PROPOSED

THREE STOREY RESIDENTIAL APARTMENT BUILDING SITE

PATR OF LOT B

CONCESSION 11

GEOGRAPHIC TOWNSHIP OF CUMBERLAND

1670 TENTH LINE ROAD

CITY OF OTTAWA

APPLICATION FILE No. : D07-12-25-0118

SERVICEABILITY REPORT

REPORT No. R-825-8A (REV. #1)

OCTOBER 2025

T.L. MAK ENGINEERING CONSULTANTS LTD.

JULY 2025

REFERENCE FILE NUMBER 825-8

Introduction

The developer of this property is proposing to redevelop the existing residential lot described as Part of Lot B Concession 11 Geographic Township of Cumberland City of Ottawa by constructing a three (3) storey residential apartment building plus a basement consisting of thirty (30)-units, including twelve (2)-bedroom units, nine (1)-bedroom and den units, seven (1)-bedroom units and two (2) bachelor units.

The municipal address of this property is referenced as 1670 Tenth Line Road and it is located in the City Ward (1 – Orleans East-Cumberland). The site is situated on the west side of Tenth Line Road, south of Amiens Street and north of Charlemagne Boulevard, see site plan and legal survey plan in Appendix A for details.

The area of this property is ±0.1858 hectares. In addition to the three (3) storey residential building, the other development features will comprise of an interlock paver access to the front entrance plus an interlock paver access along both north and south side yard with access to the waste storage, bike racks and access to the parking lot at the rear of the building including landscaped areas throughout the site, etc., to meet the City of Ottawa's site plan requirements.

A site geotechnical report was prepared by the owner's soils engineer Paterson Group entitled "Geotechnical Investigation – Proposed Residential Development" 1670 Tenth Line Road (Report No. PG7562-1) dated June 16, 2025 for this proposed development property.

This serviceability report will provide the City of Ottawa with our serviceability brief to address the proposed servicing scheme for this site.

Existing Site Conditions and Servicing

This property is presently occupied by a one (1) storey brick dwelling in which the house is located near the front of the lot with asphalt driveway. At the rear of the site, there is a 1 ½ - storey siding building which fronts Duvernay Drive and is connected to the municipal roadway by a gravel driveway. For additional details of the site's pre-development conditions, refer to the coloured Google Image (2021) and aerial photography from (GeoOttawa 2022) in Appendix B.

Approximately 40.0% of this site is currently permeable surface covered and consisting of grass/landscaped areas with the remaining areas being roof area, gravel laneway, concrete steps and deck. Currently, most of the landscape areas are concentrated at the north half of lot and along the north side yard.

The topography of the land is found to be graded primarily for split drainage of the lot, approximately one half to the east and outletting to Tenth Line Road and the remaining half to Duvernay Drive. The overall existing gradient of the property is sloping approximately 0.7 %.

The existing house water and sanitary service lateral currently servicing the existing dwelling at 1670 Tenth Line Road will be removed. The existing water services shall be blanked at the main and the existing house laterals shall be capped at the front property line for re-development of this lot.

As for the availability of underground municipal services, there are existing municipal services along Duvernay Drive that fronts this property consist of a 450mm diameter storm sewer, a 250mm diameter sanitary sewer, and a 200mm diameter watermain for development of this site. Refer to the City of Ottawa Duvernay Drive UCC drawing and As-Built plan and profile drawing included in Appendix C for details. No water and sewer lateral services are proposed to connect into the existing Tenth Line Road municipal mains.

Because the site will be connecting to and outletting into the separated Duvernay Drive storm sewer located within the Duvernay Drive road right of way in the City of Ottawa, therefore, the approval exemption under Ontario Regulations 525/98 would apply since storm water discharges from this site will outlet flow into a downstream storm sewer. Thus, an Environmental Compliance Approval (ECA) application will not be required to be submitted to the Ministry.

Proposed Residential Apartment Building Site

There are vehicle access and parking proposed for this site. Interlock pavers are proposed at the front and along both north and south side of the new building for pedestrian access to the rear parking lot, waste disposal and bicycle parking located at the west accessory part of the building.

A. Water Supply

The proposed building located within Pressure Zone 2E at 1670 Tenth Line Road is a 3-storey residential multi-unit building, with a basement. The building contains thirty (30) total units, including twelve (12) 2-bedroom units, nine (9) 1-bedroom and den units, seven (7) 1-bedroom units, and two (2) bachelor units. Each floor covers an average area of around 613 m^2, for a gross floor area of 1,859 m^2 (excluding the basement).

The building is to be serviced by the 200 mm diameter watermain along Duvernay Drive. The ground elevation along Duvernay Drive is approximately 87.9 m.

Demand Projections

The domestic demands were calculated using the City of Ottawa's Water Design Guidelines, where the residential consumption rate of 280 L/cap/d was used to estimate average day demands (AVDY). Persons per unit (PPU) for each unit were estimated based on the City of Ottawa's Water Design Guidelines.

Maximum day (MXDY) demands were calculated by multiplying AVDY demands by a factor of 2.5. Peak hour (PKHR) demands were calculated by multiplying AVDY by a factor of 2.2. Table 1 shows the estimated domestic demands of the proposed building.

As per the IWSTB-2024-05, the fire protection requirements on private property in urban areas are covered in Section A-3.2.5.7 of the Ontario Building Code (OBC), following the Office of the Fire Marshall (OFM) method. The proposed building will be of wood frame construction (combustible construction), with fire resistance ratings that are assumed to meet the criteria listed Section 3.2.2 of OBC. It is understood that the building will be without sprinklers. The resulting required fire flow is 6,300 L/min (105 L/s) for a duration of 50 minutes. Details are provided in the attached **Fire Flow Calculations** (See Appendix D). Furthermore, **Figure 1** found in Appendix D provides separation distances for the OFM calculations. The proposed **Site Plan** attached in Appendix D was used to determine distances from the proposed building to the property lines.

Table 1: Estimated Domestic Demand

Unit Type	Unit Count	PPU	Consumption	AVDY		MXDY		PKHR	
				L/d	L/s	L/d	L/s	L/d	L/s
Apartment, Bachelor / Studio	2	1.4	280	784	0.01	1,960	0.02	4,312	0.05
Apartment, 1-Bedroom	7	1.4	280	2,744	0.03	6,860	0.08	15,092	0.17
Apartment, 1-Bedroom + Den	9	1.4	280	3,528	0.04	8,820	0.10	19,404	0.22
Apartment, 2-Bedroom	12	2.1	280	7,056	0.08	17,640	0.20	38,808	0.45
Total	***30***			***14,112***	***0.16***	***35,280***	***0.41***	***77,616***	***0.90***

In summary, the estimated water demands for the proposed building are as follows:

- AVDY = 14,112 L/d (0.16 L/s)
- MXDY = 35,280 L/d (0.41 L/s);
- PKHR = 77,616 L/d (0.90 L/s); and,
- Fire Flow = 6,300 L/min (105L/s)

Boundary Conditions

The hydraulic gradeline (HGL) boundary conditions for 1670 Tenth Line Road, as presented in **Table 2**, were provided by the City on June 20, 2025 (see attached **Water Boundary Conditions** in Appendix D).

Table 2: Boundary Conditions

Demand Scenario	Head (m)
Minimum HGL (Peak Hour)	127.8
Maximum HGL (Average Day)	130.2
Maximum Day + Fire Flow	120.0

Hydraulic Analysis

Peak Hour & Average Day

During peak hour demands, the resulting minimum hydraulic gradeline of 127.8 m corresponds to a peak hour pressure of 391 kPa (57 psi). This value is above the minimum pressure objective of 276 kPa (40 psi) for residential buildings up to two storeys. Adding 5 psi per floor above two (2) stories, to account for headloss due to elevation and pipe losses, a minimum pressure of 310 kPa (45 psi) would be required for the third floor. The peak hour pressure at ground level is above this objective and therefore considered acceptable.

During average day demands, the resulting maximum hydraulic gradeline of 130.2 m corresponds to a maximum pressure of 415 kPa (60psi). This value is less than the maximum pressure objective of 552 kPa (80 psi) and therefore considered acceptable.

Supporting hydraulic calculations are attached in Appendix D.

Maximum Day + Fire Flow

A maximum day plus fire flow (6,300 L/min) hydraulic gradeline of 120.0 m corresponds to a residual pressure of 315 kPa (46 psi) at this location, which is above the minimal residual pressure requirement of 140 kPa (20 psi).

Based on Table 1 of Appendix I of the City of Ottawa Technical Bulletin ISTB-2018-02 and a desktop review (i.e., Google Street View) to confirm hydrant class, five (5) hydrants are located in the vicinity of the proposed building. Two (2) hydrants are Class AA hydrants is within 75 m, both with a capacity contribution of up to 5,700 L/min. Three (3) other Class AA hydrants are within 150 m from the site, both with a capacity contribution of up to 3,800 L/min. The

combined hydrant flow coverage for 1670 Tenth Line Road is therefore 22,800 L/min, which is above the RFF obtained from the OFM (6,300 L/min) method.

The hydrant coverage is illustrated in **Figure 2** attached in Appendix D. A breakdown of the hydrant coverage is summarized in **Table 3** below.

Table 3: Fire Hydrant Coverage

Building	Fire Flow Demand (L/min)	Fire Hydrants					Combined Hydrant Flow Coverage (L/min)
		Hydrant Class	Within 75 m		Between 76 m and 150 m		
			Quantity	Contribution to RFF	Quantity	Contribution to RFF	
1670 Tenth Line Road	6,300	AA	2	5,700	3	3,800	22,800
		A					
		B					
		C					

Water Service Line Sizing

A review of the service line sizing for the proposed building at 1670 Tenth Line Road was carried out. Based on the National Plumbing Code, a 50mm (2-inch) diameter service line with 2-inch interior piping over a length of approximately 45 meters can supply up to 359 fixture units. The estimated total fixture load for the building is in the range of 280 to 340 fixture units, based on assumed quantities of plumbing fixtures such as the number of bathrooms, dishwashers, and washing machines. Therefore, the proposed service line sizing is considered adequate, contingent on the use of 2-inch interior piping in the building.

In conclusion, based on the boundary condition provided, the local watermain network along Duvernay Drive provides adequate fire flow capacity, as per the Office of the Fire Marshall (OFM) method, to the proposed development at 1670 Tenth Line Road. Resulting pressures during anticipated demand flows meet the pressure objectives during average and peak demand conditions, as per the City of Ottawa's Drinking Water Design Guidelines.

B. Sanitary Flow

The peak sanitary flow for the 30 units, which comprise of twelve (2)-bedroom, nine (1)-bedroom and den, seven (1)-bedroom and two bachelor apartment units, is estimated at Q = 0.66 L/s with an infiltration rate of 0.06 L/s. Refer to Appendix E sheet 1 of 1 regarding sanitary flow calculations. This flow will enter the existing 250mm diameter sanitary sewer on Duvernay Drive via the proposed 150 mm diameter PVC sanitary service lateral from the three (3)-storey residential apartment building.

The existing peak sanitary flow of the site for single detached dwelling unit is Q = 0.10 L/s with an infiltration rate of 0.06 L/s. The net increase in flow from this proposed development is 0.56 L/s which is not expected to negatively impact the existing 250mm dia. sanitary sewer.

Waste water from the Duvernay Drive 250mm dia. sanitary sewer then in turn outlets south and westward along Des Epinettes Avenue and into the existing downstream 375mm dia. concrete sanitary collector sewer located along the St. George Street corridor.

C. Storm Flow

The storm-water outlet for the proposed development property will be the existing 450mm diameter concrete storm sewer located on Duvernay Drive. Stormwater attenuation on site will be accomplished by means of rooftop storage with controlled roof drains and parking lot surface areas with a controlled ICD in CB/MH#1 that together will regulate flow off site.

The building foundation weeping-tile drainage system shall have its own separate pipe for gravity flow where weeping-tile water is outletted via a 150mm diameter storm pipe to the existing 450mm diameter Duvernay Drive storm sewer. The storm-water outlet for the rooftop water from roof drains will be a separately designated proposed 150mm diameter PVC pipe that will also be outletted directly into the existing 450mm diameter storm sewer. The 150mm dia. roof water drain pipe will "wye" into the 150mm dia. weeping tile storm lateral on private property and outlet to the existing Duvernay Drive storm sewer.

Four (4) roof drains are proposed for this apartment building to restrict flow at a rate of 0.95 L/s each or 4 x 0.95 L/s = 3.80 L/s into the Duvernay Drive storm sewer. The remainder of the site allowable release rate from ICD in CB/MH#1 is 19.84 L/s. The calculated net allowable controlled release rate from this site is estimated at 23.64 L/s.

Based on the residential site plan from the owner's architect, the average post-development runoff coefficient is estimated at C = 0.80 and A = 0.1858 hectares.

An estimation of the pre-development flow condition was carried out using the criteria accepted by the City of Ottawa. If post-development C valve exceeds the lesser of the C_{pre} = 0.61 or C_{allow} = 0.5 (max) then SWM is required. So from our calculations, the C_{allow} = 0.5 value will be used at t_c = 10 minutes for pre-development allowable flow calculation off-site.

The pre-development calculated flow rate into the 375mm dia. storm sewer for this residential area is the lesser of either the five (5)-year storm event where C_{allow} = 0.5 (max.) runoff value or the average C_{pre} value which is 0.61 using t_c = 10 minutes. Because this site C_{post} = 0.80 and C_{allow} = 0.5 then SWM measures are required.

Therefore, based on our calculation, on-site retention is required for this proposed development site, because the site post-development C value of 0.80 is greater than the $C_{allow} = 0.5$.

The storage volume for the five (5)-year and up to the 100-year storm event will be stored by means of flat rooftop at the top of the 3-storey apartment building and also utilizing the asphalt parking lot surface areas located at the west half of the site. Also refer to the site storm drainage report (Report No. R-825-8) for further details.

Conclusion

At this proposed residential site and to develop this lot to house a 30 unit apartment building on a 0.1858 ha. parcel of land, the estimated total allowable flow off-site is calculated at 26.91 L/s based on City of Ottawa Drainage and Stormwater Management (SWM) criteria of 5-Year pre-development flow at $C_{allow} = 0.50$. For on-site SWM attenuation, the flat roof top of the proposed apartment building will be utilized and (4) controlled roof drains are incorporated each with a controlled release rate of 0.95 L/s (15.0 U.S. gal/min.). The controlled flow from the flat roof totals to 3.80 L/s for the post development condition. The parking lot surface areas will be regulated with an ICD in CB/MH#1 using (Hydrovex Model 125-VHV-2) or equal to allow a release rate of 19.84 L/s under a head of 2.34m. The total controlled flow rate off-site is therefore 23.64 L/s. Uncontrolled flow rate off-site is estimated at 3.27 L/s at the 100-Year event.

During the 5-Year storm event for the flat rooftop storage, the ponding depth on this rooftop is estimated at 110 mm at Drain No. 1, 2, 3 and 4 and 0 mm at the roof perimeter assuming a 1.7% (min.) roof pitch to the drains. The rooftop storage available at Roof Area No. 1 is 3.19 m^3, Roof Area No. 2 is 3.19 m^3, Roof Area No. 3 is 3.19 m^3 and Roof Area No. 4 is 2.96 m^3 for a total of 12.53 m^3 which is greater than the required volume of 10.04 m^3.

As for the remaining storage volume of 3.85 m^3 (min.) required from the site development area for the 5-Year storm event, the estimated H.W.L. of 87.91 m will provide a total available asphalt surface storage volume of 4.83 m^3. In total, the 5-Year available site storage volume (roof and parking lot) is approximately 17.36 m^3 which is greater than the required site storage volume of 13.88 m^3. See Appendix "E" for details.

In reference to the 100-Year event under post-development conditions in this report, the "C" runoff coefficient factors has been built into the (100-Year + 20.0%) allowance for City to review the volumes and corresponding elevations under the storm stress test event. Therefore, our 100-Year event is the 100-Year + 20.0%.

In order to control the 100-Year stormwater release rate off-site to an allowable rate of 26.91 L/s, a calculated site storage volume of approximately 39.76 m^3 (min.) is required during the 100-Year event. We estimate that the required storage volume of 23.84 m^3 (min.) of rooftop storage and 15.92 m^3 (min.) from the site asphalt parking lot surface area are necessary to attenuate the 100-Year storm event. See Table No. 6 to 10 inclusive.

During the 100-year storm event for the flat rooftop storage, the ponding depth on this rooftop is estimated at 150 mm at Drain No. 1, 2, 3 and 4 and 0 mm at the roof perimeter assuming a 1.7% (min.) roof pitch to the drains. The rooftop storage available at Roof Area No. 1 is 7.70 m^3, Roof Area No. 2 is 7.70 m^3, Roof Area No. 3 is 7.70 m^3 and Roof Area No. 4 is 7.54 m^3 for a total of 30.64 m^3 which is greater than the required volume of 23.84 m^3.

As for the remaining storage volume of 15.92 m^3 (min.) required from the asphalt parking area for the 100-Year storm event, the estimated H.W.L. of 87.96 m will provide a total available asphalt surface storage volume of 16.24 m^3. In total, the 100-Year available site storage volume (roof and parking lot) is 46.88 m^3 which is greater than the required site storage volume of 39.76 m^3. See Appendix "E" for details. The estimated 100-Year + 20.0% storm event HWL of 87.96m is 0.15m below lowest finished grade at the building at 88.11m.

Therefore, by means of flat building rooftop storage, grading the site to the proposed grades and constructing the proposed parking lot area and drainage system as shown on the Proposed Site Grading and Servicing Plan (Dwg. No. 825-8, G-1), the desirable 5-Year and 100-Year storm event attenuation volume of 17.36 m^3 and 46.88 m^3 respectively will be available on-site.

In order to control the release flow rate off-site from the controlled drainage areas of the lot, an inlet control device (ICD) will be installed at the outlet of CB/MH#1 in the 250 mm diameter storm pipe (outlet pipe) with Q = 19.84 L/s under a head of 2.34 m. A rooftop drain with a release rate of 0.95 L/s (under a maximum head of 150 mm) will be installed at Roof Drain #1, #2, #3 and #4 of the proposed residential apartment building flat rooftop as depicted on (Dwg. No. 825-8, G-1). The 5-Year and 100-Year flow off-site is restricted to 26.91 L/s.

An inlet control device (ICD) will be installed at the outlet of CB/MH#1 in the 250 mm diameter storm pipe (outlet pipe) with Q = 19.84 L/s under a head of 2.34 m. The ICD type recommended is a Hydrovex Regulator (125-VHV-2) or equivalent. See Appendix "C" for ICD details.

The building weeping tile drainage will outlet via its separate 150 mm diameter PVC storm lateral. The roof drains will be outletted also via a separate 150 mm diameter PVC storm lateral from the residential apartment building which "wye" into the proposed 150 mm dia. weeping tile storm lateral, where upon both laterals are outletting to the existing Duvernay Drive 450 mm diameter storm sewer with only one (1) connection. The City of Ottawa recommends that pressurized drain pipe material be used in the building for the roof drain leader pipe in the

event of surcharging in the City storm sewer system. Refer to the proposed site grading and servicing plan (Dwg. No. 825-8, G-1) for details.

To achieve a minimum of 80 percent TSS removal, a Stormceptor structure (Model EFO-4) is proposed to be installed for the site development of this property. This Stormceptor structure shall be located downstream of the proposed CB/MH#1, which houses the site's inlet control device (ICD). Based on the Stormceptor system that is proposed for this site, size of the lot, and impervious ratio, a greater than 80 percent TSS removal is estimated for all rainfall events including large storms. (See Appendix "D" for details).

Erosion and Sediment Control

The contractor shall implement Best Management Practices to provide for protection of the receiving storm sewer during construction activities. These practices are required to ensure no sediment and/or associated pollutants are released to the receiving watercourse. These practices include installation of a "siltsack" catch basin sediment control device or equal in catch basins as recommended by manufacturer on-site and off-site within the Duvernay Drive and Tenth Line Road road right of way adjacent to this property. Siltsack shall be inspected every 2 to 3 weeks and after major storm. The deposits will be disposed of as per the requirements of the contract. See Dwg. #825-8 ESC-1 for details.

Refer to Appendix F for the summary of the Development Servicing Study Checklist that is applicable to this development.

The pre-consultation feedback from the application PC 2024-0516 is included in this report for reference. See Appendix G, Page 9, for engineering details.

PREPARED BY T.L. MAK ENGINEERING CONSULTANTS LTD.

TONY L. MAK, P.ENG.

PROPOSED

THREE STOREY RESIDENTIAL APARTMENT BUILDING SITE

PATR OF LOT B

CONCESSION 11

GEOGRAPHIC TOWNSHIP OF CUMBERLAND

1670 TENTH LINE ROAD

CITY OF OTTAWA

APPENDIX A

SITE PLAN AND LEGAL SURVEY PLAN

Site Statistics

Current Zoning Designation:	-
Lot Width:	30.48m
Total Lot Area:	1856.57m²
Average Existing Grade:	88.045m
Gross Floor Area (above grade):	1859.39m²

SITE PLAN BASED ON

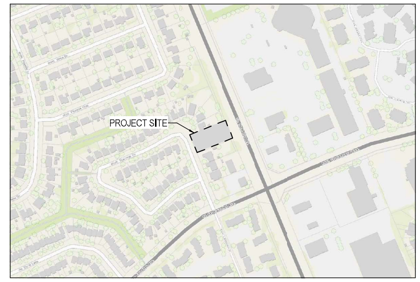
TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT B
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA

SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

Proposed Development - 3 Storey Low-Rise Apartment Building

No. of units 30 Units

Zoning Mechanism	Required	Provided
Minimum Lot Width *156(a)*	-	30.48m
Minimum Lot Area *156a)*	-	1856.57m²
Min. Front Yard Setback *156(a)*	-	4.5m
Min. Interior Side Yard Setback *156(a)*	-	1.5m
Min. Rear Yard Setback *156(a)*	-	33.4m
Maximum Building Height *156(a)*	-	10.4m
Parking Space Rates (Residents) *101(R11) (Sch. 1A - Area C)*	36 Spaces *1.2 spaces / unit for 30 units*	17 Spaces
Minimum Visitor Parking Rates *102 (Sch. 1A - Area C)*	6 Spaces *0.2 spaces / unit for 30 units*	6 Spaces
Bicycle Parking Rates (Residents) *Table 111A(b)(i) (Sch. 1 - Area C)*	15 Spaces *0.5 spaces / unit for 30 units*	22 Spaces
Total Amenity Area *Table 137(12)*	180 m² *6m² / unit for 30 units*	127.64 m² - balconies
Communal Amenity Area *Table 137(12)*	90 m² *Min. 50% of Total Amenity Area*	0 m²
Landscape Buffer for Parking Lot *Table 110(1)*	Min. 3m abutting a street Min. 1.5m not abutting a street	1.5m North side 1.5m West side 6.5m South side



2 SP-01 **LOCATION PLAN**
SCALE: NTS

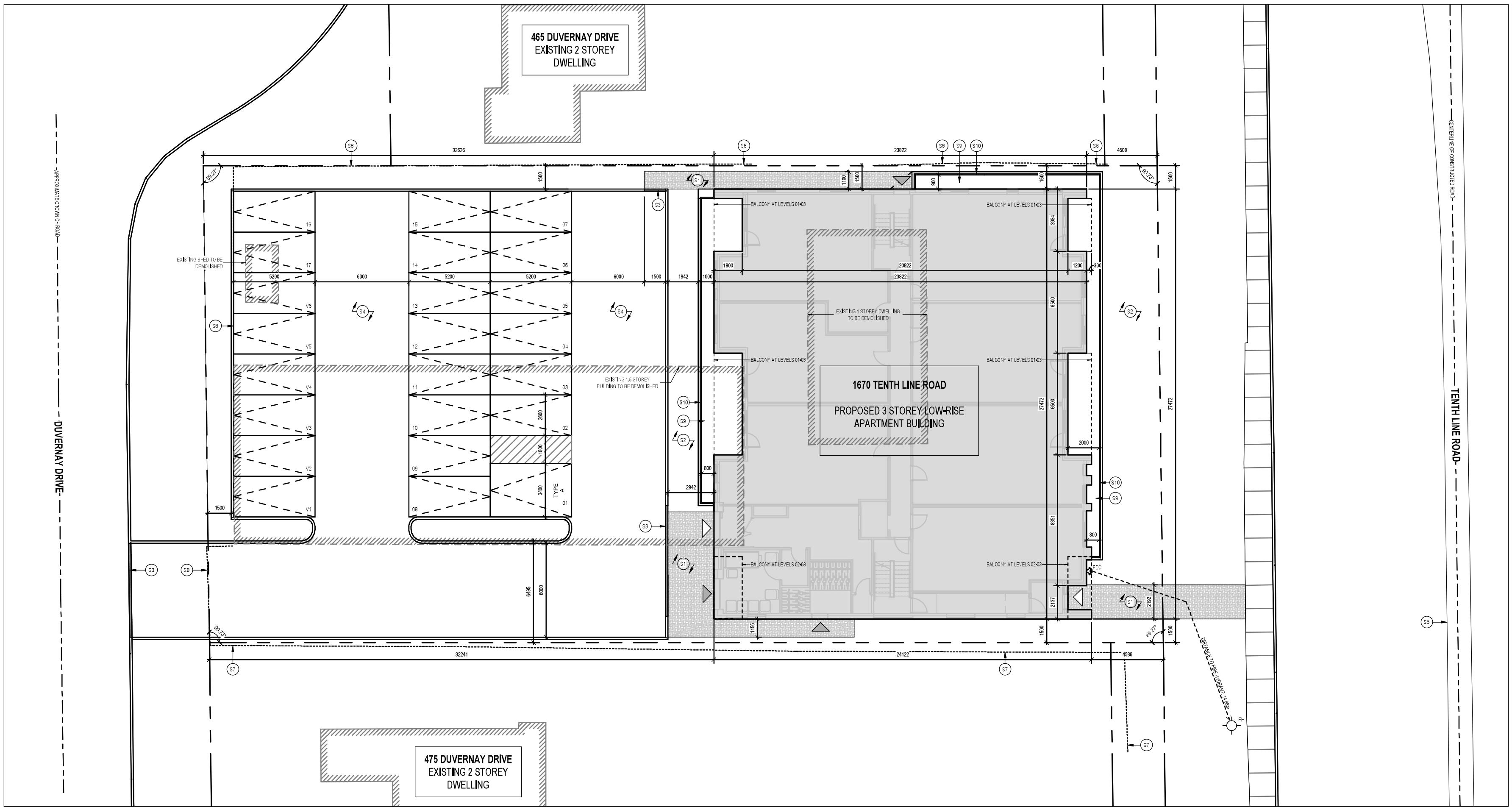
SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- BICYCLE PARKING
- PROPERTY LINE
- SETBACK LINE
- AMENITY AREA
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- NEW STREET LIGHT

SITE PLAN SYMBOLS
SCALE: NTS

SITE PLAN NOTES

- S1 INTERLOCKING STONE PATHWAY
- S2 SOFT LANDSCAPING
- S3 DEPRESSED CURB
- S4 ASPHALT
- S5 CONCRETE MEDIAN
- S6 EXISTING CHAIN LINK FENCE
- S7 EXISTING BOARD FENCE
- S8 EXISTING BOARD FENCE TO BE DEMOLISHED
- S9 WINDOW WELLS
- S10 GLASS GUARD SYSTEM



1 SP-01 **SITE PLAN**
SCALE: 1 : 125

GENERAL ARCHITECTURAL NOTES:

1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
3. Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
4. The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
5. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
6. These documents are not to be used for construction unless specifically noted for such purpose.

ISSUE RECORD

project1 studio
Project1 Studio Incorporated
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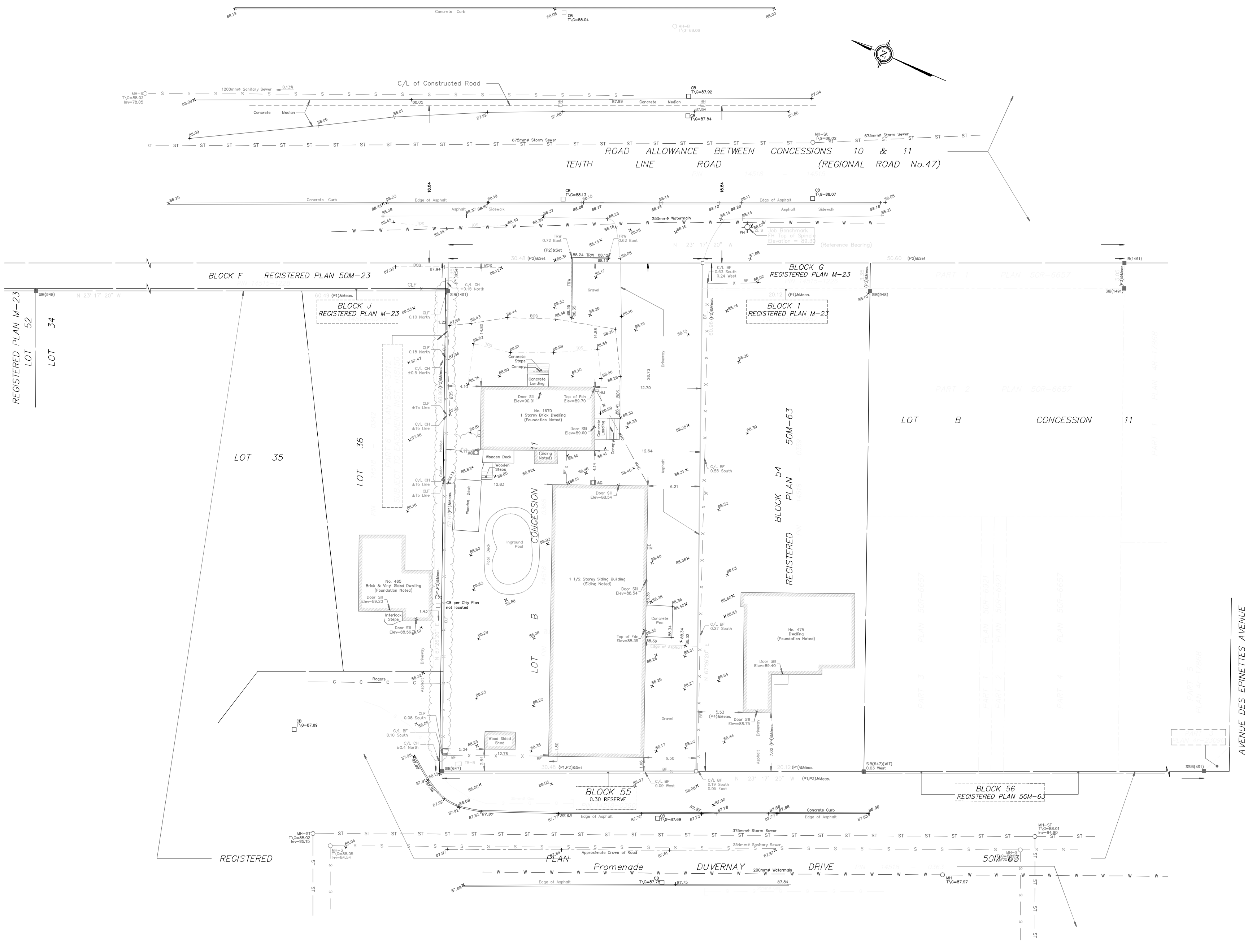
1670 Tenth Line Road

1670 Tenth Line Road
Ottawa, ON K1E 2H8

PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

SITE PLAN

SP-01



TOPOGRAPHICAL PLAN OF SURVEY OF

PART OF LOT B
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 200

8.0 6.0 4.0 2.0 0 4 8 Metres

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 30th day of April, 2021.

---------- Date

------------------ E. H. Herweyer Ontario Land Surveyor

Notes & Legend

	Denotes	
─□─	"	
─■─	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CC	"	Cut Cross
CP	"	Concrete Pin
IB#	"	Round Iron Bar
S&W	"	Spike & Washer
SSIB*	"	Short Standard Iron Bar
IB*	"	Iron Bar
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	"	Registered Plan 50M-63
(P2)	"	Registered Plan M-23
(P3)	"	Plan 4R-23096
(P4)	"	(647) Plan November 4, 1982
	"	Deciduous Tree
	"	Coniferous Tree
MH-ST	"	Maintenance Hole (Storm Sewer)
MH-S	"	Maintenance Hole (Sanitary)
— ST —	"	Underground Storm Sewer
— S —	"	Underground Sanitary Sewer
— OHW	"	Overhead Wires
T/G	"	Top of Grate
Inv	"	Invert
FH	"	Fire Hydrant
WV	"	Water Valve
GM	"	Gas Meter
HM	"	Hydro Meter
HH	"	Handhole
TB-B	"	Bell Terminal Box
AC	"	Air Conditioner
Ø	"	Diameter
+65.00	"	Location of Elevations
+65.00	"	Top of Concrete Curb Elevation
C/L	"	Centreline
———	"	Property Line
Fdn	"	Foundation
CLF	"	Chain Link Fence
BF	"	Board Fence
BOS	"	Bottom of Slope
TOS	"	Top of Slope
CH	"	Cedar Hedge
TRW	"	Timber Retaining Wall

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-11514
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

SITE AREA = 1857.8 m²

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°01'10" counter-clockwise was applied to bearings on P1,P2.

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from control monument No. 019680221 having an elevation of 87.623.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference E-33-28 & E-33-29.
4. Sanitary and storm sewer grades and inverts were derived from drawings S-1474-2-10 & 82-7252-1.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovlta.com
Ontario Land Surveyors

Job No. E-1102-21 CLacroix PrtLtB Con11 POS F

PROPOSED

THREE STOREY RESIDENTIAL APARTMENT BUILDING SITE

PATR OF LOT B

CONCESSION 11

GEOGRAPHIC TOWNSHIP OF CUMBERLAND

1670 TENTH LINE ROAD

CITY OF OTTAWA

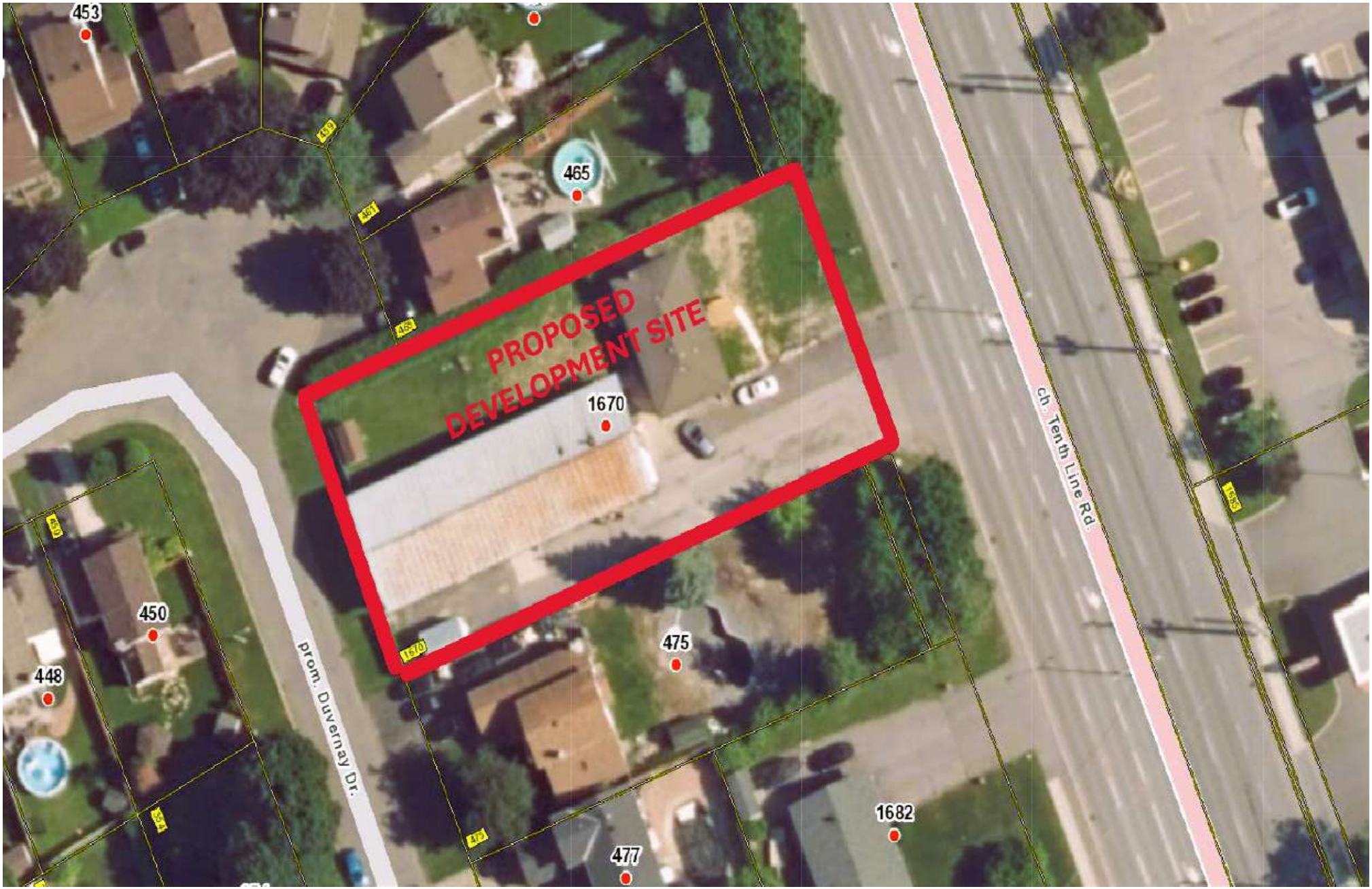
APPENDIX B

SITE PRE-DEVELOPMENT CONDITION

GOOGLE IMAGE (2021)

AND

AERIAL PHOTOGRAPHY 2022 (GEOOTTAWA)


453
465
PROPOSED
DEVELOPMENT SITE
1670
ch. Tenth Line Rd.
450
448
prom. Duvernay Dr.
475
1682
477

2022


453
465
PROPOSED
DEVELOPMENT SITE
1670
prom. Duvernay Dr.
450
448
475
477
1682
Ch. Tenth Line Rd.

2022

1670 TENTH LINE ROAD

2021

FRONTING DUVERNAY DRIVE

2021

PROPOSED

THREE STOREY RESIDENTIAL APARTMENT BUILDING SITE

PATR OF LOT B

CONCESSION 11

GEOGRAPHIC TOWNSHIP OF CUMBERLAND

1670 TENTH LINE ROAD

CITY OF OTTAWA

APPENDIX C

DUVERNAY DRIVE

CITY OF OTTAWA

PLAN AND PROFILE

AND

UCC DRAWINGS

NOTE
THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE DURING CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER W.M. HARDING PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER B.C. HARRIS PROVINCE OF ONTARIO

McNEELY ENGINEERING

NO.	REVISION	BY	DATE
	AS BUILT		MAR.95

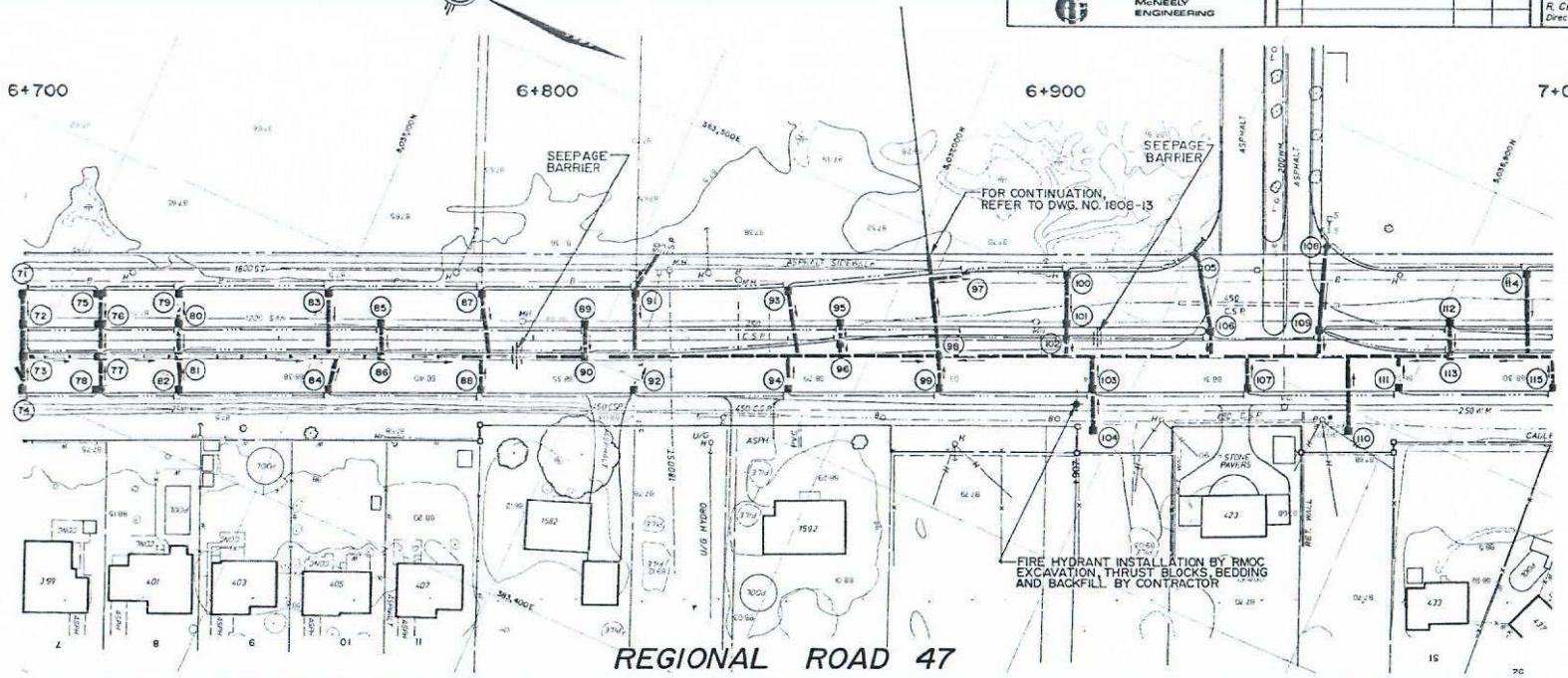
THE REGIONAL MUNICIPALITY OF OTTAWA - CARLETON
TRANSPORTATION DEPARTMENT
Design & Construction Division

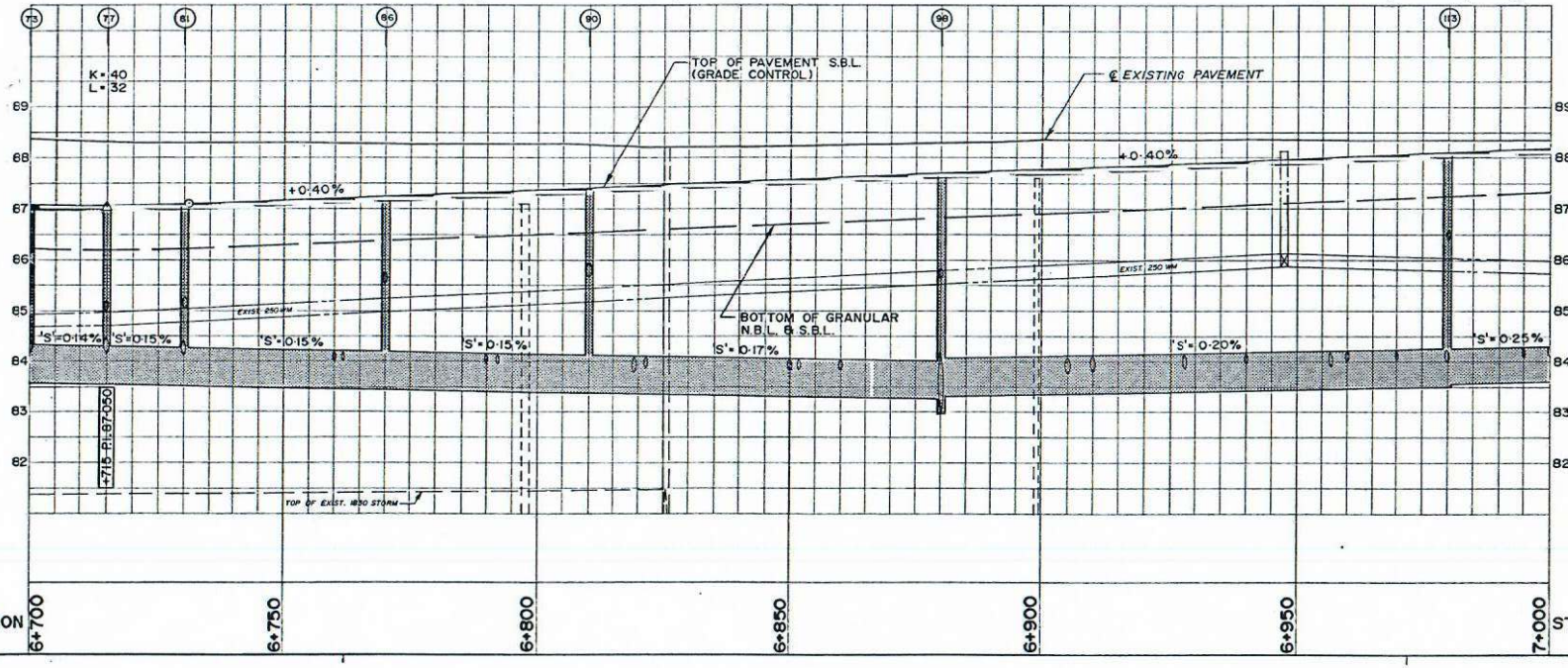
REGIONAL ROAD 47 RECONSTRUCTION
TOMPKINS AVE. TO INNES RD.

STORM SEWER
STA. 6+700 to STA. 7+000

R. CHARTRAND, P.ENG. — Director Roadways & Structures
M.M. SEP, P.ENG. — Chief Design Engineer

DWG. NO. R-1808-09
SHEET 9 OF 64
CONTRACT NO. 90-521
DATE: JUNE 1990
HORIZ. .5 0 5 10
VERT. .5 0 .5 1





SEWER NOTES:

1. FOR SEWER AND MANHOLE TABLES, REFER TO DRAWING NO. 1808-14
2. OFFSETS AND GRATE ELEVATIONS REFER TO CENTRE OF GRATE.
3. RIGID PIPE BEDDING SHALL BE CLASS B AS PER O.P.S.D. 802.03 MODIFIED AND BACKFILL AS PER O.P.S.D. 803.04.
4. FLEXIBLE PIPE BEDDING SHALL BE TYPE 2 AS PER O.P.S.D. 802.04 MODIFIED AND BACKFILL AS PER O.P.S.D. 803.04.
5. LATERAL CONNECTIONS ARE TO BE MADE WITH MANUFACTURED TEES AS PER O.P.S.D. 708.01. "*" DENOTES OUTLET INVERT ELEVATION GIVEN AT TOP OF RISER.

NOTE
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W.M. HARDING — REGISTERED PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO
B.C. HARRIS — LICENSED PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO
McNEELY ENGINEERING

NO.	REVISION	BY	DATE
2	PLACE CHARLEMAGNE ENTR.	A.K.	MAY 91
	AS BUILT		MAR. 95

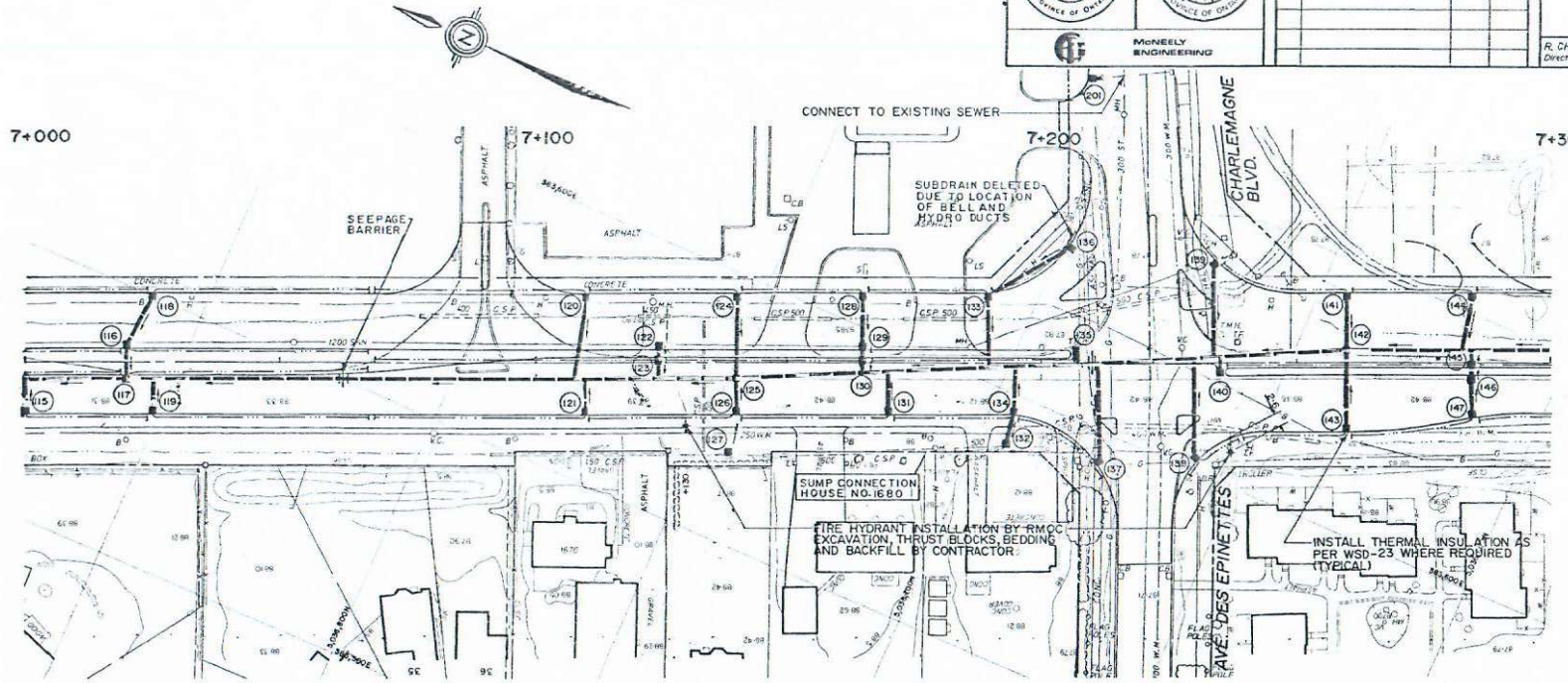
THE REGIONAL MUNICIPALITY OF OTTAWA - CARLETON
TRANSPORTATION DEPARTMENT
Design & Construction Division

REGIONAL ROAD 47 RECONSTRUCTION
TOMPKINS AVE. TO INNES RD.

STORM SEWER
STA. 7+000 to STA. 7+300

R. CHARTRAND, P.ENG. — Director Roadways & Structures
M.M. SEP, P.ENG. — Chief Design Engineer

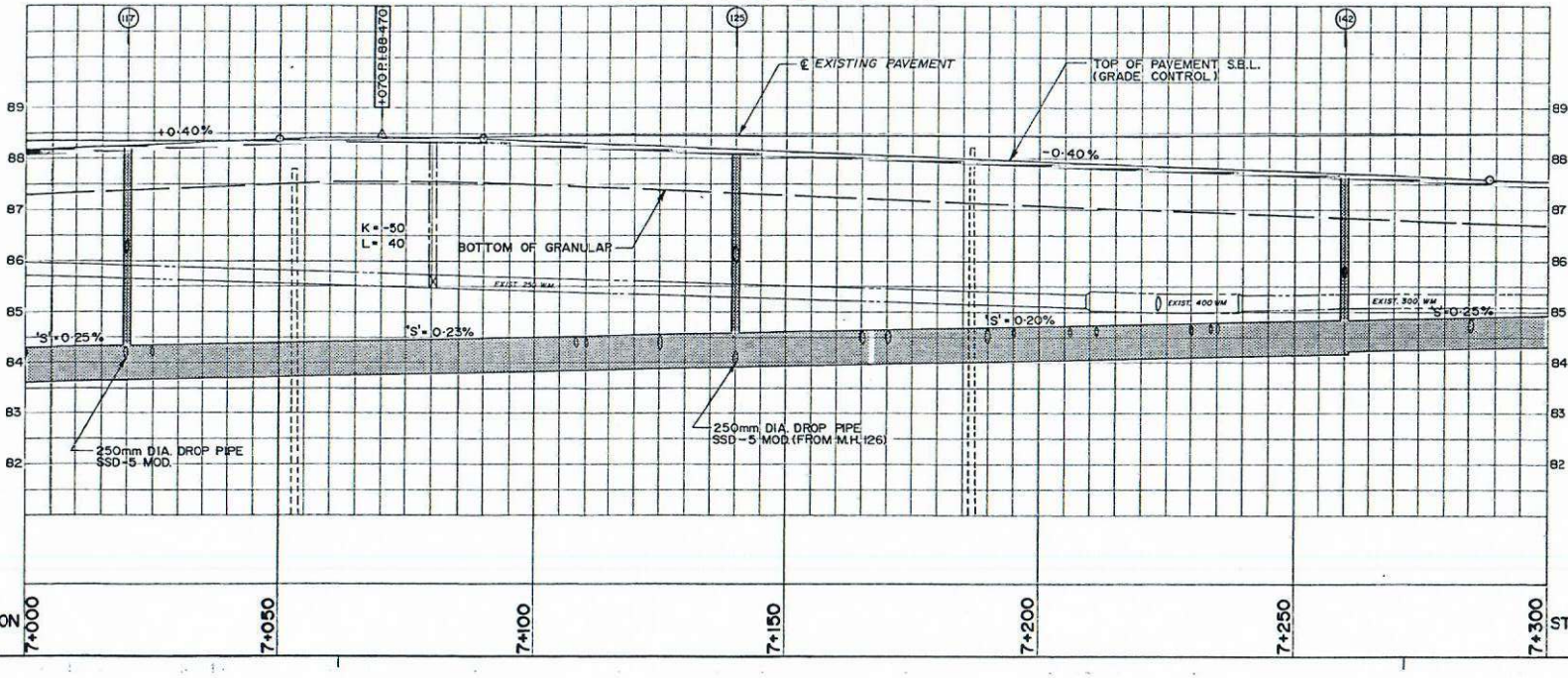
DWG. NO. R-1808-10
SHEET 10 OF 64
CONTRACT NO. 90-521
DATE: JUNE 1990
HORIZ. 0 5 10
VERT. .5 0 .5 1

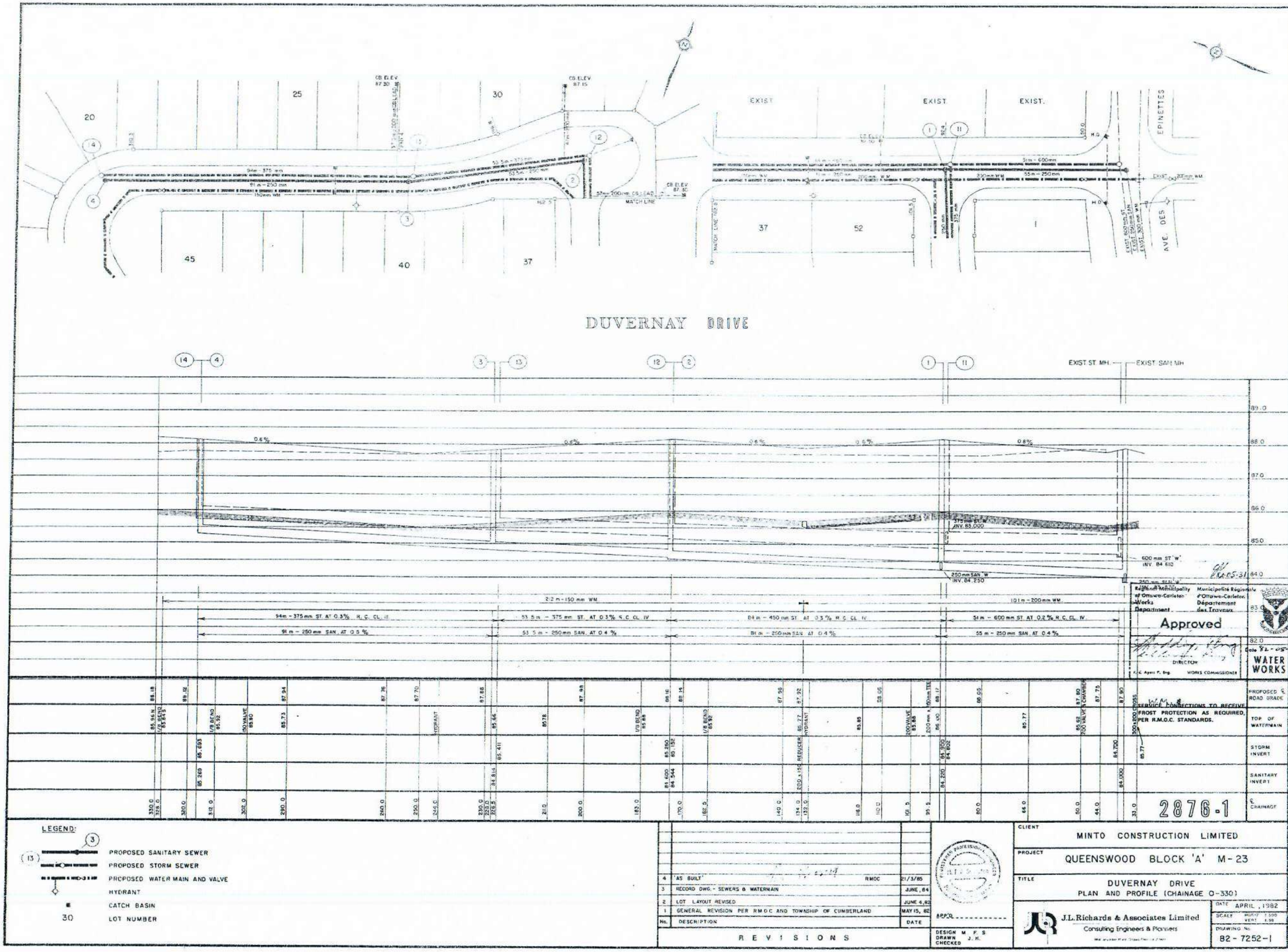


SEWER NOTES:

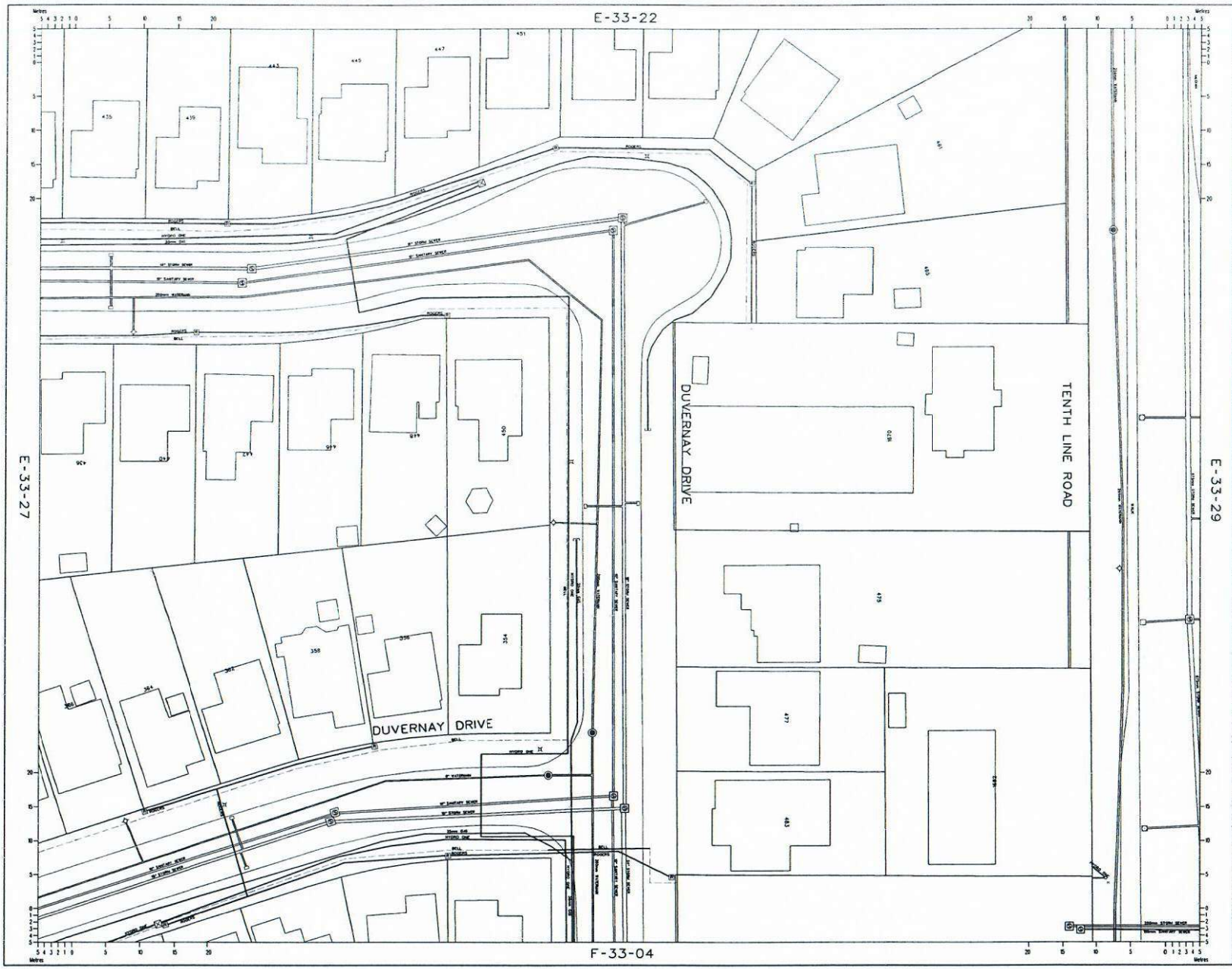
1. FOR SEWER AND MANHOLE TABLES, REFER TO DRAWING NO. 1808-15
2. OFFSETS AND GRATE ELEVATIONS REFER TO CENTRE OF GRATE.
3. RIGID PIPE BEDDING SHALL BE CLASS B AS PER O.P.S.D. 802.03 MODIFIED AND BACKFILL AS PER O.P.S.D. 803.04.
4. FLEXIBLE PIPE BEDDING SHALL BE TYPE 2 AS PER O.P.S.D. 802.04 MODIFIED AND BACKFILL AS PER O.P.S.D. 803.04.
5. LATERAL CONNECTIONS ARE TO BE MADE WITH MANUFACTURED TEES AS PER O.P.S.D. 708.01. "x" DENOTES OUTLET INVERT ELEVATION GIVEN AT TOP OF RISER.

REGIONAL ROAD 47





DUVERNAY DRIVE
EXIST.
EPINETTES
AVE. DES
EXIST ST. MH.
EXIST. SAN MH
2:2 m - 150 mm WM
101 m - 200 mm WM
94m - 375 mm ST. AT 0.3% R. C. CL. III
91 m - 250 mm SAN. AT 0.5 %
53.5 m - 375 mm ST. AT 0.3% R.C. CL. IV
53.5 m - 250 mm SAN. AT 0.4 %
84 m - 450 mm ST. AT 0.3 % R.C. CL. IV
51 m - 600 mm ST. AT 0.2 % R.C. CL. IV
55 m - 250 mm SAN. AT 0.4 %
375 mm ST. W
INV. 85.000
250 mm SAN. W
INV. 84.250
600 mm ST. 'W'
INV. 84.610
Regional Municipality of Ottawa-Carleton Works Department
Municipalité Régionale d'Ottawa-Carleton Département des Travaux
Approved
DIRECTOR
WORKS COMMISSIONER
WATER WORKS
SERVICE CONNECTIONS TO RECEIVE FROST PROTECTION AS REQUIRED, PER R.M.O.C. STANDARDS.
PROPOSED ℄ ROAD GRADE
TOP OF WATERMAIN
STORM INVERT
SANITARY INVERT
℄ CHAINAGE
2876-1
LEGEND:
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED WATER MAIN AND VALVE
HYDRANT
CATCH BASIN
30 LOT NUMBER
4 'AS BUILT' RMOC 21/3/85
3 RECORD DWG. - SEWERS & WATERMAIN JUNE, 84
2 LOT LAYOUT REVISED JUNE 4, 82
1 GENERAL REVISION PER RMOC AND TOWNSHIP OF CUMBERLAND MAY 15, 82
No. DESCRIPTION DATE
REVISIONS
DESIGN M. F. S.
DRAWN J. H.
CHECKED
CLIENT MINTO CONSTRUCTION LIMITED
PROJECT QUEENSWOOD BLOCK 'A' M-23
TITLE DUVERNAY DRIVE
PLAN AND PROFILE (CHAINAGE 0-330)
J.L.Richards & Associates Limited
Consulting Engineers & Planners
DATE APRIL, 1982
DRAWING No. 82-7252-1



REVISIONS / REVISIONS	DATE	BY
COMPILED/DIGITIZED FROM UTILITY/CITY DATA	MAY 2012	
NO EXISTING UTILITY PLANS NEW UTILITY PLAN CREATED	MAY 2012	AT
SAN AND STORM EXTENDED TO PARKING LOT	MAY 2012	AT
SANITARY/STORM/WATER CONFIRMED	MAY 2012	AT
SANITARY/STORM/WATER CONFIRMED	MAY 2012	AT

LEGEND

Water Valve, Valve Chamber, Fire Hydrant
Sewer Manhole, Catch Basin Manhole
Catch Basin / Downspout, Wing Wall, Head Wall
Pole, Pole w/ light, Delineator, Lawn Light
Power Supply, Panel, Pedestal, Transformer, Tower, Regulator
Amp, Hand Hole, Vault, Gas Valve
OC Transpo Bus Shelter-No Power, Shelter, Bollard
Streetscape: Planter Box, Grate Square, Bay, Soil
Traffic Control Box, Disconnect Box, SL Disconnect
PJ, Hand Hole, R.L. Camera
Standard Hand Hole, Monitoring Panel
Inductor
Fibre Duct, Conduit, Lateral
Cables
Abandoned
Copper
Bucket Cable
Property Line
Install Year

TELECOM GLOSSARY

A	Allstream	P	Primus
AT	Aliant	P2P	CanadaNet P2P Fiber
B	Bell	R	Rogers
BH	Bell - HI	S	Sprint
F	Fibre Hub	SL	Street Lighting
G	Glentilly	T	Traffic
GT	Group Telecom	TO	Telecom Ottawa
H	Hydro Ottawa	TU	Telus
H*	Hydro One	V	Videotron
L / L3	Level 3	Z	Zayo

GLOSSARY - OTHER

DD	Dept. of Defence	PED	Pedestal (owner unknown)
MH	Manhole (owner unknown)	PW	Public Works
OCC	OC Transpo	UP	Utility Pole (owner unknown)
SCD	Scada		

CAUTION/ATTENTION

Although utility locations are established using the best available information, they cannot be guaranteed.
Property lines were compiled from plans and documents recorded in the Land Registry System and are for tracking purposes only.

Bien que l'emplacement des services publics ayant déjà été établi en utilisant la meilleure information disponible, ils ne peuvent pas être garantis.
Des lignes de propriété ont été compilées en utilisant des plans et des documents enregistrés dans le système de cadastre et sont pour l'information seulement.

Ottawa

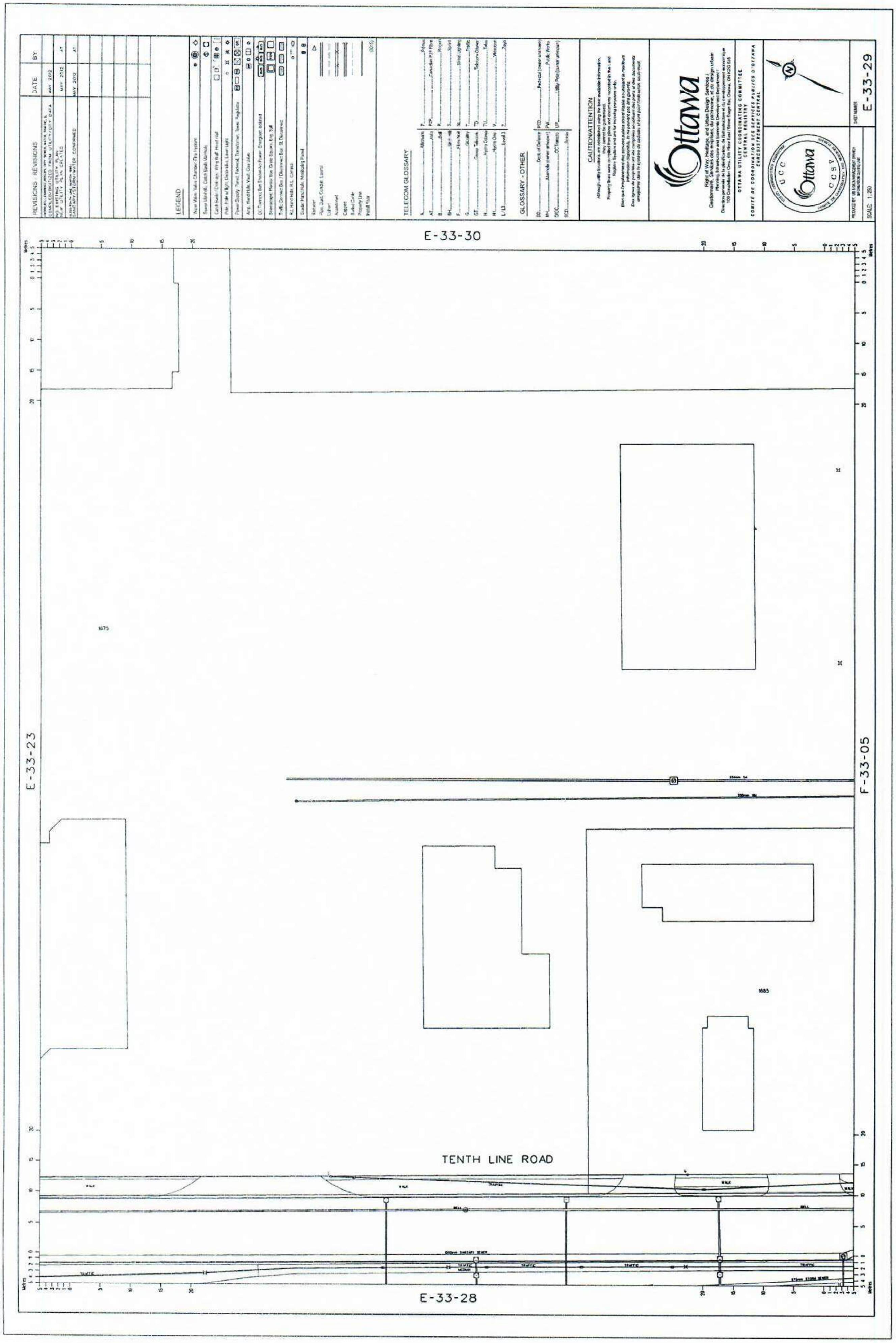
Right of Way, Heritage, and Urban Design Services / Gestionnaire, Services des emprises, du patrimoine, et du design urbain
Planning, Infrastructure and Economic Development Department / Direction générale de la planification, de l'infrastructure et du développement économique
100 Constellation Crescent, 4th Floor East / Édifice Eagle East, Ottawa, ON K2G 6J8

OTTAWA UTILITY COORDINATING COMMITTEE
CENTRAL REGISTRY

COMITÉ DE COORDINATION DES SERVICES PUBLICS D'OTTAWA
ENREGISTREMENT CENTRAL

PRODUCED BY: GIS & DATA MANAGEMENT BRANCH
SCALE: 1:250

SHEET NUMBER
E-33-28


E-33-30
E-33-23
F-33-05
E-33-28
TENTH LINE ROAD
1675
1685
WALK
BELL
TRAFFIC
REVISIONS · RÉVISIONS
DATE
BY
MAY 2012
LEGEND
TELECOM GLOSSARY
GLOSSARY - OTHER
CAUTION/ATTENTION
Right of Way, Heritage, and Urban Design Services /
Gestionnaire, Services des emprises, du patrimoine, et du design urbain
OTTAWA UTILITY COORDINATING COMMITTEE
CENTRAL REGISTRY
COMITÉ DE COORDINATION DES SERVICES PUBLICS D'OTTAWA
ENREGISTREMENT CENTRAL
UCC
CCSP
SCALE: 1:250
E-33-29
Metres

PROPOSED

THREE STOREY RESIDENTIAL APARTMENT BUILDING SITE

PATR OF LOT B

CONCESSION 11

GEOGRAPHIC TOWNSHIP OF CUMBERLAND

1670 TENTH LINE ROAD

CITY OF OTTAWA

APPENDIX D

CITY OF OTTAWA

- SITE PLAN AND ARCHITECTURAL DRAWINGS
- WATER BOUNDARY CONDITIONS
- FIRE FLOW CALCULATIONS
- OFM EXPOSURE DISTANCES – FIGURE 1
- SUPPORTING HYDRAULIC CALCULATIONS
- HYDRANT SPACING – FIGURE 2

ATTACHMENT 1 : SITE PLAN AND ARCHITECTURAL DRAWINGS

Site Statistics	
Current Zoning Designation:	-
Lot Width:	30.48m
Total Lot Area:	1856.57m²
Average Existing Grade:	88.045m
Gross Floor Area (above grade):	1859.39m²

SITE PLAN BASED ON

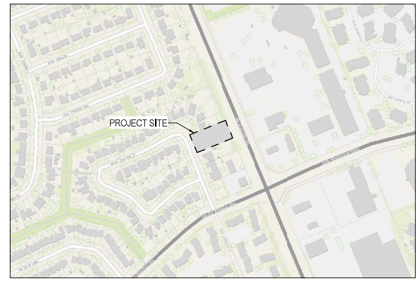
TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT B
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA

SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

Proposed Development - 3 Storey Low-Rise Apartment Building

No. of units 30 Units

Zoning Mechanism	Required	Provided
Minimum Lot Width 156(a)	-	30.48m
Minimum Lot Area 156a)	-	1856.57m²
Min. Front Yard Setback 156(a)	-	4.5m
Min. Interior Side Yard Setback 156(a)	-	1.5m
Min. Rear Yard Setback 156(a)	-	33.4m
Maximum Building Height 156(a)	-	10.4m
Parking Space Rates (Residents) 101(R11) (Sch. 1A - Area C)	36 Spaces 1.2 spaces / unit for 30 units	17 Spaces
Minimum Visitor Parking Rates 102 (Sch. 1A - Area C)	6 Spaces 0.2 spaces / unit for 30 units	6 Spaces
Bicycle Parking Rates (Residents) Table 111A(b)(i) (Sch. 1 - Area C)	15 Spaces 0.5 spaces / unit for 30 units	22 Spaces
Total Amenity Area Table 137(12)	180 m² 6m² / unit for 30 units	127.64m² - balconies
Communal Amenity Area Table 137(12)	90m² Min. 50% of Total Amenity Area	0m²
Landscape Buffer for Parking Lot Table 110(1)	Min. 3m abutting a street Min. 1.5m not abutting a street	1.5m North side 1.5m West side 6.5m South side



2 SP-01 LOCATION PLAN
SCALE: NTS

SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- BICYCLE PARKING
- PROPERTY LINE
- SETBACK LINE
- AMENITY AREA
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- NEW STREET LIGHT

SITE PLAN SYMBOLS
SCALE: NTS

SITE PLAN NOTES

- S1 INTERLOCKING STONE PATHWAY
- S2 SOFT LANDSCAPING
- S3 DEPRESSED CURB
- S4 ASPHALT
- S5 CONCRETE MEDIAN
- S6 EXISTING CHAIN LINK FENCE
- S7 EXISTING BOARD FENCE
- S8 EXISTING BOARD FENCE TO BE DEMOLISHED
- S9 WINDOW WELLS
- S10 GLASS GUARD SYSTEM

GENERAL ARCHITECTURAL NOTES:

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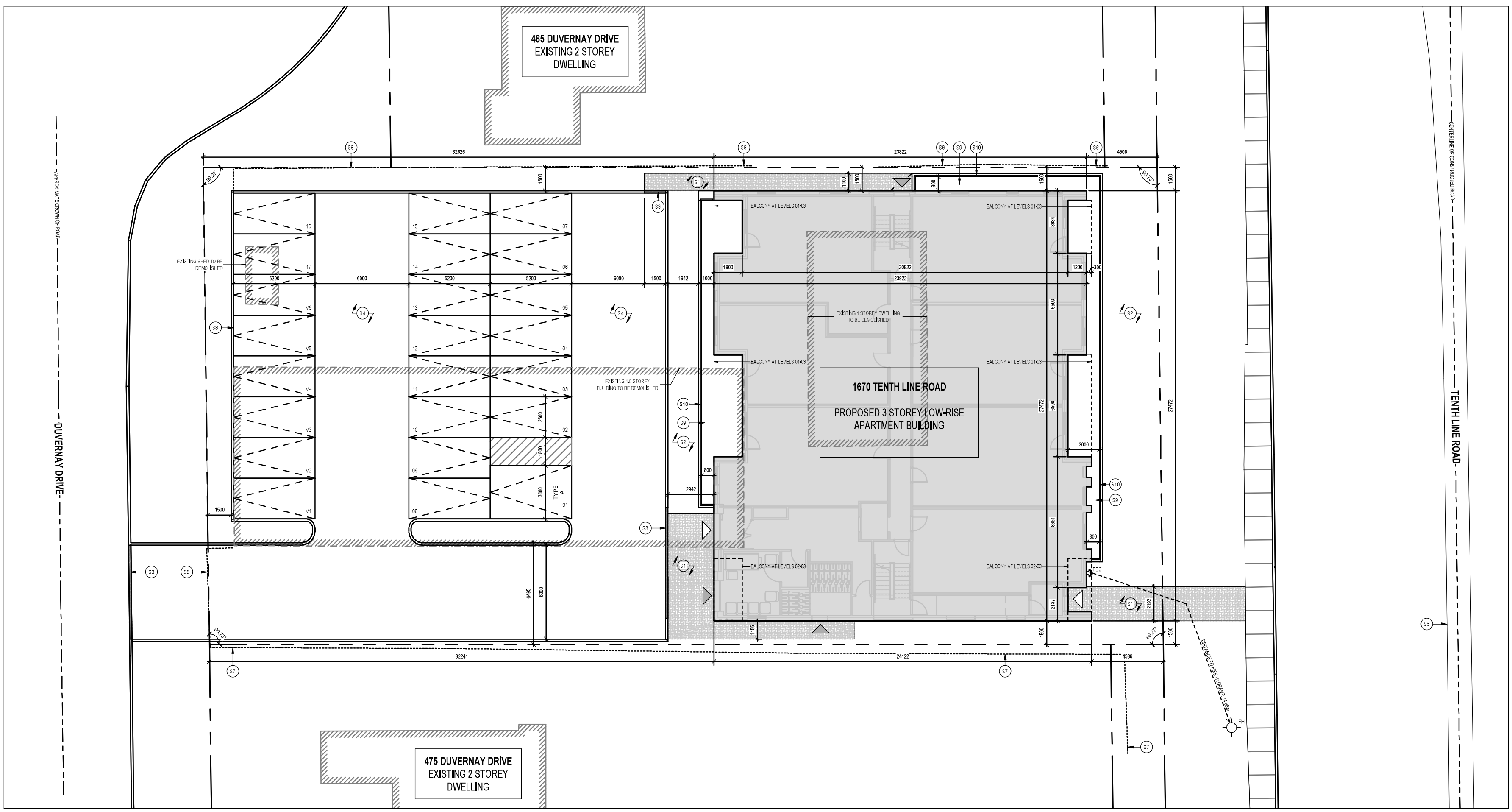
6. These documents are not to be used for construction unless specifically noted for such purpose.



1 SP-01 SITE PLAN
SCALE: 1 : 125

ISSUE RECORD

project1 studio
Project1 Studio Incorporated

1670 Tenth Line Road

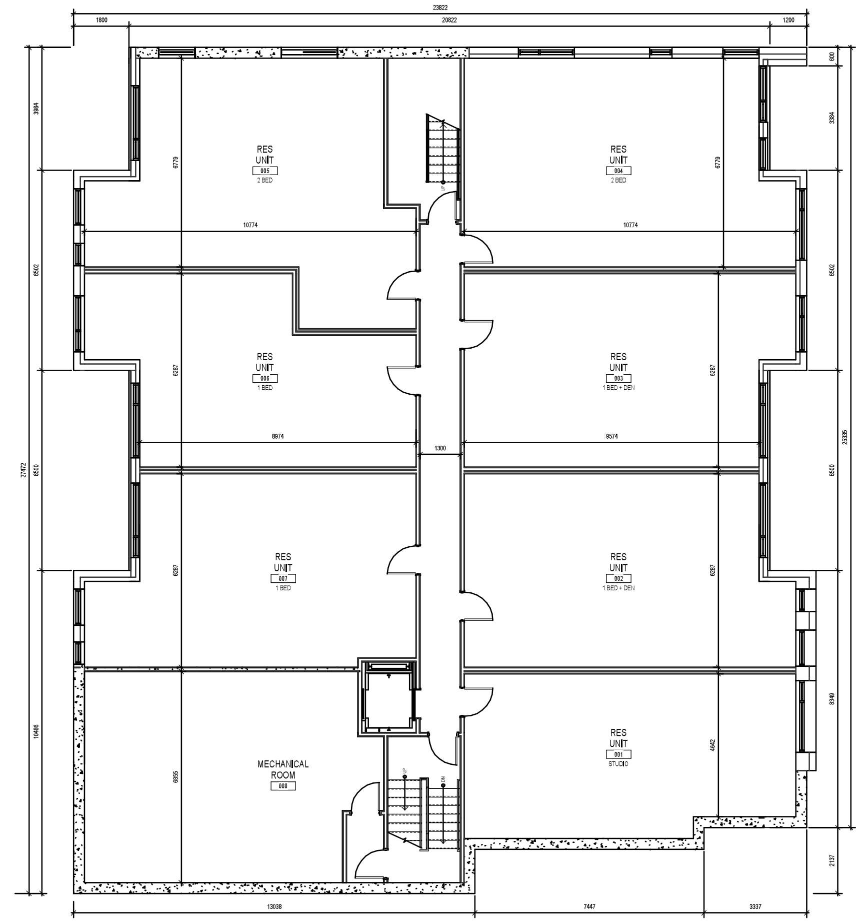
1670 Tenth Line Road
Ottawa, ON K1E 2H8

PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

SITE PLAN

SP-01

FLOOR/ROOF PLAN NOTES



1 A100 LEVEL 00 FLOOR PLAN
SCALE: 1 : 75

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ISSUE RECORD

project1 studio
Project1 Studio Incorporated
| 613.884.3939 | mail@project1studio.ca

1670 Tenth Line Road

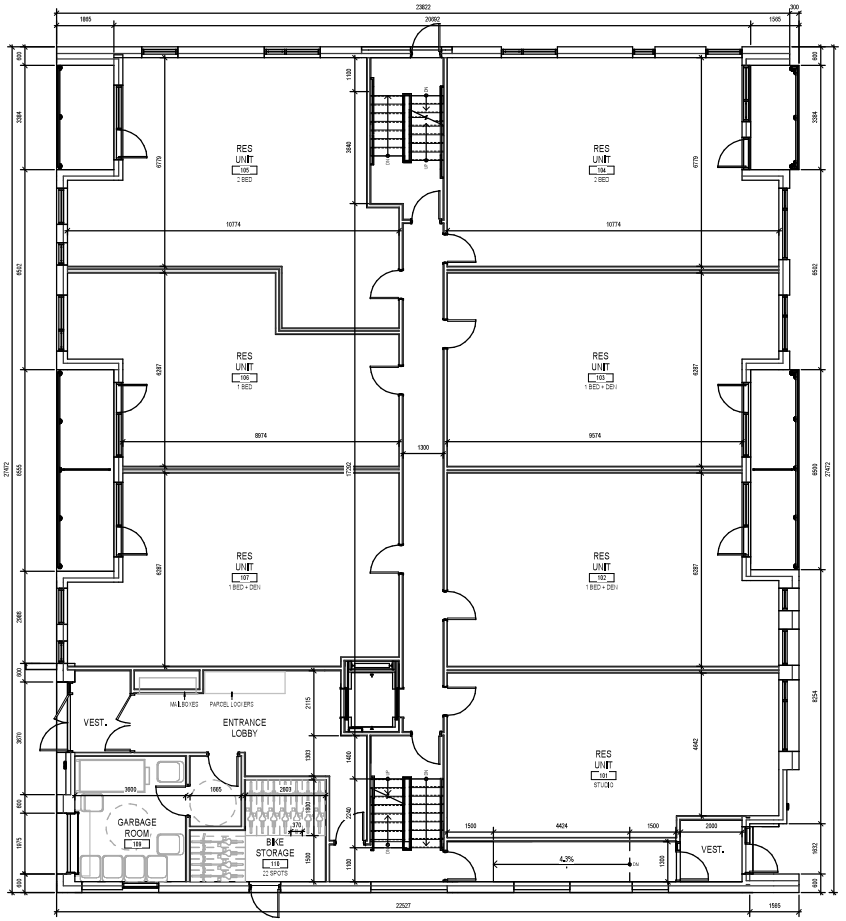
1670 Tenth Line Road
Ottawa, ON K1E 2H8

PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

FLOOR PLAN LEVEL 00

A100

FLOOR/ROOF PLAN NOTES



1 / A101 LEVEL 01 FLOOR PLAN
SCALE: 1 : 75

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613.864.2939 | mail@project1studio.ca

1670 Tenth Line Road

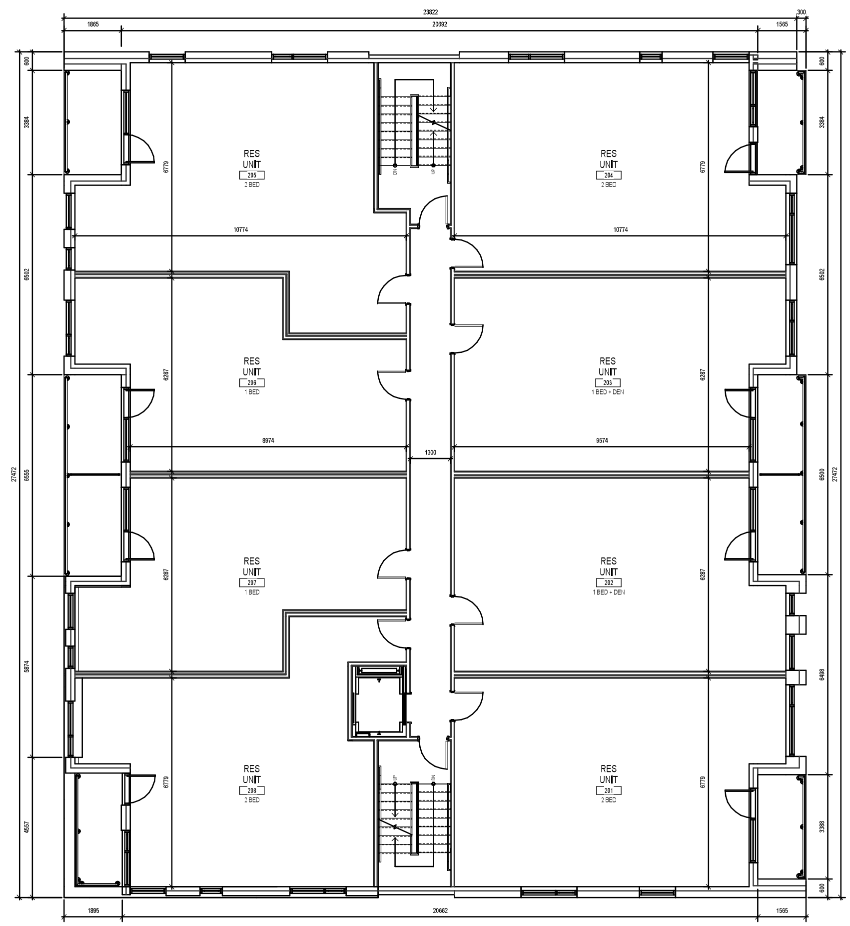
1670 Tenth Line Road
Ottawa, ON K1E 2H8

PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

FLOOR PLAN LEVEL 01

A101

FLOOR/ROOF PLAN NOTES



1 A102 LEVEL 02 FLOOR PLAN
SCALE: 1 : 75

GENERAL ARCHITECTURAL NOTES:

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project1 studio
Project1 Studio Incorporated
| 613.884.2939 | mail@project1studio.ca

1670 Tenth Line Road

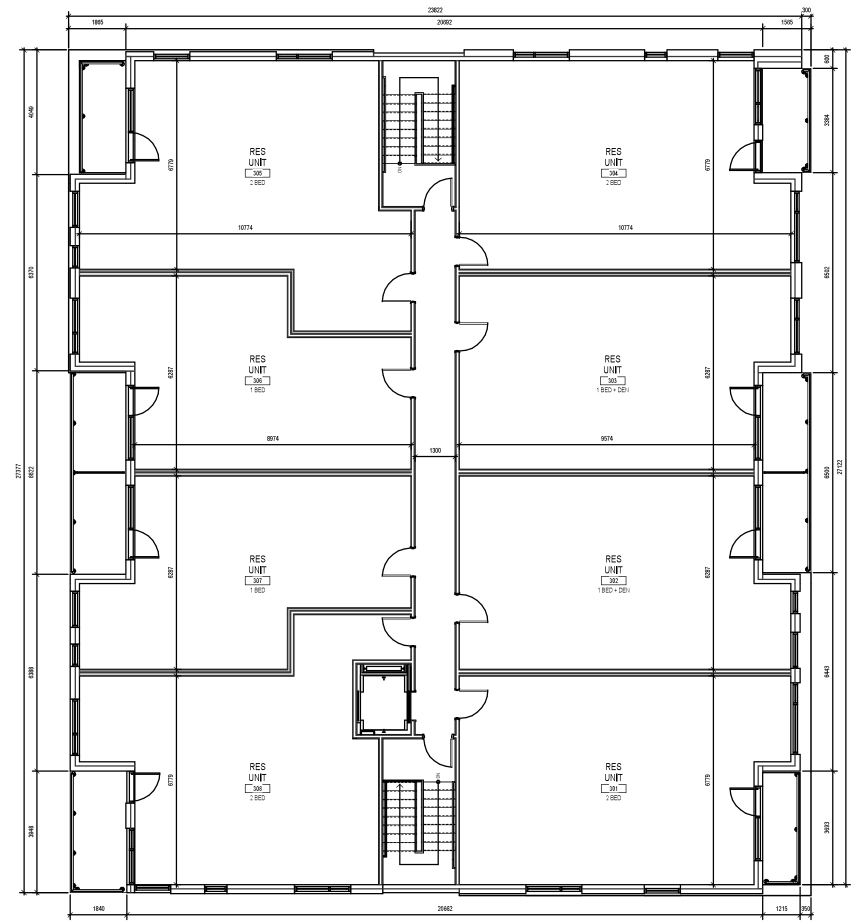
1670 Tenth Line Road
Ottawa, ON K1E 2H8

PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

FLOOR PLAN LEVEL 02

A102

FLOOR/ROOF PLAN NOTES



1 / A103 LEVEL 03 FLOOR PLAN
SCALE: 1 : 75

GENERAL ARCHITECTURAL NOTES:

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1670 Tenth Line Road

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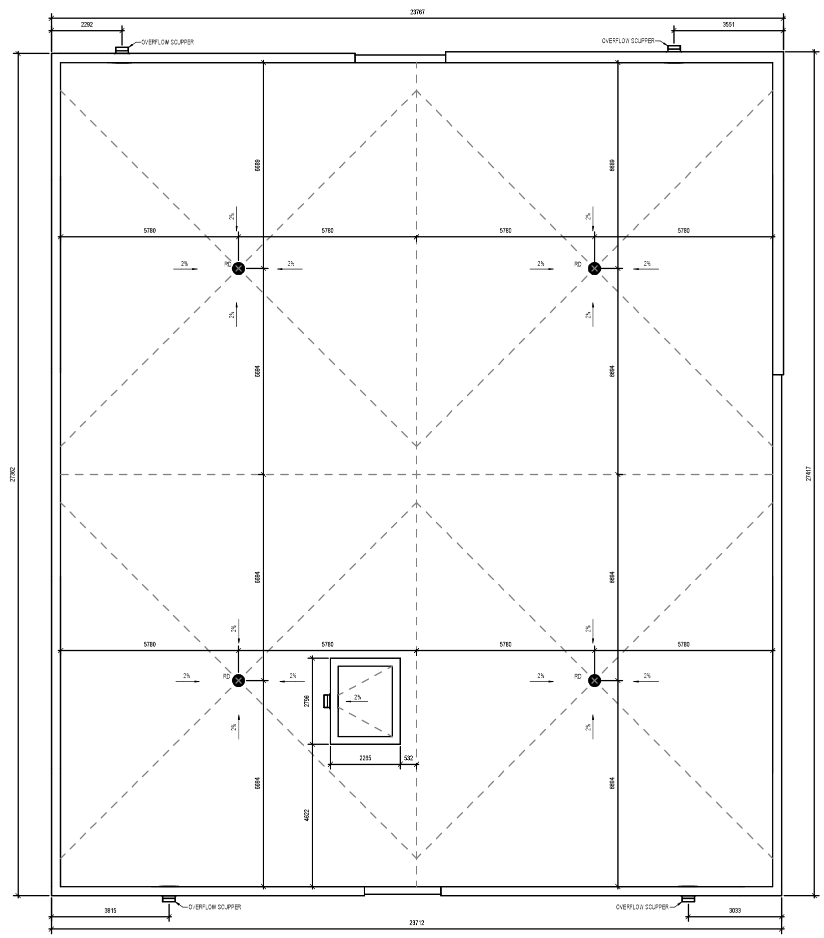
Ottawa, ON K1E 2H8

PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

FLOOR PLAN LEVEL 03

A103

FLOOR/ROOF PLAN NOTES



1 A104 ROOF PLAN
SCALE: 1 : 75

GENERAL ARCHITECTURAL NOTES:

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3. Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
4. The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
5. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
6. These documents are not to be used for construction unless specifically noted for such purpose.

ISSUE RECORD

project1 studio

Project1 Studio Incorporated
| 613.884.3939 | mail@project1studio.ca

1670 Tenth Line Road

1670 Tenth Line Road
Ottawa, ON K1E 2H8

PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

ROOF PLAN

A104

1 / A201 WEST ELEVATION
SCALE: 1 : 50

2 / A201 EAST ELEVATION
SCALE: 1 : 50

CLADDING LEGEND:

1. BRICK MASONRY
   COLOUR: RED
2. FIBER CEMENT
   COLOUR: CHARCOAL
3. FIBER CEMENT PLANKS
   COLOUR: CHARCOAL
4. WOOD SIDING
   COLOUR: CEDAR
5. ALUMINUM AND GLASS RAILING

ELEVATION NOTES

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1670 Tenth Line Road

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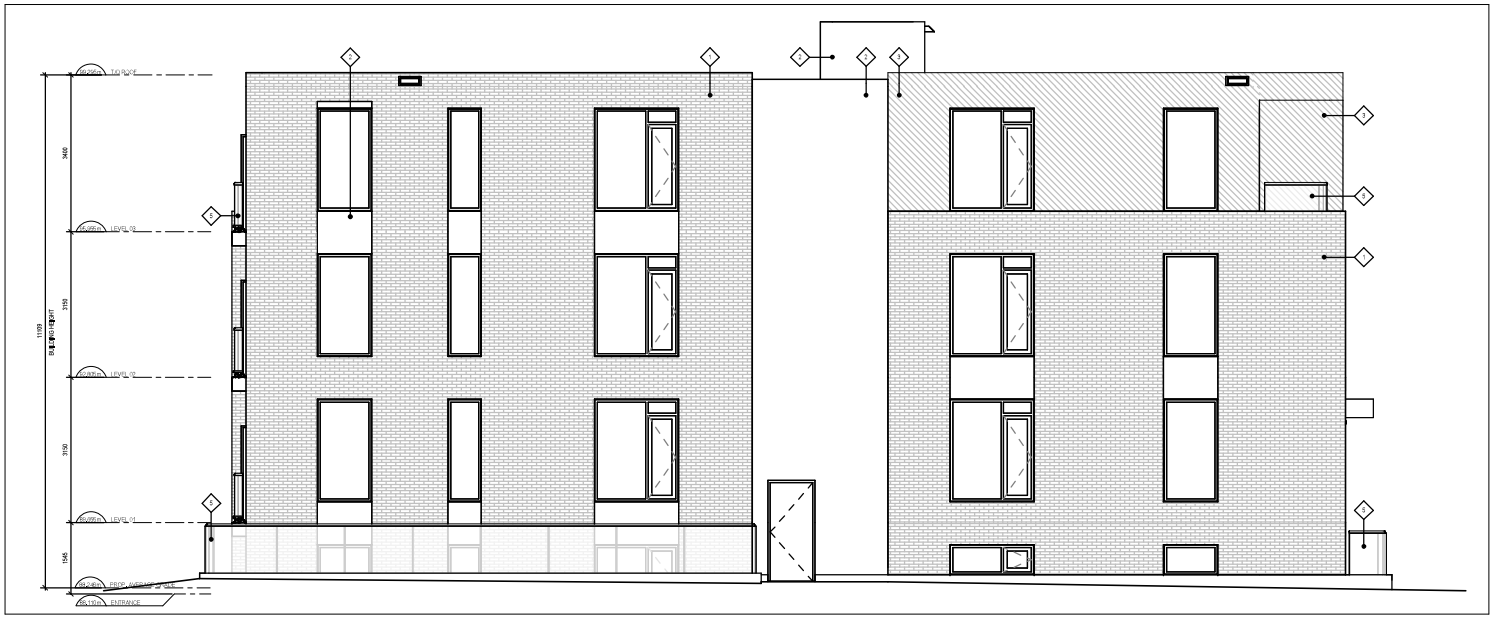
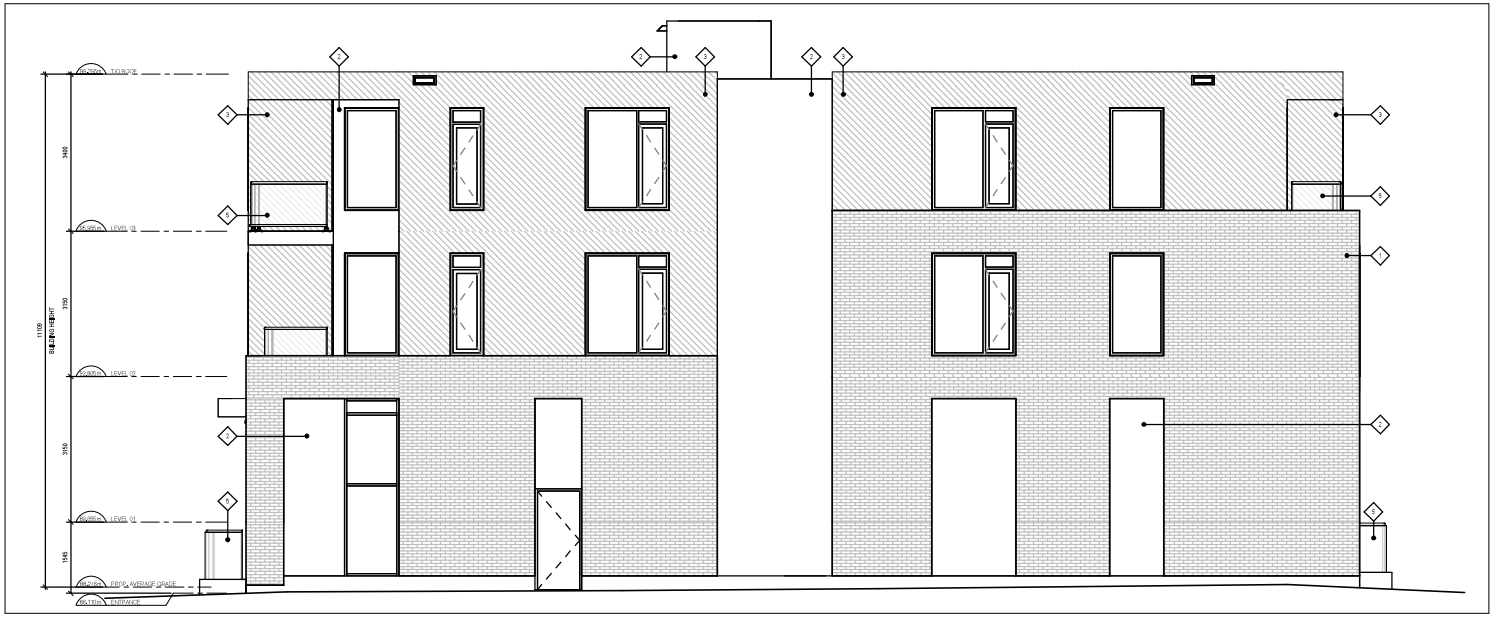
PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

WEST & EAST ELEVATIONS

A201



1 / A202 NORTH ELEVATION
SCALE: 1 : 50



2 / A202 SOUTH ELEVATION
SCALE: 1 : 50

CLADDING LEGEND:

1. BRICK MASONRY
   COLOUR: RED
2. FIBER CEMENT
   COLOUR: CHARCOAL
3. FIBER CEMENT PLANKS
   COLOUR: CHARCOAL
4. WOOD SIDING
   COLOUR: CEDAR
5. ALUMINUM AND GLASS RAILING

ELEVATION NOTES

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1670 Tenth Line Road

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Ottawa, ON K1E 2H8

PROJ	SCALE	DRAWN	REVIEWED
2424	NOTED	AR	RMK

NORTH & SOUTH ELEVATIONS

A202

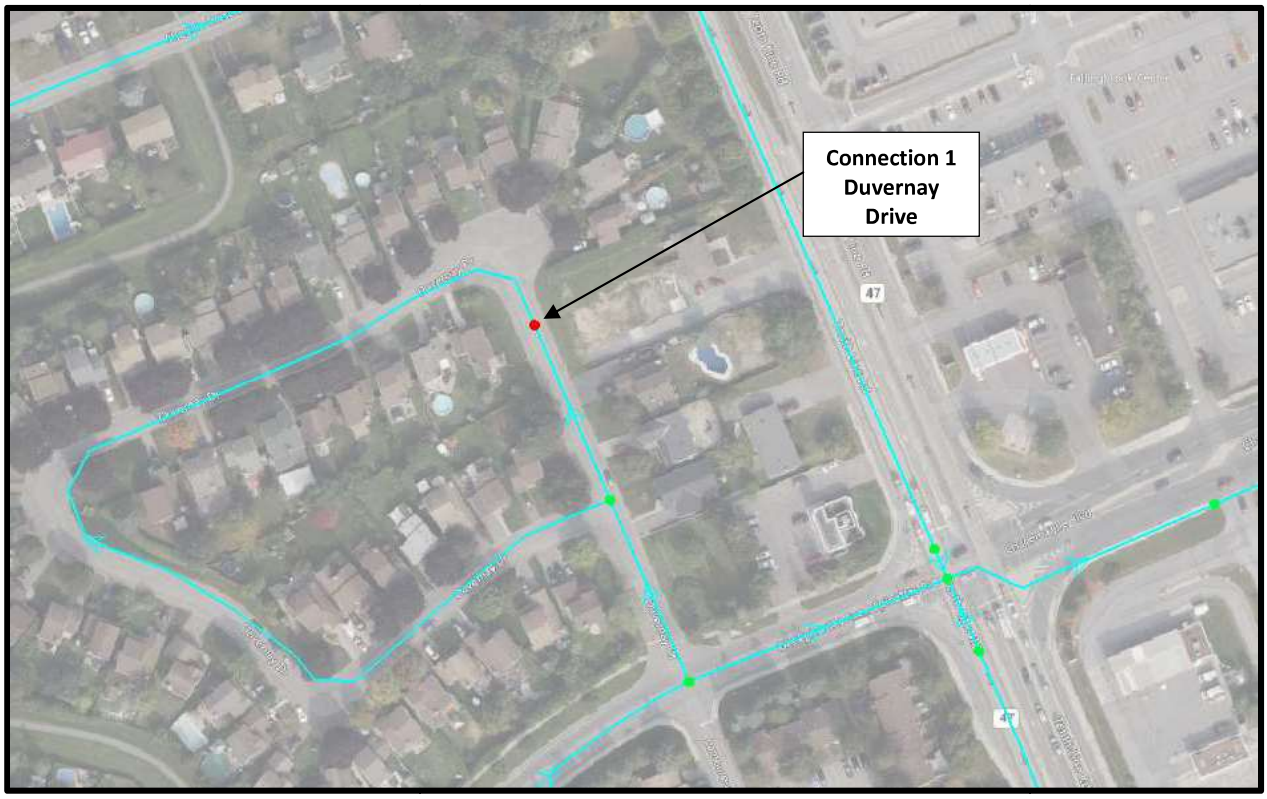
ATTACHMENT 2 : WATER BOUNDARY CONDITIONS

Boundary Conditions
1670 Tenth Line Road

Provided Information

Scenario	Demand	
	L/min	L/s
Average Daily Demand	10	0.16
Maximum Daily Demand	25	0.41
Peak Hour	55	0.91
Fire Flow Demand #1	6,300	105.00

Location



Results

Connection 1–Duvernay Drive

Demand Scenario	Head (m)	Pressure[1] (psi)
Maximum HGL	130.2	60.1
Peak Hour	127.8	56.7
Max Day plus Fire Flow #1	120.0	45.6

[1] Ground Elevation = 87.9 m

Notes

1. The IWSD has recently updated their water modelling software. Any significant difference between previously received BC results and newly received BC results could be attributed to this update.

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.

ATTACHMENT 3 : FIRE FLOW CALCULATIONS

Stantec

OFM Fire Flow Calculation

Calculations based on *Fire Protection Water Supply Guideline for Part 3 in the Ontario Building Code* by the Office of the Fire Marshal (OFM 1999)

Stantec Project #: 163401084
Project Name: 1670 Tenth Line Road Servicing Analysis
Date: 6/16/2025
Fire Flow Calculation #: 1
Description: Residential

Data inputted b Hamidreza Mohabbat MASc., EIT
Data reviewed b Alexandre Mineault-G, P.Eng.

Notes: *The required fire flow is calculated using the Ontario Building Code (OBC). The buidling details are extracted from the Proposed Site Plan submitted by the Project Studio. The apartment building is planned to comprise a total of 30 units with an average total gross area of approx. 613 square meter per floor.Additionally, the building is constructed with wood and per OBC it was selected as Type IV, with a residential occupancy or Classification C. Per proposed plans, the total height of the buidling was calculated at 12.0 m. The exposure distances were calculated based on the submitted site plans and GeoOttawa webpage.*

Office of the Fire Marshal Determination of Required Fire Protection Water Supply

Step	Task	Notes		Multiplier Associated with Option		Value Used	
1	**General Building Details**						
1.1	Enter Number of Storeys	Number of Floors/Storeys in the Unit (incl. basement):			4	4	Storeys
1.2	Choose Type of Housing (if TH, Enter Number of Units Per TH Block)	Type of Housing	Single Family	0	Other (Comm, Ind, Apt etc.)	30	Units
			Townhouse - indicate # of units	0			
			Other (Comm, Ind, Apt etc.)	30			
1.3	Choose Presence of Sprinklers	Sprinklers?			None	None	N/A
1.4	Choose Presence of Firewalls	Firewall separations?			None	None	N/A
1.5	Choose Presence of Stand-Pipe System	Stand-pipe system?			None	None	N/A
2	**Determining Water Supply Coefficient K**						
2.1	Choose Type of Construction	**Type of Construction**					
		Type of Construction	Non-combustible construction + fire separations + fire-resistance ratings in accordance with Section 3.2.2 of OBC	Type I	Type III	N/A	N/A
			Non-combustible construction + fire separations + no fire-resistance rating	Type II			
			Combustible construction + fire separations + fire-resistance ratings in accordance with Section 3.2.2 of OBC	Type III			
			Combustible construction + fire separations + no fire-resistance rating	Type IV			
2.2	Choose Classification	**Building Classification**					
		Occupancy Classification (OBC)	A-2, B-1, B-2, B-3, C, D	18	C	A-2, B-1, B-2, B-3, C, D	N/A
			A-4, F-3	22			
			A-1, A-3	25			
			E, F-2	31			
			F-1	41			
2.3	Water Supply Coefficient (K)	Water Supply Coefficient K				18	N/A
3	**Determining Building Volume V**						
3.1	Enter Ground Floor Area of One Unit	**Floor Space Area**					
		Average Floor Area (A) :			613 Square Metres (m2)	613	Area in Square Meters (m^2)
3.2	Building Height (h)	**Building Height**					
		Bottom Elevation :			86.4 Meters (m)	12.0	Height in Meters (m)
		Top Elevation :			98.4 Meters (m)		
3.3	Building Volume (V)	Building Volume V = A * h				7,360	Volume in Meters Cube (m^3)
4	**Determining Spatial Coefficient S**						
4.1	Choose Exposure Distances from Building to Property Line	Exposure Distance from Building to Property Line in Meters (m)	**North Side**	1.5	0.50	1.00	Distance in Meters (m)
			Property Line to Street Centreline (Street Facing)	0			
			Total Exposure Distance	1.5			
			East Side	4.5	0.00		
			Property Line to Street Centreline (Street Facing)	19.0			
			Total Exposure Distance	23.5			
			South Side	1.5	0.50		
			Property Line to Street Centreline (Street Facing)	0			
			Total Exposure Distance	1.5			
			West Side	32.2	0.00		
			Property Line to Street Centreline (Street Facing)	8.3			
			Total Exposure Distance	40.5			
4.2	Total Spatial Coefficient (S_{tot})	Total Spatial Coefficient $S_{tot} = 1 + \Sigma S_x$				2.00	N/A
5	**Determining Required Minimum Supply of Water Q and Fire Flow**						
5.1	Obtain Required Fire Volume, Flow & Duration	**Minimum Supply of Water, rounded to nearest 1,000 L; $Q = K*V*S_{tot}$**				**265,000 L**	
		Required Minimum Water Supply Flow Rate (L/min)				**6,300 L/min**	
		Required Minimum Water Supply Flow Rate (L/s)				**105 L/s**	
		Required Minimum Duration of Fire Flow (min)				**50 min**	

ATTACHMENT 4 : FIGURE 1 – OFM EXPOSURE DISTANCES

Figure 1: OBC Exposure Distances (Exposure Distance from Property Line to Street Centreline)

Source: geoOttawa 2021; *Contains information licensed under the Open Government Licence – City of Ottawa.*

ATTACHMENT 5 : SUPPORTING HYDRAULIC CALCULATIONS

Stantec

Supporting Hydraulic Calculations

Stantec Project #: 163401084
Project Name: 1670 Tenth Line Road
Date: June 24, 2025
Data inputted by: Melissa Nelson, P.Eng.
Data reviewed by: Alexandre Mineault-Guitard, P.Eng.

Boundary Conditions provided by the City:

Scenario 1: Peak Hour (Min HGL): 127.8 m;
Scenario 2: Average Day (Max HGL): 130.2 m; and
Scenario 3: Maximum Day plus Fire Flow: 120.0 m.

Sample Calculations

$HGL\ (m) = hp + hz$ *(1)*

where: hp = Pressure Head (m); and hz = Elevation Head (m), estimated from topography.

For Scenario 1, we have:

HGL(m) = 127.8 and hz (m) = 87.9.

Rearranging Equation 1, we can calculate the Pressure Head (hp) as follow:

$hp\ (m) = HGL - hz$

$\therefore$ hp = 127.8 - 87.9 m = 39.9 m.

To convert from Pressure Head (m) to a pressure value (kPa), the following equation can be used:

$P\ (kPa) = (\rho * g * hp) / 1000$ *(2)*

where: ρ = density of water = 1000 kg/m^3; and g = gravitational acceleration = 9.81 m/s^2.

Using Equation 2, we can calculate the Pressure Head (hp) as follow:

P (kPa) = (1000 * 9.81 * 39.9) / 1000

$\therefore$ P = 391 kPa.

Considering that 1 kPa = 0.145 psi, the pressure under Scenario 1 is equal to:

P = 57 psi.

Applying the same procedures, the pressures under Scenario 2 and Scenario 3 are calculated as follows:
Scenario 2: P = 60 psi; and Scenario 3: P = 46 psi.

To summarize:

Scenario 1: Minimum Pressure under Peak Hour Demand: 391 kPa (57 psi)
Scenario 2: Maximum Pressure under Average Day Demand: 415 kPa (60 psi)
Scenario 3: Minimum Pressure under Maximum Day + Fire Flow Demand: 315 kPa (46 psi)

ATTACHMENT 6 : FIGURE 2 – HYDRANT SPACING

Figure 2: Hydrant Spacing

Source: geoOttawa 2021; *Contains information licensed under the Open Government Licence – City of Ottawa.*

PROPOSED

THREE STOREY RESIDENTIAL APARTMENT BUILDING SITE

PATR OF LOT B

CONCESSION 11

GEOGRAPHIC TOWNSHIP OF CUMBERLAND

1670 TENTH LINE ROAD

CITY OF OTTAWA

APPENDIX E

CITY OF OTTAWA

SANITARY SEWER DESIGN SHEET

SHEET No. 1 OF 1

SANITARY SEWER DESIGN SHEET

q = average daily per capita flow (280 L/cap. d)
I = unit of peak extraneous flow (0.33 L/ha. s)
M = peaking factor
Q (p) = peak population flow (L/s)
Q (i) = peak extraneous flow (L/s)
Q (d) = peak design flow

DENSITY
- 2 BEDROOM = 2.1 PPU
- 1 BEDROOM = 1.4 PPU
- BACHELOR = 1.4 PPU

$M = 1 + \frac{14}{4 + \sqrt{P}} \times K$ where P population in 1000's

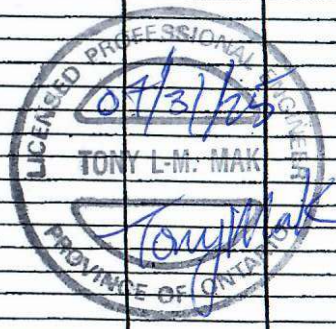
$K_1 = 0.8$

$Q(p) = \frac{PqM}{86.4}$ (L/s)

Q(i) = IA (L/s) where A = area in hectares

Q(d) = Q(p) + Q(i) (L/s)

LOCATION			INDIVIDUAL		CUMULATIVE		Peaking factor M	Pop. flow Q(p) (L/s)	Peak extraneous flow Q(i) (L/s)	Peak design flow Q(d) (L/s)	PROPOSED SEWER						
STREET	FROM	TO	Pop.	Area A (hectares)	Pop.	Area A (hectares)					Length (m)	Pipe size (mm)	Type of pipe	Grade %	Capacity (L/s) n=0.013	Full flow velocity (m/s)	Actual velocity at Q(d)
1670 TENTH LINE ROAD	SITE	EX. 250ø SANITARY SEWER @ DIVERNAY DRIVE	50.4	0.186	50.4	0.186	3.65	0.60	0.06	0.66	42.0	150	PVC	1.0 (min)	19.8	1.12	



(FILE# 825-8)

DESIGN	TLM
CHECKED	TLM
DATE	JULY 2025

PROJECT 1670 TENTH LINE ROAD
PROPOSED THREE STOREY APARTMENT BUILDING SITE - CITY OF OTTAWA

SHEET No. 1 of 1

PROPOSED

THREE STOREY RESIDENTIAL APARTMENT BUILDING SITE

PATR OF LOT B

CONCESSION 11

GEOGRAPHIC TOWNSHIP OF CUMBERLAND

1670 TENTH LINE ROAD

CITY OF OTTAWA

APPENDIX F

DEVELOPMENT SERVICING STUDY CHECKLIST SUMMARY

Servicing study guidelines for development applications

4. Development Servicing Study Checklist

The following section describes the checklist of the required content of servicing studies. It is expected that the proponent will address each one of the following items for the study to be deemed complete and ready for review by City of Ottawa Infrastructure Approvals staff.

The level of required detail in the Servicing Study will increase depending on the type of application. For example, for Official Plan amendments and re-zoning applications, the main issues will be to determine the capacity requirements for the proposed change in land use and confirm this against the existing capacity constraint, and to define the solutions, phasing of works and the financing of works to address the capacity constraint. For subdivisions and site plans, the above will be required with additional detailed information supporting the servicing within the development boundary.

4.1 General Content

- ☐ Executive Summary (for larger reports only).
- ☒ Date and revision number of the report.
- ☒ Location map and plan showing municipal address, boundary, and layout of proposed development.
- ☒ Plan showing the site and location of all existing services.
- ☐ 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.
- ☐ Summary of Pre-consultation Meetings with City and other approval agencies.
- ☐ 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 defendable design criteria.
- ☒ Statement of objectives and servicing criteria.
- ☒ Identification of existing and proposed infrastructure available in the immediate area.
- ☐ 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).
- ☐ 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.
- ☐ 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.
- ☐ Proposed phasing of the development, if applicable.

☒ Reference to geotechnical studies and recommendations concerning servicing.

☒ All preliminary and formal site plan submissions should have the following information:
- Metric scale
- North arrow (including construction North)
- Key plan
- Name and contact information of applicant and property owner
- Property limits including bearings and dimensions
- Existing and proposed structures and parking areas
- Easements, road widening and rights-of-way
- Adjacent street names

4.2 Development Servicing Report: Water

☐ Confirm consistency with Master Servicing Study, if available
☒ Availability of public infrastructure to service proposed development
☒ Identification of system constraints
☒ Identify boundary conditions
☒ Confirmation of adequate domestic supply and pressure
☒ 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.
☒ 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.
☐ Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design
☐ Address reliability requirements such as appropriate location of shut-off valves
☒ Check on the necessity of a pressure zone boundary modification.
☒ Reference to water supply analysis to show that major infrastructure is capable of delivering 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

- ☒ 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.
- ☐ Description of off-site required feedermains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.
- ☒ Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.
- ☒ Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.

4.3 Development Servicing Report: Wastewater

- ☒ 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).
- ☐ Confirm consistency with Master Servicing Study and/or justifications for deviations.
- ☐ 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.
- ☒ Description of existing sanitary sewer available for discharge of wastewater from proposed development.
- ☐ 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)
- ☒ Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.
- ☐ Description of proposed sewer network including sewers, pumping stations, and forcemains.
- ☐ 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).
- ☐ Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.
- ☐ Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.
- ☐ Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.
- ☐ Special considerations such as contamination, corrosive environment etc.

4.4 Development Servicing Report: Stormwater Checklist

- ☒ Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)
- ☐ Analysis of available capacity in existing public infrastructure.
- ☒ A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.
- ☒ 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.
- ☐ Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.
- ☒ Description of the stormwater management concept with facility locations and descriptions with references and supporting information.
- ☐ Set-back from private sewage disposal systems.
- ☐ Watercourse and hazard lands setbacks.
- ☐ Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.
- ☐ Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.
- ☒ Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5 year return period) and major events (1:100 year return period).
- ☐ Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.
- ☒ 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.
- ☐ Any proposed diversion of drainage catchment areas from one outlet to another.
- ☒ Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.
- ☐ 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.
- ☐ Identification of potential impacts to receiving watercourses
- ☐ Identification of municipal drains and related approval requirements.
- ☒ Descriptions of how the conveyance and storage capacity will be achieved for the development.
- ☒ 100 year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.

- ☐ Inclusion of hydraulic analysis including hydraulic grade line elevations.
- ☒ Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.
- ☐ 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.
- ☐ Identification of fill constraints related to floodplain and geotechnical investigation.

4.5 Approval and Permit Requirements: Checklist

The Servicing Study shall provide a list of applicable permits and regulatory approvals necessary for the proposed development as well as the relevant issues affecting each approval. The approval and permitting shall include but not be limited to the following:

- ☐ 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.
- ☐ Application for Certificate of Approval (CofA) under the Ontario Water Resources Act.
- ☐ Changes to Municipal Drains.
- ☐ Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation etc.)

4.6 Conclusion Checklist

- ☒ Clearly stated conclusions and recommendations
- ☐ 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.
- ☒ All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario

PROPOSED

THREE STOREY RESIDENTIAL APARTMENT BUILDING SITE

PATR OF LOT B

CONCESSION 11

GEOGRAPHIC TOWNSHIP OF CUMBERLAND

1670 TENTH LINE ROAD

CITY OF OTTAWA

APPENDIX G

PRE-CONSULTATION FEEDBACK

FROM

APPLICATION PC 2024-0516

File No.: PC2024-0516

January 24, 2025

Connor Gallagher
Triami Developments & Investments Inc.
Via email: connor@tripine.ca

Subject: Pre-Consultation: Meeting Feedback

Proposed Zong By-law Amendment & Site Plan Control Application – 1670 Tenth Line Road

Contents

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on December 18, 2024.

Pre-Consultation Preliminary Assessment

1 ☐	**2** ☐	**3** ☒	**4** ☐	**5** ☐

One (1) indicates that considerable major revisions are required while five (5) suggests that the proposal appears to meet the City's key land use policies and guidelines. This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.

Summary of the Proposal

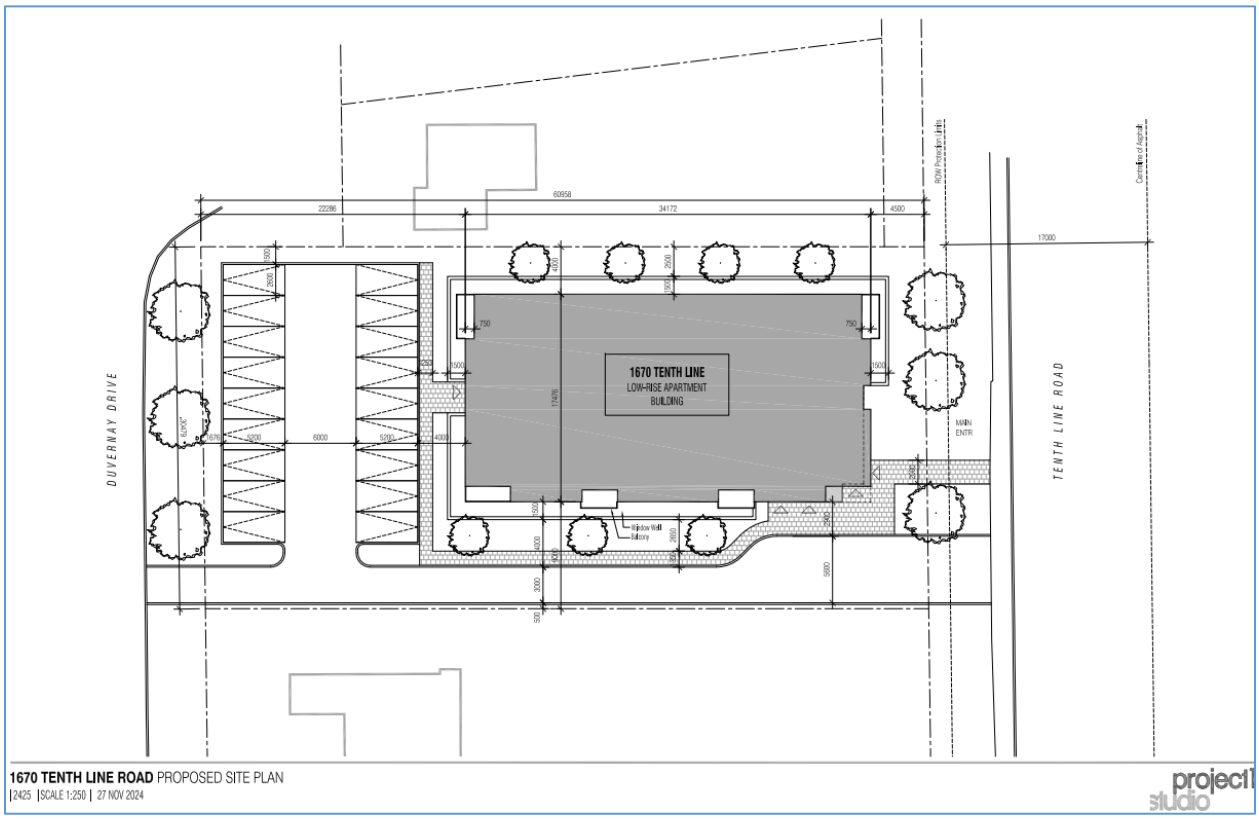


Figure 1: Proposed Site Plan

The Applicant is proposing to construct a low-rise apartment (3-storeys), with 30 units and a parking lot with 18 spaces adjacent to Duvernay Drive. A bicycle storage area is proposed inside the building, garbage will also be located inside the building.

1670 Tenth Line - Area Calculations

	AREA BY FLOOR				UNIT MATRIX				
Floor	Gross Building Area		Leasable Area		Studio	1 Bed	1 Bed + Den	2 Bed +	Total
	m2	sq ft	sq ft						
Level 00	555	5,976	4,833			2	2	3	7
Level 01	572	6,159	4,831			2	2	3	7
Level 02	575	6,184	5,616			2	2	4	8
Level 03	575	6,184	5,616			2	2	4	8
TOTAL	**2,276**	**24,503**	**20,895**	85%	**0**	**8**	**8**	**14**	**30**
					0%	*27%*	*27%*	*47%*	

Figure 2: Capture of proposals' area calculations.

Figure 3: Rendering West View - Fronting onto Tenth Line Road

Figure 4: Rending looking South

Next Steps

1. A review of the proposal and materials submitted for the above-noted pre-consultation has been undertaken.
2. As of June 6, 2024, planning pre-consultations are no longer mandatory as per the Province of Ontario's Bill 185. If the applicant chooses to proceed with further pre-consultation, please complete a Phase 3 Pre-consultation Application Form and submit it together with draft studies planningcirculations@ottawa.ca.
3. In your subsequent pre-consultation submission, please ensure that all comments or issues detailed herein are addressed. A detailed cover letter stating how each issue has been addressed must be included with the submission materials. Please coordinate the numbering of your responses within the cover letter with the comment number(s) herein.

Supporting Information and Material Requirements

The attached **Study and Plan Identification Lists** 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.

The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on 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

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

Lucy Ramirez, Planner | Lucy.Ramirez@ottawa.ca

Comments:

Official Plan

1. Per the Official Plan (2022) the subject property is designated Suburban Minor Corridor, (Schedule A and B8).

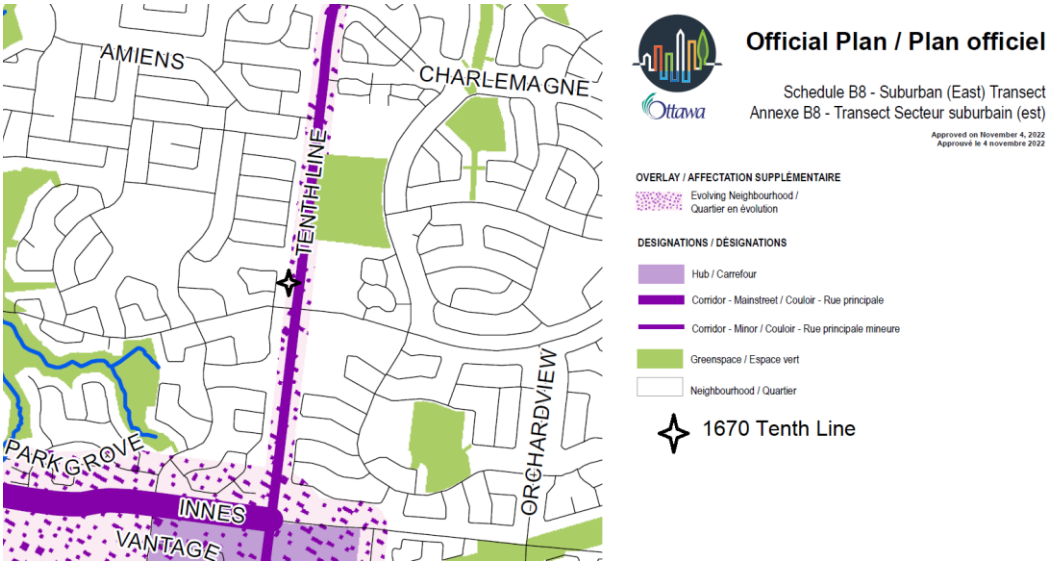


Figure 5: Capture of Schedule B8 with the approximate location of the proposed site.

a) Per Policy 5.4.1(2)(b)

2) The Suburban Transect is generally characterized by Low- to Mid-density development. Development shall be:

b) Low-rise along Minor Corridors, however the following policy direction applies:

i) Mid-rise buildings, between 5 to 7 storeys, may be considered through a rezoning without an amendment to the Plan;

ii) Mid-rise buildings above 7 storeys may be permitted through an area-specific policy or secondary plan; and

iii) High-rise buildings may be permitted through a secondary plan.

c) Mid-rise along Mainstreet Corridors, however the following additional direction applies;

i. Generally not less than 2 storeys;

ii. Where the lot fabric can provide a suitable transition to abutting Low-rise areas, Highrise development may be permitted

iii. The stepback requirements fronting the street for buildings shall be proportionate to the width of the abutting right of way, and consistent with the objectives in the urban design section on Mid-rise and High-rise built form in Subsection 4.6.6, Policies 7), 8) and 9); and

iv. The Zoning By-law may restrict buildings to a Low-rise category on lots which are too small to accommodate an appropriate height transition

b) Per Policy 6.2.1 (4)

4) Unless otherwise indicated in an approved secondary plan, the following applies to development of lands with frontage on both a Corridor and a parallel street or side street:

a) Development shall address the Corridor as directed by the general policies governing Mainstreet Corridors Minor Corridors, particularly where large parcels or consolidations of multiple smaller parcels are to be redeveloped; and

b) Vehicular access shall generally be provided from the parallel street or side street.

2. 30 cm Reserves

    a. You will need to lift the 30 cm reserve abutting Duvernay Drive

    b. Staff will request a 30 cm reserve abutting Tenth Line Road to prohibit vehicular access from Tenth Line Road.

3. Design Guidelines

    - Urban Design Guidelines for Low-rise Infill Housing [PDF 1.418 MB **(link is external)**

4. Parking requirements

    As noted in the pre-application consultation meeting, we've been given direction that the policies in the Official Plan should continue to form the primary basis for evaluating development applications. Changes may occur to the draft Zoning By-law and Zoning Map during the next few months. The current Zoning By-law 2008-250 remains in effect until Council approves the new Zoning By-law, which is targeted to occur by December 2025. The provisions in the draft are subject to change and the policies in the Official Plan should form the primary basis for evaluating development applications until the new Zoning By-law comes into effect.

    You may want to reference the ZBLA adopted by City Council on July 13 2016 (item 11), where the minimum parking requirements were reduced in the Zoning By-law. In this area (Area X on Schedule 1A) no off-street parking is required for the first 12 dwelling units of a residential use building. Likewise, no visitor parking is required for the 12-dwelling unit on a lot. These changes were done in part to enable and

encourage more car-free households to find housing in areas well served by **transit and near mainstreets**. These changes also enable more affordable housing and are a recognition that development on small lots is generally not compatible with surface parking. I will vary the resident parking, I am not supportive of varying visitor parking.

5. Easements

   If applicable, provide a list of the easements required to facilitate the development and an accompanying reference plan showing all the Parts subject to easements.

6. Did you explore the AM10 subzone with a height limit of 13.5 metres?

   The purpose of the AM zone is to accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings. AM10 is a subzone with zoning provisions that encourage active street frontages

Feel free to contact Lucy Ramirez, Planner, for follow-up questions

Urban Design

Christopher Moise, Architect | Urban Designer| Planner | Christopher.Moise@ottawa.ca

Comments:

7. The following element of the preliminary design are of concern:

   a. Screening of the parking lot to the rear abutting the residential neighbourhood. Provide a minimum 3m buffer on the property to provide landscaping

   b. Window Wells surrounding the building. Perhaps larger area could be provided to allow usable amenity area to basement units.

   c. Remove the drive aisle to Tenth Line at Planning's request.

8. Street trees should be provided along the abutting Right-of-ways (ROW)s.

9. Please provide landscaping around the below grade unit/window wells to provide transition to surrounding properties and privacy for residents.

Submission Requirements

10. An Urban Design Brief is required. Please see attached customized Terms of Reference to guide the preparation of the submission.

a. The Urban Design Brief should be structured by generally following the headings highlighted under **Section 3 – Contents of these Terms of Reference**.

11. Additional drawings and studies are required as shown on the SPIL. Please follow the terms of reference (Planning application submission information and materials | City of Ottawa) to prepare these drawings and studies. These include:

    a. Landscape plan.

    b. Elevations.

Feel free to contact Christopher Moise, Architect | Urban Designer| Planner, for follow-up questions.

Engineering

Alex Polyak, Project Manager | Alex.Polyak@ottawa.ca

Comments:

Water

12. Watermain looping is recommended for 50 or more dwellings to avoid creating a vulnerable service area. District Metering Area (DMA) Chamber(s) are required for private developments serviced by a connection 150 mm or larger or when there are two or more private connections to the public watermain. Refer to the City of Ottawa Water Distribution Guidelines.

13. A water boundary condition request must be made to determine the availability of the public water supply to support the proposed development. Water Boundary condition requests must be submitted to the City Infrastructure Project Manager by the civil design engineer or consultant prior to first application submission and must include the following information:

    i. The location of the service connection to the City watermain (provide a map);

    ii. Type of development, and required fire flow;

    iii. Average daily demand: ___ l/s;

    iv. Maximum daily demand: ___l/s;

    v. Maximum hourly daily demand: ___ l/s;

    viii. Supporting calculations for all demands listed above

14. Demonstrate adequate hydrant coverage for fire protection. Please review Technical Bulletin ISTB-2018-02, Appendix I Table 1 – maximum flow to be considered from a given hydrant.

15. Watermain looping is recommended for 50 or more dwellings to avoid creating a vulnerable service area. District Metering Area (DMA) Chamber(s) are required for private developments serviced by a connection 150 mm or larger or when there are two or more private connections to the public watermain. Refer to the City of Ottawa Water Distribution Guidelines.

16. Please be advised that capacity of the existing system will be determined after Water Boundary conditions are requested. Water Boundary condition requests must be submitted to the City Project Manager, Development Review by the civil design engineer or consultant prior to submission and include the following information:

17. The location of the service and the expected water demand of the proposed development shown on a plan, figure, or map;

18. Type of development;

19. Average daily demand: ___ l/s;

20. Maximum daily demand: ___l/s;

21. Maximum hourly daily demand: ___ l/s;

22. Required fire flow and completed FUS Design Declaration if applicable;

23. Supporting Calculations for all demands listed above and required fire flow as per Ontario Building Code or Fire Underwriter Surveys (See technical Bulletin ISTB-2021-03;

24. Watermain system analysis demonstrating adequate pressure as per section 4.2.2 of the Water Distribution Guidelines;

25. Demonstrate adequate hydrant coverage for fire protection. Please review Technical Bulletin ISTB-2018-02, Appendix I Table 1 – maximum flow to be considered from a given hydrant;

26. Show proposed emergency route (to be satisfactory to Fire Services).

27. Perimeter metering likely required. Water metering department will be circulated the concept plan for an opportunity to provide preliminary feedback on metering requirements.

Sanitary Sewers

28. The submission should indicate whether the intention is to re-use the existing site's services, or to provide new services. If the intention is to re-use the existing services, the submission should demonstrate serviceability and that there is adequate capacity to support the development. CCTV is to be provided to demonstrate that the services are in adequate condition for re-use. New services should ideally be grouped in a common trench to minimize the number of road cuts.
29. Provide pre and post CCTV of the sanitary trunk sewer as per City Standard CCTV spec S.P. F-4090.
30. A monitoring maintenance hole shall be required just inside the property line for all non-residential and multi residential buildings connections from a private sewer to a public sewer. See the sewer use by-law for details.
31. Sewer connections shall be made above the springline of the sewermain as per:
    a. Std Dwg S11.1 for flexible main sewers – connections made using approved tee or wye fittings.
    b. Std Dwg S11 (For rigid main sewers) – lateral must be less that 50% the diameter of the sewermain.
    c. 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 that 50% the diameter of the sewermain.
32. A maintenance hole is required to be installed over the public sewer where private sewer connection to the public sewer exceeds 50% of the public sewer diameter. If a maintenance hole is proposed to be installed over existing City infrastructure, clearly indicate on the design drawings the applicable Standard City Drawing. For example, S12.1 or doghouse structure / S12.2, etc.
15. Please provide sanitary flow analysis as early as possible to the City Project Manager so that the City's Asset Management Branch can determine if there is adequate residual capacity in the receiving and downstream wastewater system to accommodate the proposed development.

Stormwater Management

16. 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. Based on sewer age, the allowable release rate is to be based on the 5-year design storm. Flows to the storm sewer in excess of the 5-year storm release rate, up to and including the 100-year storm event, must be detained on site.
    c. The pre-development runoff coefficient shall be the lower of the existing coefficient or a maximum equivalent 'C' of 0.5, whichever is less (§ 8.3.7.3).
    d. A calculated time of concentration (cannot be less than 10 minutes).
    e. Storm sewer outlets should not be submerged.
    f. Quality control criteria. Enhanced level of protection (80% TSS removal) for suspended solids removal.
    g. If an Oil/Grit Separator is required/proposed, the OGS unit sizing shall be as per ISO 14034 Environmental Technology Verification
    h. All post development flows shall be directed towards the street. No drainage to neighbouring properties will be accepted.
    i. Ponding depth of 350mm is permissible for the 100-year storm event. At the 100-year ponding elevation, overflow drainage must spill to the City Right-of-Way. The 100-year Spill elevation must be 300mm lower than any building opening or ramp.

Grading and Drainage

17. Consider grading entrances with maximum 5% slopes for pedestrian access.
18. Reduce the reliance on retaining walls as much as possible by incorporating grading transitions between adjacent properties.

Additional Notes

19. For any proposed exterior light fixtures, please provide certification from a licensed professional engineer confirming lighting has been designed only using fixtures that meet the criteria for full cut-off classification as recognized by the

Illuminating Engineering Society of North America and result in minimal light spillage onto adjacent properties (maximum allowable spillage is 0.5 fc). Additionally, include in the submission the location of the fixtures, fixture type (make, model, part number and mounting height.

20. Sensitive Marine Clay (SMC) is widely found across Ottawa- geotechnical reports should include Atterberg Limits, consolidation testing, sensitivity values, and vane shear test. Refer to City of Ottawa Geotechnical and Slope Stability Guidelines.
21. The proposed driveway overlaps with the existing catchbasin at the front of the drive aisle on Duvernay.

Drawings, Plans, and GeoOttawa

22. Plans are to be submitted on standard A1 size (594mm x 841mm) sheets, utilizing an appropriate Metric scale (1:200, 1:250, 1:300, 1:400, or 1:500).
23. Record drawings and utility plans are available for purchase from the City (Contact the City's Information Centre by email at InformationCentre@ottawa.ca or by phone at (613) 580-2424 x.44455.

Feel free to contact Alex Polyak, Infrastructure Project Manager, for follow-up questions.

Noise

Josiane Gervais, Transportation Project Manager | Josiane.Gervais@ottawa.ca

Comments:

33. Noise Impact Studies required for the following:
    a. Road, as the site is within proximity to Tenth Line Road.
    b. Stationary, due to the proximity to neighboring exposed mechanical equipment and/or if there will be any exposed mechanical equipment due to the proximity to neighboring noise sensitive land uses.

Feel free to contact Josiane Gervais, TPM, for follow-up questions.

Transportation

Josiane Gervais, Transportation Project Manager | Josiane.Gervais@ottawa.ca

Comments:

34. Vehicular access onto Tenth Line Road is not supported.

35. Follow Transportation Impact Assessment Guidelines:

    a. Revise Screening For following the removal of the proposed access onto Tenth Line Rd. As an access will not be provided, a TIA will no longer be triggered.

    b. Complete and submit the Transportation Demand Management Measures Checklist and the Transportation Demand Management Supportive Development Design and Infrastructure Checklist in support of the application.

    c. Should the applicant wish to continue to pursue access onto Tenth Line Rd, a reduced-scope Transportation Impact Assessment will be required. Please submit the Scoping/Forecasting report to josiane.gervais@ottawa.ca at your earliest convenience, or as part of the Phase 2 pre-con package. The applicant is responsible to submit the Scoping Report prior to application and must allow for a 14 day circulation period. The Strategy Report must be submitted with the formal submission to deem complete. The applicant is strongly encouraged to submit the Strategy Report to the TPM prior to formal submission and allow for a 14 day circulation period.

36. ROW Protection:

    a. Ensure that the development proposal complies with the Right-of-Way protection requirements of the Official Plan's Schedule C16.

    b. There is ROW protection along Tenth Line that is noted as ‘unequal’. Note that the centerline must be determined by legal survey (you may reach out to the City Surveyor’s office). Note that the centerline of the road is not equivalent to the centerline of asphalt as shown on the site plan. There have been numerous iterations of ROW protection along this corridor and the roadway has been widened. ROW protection must match the protection along the west side of the corridor. ROW protection is to be measured as 3m from the current property line.

    c. Any requests for exceptions to ROW protection requirements must be discussed with Transportation Planning and concurrence provided by Transportation Planning management.

    d. ROW must be unincumbered and conveyed at no cost to the City. Note that conveyance of the ROW will be required prior to registration of the SP

agreement. Additional information on the conveyance process can be provided upon request.

37. As the site proposed is residential, AODA legislation applies for all areas accessible to the public (i.e. outdoor pathways, parking, etc.).

38. On site plan:

    a. Reinstate curb across closed access to Tenth Line Road to full height, as per City Standards.

    b. Ensure site access meets the City's Private Approach Bylaw.

    c. Show all details of the roads abutting the site; include such items as pavement markings, signage, accesses, on-street parking, and/or sidewalks.

    d. Turning movement diagrams required for all accesses showing the largest vehicle to access/egress the site.

    e. As required, provide turning movement diagrams required for internal movements (loading areas, garbage).

    f. Show all curb radii measurements; ensure that all curb radii are reduced as much as possible and fall within TAC guidelines (Figure 8.5.1).

    g. Show dimensions for site elements (i.e. lane/aisle widths, access width and throat length, parking stalls, sidewalks, pedestrian pathways, etc.)

    h. Provide sidewalk along Duvernay frontage.

    i. Sidewalk is to be continuous across access as per City Specification 7.1.

    j. Parking stalls at the end of dead-end parking aisles require adequate turning around space.

    k. Provide pedestrian connection to Tenth Line Road sidewalk.

Feel free to contact Josiane Gervais, Transportation Project Manager, for follow-up questions.

Environment

Kim MacDonald, Environmental Planner | kim.macdonald3@ottawa.ca

Comments:

39. An EIS is not a requirement, but please submit a TCR. Should any Species at Risk be encountered or suspected, please ensure due diligence with SAR legislation.

40. Additional tree plantings are recommended as per Section 4.8.2 of the Official Plan. 40 % urban forest cover is a long-term goal to be achieved via the OP policies which may help with climate resiliency, environmental concerns, and human health and well-being. Any introduced plants and trees should be native species. Please submit a Lanscape Plan.

41. Low Impact Development (LID) for stormwater management (SWM) is recommended where feasible.

42. Please take the time to familiarize yourself with the City of Ottawa Bird-Safe Design Guidelines early in the development process to ensure feasible mitigation measures where relevant.

Feel free to contact Kim MacDonald, Environmental Planner, for follow-up questions.

Forestry

Hayley Murray, Forester – Planning | Hayley.Murray@ottawa.ca

Comments:

43. A Tree Conservation Report and Landscape Plan are submission requirements.

44. The Planning Forester appreciates the conceptual plan showing trees along both street frontages. These areas are the best opportunities for meaningful contributions to the urban canopy cover. There are no overhead wire restrictions on either side so planting the largest canopy trees in these areas is expected.

45. If sensitive marine clay soils are present, the recommendations of the Geotechnical Report must align with the proposed zoning setbacks. The geotechnical consultant must also address in their report what the implications are for tree planting setbacks if the trees along Duverney Drive are separated from the building by a parking lot.

46. Incorporate trees along the southern property boundary since the drive isle is being reduced to provide access only off of Duvernay Drive.

47. A reduction in the landscape buffer is generally not supported. Please provide justification for why this is necessary, and development of the site relies on it.
48. Address in the TCR what tree protection measures are necessary to impact the adjacently owned trees.
49. **Tree Conservation Report requirements. The following Tree Conservation Report (TCR) requirements have been adapted from the Schedule E of the Urban Tree Protection Guidelines – for more information on these requirements please contact hayley.murray@ottawa.ca**
    a. A Tree Conservation Report (TCR) must be supplied for review along with the suite of other plans/reports required by the City
    b. Any tree 10 cm in diameter or greater and 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/maps:
    d. Plan/Map 1 - show existing conditions with tree cover information.
    e. Plan/Map 2 - show proposed development with tree cover information.
    f. 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. Please note that averages can be used if there are forested areas.
    g. Please identify trees by ownership – private onsite, private on adjoining site, city owned, co-owned (trees on a property line)
    h. If trees are to be removed, the TCR must clearly show where they are, and document the reason they cannot be retained.
    i. The removal of trees on a property line will require the permission of both property owners.
    j. 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

k. 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.

l. Removal of a City tree is not permitted unless justified. If justified, monetary compensation for the value of the tree must be paid before a tree removal permit is issued.

50. Landscape Plan (LP) requirements.

Landscape Plan Terms of Reference must be adhered to for all tree planting: Click Here. For more information on these requirements please contact hayley.murray@ottawa.ca

51. Additional Elements for Tree Planting in the Right of Way:

a. Please ensure any retained trees are shown on the LP

b. Sensitive Marine Clay - Please follow the City's 2017 Tree Planting in Sensitive Marine Clay guidelines.

c. 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 minimum soil volumes requested.

d. The city requests that consideration be given to planting native species wherever there is a high probability of survival to maturity.

e. 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

52. Minimum Setbacks

a. Maintain 1.5m from sidewalk or MUP/cycle track or water service laterals.

b. Maintain 2.5m from curb

c. Coniferous species require a minimum 4.5m setback from curb, sidewalk, or MUP/cycle track/pathway.

d. 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.

e. Adhere to Ottawa Hydro's planting guidelines (species and setbacks) when planting around overhead primary conductors.

53. Tree specifications
    a. Minimum stock size: 50mm tree caliper for deciduous, 200cm height for coniferous.
    b. Maximize the use of large deciduous species wherever possible to maximize future canopy coverage.
    c. Tree planting on city property shall be in accordance with the City of Ottawa's Tree Planting Specification; and if possible, include watering and warranty as described in the specification.
    d. No root barriers, dead-man anchor systems, or planters are permitted.
    e. No tree stakes unless necessary (and only 1 on the prevailing winds side of the tree)

- Hard surface planting
    a. If there are hard surface plantings, a planting detail must be provided.
    b. Curb style planters are highly recommended.
    c. No grates are to be used and if guards are required, City of Ottawa standard (which can be provided) shall be used.

54. Trees are to be planted at grade.

Feel free to contact Hayley Murray, Planning Forester, for follow-up questions.

Parkland

Jessica Button, Planner – Parks and Facilities Planning | Jessica.Button@ottawa.ca

Comments:

55. Parkland dedication will be requested in the form of cash-in-lieu of parkland dedication.
    a. Parkland Dedication By-law No. 2022-280

Feel free to contact Jessica Button, Parks Planner, for follow-up questions.

Other

High Performance Development Standards

56. 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 for more information.

Affordable Housing Community Improvement Plan

57. 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.*

Submission Requirements and Fees

1. The applications required are
   a. Major Zoning By-law Amendment
   b. Site Plan Control Complex

   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.

   The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on 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.

Concluding Remarks

All of the above comments or issues should be addressed in a subsequent submission 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.

Regards,

Lucy Ramirez

Attachments

Attachment 1. ZBLA Study and Plan Identification List (SPIL)

Attachment 2. SPC Study and Plan Identification List (SPIL)

Attachment 3. Site Plan Control List of Technical Agencies to Consult

Attachment 4. Urban Design Brief

Attachment 5. Supplementary Development Information

Attachment 6. High Performance Development Standards (HPDS) Overview for Applicants

Attachment 7. High Performance Checklist

Attachment 8. Site Plan Checklist – City of Ottawa Accessible Design Standards

c.c.

Alex Polyak
Christopher Moise
Connor Gallagher
Hayley Murray
Jamie Rathwell
Jessica Button
Jessica D'Aoust
Josiane Gervais
Katie Turk
Kim MacDonald
Rafic Fadel