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PROPOSED MULTI-BUILDING RESIDENTIAL DEVELOPMENT

466 Tremblay Road and 1440 St. Laurent Boulevard

Assessment of Adequacy of
Public Services Report



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**PROPOSED MULTI-BUILDING RESIDENTIAL DEVELOPMENT
466 TREMBLAY ROAD & 1440 ST. LAURENT BOULEVARD**

**ASSESSMENT OF ADEQUACY OF
PUBLIC SERVICES REPORT**

Prepared by:

NOVATECH

Suite 200, 240 Michael Cowpland Drive
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July 24, 2026

Ref: R-2026-053
Novatech File No. 126082

July 24, 2026

Rohit Homes
580 Terry Fox Drive, Suite 303
Ottawa, Ontario
K2L 4B9

Attention: Colin Haskin, Senior Project Manager

**Re: Assessment of Adequacy of Public Services Report
Proposed Multi-Building Residential Development
466 Tremblay Road & 1440 St-Laurent Boulevard, Ottawa, ON
Novatech File No.: 126082**

Enclosed is a copy of the 'Assessment of Adequacy of Public Services Report' related to the proposed multi-building residential development located on the (merged) 466 Tremblay Road & 1440 St. Laurent Boulevard properties, in the City of Ottawa. The purpose of this report is to demonstrate that the proposed development can be serviced by the nearby existing municipal infrastructure in Tremblay Road. This report is being submitted in support of Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBLA) applications.

Please contact the undersigned, should you have any questions or require additional information.

NOVATECH



François Thauvette, P. Eng.
Senior Project Manager

cc: Anton Chetnar (City of Ottawa)
Tamara Nahal (Fotenn)
Ryan Koolwine (Project 1 Studio)

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1.0 INTRODUCTION

Novatech has been retained by Rohit Homes to assess the adequacy of the existing public services related to the proposed re-development of the (merged) 466 Tremblay Road & 1440 St-Laurent Blvd properties. The purpose of this report is to demonstrate that the proposed development can be serviced by the existing municipal infrastructure in Tremblay Road. This report is being submitted in support of Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBLA) applications.

1.1 Location and Site Description

The 0.801-hectare site to be re-developed currently consists of an existing commercial lot located on the south side of Tremblay Road, as well as an undeveloped St-Laurent Blvd address directly to the south. The subject site is bordered by Tremblay Road and the Trans-Canada Highway 417 to the north, single-detached residential dwellings to the west, and undeveloped forested properties to the south and east. The legal description of the site is designated as Part of Blocks “K” and “L”, Part of Tremblay Street (Closed by Bylaw 257-61, Inst. OT45384) and Part of Angus Street (Closed by Bylaw 257-61, Inst. OT45384), Registered Plan 84, City of Ottawa.

Figure 1: Aerial View of the Subject Site



Image Source: geoOttawa (City of Ottawa)

1.2 Pre-Consultation Information

An initial pre-consultation meeting was held with the City of Ottawa on December 19, 2025, at which time the client was advised of the general submission requirements. Subsequent discussions were held with City of Ottawa staff related to site servicing and sewer capacity constraints. Refer to **Appendix A** for a summary of the correspondence related to the proposed development.

1.3 Proposed Development

The proposed re-development of the merged 466 Tremblay Road & 1440 St-Laurent Boulevard properties will seek to demolish the existing building & parking lots, followed by the construction of two 9-storey mid-rise apartment buildings containing residential units. Parking will mainly be provided within an underground parking structure, with a few visitor parking spots provided at-grade. Site access will be provided off Tremblay Road.

2.0 SITE SERVICING

The objective of this report is to demonstrate that proper sewage outlets (sanitary and storm) as well as a suitable domestic water supply and appropriate fire protection are available for the proposed development. The servicing criteria, the expected sewage flows, and water demands are to conform to the requirements of the City of Ottawa municipal design guidelines for sewer and water distribution systems.

2.1 Sanitary Servicing

The existing 375mm dia. PVC municipal sanitary sewer in Tremblay Road is currently servicing the existing building on site. The existing municipal sewer flows west, crosses below the Highway 417 interchange and discharges into the 1350mm dia. concrete trunk sewer flowing north along the east side of the Rideau River.

Under post-development conditions, the proposed development will continue to be serviced by the 375mm dia. PVC sanitary sewer in Tremblay Road. Given the depth of the existing sanitary sewer in the street, it may be possible to maintain the existing service connection to the municipal sewer and avoid additional work within the municipal Right-of-Way. The existing sewer could be capped just inside the property line and re-configured within the private property. The existing 375mm dia. service lateral has adequate capacity to service both buildings.

Based on criteria in Section 4 of the City of Ottawa Sewer Design Guidelines, the total theoretical peak sanitary flow from both residential buildings within the proposed development will be approximately 9.92 L/s, including infiltration. Refer to **Table 1** below for a summary of the post-development sanitary sewage flows, and to **Appendix B** for detailed calculations and correspondence with the City of Ottawa.

Table 1: Theoretical Post-Development Sanitary Flows Building A

Proposed Development	Unit Count (1-Bd/2-Bd)	Design Population / Area	Average Flow (L/s) *	Peaking Factor	Sanitary Peak Flow (L/s) *
Building A	213/65	435	1.41	3.40	4.80
Building B	216/66	441	1.43	3.40	4.86
Infiltration Allowance	-	0.801 ha	-	-	0.26
Total	560	-	2.84	-	9.92

*Represents rounded values

The existing 375mm dia. PVC sanitary sewer in Tremblay Road is more than 4m deep at the existing service connection location, with an approximate invert elevation of 63.5+/- based on as-built plans obtained from the City of Ottawa. The roadway elevation is approximately 68.1+/- at this location. Refer to **Figure 2** showing the existing sanitary sewer infrastructure and conceptual servicing layout.

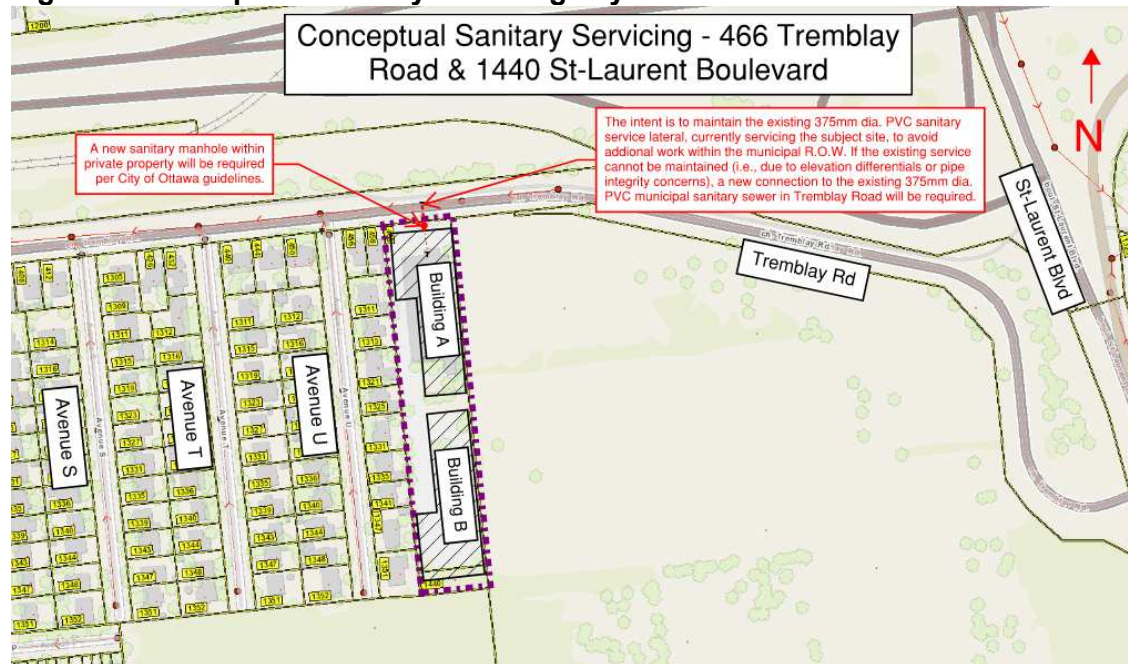
Figure 2: Conceptual Sanitary Servicing Layout

Image Source: geoOttawa (City of Ottawa)

The sanitary sewage calculations and servicing design will be refined as part of the Site Plan Control application to the City of Ottawa.

2.2 Water Supply for Domestic Use and Firefighting

The subject site is located within the City of Ottawa 1E pressure zone and the existing 305mm dia. UCI watermain in Tremblay Road is currently servicing the existing building on site. Under post-development conditions, the proposed development will continue to be serviced by the 305mm dia. UCI watermain in Tremblay Road. The anticipated daily domestic water demands are expected to be greater than 50m³/day (~0.57 L/s), therefore the proposed development will require two (2) water supplies for redundancy purposes. As discussed with the City of Ottawa, the water servicing configuration will likely include maintaining the existing 150mm dia. connection to the municipal watermain as well as constructing a second (redundant) water supply to the site, complete with a new isolation valve between the two incoming service laterals. There is also an existing 1220mm dia. backbone watermain within the municipal R.O.W., however new connections to larger diameter feeder mains and/or backbone watermain are not typically allowed.

Refer to **Figure 3** showing the existing watermain infrastructure and conceptual servicing layout.

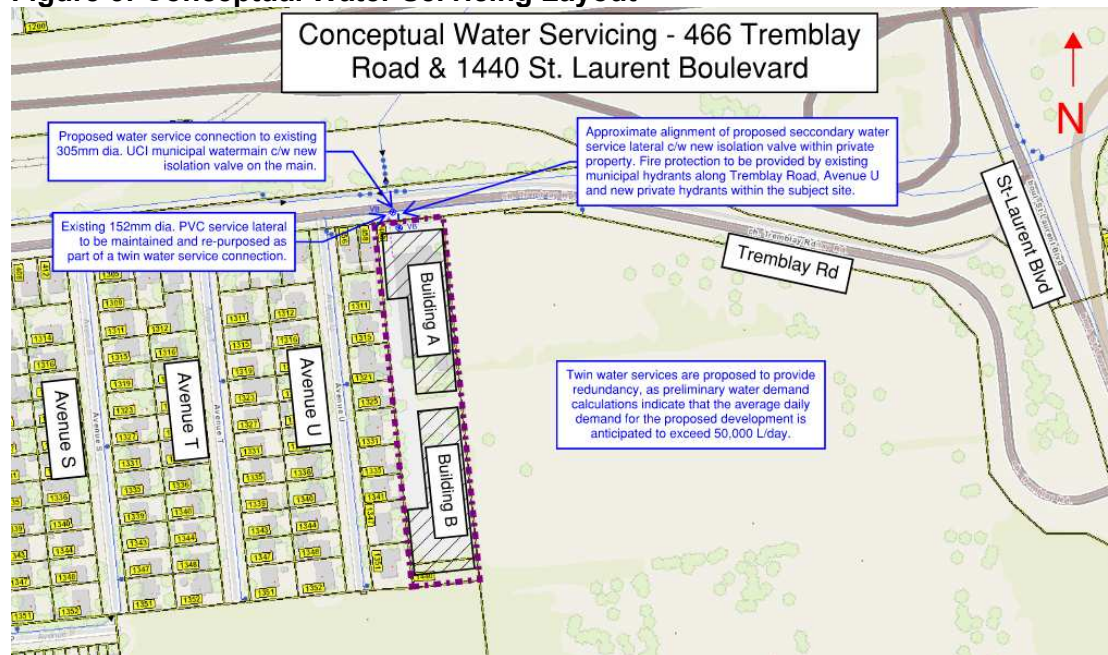
Figure 3: Conceptual Water Servicing Layout

Image Source: geoOttawa (City of Ottawa)

Preliminary water demand and fire flow calculations have been prepared for the proposed development based on criteria in Section 4 of the City of Ottawa Design Guidelines for Water Distribution Systems. The fire flows are calculated using the Fire Underwriters Survey (FUS) method, based on general building assumptions, including building footprint, construction materials and a fully sprinklered building(s). Refer to **Table 2** below for a summary of the domestic water demands and fire flows and to **Appendix C** for detailed calculations.

Table 2: Theoretical Water Demand and FUS Fire Flows

Proposed Development	Unit Count (1-Bd/2-Bd)	Design Population/Area	Avg. Daily Demand (L/s)	Max. Daily Demand (L/s)*	Peak Hour Demand (L/s)*	FUS Fire Flow (L/s)
Building A	213/65	435	1.41	3.52	7.75	183
Building B	216/66	441	1.43	3.57	7.86	183
Total	560	876	2.84	7.09	15.61	-

*Represents rounded values

The following design criteria were taken from Section 4.2.2 – ‘Watermain Pressure and Demand Objectives’ of the City of Ottawa Design Guidelines for Water Distribution:

- Normal operating pressures are to range between 345 kPa (50 psi) and 483 kPa (70 psi) under Max Day demands
- Minimum system pressures are to be 276 kPa (40 psi) under Peak Hour demands
- Minimum system pressures are to be 140 kPa (20 psi) under Max Day + Fire Flow demands

Table 3 summarizes preliminary hydraulic analysis results based on municipal watermain boundary conditions provided by the City as indicated in the correspondence from the City of Ottawa.

Table 3: Hydraulic Boundary Conditions Provided by the City

Municipal Watermain Boundary Condition	Boundary Condition Head of Water (m)	Normal Operating Pressure Range (psi)	Anticipated WM Pressure (psi)*
Connection (x2) to 305mm dia. UCI watermain in Tremblay Road			
Minimum HGL (Peak Hour Demand)	110.7 m	40 psi (min.)	~ 63 psi
Maximum HGL (Max Day Demand)	118.4 m	50-70 psi	~ 74 psi
HGL Max Day + Fire Flow (183 L/s)	108.8 m	20 psi (min.)	~ 61 psi

*Based on approximate roadway elevation of 68.3 m at connection locations in Tremblay Road

Design pressure = (HGL – watermain elevation) x 1.42197 PSI/m

**A multi-hydrant approach to firefighting will be necessary.

Based on preliminary calculations and correspondence received from the City of Ottawa, it is anticipated that the pressure within the municipal watermain network will be within the normal operating pressure range during the Peak Hour, Max HGL, and Max Day + Fire Flow Conditions. Given the height of the proposed buildings, it is anticipated that a booster pump(s) may be required to provide adequate water pressure to the upper floors. Details to be determined by the mechanical consultant as part of the detail design of the building.

A multi-hydrant approach to firefighting will be required to supply the fire flow calculated above. Based on a review of the geoOttawa website there is one (1) blue bonnet municipal hydrant within a 75m radius of Building A, as well as two (2) available additional blue bonnet municipal hydrants within a 150m radius of Building A. However, there are no blue bonnet municipal hydrants within a 75m radius of Building B, and one (1) blue bonnet municipal hydrant within a 150m radius of Building B. To provide adequate fire protection for Building B, two (2) new private hydrants serviced via internal plumbing will be required. Based on the 2025 City of Ottawa Water Distribution Guidelines, Class AA (blue bonnet) hydrants within 75m of the building should provide a capacity 95 L/s each (at a pressure of 20 PSI) while hydrants between 75m and 150m should provide at least 63 L/s (at a pressure of 20 PSI). The combined maximum flow from these hydrants should exceed the Fire Flow requirement of Building A (183 L/s) and the Fire Flow requirement of Building B (183 L/s). This multi-hydrant approach to firefighting is in accordance with the City of Ottawa Water Distribution Design Guidelines.

Refer to **Appendix C** for preliminary domestic water demand, FUS fire flow calculations and correspondence with the City of Ottawa related to the municipal watermain network and fire flow available for the proposed development. An updated analysis will need to be provided as part of the Site Plan Control application to the City of Ottawa.

2.3 Storm Drainage and Stormwater Management

Storm drainage from the site is currently being directed towards the 525mm dia. PVC municipal storm sewer in Tremblay Road via the on-site storm sewer system. The municipal sewer flows west along Tremblay Road, below the adjacent O-Train rail lines, and across Riverside Drive prior to discharging stormwater into the Rideau River, just south of Highway 417. The storm outlet at the Rideau River is approximately ~2km downstream of the subject site.

Under post-development conditions, stormwater runoff from the site will continue to be directed to the municipal storm sewer in Tremblay Road. It may be possible to maintain the existing storm sewer currently servicing the subject site to avoid additional work within the municipal Right-of-Way. The existing sewer could be capped just inside the property line and re-configured within the private property. On-site stormwater management will be implemented to meet the requirements of the City of Ottawa. Refer to **Figure 4** showing the existing storm sewer infrastructure and conceptual servicing layout.

Figure 4: Conceptual Storm Servicing Layout

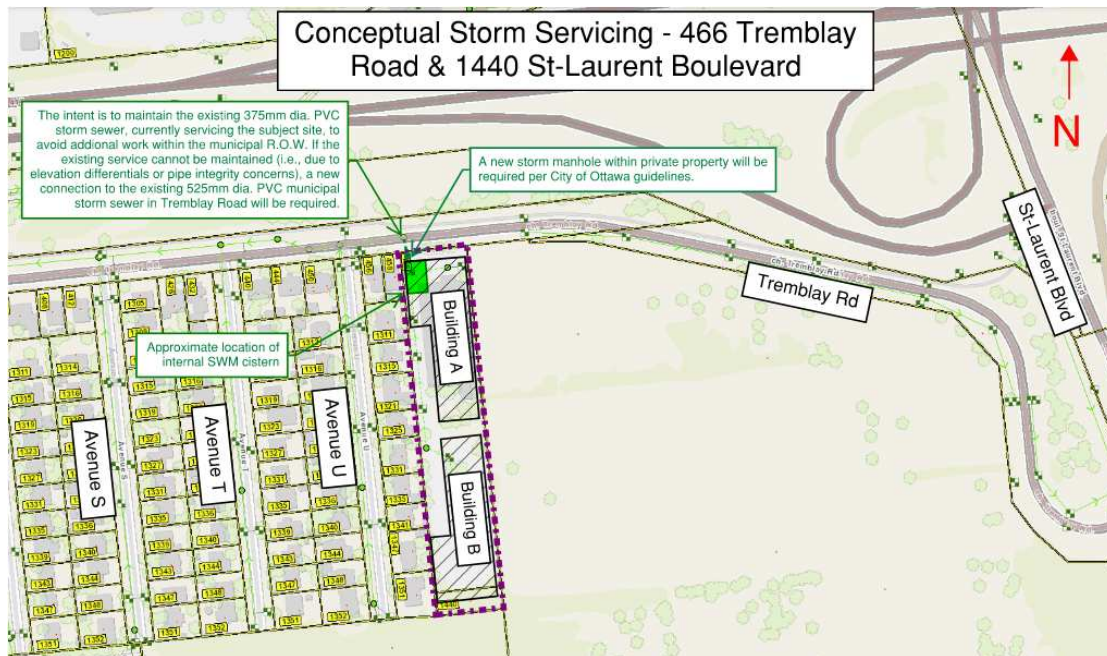


Image Source: geoOttawa (City of Ottawa)

The existing 525mm dia. PVC storm sewer in Tremblay Road is approximately 2.6m deep at the existing sewer connection location, with an approximate invert elevation of 65.4+/- based on as-built plans obtained from the City of Ottawa. The roadway elevation is approximately 68.4+/- at this location. If a gravity outlet is not possible, post-development flows from the site will need to be pumped to the municipal outlet sewer, however this will need to be determined at the detailed design stage. A backflow preventor will be required per OBC and Ottawa Sewer Design Guidelines to ensure the proposed building is protected from any potential backflow from the municipal storm sewer system.

On-site stormwater management (SWM) will be required and will be provided in the form of quantity control measures. The SWM criteria were provided during the pre-consultation meeting with the City of Ottawa. The allowable release rate from the site has been calculated using the Rational Method, with a maximum allowable runoff coefficient equivalent to existing conditions, but in no case greater than $C=0.5$, a time of concentration of 10 minutes and a 2-year rainfall intensity from City of Ottawa IDF curves. Based on a runoff coefficient ($C_w=0.50$) and a time of concentration of 10 minutes, the allowable release rate for the site was calculated using the Rational Method to be approximately 85.5 L/s. The portion of the total allowable release rate will be allotted to the various catchment areas on site, depending on the relative size and imperviousness as well as the potential storage available within the sub-catchment areas. For the purpose of this report (and preliminary calculations), the total site area (0.801 ha) was divided into the following sub-catchment areas with an estimated allotted allowable release rate:

- A-1: Uncontrolled direct runoff (~0.095 ha) – Allotted 100-year release rate = 11.7 L/s
- A-2: Controlled Site Flow (~0.706 ha) – Allotted 100-year release rate = 70.0 L/s

Refer to **Figure 5** showing the conceptual stormwater management plan and approach to on-site stormwater management.

Figure 5: Conceptual Stormwater Management Plan

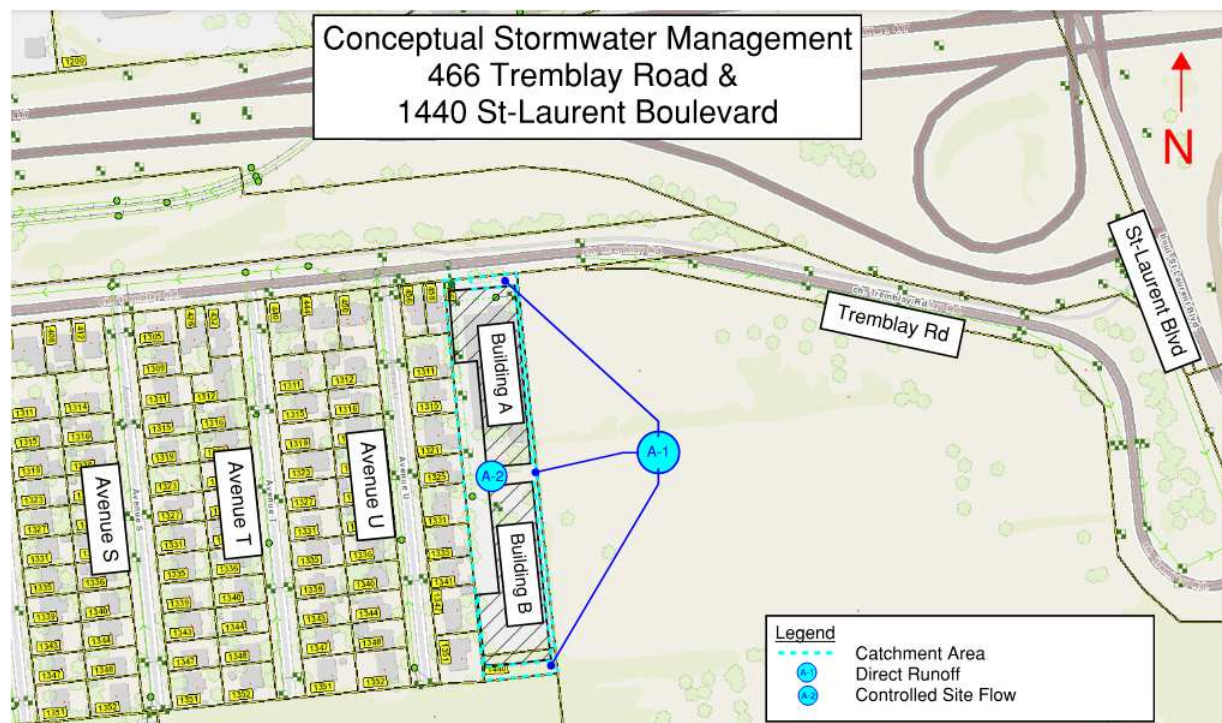


Image Source: geoOttawa (City of Ottawa)

Table 4 compares the post-development flows from the proposed development to both the uncontrolled pre-development flows and to the allowable release rate specified by the City of Ottawa, for the 2-year, 5-year and the 100-year design events. Refer to **Appendix D** for preliminary SWM calculations and to **Appendix A** for a copy of the pre-consultation correspondence from the City of Ottawa.

Table 4: Preliminary Stormwater Flow Comparison Table

Design Event	Drainage Areas				
	Pre-Development Conditions		Post-Development Conditions		
	Uncontrolled Flow (L/s)	Allowable Release Rate (L/s)	A-1 Flow (L/s)	A-2 Flow (L/s)	Total Flow (L/s)*
2-Yr	148.2	85.5	4.0	70.0	74.0
5-Yr	201.0		5.5		75.5
100-Yr	383.3		11.7		81.7

*Reduced flow compared to pre-development uncontrolled conditions.

It is anticipated that all controlled flows, whether from roof drains, deck drains, or landscape area drains, will be directed to an internal SWM storage tank(s), then pumped to the existing 525mm dia. municipal storm sewer in Tremblay Road via the storm service lateral.

Table 5 summarizes the approximate storage volume requirements for the various sub-catchment areas, based on the allotted release rates.

Table 5: Preliminary Stormwater Storage Requirements Table

Design Event	Post-Development Storage Volume Requirements	
	A-1 Direct Runoff	A-2 Controlled Flows (m ³)
2-Yr	-	~36
5-Yr	-	~64
100-Yr	-	~188

*Represents preliminary calculations only.

Refer to **Appendix D** for preliminary SWM calculations and to **Figure 5** showing the conceptual stormwater management plan.

The subject site is located within the jurisdiction of the Rideau Valley Conservation Authority (RVCA) and is tributary to the Rideau River. Conservation authorities typically consider runoff from landscaped areas and roof tops as clean for the purpose of protecting water quality for aquatic habitat. Based on the size of the proposed drive aisle and visitor parking areas, stormwater quality control measures are anticipated to be required for the proposed paved areas, however this will need to be confirmed. Details of the stormwater quality control measures will be developed through the detailed design stage.

A complete stormwater management (SWM) analysis of the development will be included as part of the Site Plan Control submission to the City of Ottawa.

3.0 CONCLUSION

Based on our analysis of the information available, the existing municipal watermain, sanitary and storm sewers should have adequate capacity to service the proposed development. On-site stormwater management will be implemented to meet the requirements of the City of Ottawa and other Authorities Having Jurisdiction. A complete servicing, grading and SWM design will be included as part of the Site Plan Control submission to the City.

NOVATECH

Prepared by:



Kynan D'sa, B.A.Sc. (Engineering)
CAD Designer | Land Development

Reviewed by:



François Thauvette, P. Eng.
Senior Project Manager | Land Development

APPENDIX A

Project Correspondence

January 19, 2026

Tamara Nahal
Fotenn Planning + Design
Via email: nahal@fotenn.com

**Subject: Pre-Consultation: Meeting Feedback
Proposed Zoning By-law Amendment & Official Plan Amendment
Application – 466 Tremblay Road**

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on December 19, 2025.

Pre-Consultation Preliminary Assessment

Next Steps

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

Planning

Comments:

1. The subject property is designated Hub in the Inner Urban Transect of the Official Plan, which permits a higher density of development through the pursuit of implementing more compact, higher-density and mixed-use communities around transit stations.
2. The property falls within the Evolving Neighbourhood overlay and is located within the St. Laurent Protected Major Transit Station Area(s) (PMTSA). Permitted uses within the PMTSAs shall include a wide range of mid- and high-density housing types.
 - a. Transitions between Mid-rise buildings and adjacent properties designated as Neighbourhood on the B-series of schedules, will be achieved by providing a gradual change in height and massing, through the stepping down of buildings, and setbacks from the Low-rise properties, generally guided by the application of an angular plane
3. The property is subject to the [8 – Inner East Lines 1 and 3 Stations Secondary Plan](#). This secondary plan establishes maximum building heights and minimum densities for the planning area, identified on Schedule A:
 - a. Area D: Maximum height 6-storeys; and
 - b. Minimum density 150 units per net hectare (residential).
 - i. Concept appears to exceed this target, the Official Plan calculates per net hectare.
4. The property is currently zoned Transit Oriented Development Subzone 1, Exception 1993 – TD1[1993].
 - a. Apartment dwelling, mid-rise is a permitted use in the current zone.
5. The new draft Zoning By-law Amendment proposes to zone the property Hub 2 Subzone, Exception 1993, Height limit 20 metres – H2F[1993] H(20).
 - a. Zoning Provisions to make note of:
 - i. The maximum building height is 20 metres.

As the building height for the proposed development is 9-storeys (27 metres), a Minor Variance or Zoning By-law Amendment will be required.

- ii. For mid-rise or high-rise buildings, the minimum height of the ground floor is 4-metres.
 - iii. Amenity area must be provided for a residential use building at a rate of 6 square metres per dwelling unit as per Section 208.
 - iv. Section 210 provides provisions for underground structures that are part of the building (i.e., underground parking structures), such as minimum setback requirements and soil volume.
 - v. Minimum parking space rates are no longer included in the Zoning By-law. Instead Section 602 introduces maximum parking spaces rates by transect and land use.
 - vi. Visitor parking spaces are still required. Please review Section 603.
 - vii. For areas up to and including 25 metres from a lot line abutting an N1, N2, N3, and N4 – Neighbourhood Zones, no part of a building may project above a 45-degree angular plane measured from a height of 15 metres above the said lot line.
- b. The final draft of the City's new Zoning By-law was carried at the Joint Committee on December 17, 2025. The current Zoning By-law (Zoning By-law 2008-250) will remain in effect until City Council enacts the final draft of the new Zoning By-law and all appeals are resolved.

To view information on timing of the new Zoning By-law Amendment enactment, please visit [New Zoning By-law – Final Draft - Joint Planning and Housing and Agriculture and Rural Affairs Committee - December 17, 2025](#).

6. Preliminary Comments on the Concept Plan:

- a. Front yard setback is defined as the shortest distance between the front lot line and any part of a building. The front yard setback is to be measured from the property line abutting Tremblay Road and the proposed building. Please revise all yard setbacks accordingly. Please see the image below for reference:



7. Accessible parking spaces will be required. The number of required Type A and Type B spaces will depend on the total number of provided visitor parking spaces. Refer to Section 3.0 of the City's [Accessibility Design Standards](#).
8. Bicycle parking spaces will be required.
9. Exterior travel paths e.g., walkways/sidewalks are to provide a minimum clear width of 1.8 metres per the City's Accessibility Design Standards.
10. The subject site is within 500 metres of both the Ferroviaire Rail Corridor and the Alexandria Rail Corridor. Subject to Section 10.2.1 of the Official Plan, a development proposal for a new sensitive land use (residential) will require a Noise Feasibility Study.
 - a. The FCM train proximity guidelines is a good resource.

For follow up questions, please contact Kelby Lodoen Unseth, File Lead, at kelby.lodoenunseth@ottawa.ca.

Urban Design

Comments:

11. An Urban Design Brief is required. Please see attached the customized Terms of Reference to guide the preparation.
 - a. The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of these Terms of Reference.
12. The site is located within a Design Priority Area, as such, a visit to the Urban Design Review Panel (UDRP), and a UDRP Report is required as part of a complete submission.
13. Additional drawings and studies are required as shown on the SPIL. Please follow the terms of references ([Planning application submission information and materials | City of Ottawa](#)) to prepare these drawings and studies. These include:

- a. Site Plan.
- b. Landscape Plan.
- c. Building Elevations (Conceptual).
- d. Shadow Study (Recommended).

Preliminary Design Comments

14. Given the unique attributes of the site, the comments below have been structured based on two scenarios, one with the new public road on the Canada Lands property, and one without. Staff understand that there have been no formal discussions with Canada Lands to date and would encourage they take place, especially since the Applicant is working closely with them on other projects within the City. I am happy to review the request for UDRP once we have more information on the public road.
15. With the new public road, as shown on the concept plan. Subject to registration of the approved Draft Plan of Subdivision or a formal commitment from Canada Lands, Urban Design staff:
- a. Are generally supportive of an increase in building height from 6 to 9 storeys.
 - b. Would request the applicant explore a building stepback above the 6th level for building frontages along public roads.
 - c. Would be looking for active frontage along public roads in the form of grade-related commercial, ground floor amenity, and/or ground floor residential units with individual entrances.
 - d. Appreciate the increased setback to the stable low-rise residential neighborhood and support back of house functions occurring internal to the property.
16. Without the new public road:
- a. The site has limited frontage along Tremblay Road which results in two very deep interior side yard conditions. The interior side yard setback along the eastern property line should be increased.
 - b. The Applicant will need to provide a built form response that provides a reasonable transition to the stable low-rise community while still protecting for natural light for principle windows into units on critical building faces. Urban Design staff have concerns related to the proposed height increase relative to both these points.

- c. Staff may have additional comments once the concept plan has been updated.

For follow-up questions, please contact Nader Kadri, Planner III – Urban Design, at nader.kadri@ottawa.ca.

Engineering

Comments:

17. The Stormwater Management Criteria, for the subject site, is to be based on the following:

- a. Application of the IDF information derived from the Meteorological Services of Canada rainfall data, taken from the MacDonald Cartier Airport, collected 1966 to 1997.
- b. For separated sewer systems built up until 2016, the design of the storm sewers were based on a 5-year storm; storm systems after such time are, generally, based on a 2-year level-of-service.
- c. In separated areas, the pre-development runoff shall be the lower of the existing coefficient or a maximum equivalent 'C' of 0.5, whichever is less (§ 8.3.7.3).
- d. A calculated time of concentration (cannot be less than 10 minutes).
- e. Flows to the storm sewer in excess of the 2-year storm release rate, up to and including the 100-year storm event, must be detained on site.
- f. Storm sewer outlets should not be submerged.
- g. The quantity control criteria will be 100-year post-development to 2-year pre-development.
- h. Quality control criteria: The appropriate water quality target is 80% TSS removal

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

- a. Provide existing servicing information and the recommended location for the proposed connections. Services should ideally be grouped in a common trench to minimize the number of road cuts.
- b. Connections to trunk sewers and easement sewers are typically not permitted.

- c. Provide information on the monitoring manhole requirements – should be located in an accessible location on private property near the property line (ie. Not in a parking area).

19. Water

- a. Existing 305mm dia. watermain on Tremblay
- b. Water Boundary condition requests must include the location of the service (map or plan with connection location(s) indicated) and the expected loads required by the proposed development, including calculations. Please provide the following information:
 - i. Location of service
 - ii. Type of development
 - iii. The amount of fire flow required (per OBC or FUS).
 - iv. Average daily demand: ____ l/s.
 - v. Maximum daily demand: ____ l/s.
 - vi. Maximum hourly daily demand: ____ l/s.

20. Sewer (sanitary and storm)

- a. Existing 525mm dia. storm sewer on Tremblay
- b. Existing 375mm dia. sanitary sewer on Tremblay
- c. Demonstrate the existing servicing capacity can support the proposed development.

21. Provide grading and elevation information 5m beyond the property lines. Contour elevations are acceptable on adjacent private properties.

22. Geotechnical (including, where applicable, detailed sensitive marine clay investigation)

For follow-up questions, please contact Natasha Baird, Project Manager, at natasha.baird@ottawa.ca.

Transportation

Comments:

23. A Road Noise Study is required.

24. Right-of-way protection (Tremblay Road).

Subject to unequal widening: 26 m, measured from the existing south ROW limit.

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

25. Corner Sight Triangle:

- a. Arterial/Local: 3m x 9m with the longer dimension along the arterial road
- b. Collector/Local: 3m x 9m with the longer dimension along the collector road
- c. Local/Local: 3m x 3m

26. A TIA is required, proceed to scoping.

For follow-up questions, please contact Mike Giampa, Transportation Project Manager, at mike.giampa@ottawa.ca.

Environment

Comments:

27. An Environmental Impact Statement will be required as part of this application.

The triggering features are the potential presence of unevaluated wetland on the neighbouring properties south of the subject site.

The unevaluated wetland layer is not exact, so the EIS must conduct a wetland delineation survey to determine the actual extents of the wetlands as they exist. All surface water features are subject to a 30m setback according to section 4.9.3 of the Official Plan.

If the wetlands exist as mapped, then this setback would extend well into the area that building 'b' is planned for. No development of any kind is permitted in these setbacks. See below for a rough diagram showing the potential setback that could occur on site, if the wetlands are present as mapped.



28. It is possible to request a reduction to the 30m wetland setback. This is provided for under Official Plan section 4.9.3, policy 6, which reads:

“6) No site alteration or development is permitted within the minimum setback, except as otherwise provided for in this section. Exceptions to this policy are:

...

f) Non-significant wetlands, where:

...

ii) Management and minimum setback recommendations for other non-significant wetlands shall be determined through an approved Environmental Impact Study, in consultation with the conservation authority and consistent with Policy 5) in Subsection 4.8.1.”

For reference, policy 5, noted above, reads:

“5) The City shall take a no net loss approach with respect to evaluated wetlands deemed not provincially significant and forest cover outside the urban area and designated villages. Mechanisms for achieving no net loss include land use planning, development processes, acquisition and conservation of land and support for voluntary, private land conservation and stewardship. Development and site alteration is prohibited in provincially significant wetlands.”

This policy is generally satisfied by incorporating some form of mitigation or offsetting measures in line with the Mitigation Hierarchy detailed in the City's [Significant Woodlands Guide](#), discussed in section 6.1.1 of that document.

All of this can be addressed in the EIS.

29. The EIS must also address the ecological functions of the wetlands, the woodlands, and any special characteristics that may arise from the interaction of the two habitats.

The EIS must also address any potential species at risk that may be in the area. The provincial NHIS database indicates that bobolink, eastern meadowlark, and blanding's turtle may be present in the area. Black ash are also likely.

If any of these species are present, then a permit from the provincial Ministry of Environment, Conservation, and Parks may be required before development could proceed.

30. The City's [Bird Safe Design Guidelines](#) apply to any residential building above 4 storeys in height. Please review that document and incorporate mitigation measures as necessary.

For follow-up questions, please contact Mark Elliott, Environmental Planner, at mark.elliott@ottawa.ca.

Forestry

Comments:

31. A Conceptual Landscape Plan is recommended to demonstrate sufficient space and soil volume can be provided on site with the conceptual design presented. The extent of the parking garage and the geotechnical investigation will have implications on the planting space. The zoning will have to reflect this to ensure there is sufficient space for trees. While a detailed landscape plan is not required, please provide the following:

- a. Dimensions of the soft landscaped area available
- b. Estimated soil volume, based on at least 1 m depth
- c. The number and size class of tree that could feasibly be planted (table for reference).

Tree Type/Size	Single Tree Soil Volume (m ³)	Multiple Tree Soil Volume (m ³ /tree)
Ornamental	15	9

Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

These minimums do not apply where sensitive marine clay soils are present. Please refer to the “Tree Planting in Sensitive Marine Clay Soils - 2017 Guidelines Background: Existing” for soil volumes related to tree planting in the right of way

32. Sufficient space to support street trees along Tremblay Road must be provided. Ensure the front yard setback is large enough to fit infrastructure, overhead wires, and tree planting.
33. There are rear yard trees on most of the properties west of the site. Please confirm at least 3.0m of landscape buffer will be maintained where soft landscaping already exists, on the western edge. These buffers should be expanded not reduced.
34. There is a cedar hedge that appears to be on the subject property, but it is benefiting the houses west of the site. Please confirm if the intent is to protect this hedge and whether the proposed setbacks and extent of the parking garage would allow for this? It's strongly recommended that this hedge be retained, to continue buffering the adjacent properties from the subject site. If it cannot be retained and is owned by the subject site, it's recommended the change be communicated with the neighbours. A combination of private fencing and new vegetation (trees and shrubs) would need to be installed post construction.
35. Please note any private trees 10 cm in diameter or greater are protected. If removal is proposed, it would need to be justified.
36. Please consider locating your amenity area where there is already soft landscaping supporting trees. Photo for reference:

For follow-up questions, please contact Hayley Murray, Planning Forester, at hayley.murray@ottawa.ca.

Parkland

37. In accordance with the Parkland First Policy, a 10% parkland dedication will be required.

38. Given the subject site configuration and available frontage presents challenges, please provide different scenarios along with rationale in support.

For follow-up question, please contact Steve Gauthier, Parks & Facilities Planner, at steve.gauthier@ottawa.ca.

Community Benefits Charge

39. Section 37 requirements / Community Benefits Charge

- a. The former Section 37 regime has been replaced with a “Community Benefits Charge”, [By-law No. 2022-307](#), of 4% of the land value. This charge will be required for ALL buildings that are 5 or more storeys and 10 or more units and will be required at the time of building permit unless the development is subject to an existing registered Section 37 agreement. Questions regarding this change can be directed to Connie.Gleason@ottawa.ca and aziz.khalil@ottawa.ca.

Other

40. 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.

41. 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. An Official Plan Amendment and Zoning By-law Amendment application is required:
 - a. Additional information regarding fees related to planning applications can be found [here](#).
2. The attached **Study and Plan Identification List** outlines the information and material that has been identified as either required (R) or advised (A) as part of a future complete application submission.
 - a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. 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.

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.

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

Yours Truly,
Kelby Lodoen Unseth

Encl. Study and plan Identification List

List of Technical Agencies

- c.c. Jaime Mallory, Planner I
Nader Kadri, Urban Design
Natasha Baird, Infrastructure Project Manager
Mike Giampa, Transportation Project Manager
Mark Elliott, Environmental Planner
Hayley Murray, Planning Forester
Steve Gauthier, Parks & Facilities Planner

APPENDIX B

Preliminary Sanitary Sewage Calculations and E-mail Correspondence from the City of Ottawa

PROJECT NUMBER: 126082
PROJECT NAME: 466 Tremblay Road
LOCATION: Ottawa



DATE PREPARED: 7/2/2026

466 Tremblay Road
Proposed Residential Buildings
POST-DEVELOPMENT SANITARY FLOWS

Residential Flows	Peak Sanitary Flow (L/s)
9-Storey Residential Building A	4.80
9-Storey Residential Building B	4.86
Site Infiltration	0.26
Total	9.92

PROJECT NUMBER: 126082
PROJECT NAME: 466 Tremblay Road
LOCATION: Ottawa



DATE PREPARED: 7/2/2026

466 Tremblay Road
9-Storey Residential Building A
POST-DEVELOPMENT SANITARY FLOWS

Residential Flows		Post-Development
Number of 1-Bedroom Units & Den	213	
Persons per 1-Bedroom Units	1.4	
Number of 2-Bedroom Units	65	
Persons per 2-Bedroom Unit	2.1	
Total Number of Units	278	
Design Population	435	
Average Daily Flow per Resident (280 L/c/day)	1.41 L/s	
Peaking Factor (Harmon Formula)	3.40	
Peak Residential Flow	4.80 L/s	

PROJECT NUMBER: 126082
PROJECT NAME: 466 Tremblay Road
LOCATION: Ottawa



DATE PREPARED: 7/2/2026

466 Tremblay Road
9-Storey Residential Building B
POST-DEVELOPMENT SANITARY FLOWS

Residential Flows		Post-Development
Number of 1-Bedroom Units & Den		216
Persons per 1-Bedroom Units		1.4
Number of 2-Bedroom Units		66
Persons per 2-Bedroom Unit		2.1
Total Number of Units		282
Design Population		441
Average Daily Flow per Resident (280 L/c/day)		1.43 L/s
Peaking Factor (Harmon Formula)		3.40
Peak Residential Flow		4.86 L/s

PROJECT NUMBER: 126082
PROJECT NAME: 466 Tremblay Road
LOCATION: Ottawa



DATE PREPARED: 7/2/2026

466 Tremblay Road

Site Infiltration

POST-DEVELOPMENT SANITARY FLOWS

Extraneous Flow		
Site Area	0.801	ha
Infiltration Allowance	0.33	L/s/ha
Peak Extraneous Flow	0.26	L/s

Kynan Dsa

From: Chetrar, Anton <anton.chetrar@ottawa.ca>
Sent: Tuesday, July 21, 2026 1:37 PM
To: Francois Thauvette
Cc: Kynan Dsa; Shillington, Jeffrey; Sharif, Golam
Subject: RE: 466 Tremblay Road & 1440 St. Laurent Boulevard
Attachments: 466 Tremblay Road July 2026.pdf; 126082-SAN_Flows.pdf

Good afternoon Francois,

Please find below water boundary conditions for 466 Tremblay.

The following are boundary conditions, HGL, for hydraulic analysis at 466 Tremblay Road (zone 1E), assumed to be dually connected via the 305 mm watermain on Tremblay Road (see attached PDF for location).

Minimum HGL = 110.7 m

Maximum HGL = 118.4 m

Max Day + Fire Flow (183 L/s) = 108.8 m

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

Disclaimer: The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation.

There are no capacity concerns with the proposed sanitary flows (9.92L/s) from this development.

Let me know if you have any questions.

Regards,

Anton Chetrar | P. Eng

Project Manager, Infrastructure - Gestionnaire de projet, Projets d'infrastructure

Development Review – South Services | Direction de l'examen des projets d'aménagement – Service Sud

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

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West | 110 avenue Laurier Ouest

Ottawa, ON K1P 1J1

Tel./Tél. 613.580.2424 ext.60865

anton.chetrar@ottawa.ca

From: Francois Thauvette <f.thauvette@novatech-eng.com>

Sent: July 14, 2026 12:56 PM

To: Sharif, Golam <sharif.sharif@ottawa.ca>; Chetrar, Anton <anton.chetrar@ottawa.ca>

APPENDIX C

Preliminary Water Demands, FUS Calculations, Watermain Boundary Conditions and E-mail Correspondence from the City of Ottawa

466 Tremblay Road
Proposed Residential Buildings
POST-DEVELOPMENT WATER DEMANDS

DOMESTIC WATER DEMAND - SUMMARY

Residential Water Demands	Average Day Demand (L/s)	Maximum Day Demand (L/s)	Peak Hour Demand (L/s)
9-Storey Residential Building A	1.41	3.52	7.75
9-Storey Residential Building B	1.43	3.57	7.86
Total	2.84	7.10	15.61

BOUNDARY CONDITIONS (DUALY CONNECTED TO EX. 305mm dia. WM IN TREMBLAY RD.)

Minimum HGL (Peak Hour) =	110.7	m
Maximum HGL =	118.4	m
Max Day + Fire Flow =	108.8	m

PRESSURE TESTS

To convert Head(m) to PSI: multiply by 1.42

Average Ground Elevation at Connection	68.3 m
Low Pressure Test = (Min. HGL - Watermain Elevation.) x 1.42197 PSI/m (should be > 40 PSI)	63 PSI
High Pressure Test = (Max. HGL - Watermain Elevation) x 1.42197 PSI/m (should be 50-70 PSI)	74 PSI
Max Day + Fire Flow Test = (Max Day + Fire Flow - Watermain Elevation.) x 1.42197 PSI/m (should be > 20 PSI)	61 PSI

466 Tremblay Road
9-Storey Residential Building A
POST-DEVELOPMENT WATER DEMANDS

DOMESTIC WATER DEMAND

Residential Water Demands		Post-Development	
Number of 1-Bedroom Units & Den		213	
Persons per 1-Bedroom Units & Den		1.4	
Number of 2-Bedroom Units		65	
Persons per 2-Bedroom Unit		2.1	
Total Number of Units		278	
Design Population		435	
Average Daily Flow per resident		280 L/c/day	
Average Day Demand		1.41 L/s	
Maximum Day Demand (2.5 x avg. day)		3.52 L/s	
Peak Hour Demand (2.2 x max. day)		7.75 L/s	
TOTALS			
Average Day Demand		1.41 L/s	
Maximum Day Demand		3.52 L/s	
Peak Hour Demand		7.75 L/s	

466 Tremblay Road
9-Storey Residential Building B
POST-DEVELOPMENT WATER DEMANDS

DOMESTIC WATER DEMAND

Residential Water Demands		Post-Development	
Number of 1-Bedroom Units & Den		216	
Persons per 1-Bedroom Units & Den		1.4	
Number of 2-Bedroom Units		66	
Persons per 2-Bedroom Unit		2.1	
Total Number of Units		282	
Design Population		441	
Average Daily Flow per resident		280 L/c/day	
Average Day Demand		1.43 L/s	
Maximum Day Demand (2.5 x avg. day)		3.57 L/s	
Peak Hour Demand (2.2 x max. day)		7.86 L/s	
TOTALS			
Average Day Demand		1.43 L/s	
Maximum Day Demand		3.57 L/s	
Peak Hour Demand		7.86 L/s	

FUS - Fire Flow Calculations

Novatech Project #: 126082
Project Name: 466 Tremblay Road
Date: 7/2/2026
Input By: Kynan D'sa
Reviewed By: F. Thauvette
Drawing Reference:

Legend: Input by User

No Input Required

Reference: Fire Underwriter's Survey Guideline (2020)
Formula Method

Building Description: 9-Storey Building 'A' with 7-Storey Podium
Type II - Non-combustible construction

Step				Choose		Value Used	Total Fire Flow (L/min)
Base Fire Flow							
1	Construction Material				Multiplier		
	Coefficient related to type of construction C	Type V - Wood frame			1.5	0.8	
		Type IV - Mass Timber			Varies		
		Type III - Ordinary construction			1		
		Type II - Non-combustible construction	Yes		0.8		
		Type I - Fire resistive construction (2 hrs)			0.6		
2	Floor Area						
	A	Podium Level Footprint (m ²)	2275				
		Total Floors/Storeys (Podium)	7				
		Tower Footprint (m ²)	2056				
		Total Floors/Storeys (Tower)	2				
		Protected Openings (1 hr)	No				
		A, Total Effective Floor Area (m ²)			12,294		
	F	Base fire flow without reductions					20,000
		F = 220 C (A) ^{0.5}					
Reductions or Surcharges							
3	Occupancy hazard reduction or surcharge			FUS Table 3	Reduction/Surcharge		
	(1)	Non-combustible		-25%	-15%	17,000	
		Limited combustible	Yes	-15%			
		Combustible		0%			
		Free burning		15%			
		Rapid burning		25%			
4	Sprinkler Reduction			FUS Table 4	Reduction		
	(2)	Adequately Designed System (NFPA 13)	Yes	-30%	-30%	-8,500	
		Standard Water Supply	Yes	-10%	-10%		
		Fully Supervised System	Yes	-10%	-10%		
		Cumulative Sub-Total			-50%		
		Area of Sprinklered Coverage (m ²)	20037	100%			
	Cumulative Total			-50%			
5	Exposure Surcharge per		FUS Table 6		Surcharge		
	(3)	North Side	>30m		0%	2,380	
		East Side	>30m		0%		
		South Side	10.1 - 20 m		8%		
		West Side	20.1 - 30 m		6%		
		Cumulative Total			14%		
Results							
6	(1) + (2) + (3)	Total Required Fire Flow, rounded to nearest 1000L/min				L/min	11,000
		(2,000 L/min < Fire Flow < 45,000 L/min)			or	L/s	183
					or	USGPM	2,906

FUS - Fire Flow Calculations

Novatech Project #: 126082
Project Name: 466 Tremblay Road
Date: 7/2/2026
Input By: Kynan D'sa
Reviewed By: F. Thauvette
Drawing Reference:

Legend: Input by User

No Input Required

Reference: Fire Underwriter's Survey Guideline (2020)
Formula Method

Building Description: 9-Storey Building 'B' with 7-Storey Podium
Type II - Non-combustible construction

Step				Choose		Value Used	Total Fire Flow (L/min)
Base Fire Flow							
1	Construction Material				Multiplier		
	Coefficient related to type of construction C	Type V - Wood frame			1.5	0.8	
		Type IV - Mass Timber			Varies		
		Type III - Ordinary construction			1		
		Type II - Non-combustible construction	Yes		0.8		
		Type I - Fire resistive construction (2 hrs)			0.6		
2	Floor Area						
	A	Podium Level Footprint (m ²)	2275				
		Total Floors/Storeys (Podium)	7				
		Tower Footprint (m ²)	2056				
		Total Floors/Storeys (Tower)	2				
		Protected Openings (1 hr)	No				
		A, Total Effective Floor Area (m ²)			12,294		
	F	Base fire flow without reductions					20,000
		F = 220 C (A) ^{0.5}					
Reductions or Surcharges							
3	Occupancy hazard reduction or surcharge			FUS Table 3	Reduction/Surcharge		
	(1)	Non-combustible			-25%	-15%	17,000
		Limited combustible	Yes		-15%		
		Combustible			0%		
		Free burning			15%		
		Rapid burning			25%		
4	Sprinkler Reduction			FUS Table 4	Reduction		
	(2)	Adequately Designed System (NFPA 13)	Yes		-30%	-30%	-8,500
		Standard Water Supply	Yes		-10%	-10%	
		Fully Supervised System	Yes		-10%	-10%	
		Cumulative Sub-Total			-50%		
		Area of Sprinklered Coverage (m ²)	20037		100%		
	Cumulative Total			-50%			
5	Exposure Surcharge per		FUS Table 6		Surcharge		
	(3)	North Side	10.1 - 20 m		8%		2,380
		East Side	>30m		0%		
		South Side	>30m		0%		
		West Side	20.1 - 30 m		6%		
		Cumulative Total			14%		
Results							
6	(1) + (2) + (3)	Total Required Fire Flow, rounded to nearest 1000L/min				L/min	11,000
		(2,000 L/min < Fire Flow < 45,000 L/min)			or	L/s	183
					or	USGPM	2,906

Conceptual Water Servicing & Hydrant Coverage Sketch - 466 Tremblay Road & 1440 St. Laurent Boulevard

City Fire Hydrant ID: 372031H012
Approximately 111m away from
proposed Building A, and
approximately 192m away from
proposed Building B

City Fire Hydrant ID: 372031H157
Approximately 55m away from
proposed Building A, and
approximately 137m away from
proposed Building B

Proposed twin water service connections to existing 305mm dia. UCI municipal watermain in Tremblay Road c/w new isolation valve on the main.

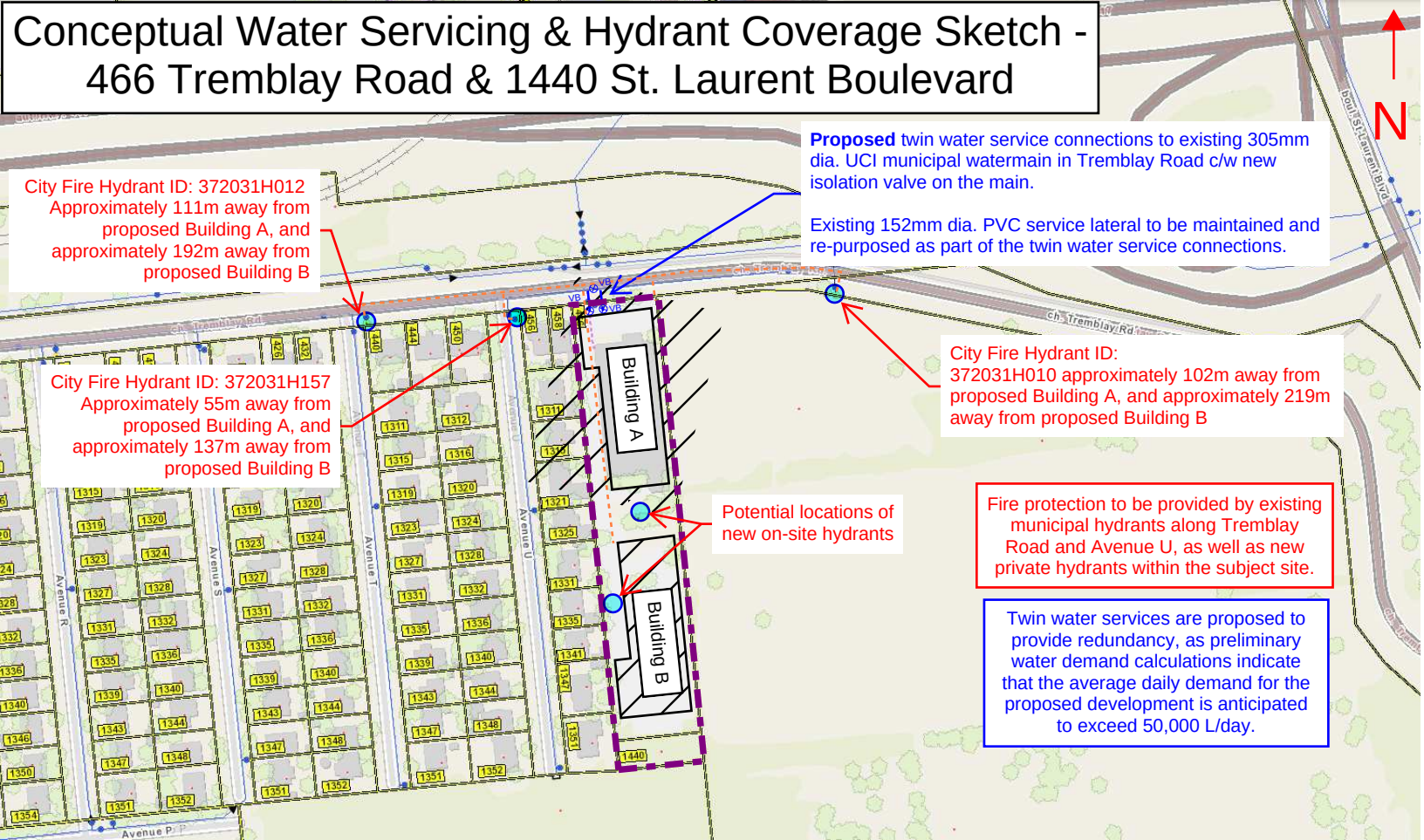
Existing 152mm dia. PVC service lateral to be maintained and re-purposed as part of the twin water service connections.

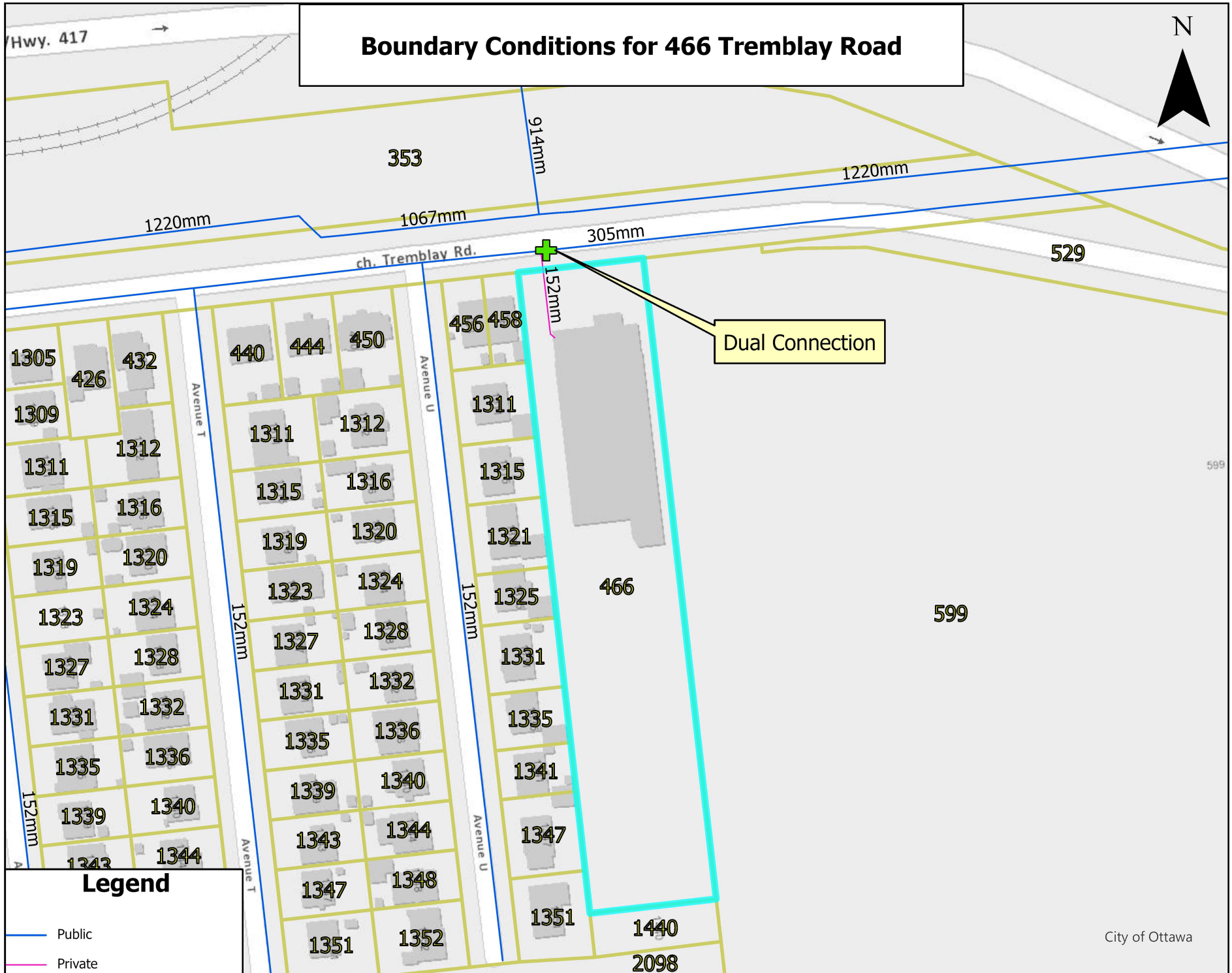
City Fire Hydrant ID:
372031H010 approximately 102m away from
proposed Building A, and approximately 219m
away from proposed Building B

Potential locations of
new on-site hydrants

Fire protection to be provided by existing
municipal hydrants along Tremblay
Road and Avenue U, as well as new
private hydrants within the subject site.

Twin water services are proposed to
provide redundancy, as preliminary
water demand calculations indicate
that the average daily demand for the
proposed development is anticipated
to exceed 50,000 L/day.





Kynan Dsa

From: Chetrar, Anton <anton.chetrar@ottawa.ca>
Sent: Tuesday, July 21, 2026 1:37 PM
To: Francois Thauvette
Cc: Kynan Dsa; Shillington, Jeffrey; Sharif, Golam
Subject: RE: 466 Tremblay Road & 1440 St. Laurent Boulevard
Attachments: 466 Tremblay Road July 2026.pdf; 126082-SAN_Flows.pdf

Good afternoon Francois,

Please find below water boundary conditions for 466 Tremblay.

The following are boundary conditions, HGL, for hydraulic analysis at 466 Tremblay Road (zone 1E), assumed to be dually connected via the 305 mm watermain on Tremblay Road (see attached PDF for location).

Minimum HGL = 110.7 m

Maximum HGL = 118.4 m

Max Day + Fire Flow (183 L/s) = 108.8 m

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

Disclaimer: The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation.

There are no capacity concerns with the proposed sanitary flows (9.92L/s) from this development.

Let me know if you have any questions.

Regards,

Anton Chetrar | P. Eng

Project Manager, Infrastructure - Gestionnaire de projet, Projets d'infrastructure

Development Review – South Services | Direction de l'examen des projets d'aménagement – Service Sud

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

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West | 110 avenue Laurier Ouest

Ottawa, ON K1P 1J1

Tel. | Tél. 613.580.2424 ext.60865

anton.chetrar@ottawa.ca

From: Francois Thauvette <f.thauvette@novatech-eng.com>

Sent: July 14, 2026 12:56 PM

To: Sharif, Golam <sharif.sharif@ottawa.ca>; Chetrar, Anton <anton.chetrar@ottawa.ca>

Cc: Kynan Dsa <k.dsa@novatech-eng.com>; Shillington, Jeffrey <jeff.shillington@ottawa.ca>

Subject: RE: 466 Tremblay Road & 1440 St. Laurent Boulevard

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

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

Sharif – Thank you for confirming the City PM assigned to this file.

Anton – Any chance we can get the requested information from the City this week? We will need this information to finalize our **Assessment of Adequacy of Public Services Report** to support the OPA/ZBLA applications. In the meantime, let me know if you have any questions or require any additional information. Our client wants to make the submission prior to the end of next week (July 24th), so we will need a few days to finalize the report based on the City's feedback.

François Thauvette, P. Eng., Sr. Project Manager | Land Development & Public-Sector Engineering

NOVATECH

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | T: 613.254.9643 Ext: 219 | C: 613.276.0310

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

From: Sharif, Golam <sharif.sharif@ottawa.ca>

Sent: Tuesday, July 14, 2026 12:33 PM

To: Francois Thauvette <f.thauvette@novatech-eng.com>; Shillington, Jeffrey <jeff.shillington@ottawa.ca>

Cc: Kynan Dsa <k.dsa@novatech-eng.com>; Chettrar, Anton <anton.chettrar@ottawa.ca>

Subject: RE: 466 Tremblay Road & 1440 St. Laurent Boulevard

Hi Francois,

Yes, its been assigned to Anton. I have cc'd him here. Thanks.

Sharif

From: Francois Thauvette <f.thauvette@novatech-eng.com>

Sent: Tuesday, July 14, 2026 12:19 PM

To: Sharif, Golam <sharif.sharif@ottawa.ca>; Shillington, Jeffrey <jeff.shillington@ottawa.ca>

Cc: Kynan Dsa <k.dsa@novatech-eng.com>

Subject: RE: 466 Tremblay Road & 1440 St. Laurent Boulevard

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Hi Sharif & Jeff,

Has the 466 Tremblay Road file been assigned to another City PM? I am asking because our client would like to make a submission to the City before the end of the month and we will need feedback from the City as it relates to the following:

- whether there are any capacity concerns (based on the anticipated peak sanitary flows)
- municipal watermain boundary conditions (based on the anticipated domestic water demands and FUS fire flow requirements)

This information will be required to finalize our **Assessment of Adequacy of Public Services Report** to support a ZBLA application.

Please provide us with an update on the file. Has it been assigned to another City Engineering PM? When can we expect to obtain the requested SAN and WM related information?

Regards,

François Thauvette, P. Eng., Sr. Project Manager | Land Development & Public-Sector Engineering

NOVATECH

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | T: 613.254.9643 Ext: 219 | C: 613.276.0310

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

From: Baird, Natasha <Natasha.Baird@ottawa.ca>

Sent: Friday, July 3, 2026 2:40 PM

To: Sharif, Golam <sharif.sharif@ottawa.ca>; Shillington, Jeffrey <jeff.shillington@ottawa.ca>; Francois Thauvette <f.thauvette@novatech-eng.com>

Cc: Kynan Dsa <k.dsa@novatech-eng.com>

Subject: 466 Tremblay Road & 1440 St. Laurent Boulevard

Hi Sharif and Jeff,

Please assign to another PM.

@[Francois Thauvette](#) – I am now in Asset Management. Someone else will respond to your request.

Thank you / Merci,

Please take note I will be away from August 4 to 7, 2026.

Natasha Baird, P.Eng. ing., LEED Green Associate

A/ Water Resources Engineer | T/ Ingénieure des ressources hydriques

Asset Management, Intensification Servicing Unit | Gestion d'actifs, unité d'intensification d'infrastructure

Infrastructure & Water Services Department / Département des infrastructures et des services d'eau

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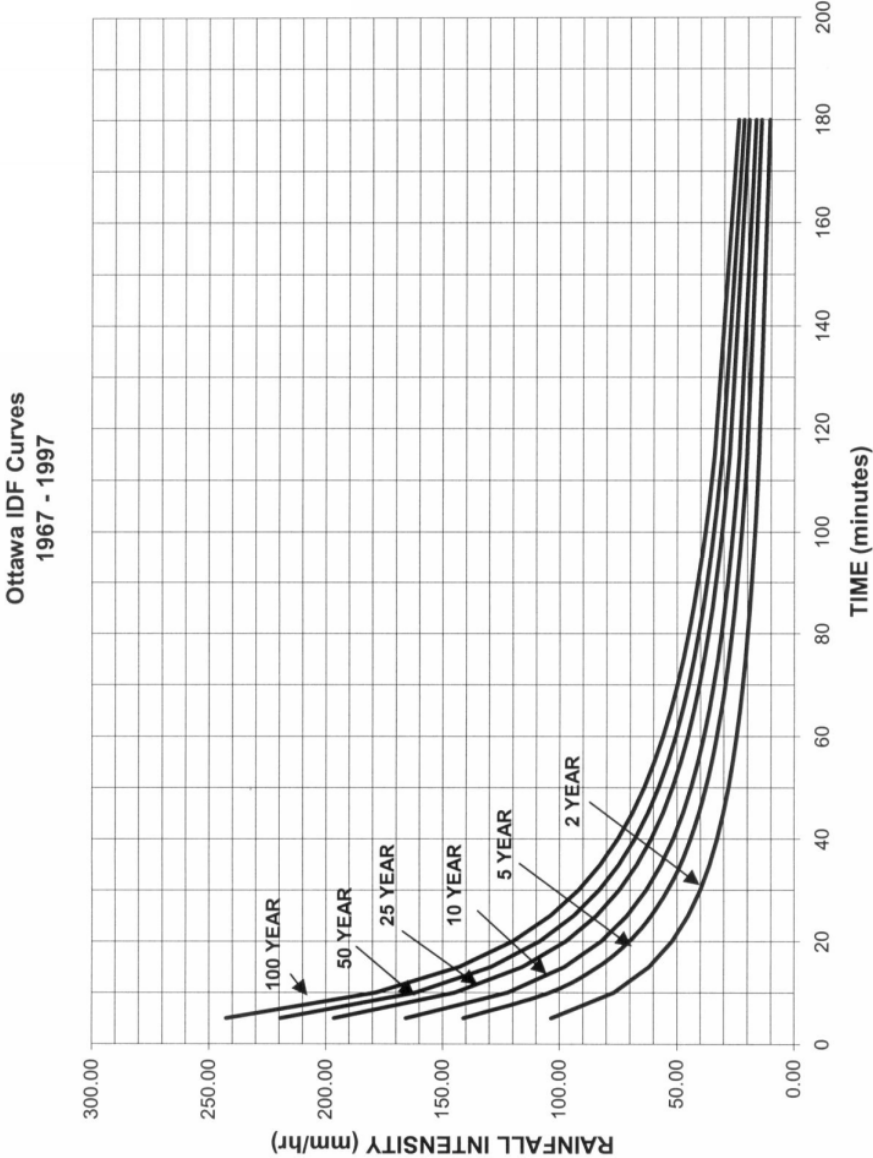
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APPENDIX D

IDF Curves and Preliminary SWM Calculations

APPENDIX 5-A OTTAWA INTENSITY DURATION FREQUENCY (IDF) CURVE



Proposed Multi-Tower Residential Development
466 TREMBLAY ROAD & 1440 ST. LAURENT BOULEVARD

Pre - Development Site Flows											
Description	Area (ha)	A _{impervious} (ha) C=0.9	A _{gravel} (ha) C=0.6	A _{pervious} (ha) C=0.2	Weighted C _{wt5}	Weighted C _{wt100}	2-Year Flow (L/s)	5-Year Flow (L/s)	100-Year Flow (L/s)	Allowable C _w =0.5 Max	Allowable Flow 2-year (L/s)
Site to be Developed	0.801	0.763	0.000	0.038	0.87	0.96	148.2	201.0	383.3	0.50	85.5
										C=0.5 (Max.)	T _c = 10mins

Post - Development Site Flows																
Area	Description	Area (ha)	A _{imp} (ha) C=0.9	A _{gravel} (ha) C=0.6	A _{perv} (ha) C=0.2	C ₅	C ₁₀₀	Uncontrolled Flow (L/s)			Controlled Flow (L/s)			Storage Required (m ³)		
								2-year	5-year	100-year	2-year	5-year	100-year	2-year	5-year	100-year
A-1	Direct Runoff	0.095	0.000	0.000	0.095	0.20	0.25	4.0	5.5	11.7	-	-	-	-	-	-
A-2	Controlled Site Flow (Pumped)	0.706	0.666	0.000	0.041	0.86	0.96	-	-	-	70.0	70.0	70.0	35.8	63.9	187.6
		0.801					Total Site Flows :			74.0	75.5	81.7				
						T _c = 10mins			Overcontrolled=	11.5	10.0	3.8				

Proposed Multi-Tower Residential Development				
Novatech Project No. 126082				
REQUIRED STORAGE - 1:2 YEAR EVENT				
AREA A-1 Direct Runoff				
OTTAWA IDF CURVE				
Area =	0.095	ha	Qallow =	4.0 L/s
C =	0.20		Vol(max) =	0.0 m ³
Time (min)	Intensity (mm/hr)	Q (L/s)	Qnet (L/s)	Vol (m ³)
5	103.57	5.45	1.41	0.42
10	76.81	4.04	0.00	0.00
15	61.77	3.25	-0.79	-0.71
20	52.03	2.74	-1.30	-1.56
25	45.17	2.38	-1.66	-2.50
30	40.04	2.11	-1.93	-3.48
35	36.06	1.90	-2.14	-4.50
40	32.86	1.73	-2.31	-5.55
45	30.24	1.59	-2.45	-6.61
50	28.04	1.47	-2.56	-7.69
55	26.17	1.38	-2.66	-8.79
60	24.56	1.29	-2.75	-9.89
65	23.15	1.22	-2.82	-11.01
70	21.91	1.15	-2.89	-12.13
75	20.81	1.09	-2.95	-13.25
80	19.83	1.04	-3.00	-14.38
85	18.94	1.00	-3.04	-15.52
90	18.14	0.95	-3.09	-16.66

Proposed Multi-Tower Residential Development				
Novatech Project No. 126082				
REQUIRED STORAGE - 1:5 YEAR EVENT				
AREA A-1 Direct Runoff				
OTTAWA IDF CURVE				
Area =	0.095	ha	Qallow =	5.5 L/s
C =	0.20		Vol(max) =	0.0 m ³
Time (min)	Intensity (mm/hr)	Q (L/s)	Qnet (L/s)	Vol (m ³)
5	141.18	7.43	3.39	1.02
10	104.19	5.5	1.44	0.86
15	83.56	4.39	0.36	0.32
20	70.25	3.70	-0.34	-0.41
25	60.90	3.20	-0.84	-1.26
30	53.93	2.84	-1.20	-2.17
35	48.52	2.55	-1.49	-3.12
40	44.18	2.32	-1.72	-4.12
45	40.63	2.14	-1.90	-5.14
50	37.65	1.98	-2.06	-6.18
55	35.12	1.85	-2.19	-7.23
60	32.94	1.73	-2.31	-8.31
65	31.04	1.63	-2.41	-9.39
70	29.37	1.54	-2.49	-10.48
75	27.89	1.47	-2.57	-11.58
80	26.56	1.40	-2.64	-12.68
85	25.37	1.33	-2.71	-13.80
90	24.29	1.28	-2.76	-14.92

Proposed Multi-Tower Residential Development				
Novatech Project No. 126082				
REQUIRED STORAGE - 1:100 YEAR EVENT				
AREA A-1 Direct Runoff				
OTTAWA IDF CURVE				
Area =	0.095	ha	Qallow =	11.7 L/s
C =	0.25		Vol(max) =	0.0 m ³
Time (min)	Intensity (mm/hr)	Q (L/s)	Qnet (L/s)	Vol (m ³)
5	242.70	15.96	4.22	1.27
10	178.56	11.74	0.00	0.00
15	142.89	9.39	-2.34	-2.11
20	119.95	7.89	-3.85	-4.62
25	103.85	6.83	-4.91	-7.37
30	91.87	6.04	-5.70	-10.26
35	82.58	5.43	-6.31	-13.25
40	75.15	4.94	-6.80	-16.32
45	69.05	4.54	-7.20	-19.44
50	63.95	4.20	-7.53	-22.60
55	59.62	3.92	-7.82	-25.80
60	55.89	3.67	-8.06	-29.03
65	52.65	3.46	-8.28	-32.29
70	49.79	3.27	-8.47	-35.56
75	47.26	3.11	-8.63	-38.85
80	44.99	2.96	-8.78	-42.15
85	42.95	2.82	-8.92	-45.47
90	41.11	2.70	-9.04	-48.80

Proposed Multi-Tower Residential Development				
Novatech Project No. 126082				
REQUIRED STORAGE - 1:100 YR + 20% IDF Increase				
AREA A-1 Direct Runoff				
OTTAWA IDF CURVE				
Area =	0.095	ha	Qallow =	14.1 L/s
C =	0.25		Vol(max) =	0.0 m ³
Time (min)	Intensity (mm/hr)	Q (L/s)	Qnet (L/s)	Vol (m ³)
5	291.24	19.15	7.41	2.22
10	214.27	14.09	2.35	1.41
15	171.47	11.27	-0.47	-0.42
20	143.94	9.46	-2.28	-2.73
25	124.62	8.19	-3.55	-5.32
30	110.24	7.25	-4.49	-8.08
35	99.09	6.52	-5.22	-10.97
40	90.17	5.93	-5.81	-13.95
45	82.86	5.45	-6.29	-16.99
50	76.74	5.05	-6.69	-20.08
55	71.55	4.70	-7.04	-23.22
60	67.07	4.41	-7.33	-26.39
65	63.18	4.15	-7.59	-29.59
70	59.75	3.93	-7.81	-32.81
75	56.71	3.73	-8.01	-36.05
80	53.99	3.55	-8.19	-39.31
85	51.54	3.39	-8.35	-42.59
90	49.33	3.24	-8.50	-45.88

Proposed Multi-Tower Residential Development Novatech Project No. 126082 REQUIRED STORAGE - 1:2 YEAR EVENT AREA A-2 Controlled Site Flow (Pumped)				
OTTAWA IDF CURVE				
Area =	0.706	ha	Qallow =	70.0 L/s
C =	0.86		Vol(max) =	35.8 m ³
Time (min)	Intensity (mm/hr)	Q (L/s)	Qnet (L/s)	Vol (m ³)
5	103.57	174.83	104.83	31.45
10	76.81	129.65	59.65	35.79
15	61.77	104.26	34.26	30.84
20	52.03	87.83	17.83	21.40
25	45.17	76.24	6.24	9.36
30	40.04	67.59	-2.41	-4.33
35	36.06	60.87	-9.13	-19.18
40	32.86	55.48	-14.52	-34.86
45	30.24	51.04	-18.96	-51.18
50	28.04	47.33	-22.67	-68.00
55	26.17	44.18	-25.82	-85.22
60	24.56	41.45	-28.55	-102.77
65	23.15	39.08	-30.92	-120.59
70	21.91	36.99	-33.01	-138.65
75	20.81	35.13	-34.87	-156.90
80	19.83	33.47	-36.53	-175.33
85	18.94	31.98	-38.02	-193.91
90	18.14	30.63	-39.37	-212.62

Proposed Multi-Tower Residential Development Novatech Project No. 126082 REQUIRED STORAGE - 1:5 YEAR EVENT AREA A-2 Controlled Site Flow (Pumped)				
OTTAWA IDF CURVE				
Area =	0.706	ha	Qallow =	70.0 L/s
C =	0.86		Vol(max) =	63.9 m ³
Time (min)	Intensity (mm/hr)	Q (L/s)	Qnet (L/s)	Vol (m ³)
5	141.18	238.31	168.31	50.49
10	104.19	175.88	105.88	63.53
15	83.56	141.0	71.05	63.94
20	70.25	118.59	48.59	58.30
25	60.90	102.79	32.79	49.19
30	53.93	91.03	21.03	37.86
35	48.52	81.90	11.90	24.99
40	44.18	74.58	4.58	11.00
45	40.63	68.58	-1.42	-3.83
50	37.65	63.56	-6.44	-19.32
55	35.12	59.29	-10.71	-35.35
60	32.94	55.61	-14.39	-51.81
65	31.04	52.40	-17.60	-68.63
70	29.37	49.58	-20.42	-85.76
75	27.89	47.08	-22.92	-103.16
80	26.56	44.84	-25.16	-120.78
85	25.37	42.82	-27.18	-138.61
90	24.29	41.00	-29.00	-156.60

Proposed Multi-Tower Residential Development Novatech Project No. 126082 REQUIRED STORAGE - 1:100 YEAR EVENT AREA A-2 Controlled Site Flow (Pumped)				
OTTAWA IDF CURVE				
Area =	0.706	ha	Qallow =	70.0 L/s
C =	0.96		Vol(max) =	187.6 m ³
Time (min)	Intensity (mm/hr)	Q (L/s)	Qnet (L/s)	Vol (m ³)
5	242.70	455.97	385.97	115.79
10	178.56	335.46	265.46	159.28
15	142.89	268.46	198.46	178.61
20	119.95	225.35	155.35	186.42
25	103.85	195.10	125.10	187.65
30	91.87	172.59	102.59	184.67
35	82.58	155.14	85.14	178.80
40	75.15	141.18	71.18	170.83
45	69.05	129.73	59.73	161.26
50	63.95	120.15	50.15	150.46
55	59.62	112.02	42.02	138.65
60	55.89	105.01	35.01	126.04
65	52.65	98.91	28.91	112.74
70	49.79	93.54	23.54	98.87
75	47.26	88.78	18.78	84.51
80	44.99	84.53	14.53	69.72
85	42.95	80.70	10.70	54.56
90	41.11	77.24	7.24	39.07

Proposed Multi-Tower Residential Development Novatech Project No. 126082 REQUIRED STORAGE - 1:100 YR + 20% IDF Increase AREA A-2 Controlled Site Flow (Pumped)				
OTTAWA IDF CURVE				
Area =	0.706	ha	Qallow =	70.0 L/s
C =	0.96		Vol(max) =	246.8 m ³
Time (min)	Intensity (mm/hr)	Q (L/s)	Qnet (L/s)	Vol (m ³)
5	291.24	547.17	477.17	143.15
10	214.27	402.56	332.56	199.53
15	171.47	322.15	252.15	226.94
20	143.94	270.42	200.42	240.51
25	124.62	234.12	164.12	246.18
30	110.24	207.11	137.11	246.81
35	99.09	186.17	116.17	243.96
40	90.17	169.41	99.41	238.59
45	82.86	155.67	85.67	231.31
50	76.74	144.18	74.18	222.55
55	71.55	134.42	64.42	212.59
60	67.07	126.01	56.01	201.65
65	63.18	118.69	48.69	189.89
70	59.75	112.25	42.25	177.45
75	56.71	106.54	36.54	164.41
80	53.99	101.43	31.43	150.87
85	51.54	96.84	26.84	136.88
90	49.33	92.68	22.68	122.49