



DEVIATION REQUEST – MEMO PROPOSED REDUNDANT WATERMAIN- CLEARY AVENUE

Date: February 2026
LRL Project No.: 230437
Attention: City of Ottawa – Infrastructure Services Department
Submitted by: Virginia Johnson
LRL Engineering Ltd.

Project: 30 Cleary Avenue Odayanhaway Development
Location: 30 Cleary Avenue, Ottawa ON

EXECUTIVE SUMMARY

This memorandum has been prepared to support a deviation request for the approval of a redundant watermain along Cleary Avenue to satisfy the City of Ottawa’s water servicing and fire flow requirements for the subject development located at 30 Cleary Avenue. The existing site consists of three (3) buildings, paved areas as well as some landscaping, with the proposal being comprised of two (2) multistorey buildings, with a shared two- storey underground parking garage placed in the asphalt parking area.

To meet the servicing requirements for this development as per City of Ottawa Design Guidelines, a secondary water service is required to provide contingency for water supply. Since the requirement for a secondary water service was identified, extensive engineering analysis, design iterations, and stakeholder engagement have been undertaken to identify a compliant alternative that aligns with City standards.

Multiple routing options were evaluated, including connections via Ayleen Avenue, Richmond Road through adjacent properties, and twinning services along Cleary Avenue. Each alternative was reviewed with the City’s Infrastructure Project Manager and subsequently deemed unacceptable due to constraints related to fire flow limitations, required infrastructure relocations, insufficient clear separation, and the inability to secure the City’s minimum 3.0 m wide easements through neighbouring parcels.

Despite extensive exploration for a Richmond Road connection through existing developments, further investigation confirmed that no feasible easement-based solution exists. Given these constraints, and having exhausted all reasonable alternatives, approval of a redundant watermain within the Cleary Avenue right-of-way is requested through the City’s deviation



process. The schematic below highlights the proposed alignment, further detailed in the attached plan and profile drawings issued for site plan approval.

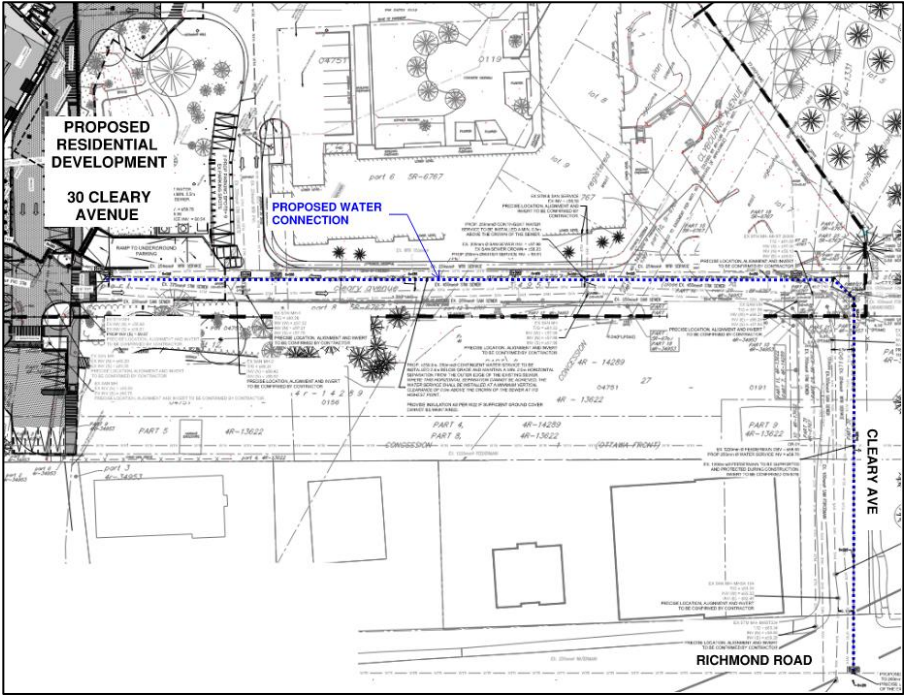


Figure 1: Proposed Water Connection – Cleary Avenue

The proposed design maintains vertical separation requirements, respects horizontal clearances to the greatest extent practicable within a constrained right-of-way, and presents manageable construction, operational, and lifecycle risks. From an engineering, environmental, and operational perspective, although there will be some constructability considerations for the project, the proposed solution represents the practical and reliable option to support this development proceeding.

1. DESCRIPTION OF THE DESIGN PROPOSED

The design consists of the installation of a second (redundant) watermain within the existing Cleary Avenue private section of roadway and municipal right-of-way, extending to Richmond Road, as illustrated in the attached plan and profile drawings.

Key elements of the proposed design include:

- Installation of a new watermain parallel to existing municipal infrastructure within a congested urban right-of-way.
- Horizontal separation of 2.5m from outside of pipe to existing storm and sanitary sewers will comply with City standards in the majority of the alignment.
- One localized segment for approximately 20m at the intersection of Cleary and Richmond approaches a reduced horizontal separation of approximately 1.8 m from



existing sanitary sewer infrastructure; however, a minimum vertical separation of 0.5 m from the obvert of the sanitary sewer to the invert of the water will be maintained throughout, consistent with accepted engineering practice and City requirements for vertical clearance.

- Two additional segments (approximately 30 m in length) of water main in the private section of Cleary Avenue have a reduced separation of approximately 1.8m. Vertical clearance of a minimum of 0.5 m is maintained.
- The proposed watermain servicing the propose building runs parallel to the existing watermain in the right-of-way, maintaining approximately 0.8m horizontal separation distance .
- All shallow utilities will be fully identified and verified prior to construction through detailed utility locates and test pits as required to ensure any shallow utilities are fully accommodated during the installation of this watermain.
- Temporary suspension or support of shallow utilities may be required during construction, coordinated with affected utility owners.
- Construction methods will be adapted to accommodate congestion, including trench boxing and staged excavation, rather than standard open-cut installation.

This approach allows the secondary water service to be constructed entirely within public right-of-way limits, eliminating the need for private easements and avoiding impacts to adjacent properties.

2. IMPACT ON THE CITY OF OTTAWA

2.1 Engineering and Construction Considerations

The primary engineering challenge associated with this proposal is the congestion of existing underground infrastructure within the Cleary Avenue right-of-way. These constraints are manageable through careful construction sequencing, enhanced utility coordination, and non-standard excavation methods where required. No permanent negative impacts to existing municipal infrastructure are anticipated with the available information at this time.

While construction complexity is higher than a typical greenfield installation, the design does not remains within accepted municipal construction practices.

2.2 Operational and Reliability Impacts

From an operational perspective, the installation of a redundant watermain improves system resilience, reliability, and fire protection capability. Benefits to the City include:

- Increased redundancy in the local distribution network.



- Improved service reliability during maintenance or emergency shutdowns.
- Enhanced fire flow availability consistent with City objectives.

No adverse long-term operational impacts are anticipated once construction is complete.

2.3 Lifecycle Costs

Lifecycle costs associated with the proposed watermain are comparable to other municipal watermain installations of similar size and material. While upfront construction costs may be marginally higher due to utility congestion and specialized installation methods, long-term maintenance and replacement costs are not expected to exceed standard municipal benchmarks.

Importantly, this solution avoids the long-term administrative, legal, and maintenance complexities associated with water infrastructure located within private easements.

2.4 Environmental Impacts

Environmental impacts are anticipated to be temporary and localized, limited to standard construction-related disturbances such as noise, dust, and short-term traffic disruption. No impacts to sensitive environmental features or regulated areas are anticipated, as all works are contained within the existing municipal right-of-way.

2.5 Maintenance Considerations

Post-construction maintenance activities will be consistent with standard City practices. While access within a congested corridor requires careful planning, maintenance remains feasible and does not introduce undue burden on City operations. The proposed alignment avoids private property access issues, which is a long-term advantage from a maintenance and asset management perspective.

2.6 Risk Analysis

Risk Category	Assessment	Mitigation
Construction Risk	Moderate	Detailed locates, test pits, trench boxing, utility coordination
Operational Risk	Low	Redundant system improves reliability
Maintenance Risk	Low to Moderate	Standard access within ROW, no private easements, additional construction planning required for emergency maintenance. Valves proposed in place to isolate as required.
Environmental Risk	Low	Temporary, controlled impacts
Long-Term Asset Risk	Low	Standard materials and installation practices

Overall, the residual risk to the City is considered low and acceptable.



3. CONCLUSION

Given the extensive evaluation of alternative servicing strategies, the physical constraints of adjacent properties, and the City's easement requirements, the proposed redundant watermain along Cleary Avenue represents the only viable solution to meet municipal water servicing and fire flow requirements. The design maintains vertical separation standards, minimizes long-term operational risk, and provides improved system reliability.

Approval of this deviation is respectfully requested to allow the project to proceed in a timely and functional manner.

Yours truly,

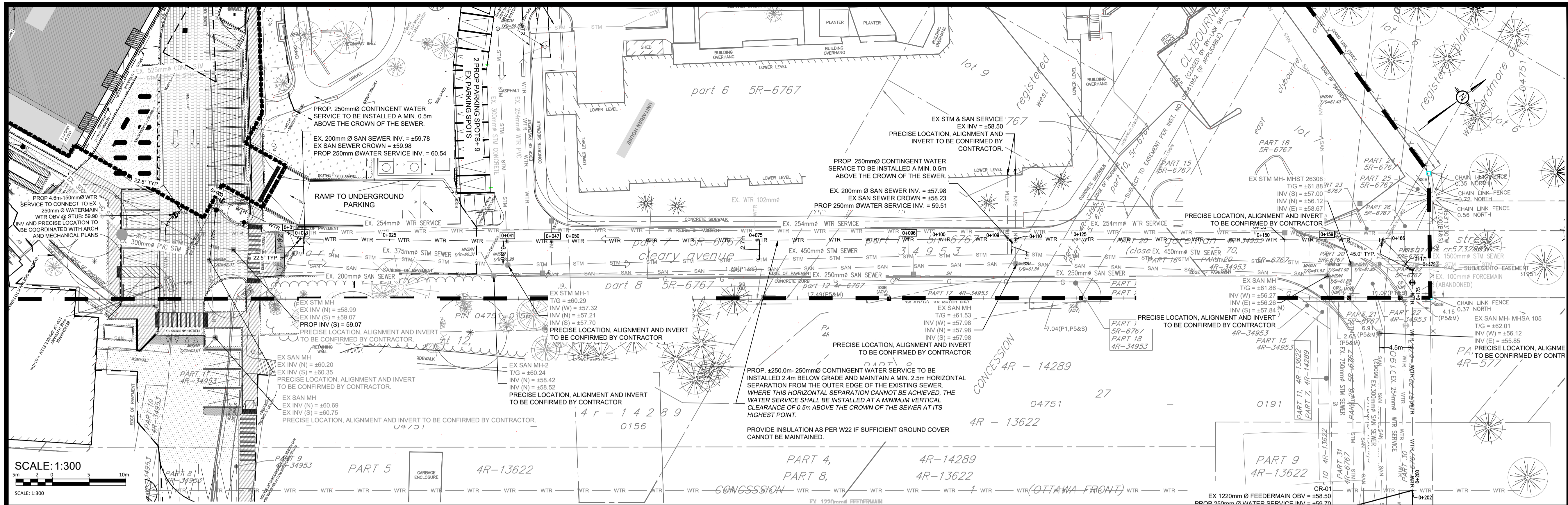


Virginia Johnson, P. Eng.
Civil Engineer

Attached:

Appendix A – Civil Engineering Plan and Profile Drawings (C501 and C502)





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USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE USE AND INTENT OF THE DRAWINGS. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE CONTRACT DOCUMENTS, AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAIL AS SHOWN UNLESS OTHERWISE NOTED MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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UNAUTHORIZED CHANGES:

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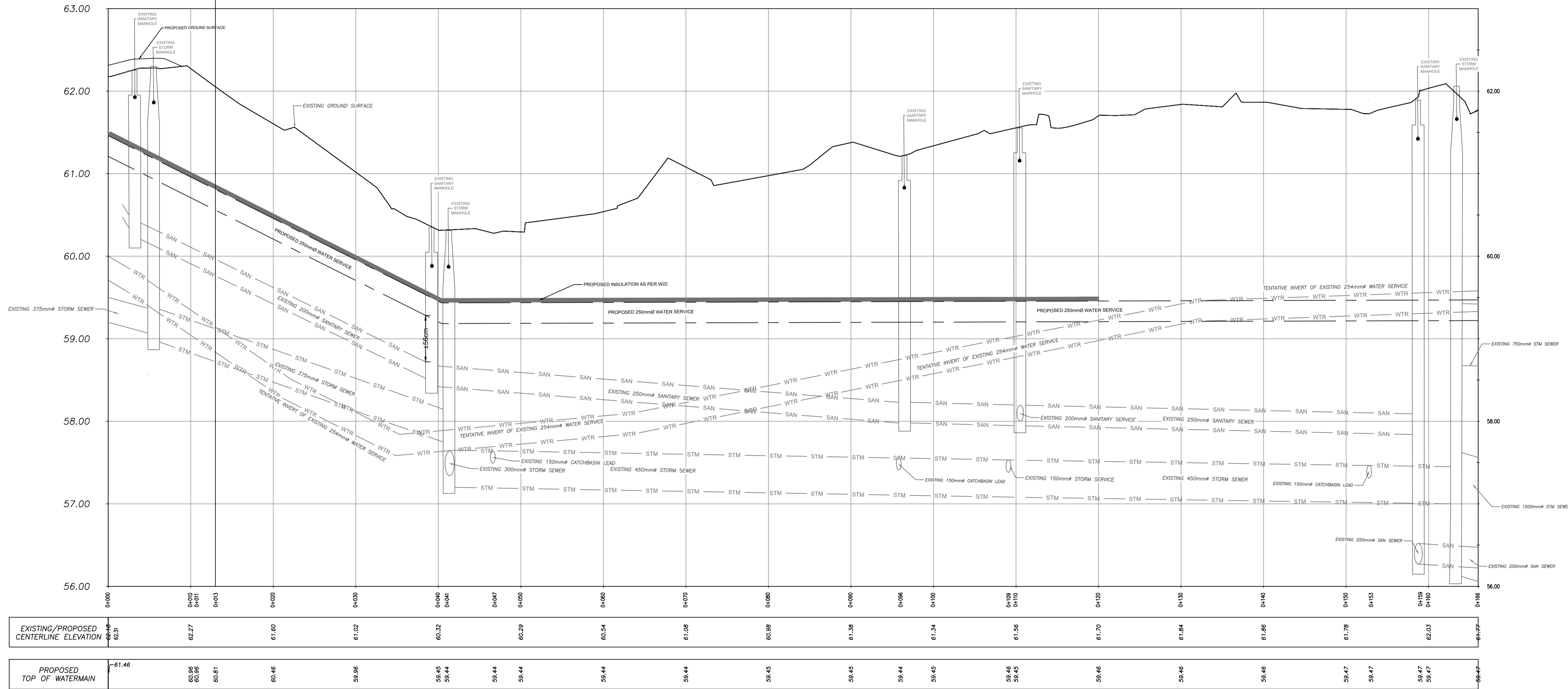
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NOTE:

- PROPOSED WATER SERVICE HAS BEEN DESIGNED WITH ASSUMED ELEVATION BASED ON BEST AVAILABLE INFORMATION. DESIGN SUBJECT TO ADJUSTMENT IN THE FIELD PENDING CONFIRMATION OF EXISTING INVERT ELEVATIONS.
- PROFILE OF EXISTING STORM/SANITARY/WATERMAIN SHOWN DIAGRAMMATICALLY BASED ON HISTORICALLY AVAILABLE ELEVATION DATA. ACTUAL INVERT TO BE FIELD CONFIRMED
- EXISTING GROUND SURFACE ELEVATIONS TO BE CONFIRMED ON-SITE PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR TO CONFIRM THE PRECISE ALIGNMENT, LOCATION, AND INVERT ELEVATIONS OF ALL EXISTING WATER, STORM, AND SANITARY SERVICES ON-SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FROM THE DESIGN DRAWINGS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PROPOSED WATER SERVICE TO BE INSTALLED 2.4m BELOW GROUND SURFACE. PROVIDE INSULATION WHERE SUFFICIENT COVER CAN NOT BE MAINTAINED.
- CONTRACTOR SHALL CARRY OUT ON-FIELD LOCATES TO IDENTIFY PRECISE LOCATION OF EXISTING SUB-SURFACE UTILITIES AND REPORT ANY CONFLICTS BETWEEN PROPOSED AND EXISTING SUB-SURFACE INFRASTRUCTURE.
- THE PROPOSED WATER SERVICE MUST MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 2.5m FROM ALL ADJACENT SEWERS. WHERE THIS HORIZONTAL SEPARATION CANNOT BE ACHIEVED, THE WATER SERVICE SHALL BE INSTALLED AT A MINIMUM VERTICAL CLEARANCE OF 0.5m ABOVE THE CROWN OF THE SEWER AT ITS HIGHEST POINT.

PROP WATER SERVICE STA. 0+000 TO 0+166



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NOT FOR CONSTRUCTION TENDER OR PERMIT

No.	REVISIONS	BY	DATE
02	RE-ISSUED FOR APPROVAL	S.V.	13 FEB 2026
01	ISSUED FOR SPC APPROVAL	S.V.	12 NOV. 2025



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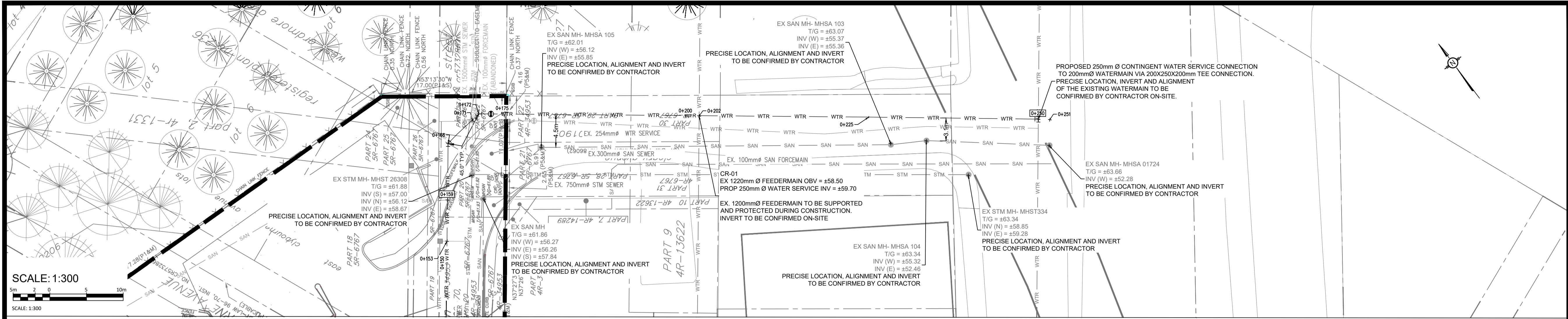
CLIENT: **THEIA PARTNERS**

DESIGNED BY:	DRAWN BY:	APPROVED BY:
S.V.	S.V.	V.J.

PROJECT: **30 CLEARY AVENUE ODAYANHAWAY DEVELOPMENT**
30 CLEARY AVENUE, OTTAWA, ON

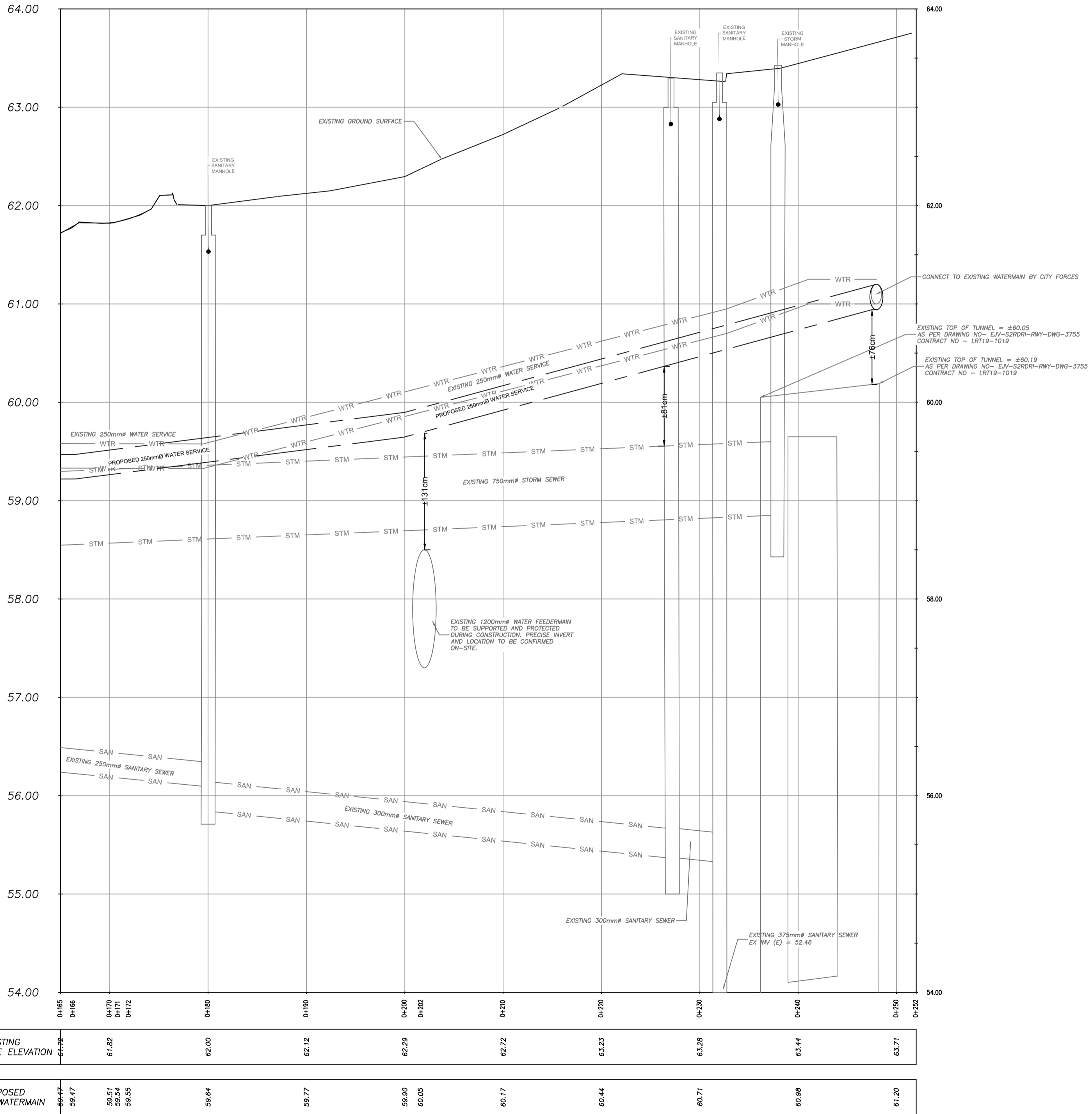
DRAWING TITLE: **PLAN AND PROFILE**

PROJECT NO: **230437**
DATE: **MARCH 2025**
C501



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PROP WATER SERVICE STA. 0+165 TO 0+252



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 30 CLEARY AVENUE, OTTAWA, ON

DRAWING TITLE: **SERVICING PLAN- CONTINGENT WATER**

PROJECT NO: 230437
 DATE: MARCH 2025

C502