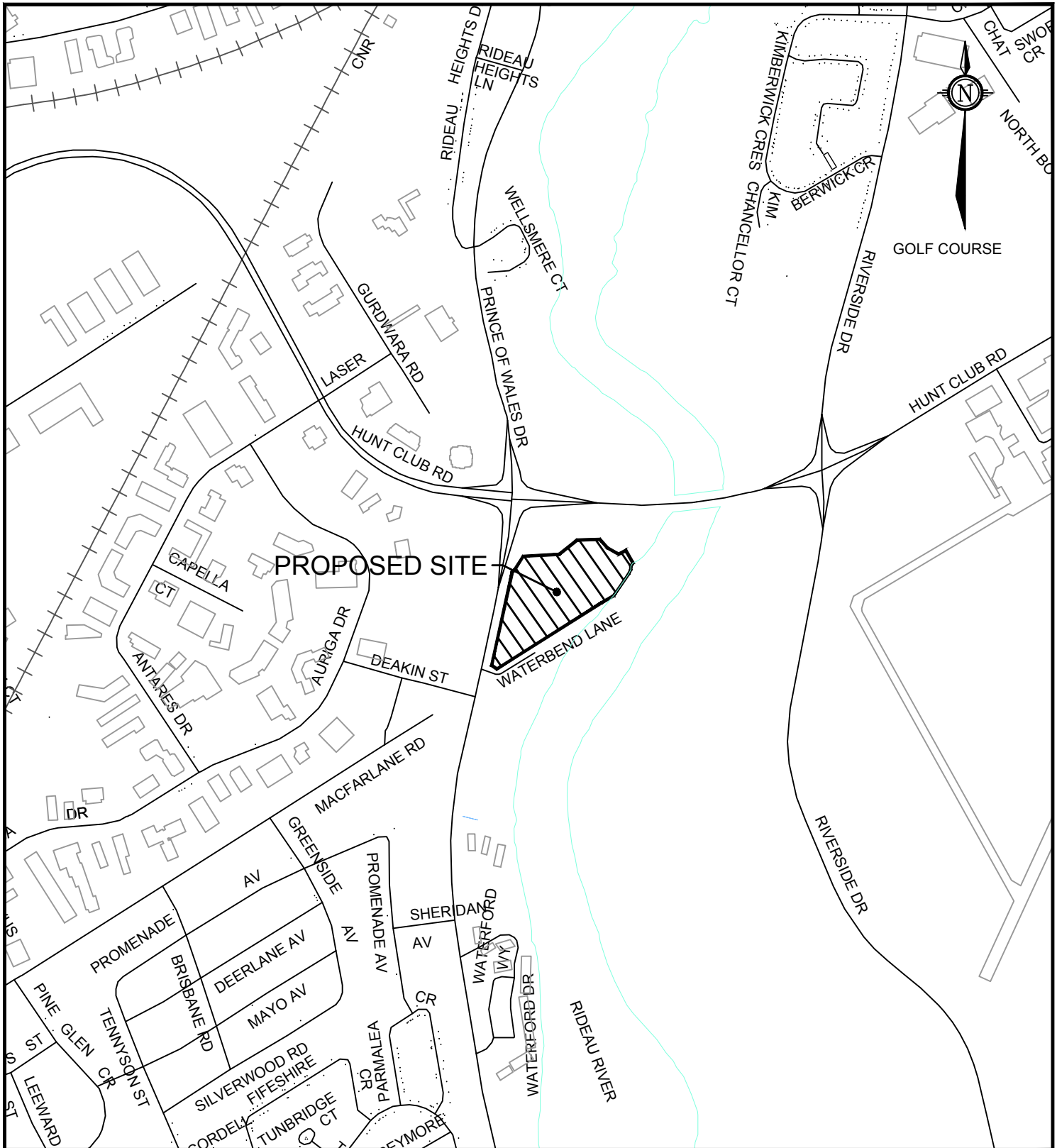
Condition	Street	Demand (L/s)	Min/Max Allowable Operating Pressures (psi)	Limits of Design Operating Pressures (psi)
High Pressure	Prince of Wales	2.05	80psi (Max)	63.9
Maximum Daily Demand and <i>Fire Flow</i> Industrial / Commercial	Prince of Wales	250 / 217	20psi (Min)	56.7 / 56.1
Peak Hour	Prince of Wales	5.54	40psi (Min)	52.9

Based on the boundary conditions provided by the City, the watermain along Prince of Wales could provide adequate water supply for domestic water and fire flow demands.

As per the City of Ottawa Technical Bulletin ISDTB-2014-02, two water services will be provided and separated by an isolation valve in the right-of-way as the average day domestic demands are greater than 50 cubic meters of water per day.

Additionally, a multi-hydrant approach to firefighting has been reviewed to provide fire flow to the proposed development. There are currently 2 Class AA (blue bonnet) municipal fire hydrants within 150m of the site. And private hydrant will be required to service the development. Refer to **Figure 4** Hydrant Coverage Plan in **Appendix A** for the hydrant locations and assumed distances from site. This would be reviewed in more detail when a defined development concept has been prepared during the Site Plan Approval process.

The site is serviceable from the existing municipal watermain system.



M:\2017\117074\CAD\Design\Report\Figures\117074-KP.dwg, KP, Jul 12, 2024 - 1:53pm, madeoiti



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 Facsimile (613) 254-5867
 Website www.novatech-eng.com

2175 PRINCE OF WALES
 DRIVE

KEY PLAN

SCALE

NTS

DATE

JUL 2024

JOB

117074

FIGURE

1

M:\2017\117074\CAD\Design\Report\Figures\117074-FIG2.dwg, EXCOND, Jul 12, 2024 - 2:26pm, madeoti



AURIGA DRIVE

DEAKEN STREET
MCFARLAND ROAD

PRINCE OF WALES

WATER BEND LANE

HUNT CLUB DRIVE

RIVERSIDE DRIVE

PROPOSED SITE

NOVATECH

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2175 PRINCE OF WALES
DRIVE

EXISTING CONDITIONS

SCALE 1 : 2500'

DATE JUL 2024 JOB 117074 FIGURE 2

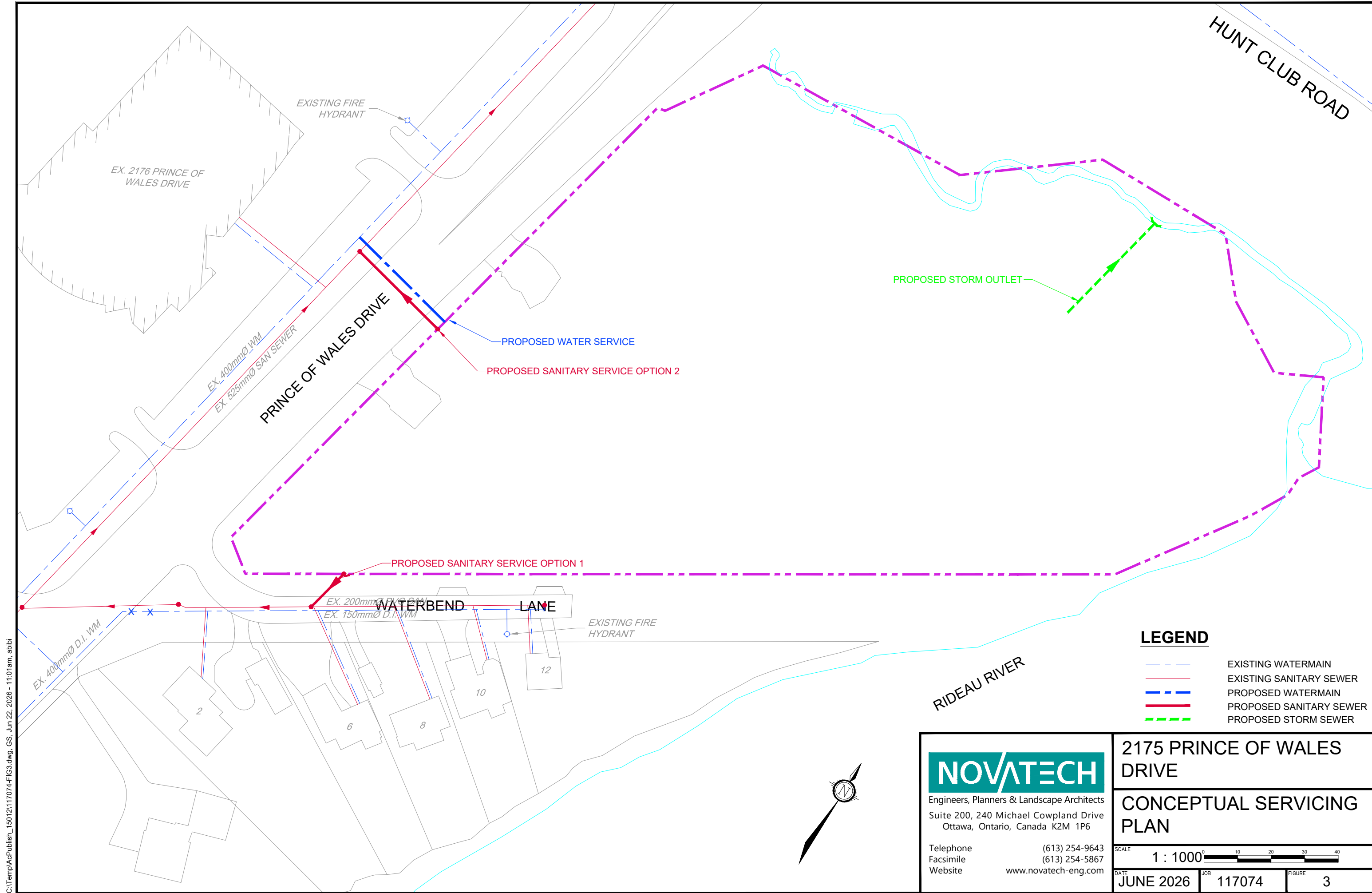


Figure 5 Developable Land and Setback Requirements on Site

REFERENCE: Environmental Impact Study for proposed development at 2175 Prince of Wales Drive, Nepean, Ontario

BY: KILGOUR & ASSOCIATES LTD.

DATED: 2023-10-17



C:\Temp\AcPublish_15012\117074-FIG3.dwg, GS, Jun 22, 2026 - 11:01am, abibi

LEGEND	
	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER

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2175 PRINCE OF WALES DRIVE

CONCEPTUAL SERVICING PLAN

SCALE 1 : 1000

DATE JUNE 2026	JOB 117074	FIGURE 3
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4.0. SANITARY SERVICING

There is an existing 525mm diameter sanitary sewer within the Prince of Wales right-of-way and an existing 200mm diameter sanitary sewer within the Waterbend Lane right-of-way. A portion of the City sewer mapping is included in Appendix B for reference.

Flows for the proposed development have been estimated for both industrial and commercial uses and are 11.0 L/s and 2.0 L/s respectively. Sanitary flow calculations are also included in Appendix B for reference.

The subject property can be serviced with a connection to either of the two existing sanitary sewers noted above. **Figure 3** Conceptual Servicing Plan shows the two servicing options. The existing sanitary sewer along Waterbend Lane only services the 5 existing residential dwellings along this road and has excess capacity to service the subject property. This existing sewer drains into the existing 525mm diameter sanitary sewer along Prince of Wales Drive. The 525mm diameter sanitary sewer along Prince of Wales Drive is considered a collector sewer and a direct service connection will likely not be the City's preferred alternative.

The site is serviceable from the existing municipal sanitary sewer system and the recommended option is to connect to the existing sanitary sewer along Waterbend Lane.

5.0. STORM SERVICING

As indicated previously the site is currently undeveloped vacant land. Stormwater currently sheet drains to the Rideau River along the east side of the property and to the existing watercourse along the north side of the property that drains into the Rideau River. The existing watercourse along the north property limit is an outlet for an existing 1650mm diameter trunk storm sewer servicing an area west of Prince of Wales Drive. A portion of the City sewer mapping is included in Appendix C for reference.

The stormwater design for the site will be completed in accordance with all applicable provincial and municipal guidelines and will consider a hierarchical approach to runoff volume control as outlined in the Draft LID Stormwater Management Guidance Manual (MECP, 2022). Post-development runoff volumes and peak flows will be evaluated as part of the engineering design prepared in support of the site plan application, and appropriate stormwater controls will be selected to ensure no adverse impacts (erosion, flooding). It is anticipated that stormwater could be stored on building roofs, on the surface within parking lots or under parking surfaces in underground storage systems to control the release of stormwater to pre-development conditions. The volume of stormwater to be stored is dependent on the site development concept and will be provided during the detailed design at the Site Plan Application stage. Refer to **Figure 3** Conceptual Servicing Plan for a proposed storm outlet location.

Quality control of stormwater is also required for 80% removal of total suspended solids (TSS). Quality control of stormwater can be provided through a combination of methods including an oil grit separator (OGS) unit, best management practices and low impact development techniques (LID treatment train). More details on these measures would be provided during the detailed design and site plan application process.

The Rideau River is confined within a steep valley through this area and the adjacent table lands are generally at least 10m above the 100-year flood elevation (77.05m). Post-

development flows and runoff volumes from the site will have a negligible impact on flows in the Rideau River and there will be no increase in flood risk associated with the proposed development.

A basic hydraulic analysis of the northern watercourse has been completed using Manning's Equation to demonstrate that the watercourse has additional capacity above the 100-year flood level to accommodate additional flows from the site. Refer to supporting calculations in **Appendix C**. As part of the detailed SWM design, additional analysis and coordination with the geotechnical consultant will be completed to confirm the size, location and alignment of any proposed storm sewer outlets, identify any existing locations where erosion may be occurring, and incorporate any required mitigation measures to ensure no adverse downstream erosion impacts.

Preliminary stormwater calculations have been prepared. The pre-development release rate is calculated to be 112.4 L/s and 240.8 L/s for the 5 and 100 year storm events respectively. Post-development flows are estimated to be 477.6 L/s and 914.9 L/s for the 5 and 100 year storm events respectively. A drainage area plan and stormwater calculations are provided in **Appendix C** for reference.

During storms, in excess of the 100 year storm event, the existing overland flow route is to the Rideau River. This overland flow route would be maintained and incorporated into the detailed design of the subject property.

Therefore, the site is serviceable in terms of storm servicing and stormwater management. Once a defined development plan has been prepared, detailed stormwater calculations can be provided.

6.0. EROSION AND SEDIMENT CONTROL MEASURES

Temporary erosion and sediment control measures will be implemented on-site during construction in accordance with the Best Management Practices for Erosion and Sediment Control. This includes the following temporary measures:

- Filter bags will be placed under the grates of nearby catchbasins and manholes, and will remain in place until vegetation has been established and construction is completed;
- Silt fencing will be placed along the surrounding construction limits;
- Mud mats will be installed at the site entrances;
- The contractor will be required to perform regular street sweeping and cleaning as required, to suppress dust and to provide safe and clean roadways adjacent to the construction site;

The erosion and sediment control measures will be implemented prior to construction and will remain in place during all phases of construction. Regular inspection and maintenance of the erosion control measures will be undertaken

7.0. CONCLUSIONS AND RECOMMENDATIONS

The conclusions of this report are as follows:

- Water servicing, including both domestic and fire protection, can be provided by connection to the existing watermain infrastructure within Prince of Wales Drive.
- Sanitary servicing can be provided from the existing sanitary sewer within Waterbend Lane or Prince of Wales Drive.
- Stormwater can outlet, as per existing conditions, to the Rideau River or the existing watercourse along the north property limit.
- Stormwater management is required for the development and quantity and quality control of stormwater will be detailed at the site plan application stage. The detailed stormwater management design will include both quantity and quality control of stormwater and should evaluate appropriate stormwater controls to ensure no adverse impacts (erosion, flooding) to the existing northern watercourse or the adjacent Rideau River.
- An overland flow route will be provided.
- Erosion and sediment control measures will be implemented during construction.

NOVATECH

Prepared by:

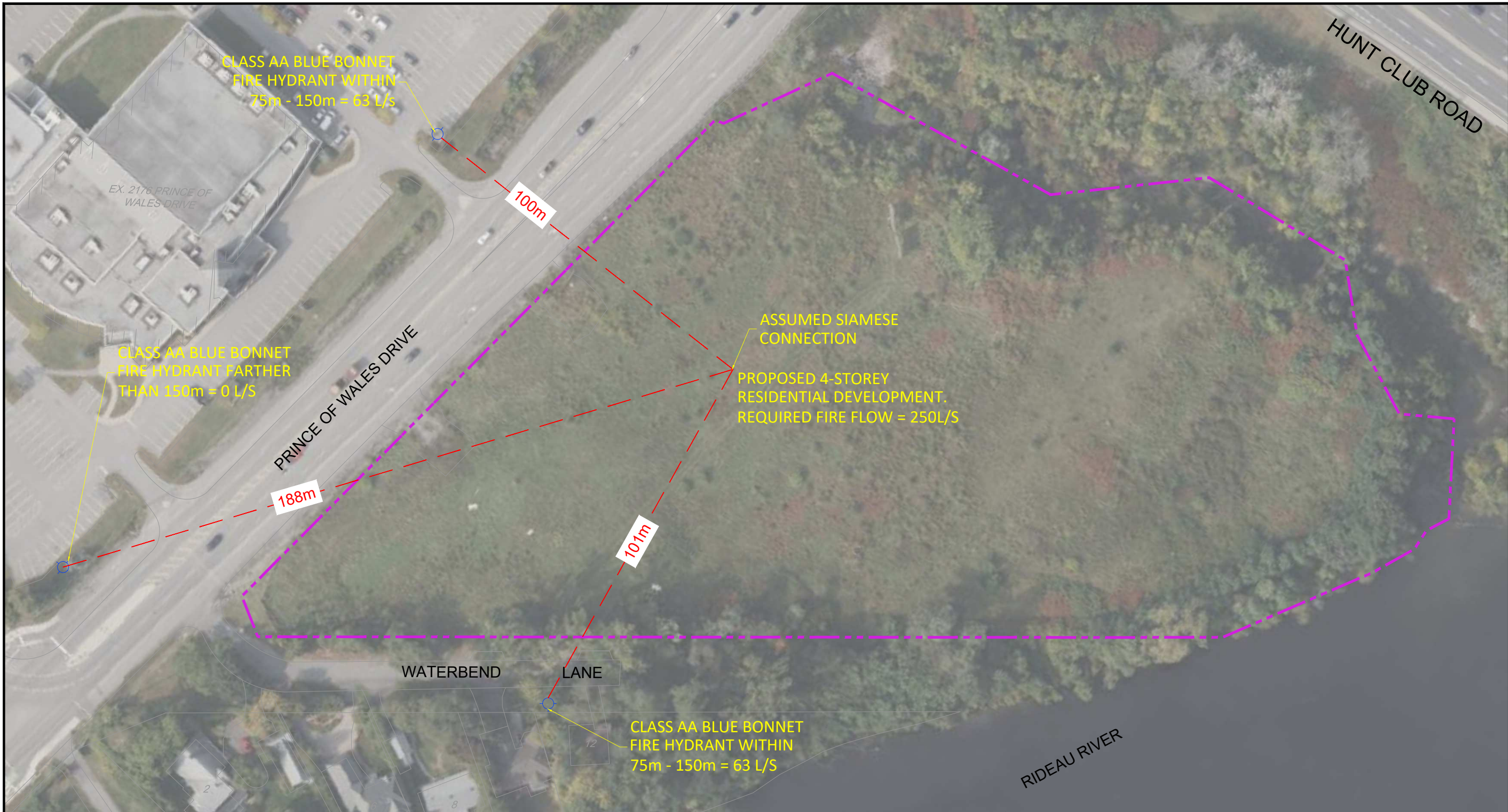


Cara Ruddle, P.Eng.
Project Manager

Reviewed by:

J. Lee Sheets, CET
Sr. Project Manager

APPENDIX A
Watermain Information



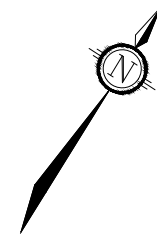
LEGEND

— — — DISTANCE FROM HYDRANT TO SIAMESE CONNECTION



EXISTING CLASS AA HYDRANT

— — — PROPERTY LINE



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2175 PRINCE OF WALES DRIVE

HYDRANT COVERAGE PLAN

SCALE 1 : 1000

DATE MAR 2026 JOB 117074 FIGURE 4

FUS - Fire Flow Calculations



Novatech Project #: 117074
Project Name: 2175 Prince of Wales Drive
Date: 5/31/2024
Input By: Leonel Perez
Reviewed By: Cara Ruddle
Drawing Reference:

Legend: Input by User
 No Input Required
Reference: Fire Underwriter's Survey Guideline (2020)
 Formula Method

Building Description: Multi-Storey Industrial Building
Type II - Non-combustible construction

Step		Choose		Value Used	Total Fire Flow (L/min)	
Base Fire Flow						
1	Construction Material		Multiplier		0.8	
	Coefficient related to type of construction C	Type V - Wood frame		1.5		
		Type IV - Mass Timber		Varies		
		Type III - Ordinary construction		1		
		Type II - Non-combustible construction	Yes	0.8		
Type I - Fire resistive construction (2 hrs)			0.6			
2	Floor Area				25,000	
	A	Building Footprint (m ²)	8000			
		Number of Floors/Storeys	3			
		Protected Openings (1 hr) if C<1.0	No			
		Area of structure considered (m ²)		20,000		
F	Base fire flow without reductions					
Reductions or Surcharges						
3	Occupancy hazard reduction or surcharge		FUS Table 3	Reduction/Surcharge	25,000	
	(1)	Non-combustible		-25%		
		Limited combustible		-15%		
		Combustible	Yes	0%		
		Free burning		15%		
Rapid burning			25%			
4	Sprinkler Reduction		FUS Table 4	Reduction	-10,000	
	(2)	Adequately Designed System (NFPA 13)	Yes	-30% -30%		
		Standard Water Supply	Yes	-10% -10%		
		Fully Supervised System	No	-10%		
		Cumulative Sub-Total				-40%
Area of Sprinklered Coverage (m²)		24000	100%			
		Cumulative Total		-40%		
5	Exposure Surcharge		FUS Table 5	Surcharge	0	
	(3)	North Side	>30m	0%		
		East Side	>30m	0%		
		South Side	>30m	0%		
		West Side	>30m	0%		
		Cumulative Total		0%		
Results						
6	(1) + (2) + (3)	Total Required Fire Flow, rounded to nearest 1000L/min		L/min	15,000	
		(2,000 L/min < Fire Flow < 45,000 L/min)		or	L/s	250
				or	USGPM	3,963

FUS - Fire Flow Calculations



Novatech Project #: 117074
Project Name: 2175 Prince of Wales Drive
Date: 5/31/2024
Input By: Leonel Perez
Reviewed By: Cara Ruddle
Drawing Reference:

Legend: Input by User
 No Input Required
Reference: Fire Underwriter's Survey Guideline (2020)
 Formula Method

Building Description: Multi-Storey Commercial Building
 Type I - Fire resistive construction (2 hrs)


Step		Choose		Value Used	Total Fire Flow (L/min)	
Base Fire Flow						
1	Construction Material		Multiplier		0.6	
	C Coefficient related to type of construction	Type V - Wood frame		1.5		
		Type IV - Mass Timber		Varies		
		Type III - Ordinary construction		1		
		Type II - Non-combustible construction		0.8		
Type I - Fire resistive construction (2 hrs)		Yes	0.6			
2	Floor Area				20,000	
	A	Building Footprint (m ²)	8000			
		Number of Floors/Storeys	4			
		Protected Openings (1 hr) if C<1.0	No			
		Area of structure considered (m ²)		24,000		
F	Base fire flow without reductions					
	$F = 220 C (A)^{0.5}$					
Reductions or Surcharges						
3	Occupancy hazard reduction or surcharge		FUS Table 3	Reduction/Surcharge	20,000	
	(1)	Non-combustible		-25%		
		Limited combustible		-15%		
		Combustible	Yes	0%		
		Free burning		15%		
Rapid burning			25%			
4	Sprinkler Reduction		FUS Table 4	Reduction	-7,500	
	(2)	Adequately Designed System (NFPA 13)	Yes	-30% -30%		
		Standard Water Supply	Yes	-10% -10%		
		Fully Supervised System	Yes	-10% -10%		
		Cumulative Sub-Total				-50%
	Area of Sprinklered Coverage (m ²)	24000	75%			
		Cumulative Total		-38%		
5	Exposure Surcharge		FUS Table 5	Surcharge	0	
	(3)	North Side	>30m	0%		
		East Side	>30m	0%		
		South Side	>30m	0%		
		West Side	>30m	0%		
		Cumulative Total		0%		
Results						
6	(1) + (2) + (3)	Total Required Fire Flow, rounded to nearest 1000L/min		L/min	13,000	
		(2,000 L/min < Fire Flow < 45,000 L/min)		or	L/s	217
				or	USGPM	3,435

FW: 2175 Prince of Wales Drive (107005) - Water boundary conditions request

Cara Ruddle <c.ruddle@novatech-eng.com>

Mon 7/8/2024 3:41 PM

To: Micheal Adeoti <m.adeoti@novatech-eng.com>; Jesse Appiah-Kubi <j.appiah-kubi@novatech-eng.com>

 1 attachments (644 KB)

2175 Prince of Wales Drive June 2024.pdf;

Please update the calculations and Serviceability Report based on the below water boundary conditions.

Thanks.

Cara Ruddle, P.Eng., Senior Project Manager | Land Development Engineering**NOVATECH**

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | Tel: 613.254.9643 Ext: 220 | Cell: 613.261.7719

The information contained in this email message is confidential and is for exclusive use of the addressee.

From: Brault, Ryan <ryan.brault@ottawa.ca>**Sent:** Wednesday, July 3, 2024 5:29 PM**To:** Cara Ruddle <c.ruddle@novatech-eng.com>**Subject:** RE: 2175 Prince of Wales Drive (107005) - Water boundary conditions request

Hi Cara,

Please find the below boundary conditions for the 2175 Prince of Wales Drive site:

The following are boundary conditions, HGL, for hydraulic analysis at 2175 Prince of Wales Drive (zone 2W2C) assumed to be connected to the 406mm watermain on Prince of Wales Drive or the 152mm watermain on Waterbend Lane (see attached PDF for location).

Scenario 1 (Industrial):

Minimum HGL = 124.2 m

Maximum HGL = 132.0 m

Max Day + Fire Flow (250 L/s) at Prince of Wales Drive connection = 126.9 m

Max Day + Available Fire Flow at 152mm on Waterbend Lane is 89 L/s with a residual pressure of 20 psi

Scenario 2 (Commercial):

Minimum HGL = 124.2 m

Maximum HGL = 132.0 m

200Max Day + Fire Flow (217 L/s) at Prince of Wales Drive connection = 126.5 m

Max Day + Available Fire Flow at 152mm on Waterbend Lane is 91 L/s with a residual pressure of 20 psi

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.

Please note that the Fire Flow is not met at connection 2 (Waterbend Lane).

Please let me know if you have any questions.

Regards,

Ryan Brault, M.Eng., P.Eng

Project Manager - Infrastructure Approvals

City of Ottawa
Development Review - West Branch
Planning, Development, and Building Services
110 Laurier Ave West, 4th Floor East;
Ottawa ON K1P 1J1
Tel: 613-580-2424 x 32540

From: Cara Ruddle <c.ruddle@novatech-eng.com>

Sent: July 03, 2024 10:41 AM

To: Brault, Ryan <ryan.brault@ottawa.ca>

Subject: RE: 2175 Prince of Wales Drive (107005) - Water boundary conditions request

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

That is great news.

Thanks.

Cara Ruddle, P.Eng., Senior Project Manager | Land Development Engineering

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Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | Tel: 613.254.9643 Ext: 220 | Cell: 613.261.7719

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From: Brault, Ryan <ryan.brault@ottawa.ca>
Sent: Wednesday, July 3, 2024 10:38 AM
To: Cara Ruddle <c.ruddle@novatech-eng.com>
Subject: RE: 2175 Prince of Wales Drive (107005) - Water boundary conditions request

Hi Cara,

I actually received them yesterday but sent a question back to my colleagues to confirm one of the notes they provided.

You should have them by end of day today.

Regards,

Ryan Brault, M.Eng., P.Eng
Project Manager - Infrastructure Approvals

City of Ottawa
Development Review - West Branch
Planning, Development, and Building Services
110 Laurier Ave West, 4th Floor East;
Ottawa ON K1P 1J1
Tel: 613-580-2424 x 32540

From: Cara Ruddle <c.ruddle@novatech-eng.com>
Sent: July 03, 2024 10:01 AM
To: Brault, Ryan <ryan.brault@ottawa.ca>
Subject: RE: 2175 Prince of Wales Drive (107005) - Water boundary conditions request

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Ryan:

Just thought I would try to get an update on the timing for these boundary conditions so I can give an update to my client.

Thanks.

Cara Ruddle, P.Eng., Senior Project Manager | Land Development Engineering

NOVATECH

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | Tel: 613.254.9643 Ext: 220 | Cell: 613.261.7719

The information contained in this email message is confidential and is for exclusive use of the addressee.

From: Schaeffer, Gabrielle <gabrielle.schaeffer@Ottawa.ca>
Sent: Friday, June 14, 2024 11:04 AM
To: Cara Ruddle <c.ruddle@novatech-eng.com>; Brault, Ryan <ryan.brault@ottawa.ca>
Subject: RE: 2175 Prince of Wales Drive (107005) - Water boundary conditions request

Hi Cara,

Ryan Brault will be helping me with this file and will review your BC request. Once he's done his review, he will send it to the City's water modelling team to get you the BC information. This part may take up to 2 weeks after Ryan's review. If he has any questions, he'll reach out to you.

Regards,

Gabrielle (Gabi) Schaeffer, P.Eng
Senior Engineer - Infrastructure Applications

City of Ottawa
Development Review - West Branch
Planning, Development and Building Department
110 Laurier Ave West, 4th Floor East;
Ottawa ON K1P 1J1
Tel: 613-580-2424 x 22517

From: Cara Ruddle <c.ruddle@novatech-eng.com>
Sent: June 14, 2024 8:48 AM
To: Schaeffer, Gabrielle <gabrielle.schaeffer@Ottawa.ca>
Subject: 2175 Prince of Wales Drive (107005) - Water boundary conditions request

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Gabrielle:

Please find attached information for water demands for a proposed development at 2175 Prince of Wales. I am looking to get boundary conditions in order to update a Serviceability Report to support a Zoning Amendment Application. In addition to the water demand and FUS calculations, attached is a portion of the GeoOttawa mapping showing the existing watermain infrastructure surrounding the subject site. Please note that the property could be serviced with either commercial or light industrial use and an FUS calculation has been provided for both uses. Also, a water service could be connected to either the existing 400mm diameter watermain along Prince of Wales or the 150mm diameter watermain along Waterbend Lane. Please provide updated boundaries conditions as soon as possible so that our report can be updated and submitted to the City for review and approval.

Thanks.

Cara Ruddle, P.Eng., Senior Project Manager | Land Development Engineering

NOVATECH

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | Tel: 613.254.9643 Ext: 220 | Cell: 613.261.7719

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Name : 2175 - Prince of Wales

Date : July 10/2024

Project : 117074

By : MA

400mm WM (Prince of Wales)

* Assumed Finished
grade = 87.0 ±

Min HGL - 124.2m

Max HGL - 132.0m

Max Day + Fire flow - 126.9m (Industrial)

Max Day + Fire flow - 126.5m (Commercial)

Max Day - 308 L/s

Fire flow - 250 L/s (Industrial)

Fire flow - 217 L/s (Commercial)

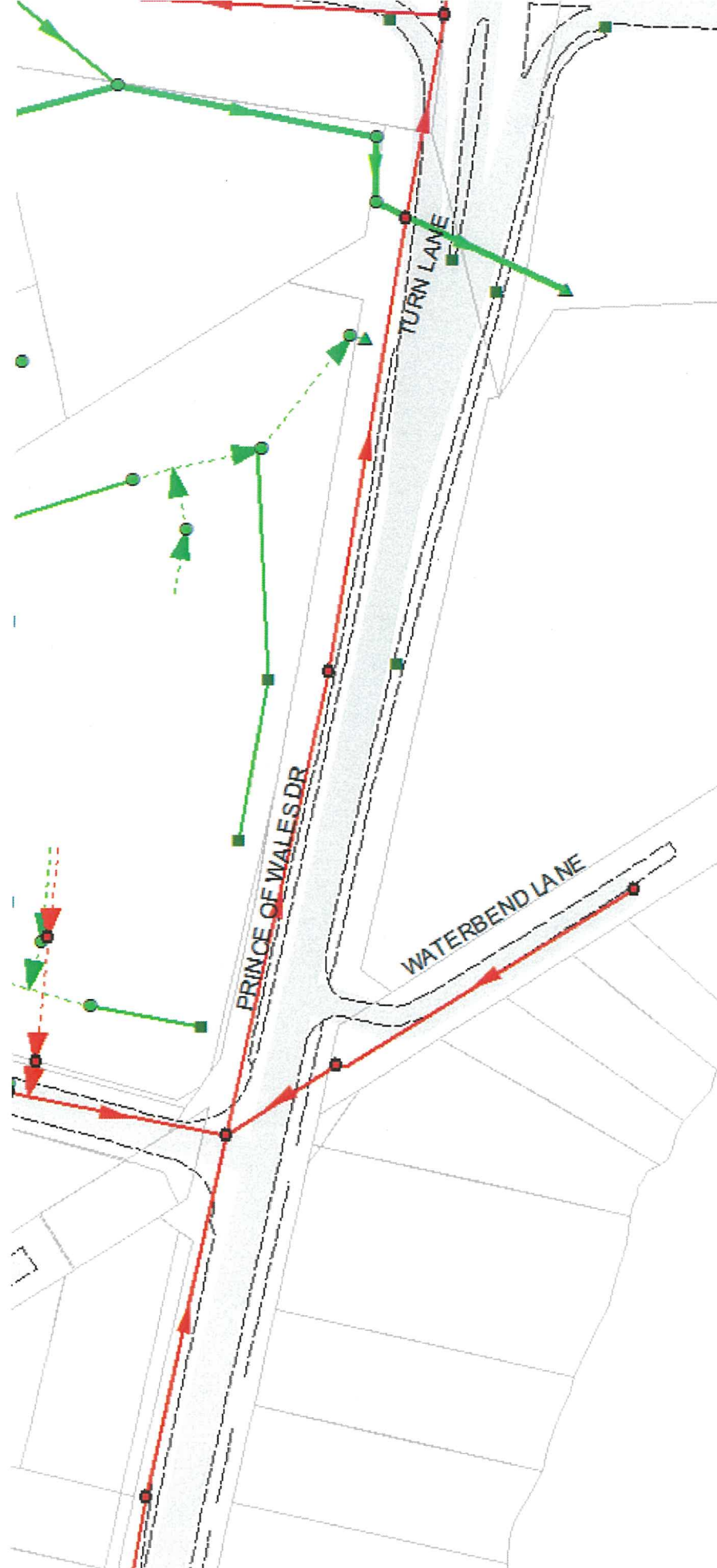
$$\text{Avg Day} = 132.0\text{m} - 87.0\text{m} = 45\text{m} \\ \approx 63.9\text{ psi}$$

$$\text{Peak Hour} = 124.2\text{m} - 87.0\text{m} = 37.2\text{m} \\ \approx 52.9\text{ psi}$$

$$\text{Max Day + FF (Industrial)} = 126.9\text{m} - 87.0\text{m} = 39.9\text{m} \\ \approx 56.7\text{ psi}$$

$$\text{Max Day + FF (Commercial)} = 126.5\text{m} - 87.0\text{m} = 39.5\text{m} \\ \approx 56.1\text{ psi}$$

APPENDIX B
Sanitary Calculations



Identify

Identify from: <All layers>

Location: 367,485.876 5,021,592.652 Met

Field	Value
Administrative_Area	NEPEAN
CCTV_REPORT_ID	<null>
CCTV_STATUS	<null>
CCTV_YEAR	0
COMMENTS	<null>
CREATED_BY	<null>
CREATED_DATE	<null>
District	<null>
Flow_Direction	<null>
Function	<null>
INSITU_SOIL	<null>
Install_Year	1990
Invert_Downstream	83.28
Invert_Upstream	83.86
LAST_ID	<null>
LENGTH_AS_BUILT	105
Life_Cycle_Status	In Service
Lining_Type	None
Lining_Year	0
MATERIAL	Poly Vinyl Chloride
MXASSETNUM	3695787
NODE1	MHSA19103
NODE1_TYPE	Sanitary_Manhole
NODE2	MHSA19102
NODE2_TYPE	Sanitary_Manhole
Ownership	Public
PIPE_CLASS	SDR26
Pipe_Shape	Round
REFERENCE	8180
SHAPE_Length	108
SLOPE	0.55
Street	WATERBEND LANE NEP
STRUCT_ID	SAN19685
STRUCT_TYPE	Sanitary_Pipe
SURFACE_TYPE	<null>
TEMP_NUMBER	<null>
Trunk	No
Ward	09 Knoxdale-Merivale
Width	200mm
XStreet	PRINCE OF WALES DR NI

Identified 23 features

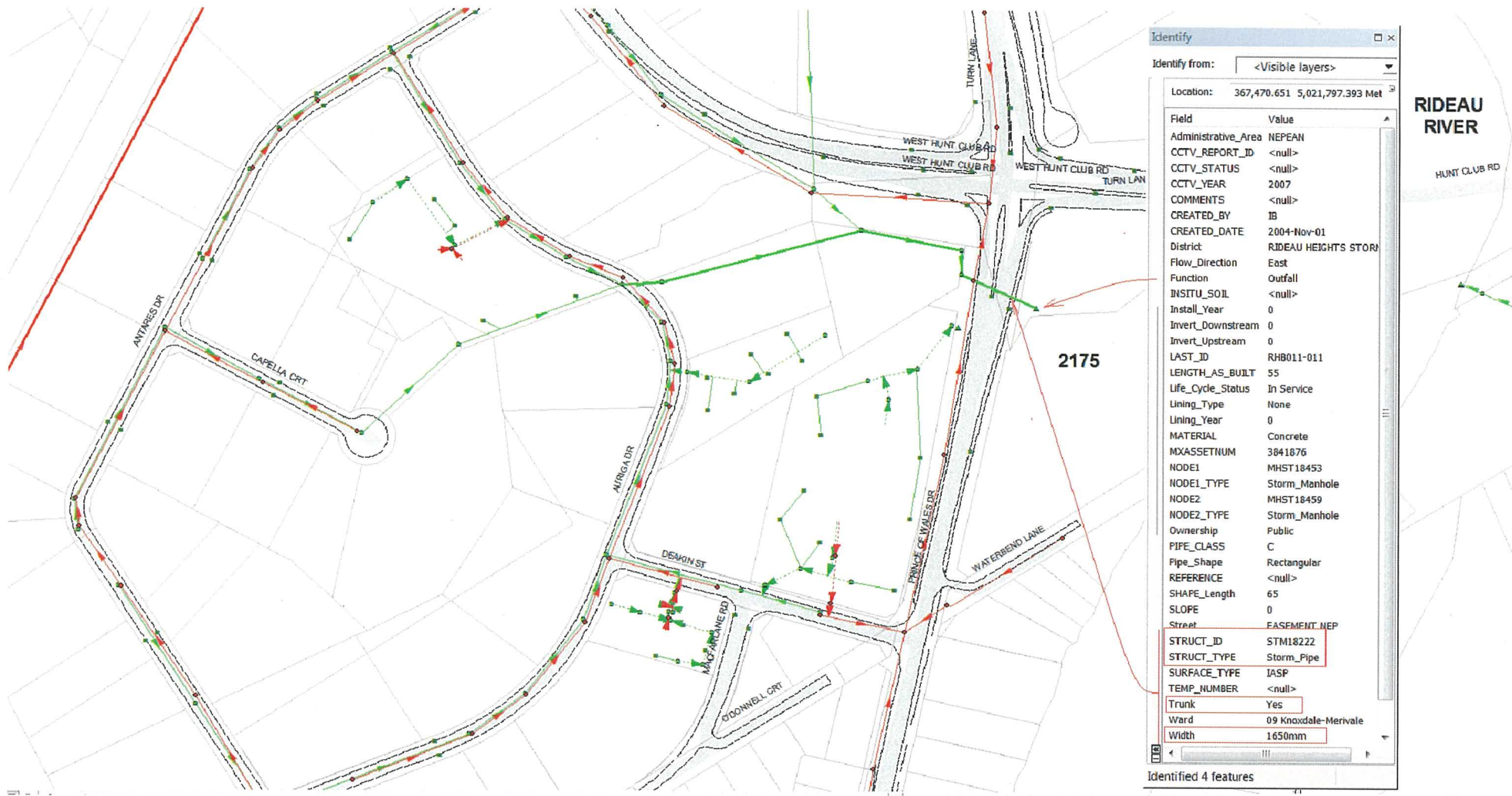
Analysis of Existing Sanitary Sewer on Waterbend Lane

LOCATION			EXISTING RESIDENTIAL					ICI				INFILTRATION			Total Flow (l/s)	PIPE					
Site Use	FROM	TO	SINGLES			Commercial Area (ha)	Industrial Area (ha)	Accum. Area (ha)	Peak Flow (l/s)	Total Area (ha)	Accum. Area (ha)	Infiltr. Flow (l/s)	Size (mm)	Slope (%)		Length (m)	Capacity (l/s)	Full Flow Vel. (m/s)	Q/Q _{full} (%)		
			Units	Pop.	Accum. Pop.															Peak Factor	Peak Flow (l/s)
Industrial	EX SANMH 2	EX SANMH 1	5	16.5	16.5	3.7	0.2		3.22	3.22	9.6	4.08	4.08	1.1	11.0	200	0.55	81	25.4	0.78	43.2%
Commercial	EX SANMH 2	EX SANMH 1	5	16.5	16.5	3.7	0.2	3.22		3.22	1.6	4.08	4.08	1.1	2.9	200	0.55	81	25.4	0.78	11.5%

Design Parameters:



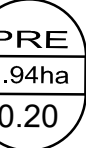

Extraneous Flows =	0.28 l/s/ha	
Industrial Flow =	55,000 l/ha/day	
Commercial Flow =	28,000 l/ha/day	CHANGES AS PER CITY TECHNICAL BULLETING 2018-01
Peaking Factor Commercial =	1.5	
Peaking Factor Heavy Industrial =	4.7 (Based on Appendix 4-B.1, Ottawa Sewer Design Guidelines)	
Domestic Flow:		
Avg Flow/Person	280 l/day	
Population Density:	3.3 people/unit	
Residential Peaking Factor = Harmon Equation (max 4, min 2)		
Pipe Friction n =	0.013	

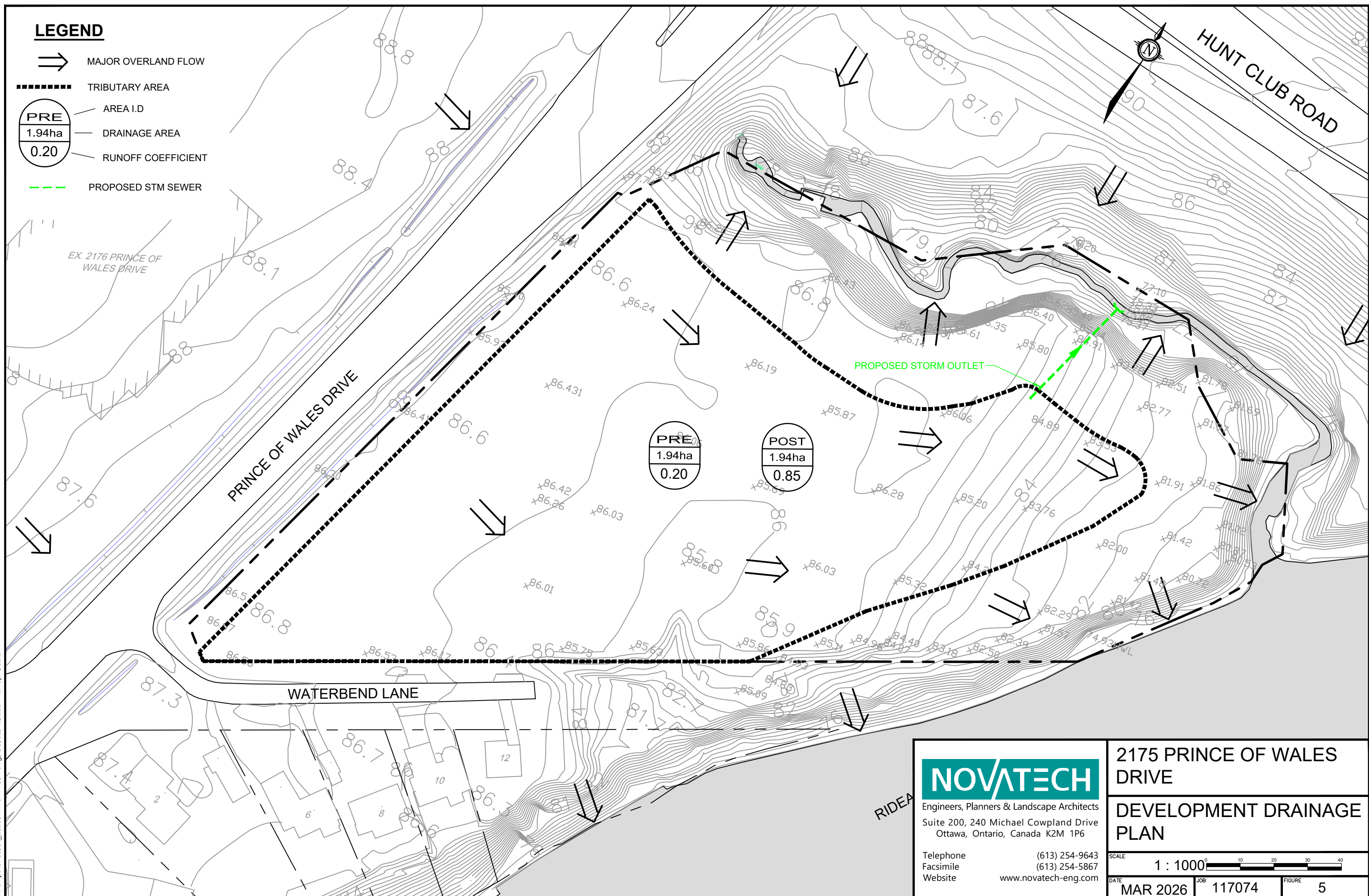
APPENDIX C
Stormwater Management Calculations




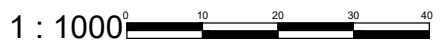
2175 Prince of Wales Dr – ArcMAP (2015) – Storm Sewer Data

LEGEND

-  MAJOR OVERLAND FLOW
-  TRIBUTARY AREA
-  AREA I.D.
DRAINAGE AREA
RUNOFF COEFFICIENT
-  PROPOSED STM SEWER



C:\Temp\AcPublish\25288\117074-FIG4.dwg, GS, Jul 12, 2024 - 2:49pm, abbi

 Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 Telephone (613) 254-9643 Facsimile (613) 254-5867 Website www.novatech-eng.com	2175 PRINCE OF WALES DRIVE	
	DEVELOPMENT DRAINAGE PLAN	
SCALE	1 : 1000 	
DATE	JOB	FIGURE
MAR 2026	117074	5

CUT11V17 DWG 270mm X 122mm

PROJECT #: 117074

PROJECT NAME: 2175 Prince of Wales Dr
 LOCATION: Ottawa, ON
 DATE PREPARED: March 2015
 DATE REVISED: July 2024



TABLE C1: Free Flow Pre-Development

Pre-Development Runoff Coefficient "C"

Area	Surface	Ha	1:5 Year Event		1:100 Year Event	
			C	C ₅	C	C ₁₀₀
Total	Hard	0.000	0.90	0.20	1.00	0.25
1.940	Soft	1.940	0.20		0.25	

Pre-Development Free Flows

Outlet Options	Area (ha)	Q _{5 Year} (L/s)	Q _{100 Year} (L/s)
Overland Free flow	1.940	112.4	240.8

Runoff Coefficient Equation

$$C_5 = (A_{\text{hard}} \times 0.9 + A_{\text{soft}} \times 0.2) / A_{\text{Tot}}$$

$$C_{100} = (A_{\text{hard}} \times 1.0 + A_{\text{soft}} \times 0.25) / A_{\text{Tot}}$$

* Runoff Coefficient increases by 25% up to a maximum value of 1.00 for the 100-Year event

Time of Concentration T_c= 10 min
 Rainfall Intensity (5 Year Event) I₅= 104.19 mm/hr
 Rainfall Intensity (100 Year Event) I₁₀₀= 178.56 mm/hr

100 year Intensity = $1735.688 / (\text{Time in min} + 6.014)^{0.820}$
 5 year Intensity = $998.071 / (\text{Time in min} + 6.053)^{0.814}$

PROJECT #: 117074

PROJECT NAME: 2175 Prince of Wales Dr
 LOCATION: Ottawa, ON
 DATE PREPARED: March 2015
 DATE REVISED: July 2024



TABLE C2: Free Flow Post-Development

Post-Development Runoff Coefficient "C"

Area	Surface	Ha	1:5 Year Event		1:100 Year Event	
			C	C ₅	C	C ₁₀₀
Total	Hard	1.804	0.90	0.85	1.00	0.95
1.940	Soft	0.136	0.20		0.25	

Post-Development Free Flows

Outlet Options	Area (ha)	Q _{5 Year} (L/s)	Q _{100 Year} (L/s)
Overland Free flow	1.940	477.6	914.9

Runoff Coefficient Equation

$$C_5 = (A_{\text{hard}} \times 0.9 + A_{\text{soft}} \times 0.2) / A_{\text{Tot}}$$

$$C_{100} = (A_{\text{hard}} \times 1.0 + A_{\text{soft}} \times 0.25) / A_{\text{Tot}}$$

* Runoff Coefficient increases by 25% up to a maximum value of 1.00 for the 100-Year event

Time of Concentration T_c= 10 min
 Rainfall Intensity (5 Year Event) I₅= 104.19 mm/hr
 Rainfall Intensity (100 Year Event) I₁₀₀= 178.56 mm/hr

100 year Intensity = $1735.688 / (\text{Time in min} + 6.014)^{0.820}$
 5 year Intensity = $998.071 / (\text{Time in min} + 6.053)^{0.814}$

MANNINGS RAVINE CALCULATUON

FLAT BOTTOM DITCH (CAPACITY-1)		
Depth	m	0.5
Bottom Width	m	6.6
Side slopes	1 to X	1.0
Top Width	m	7.6
Area	m ²	3.7
Perimeter	m	8.1
R=A/P	m	0.45
n		0.035
Slope	m/m	0.005
Q _{max}	m ³ /s	4.4
V _{max}	m/s	1.2

FLAT BOTTOM DITCH (CAPACITY-2)		
Depth	m	0.4
Bottom Width	m	15.9
Side slopes	1 to X	0.6
Top Width	m	17.2
Area	m ²	5.8
Perimeter	m	16.7
R=A/P	m	0.35
n		0.035
Slope	m/m	0.005
Q _{max}	m ³ /s	5.8
V _{max}	m/s	1.0

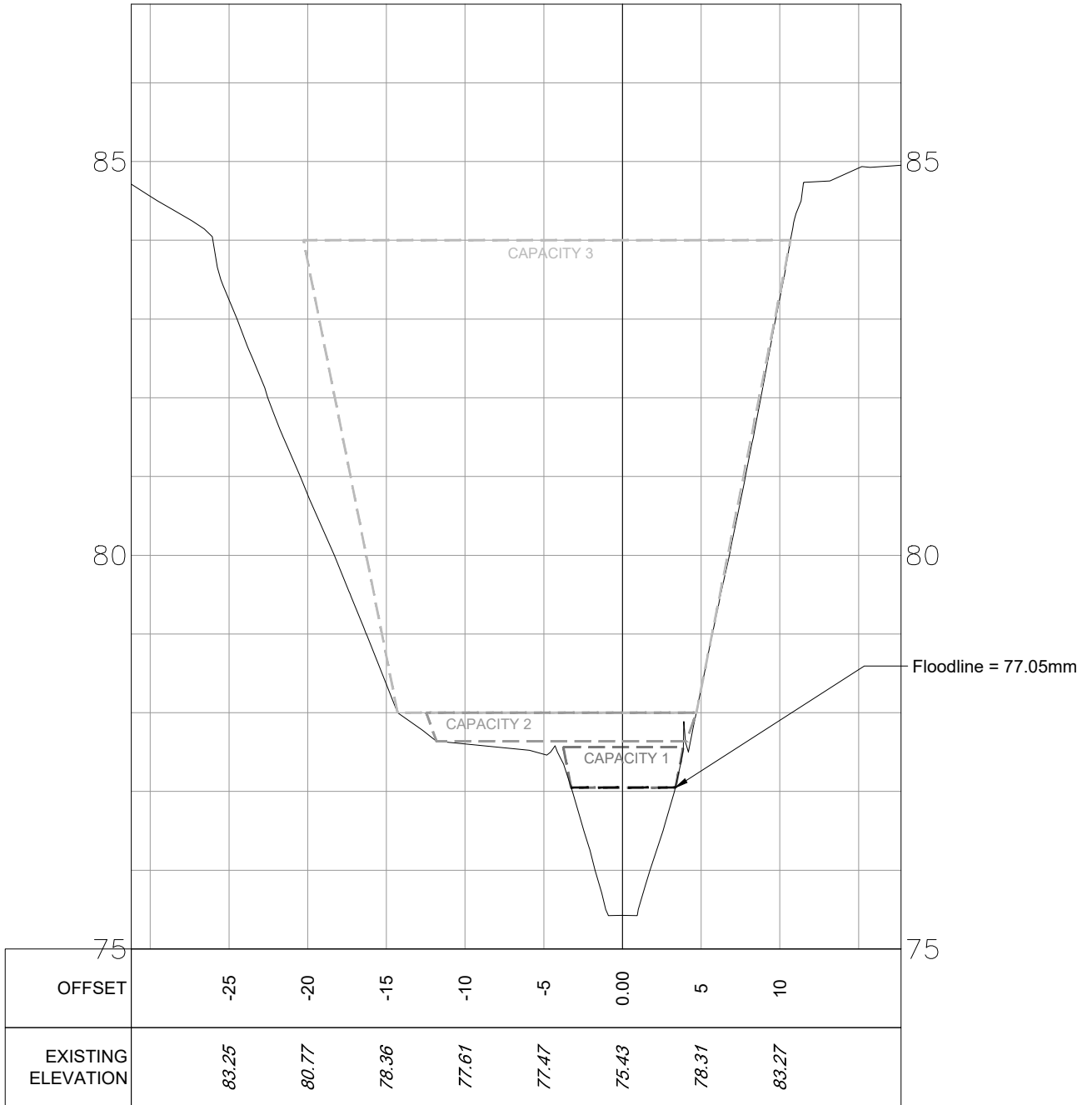
FLAT BOTTOM DITCH (CAPACITY-3)		
Depth	m	6.0
Bottom Width	m	19.0
Side slopes	1 to X	1.0
Top Width	m	30.0
Area	m ²	149.8
Perimeter	m	35.9
R=A/P	m	4.17
n		0.035
Slope	m/m	0.005
Q _{max}	m ³ /s	783.8
V _{max}	m/s	5.2

- *Assumptions were applied to establish the most conservative scenario, including:
- Using the steeper slope for the two sides of the channel; (symmetrical channel)
 - measurements taken from the larger flat portion above the flood line, thereby providing additional storage capacity within the small pocket above the flood elevation.
 - Actual ravine slope is not consistent, used 0.5% slope to be conservative.

Summary Table	
Location/ Structure	Design Flow (m³/s)
Development Site	0.9169
1650mm Pipe	3.007
Ravine	794.0

*based on a slope of 0.1%, pipe flowing full

MA:2017\117074\CAD\DESIGN\FIGURES\REPORT FIGURES\117074-FIG4.DWG 6/17/2026 12:30 PM - ABIBI



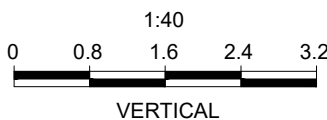
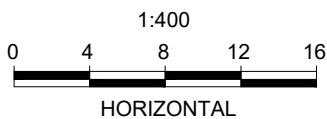
Reference: City of Ottawa 1:2000 Mapping, File No. 336021, dated 2011.



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 Ottawa, Ontario, Canada K2M 1P6

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SCALE



2175 PRINCE OF WALES DRIVE

RAVINE CROSS-SECTION

SCALE	DATE	JUNE 2026	JOB	117074	FIGURE	DSK-1
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