

Cisco

Mechanical Auxiliary Building Cisco Ottawa Campus OTT01

2000 & 3000 Innovation Drive, Kanata, ON, K2K 3E8
Design Brief

December 2025



Mechanical Auxiliary Building

Cisco Ottawa Campus OTT01

2000 & 3000 Innovation Drive

Design Brief

City of Ottawa

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1 Introduction

1.1 Scope

Arcadis Professional Services (Canada), hereinafter referred to as Arcadis, has been retained by Cisco Systems Inc., hereinafter referred to as Cisco, to prepare the necessary engineering plans, specifications and documents to support the proposed Site Plan Application for a new Mechanical Auxiliary Building on the subject lands in accordance with the policies set out by the Planning and Development Branch of the City of Ottawa. This Brief will present a detailed grading and servicing scheme to support the development of the property and will include sections on-site grading, water supply, wastewater management, minor and major stormwater management, and erosion and sediment control.

1.2 Subject Site

The proposed development is located at 2000 and 3000 Innovation Drive within ward 4 Kanata. It is described as Block 3 and Part of Block 11, Registered plan 4M-1075 and part of block 5 registered plan 4m-1104, City of Ottawa. The land in question covers approximately 7.84 ha and is fronted by Innovation Drive to the South.

Please refer to **Figure 1**, below, for more information regarding the site location.

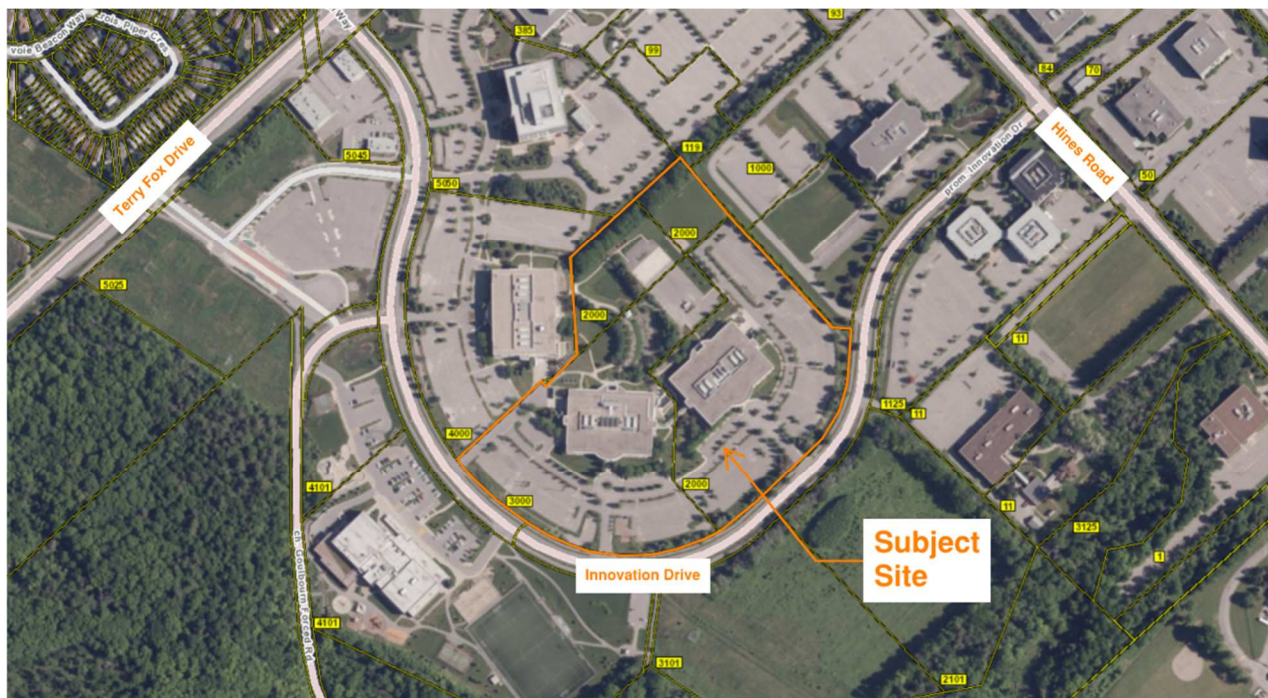


Figure 1 Subject Site Location

The subject property comprises two interconnected, two-story office and laboratory buildings. The exterior features include large asphalt-paved parking areas, landscaped grass margins, a sports field, an amenity area and a stormwater retention area. The property is fully serviced by the private services extending from the City of Ottawa's

municipal infrastructure, including water, sanitary, storm, hydro, and telecommunications. The site is zoned General Industrial Subzone 6.

Cisco plans to construct two connected buildings on the subject property, with approximate areas of 275 m² and 800 m², respectively. The facilities will house cooling, power, mechanical, electrical, and telecommunications infrastructure to support current and future operations of the computing laboratories located in the existing OTT01 building.

A new drive aisle will branch from the existing one that runs alongside the OTT01 building, providing the primary vehicular access to the proposed facility. Pedestrian pathways will encircle the building and be complemented by enhanced soft landscaping. The site plan for the proposed development is included in **Appendix A**.

1.3 Previous Studies

Design of this project has been undertaken in accordance with the following report:

- Northtech Campus Stormwater Management Implementation Plan, prepared by Novatech Engineering Consultants, final submission January 2000

An engineering pre-consultation with the City of Ottawa was held in May 2025 regarding the proposed development. Notes from this meeting is included in **Appendix A**. It should be noted that record drawings exist for each phase of the development from both Novatech Engineering and David McManus Engineering. Cisco and City archives were unable to find records of the Site Servicing and/or Stormwater Management Reports.

1.4 Geotechnical Considerations

Golder Associates Ltd. prepared a geotechnical investigation for the site. The objectives of the investigation were to prepare a report to:

- Determine the subsoil and groundwater conditions at the site by means of test pits and boreholes
- To provide geotechnical recommendations pertaining to the design of the proposed development including construction considerations

The geotechnical investigation report 991-2238 Revision No. 3. Dated January, 2000 confirmed that the site consists of topsoil underlain by a layer of fill, over a deep deposit of silty clay. Groundwater level measured in the standpipes in the boreholes ranged from 1.0 m to 1.5 m below the existing ground surface.

The report contains recommendations which include but are not limited to the following:

- Fill used for grading beneath the proposed development to meet OPSS Select Subgrade Material compacted to at least SPMDD
- Pavement Structures as identified below

Table 1-1 Pavement Structure – Car Only Parking Areas

Parking Areas	Thickness
HL3 Surface Course	50 mm
OPSS Granular A Base	150 mm
OPSS Granular B Type II Subbase	300 mm

Table 1-2 Pavement Structure – Access Lanes, Fire Routes and Heavy Truck Parking Areas

Local Road	Thickness
HL3 Surface Course	40 mm
HL8 Surface Course	50 mm
OPSS Granular A Base	150 mm
OPSS Granular B Type II Subbase	450 mm

The report contains recommendations which include but are not limited to the following:

- Pipe bedding and cover: The pipe bedding for water and sewer pipes is to be placed on at least 150 mm of OPSS Granular A material. Where unavoidable disturbances to the subgrade surface occur, it may be necessary to place a sub-bedding layer consisting of 300 mm of compacted OPSS Granular B Type II beneath the Granular A Bedding. The bedding layer should extend to the spring line of the pipe. Cover material, from the spring line to at least 300 mm above the obvert of the pipe should consist of OPSS Granular A or Granular B Type I with a maximum particle size of 25 mm. The bedding and cover materials should be placed in maximum 300 mm thick lifts compacted to a minimum of 95% of the material’s SPMDD.
- The excavation side slopes above the groundwater level extending to a maximum depth of 4 m should be cut back at 1H:1V or flatter.

2 Water Supply

2.1 Existing Conditions

The 2000 Innovation Drive property is currently serviced by a private 305mm diameter PVC watermain, extending from the Municipal 406 mm PVC within Innovation Drive. A 203 mm diameter water service branches from the 305 mm watermain to the OTT01 building. In addition to servicing the building, the 305 mm watermain provides service for two private hydrants located south and northeast of the existing building. The watermains fall within the City of Ottawa's pressure district, Pressure Zone 3W.

2.2 Proposed Water Plan

Water demand for the MAB will consist of the proposed cooling towers, the chilled makeup water system, and domestic demand for a service sink. As per the Mechanical Engineer's plans, the water system will be extended from the existing office building to provide service to the cooling towers. Domestic water servicing for the proposed mechanical and electrical building will be provided by a 76mm PVC water lateral extending from the existing building. Refer to the general plan of services **Drawing C-001**.

The anticipated demands for the parcel will exceed 50 m³/day, necessitating a second connection to the existing watermain. A new 305 mm diameter PVC watermain is proposed to connect to the existing 406 mm municipal watermain separated from the existing private main by an isolation valve in the ROW. The isolation valve will be within a valve chamber conforming to City Standard W2. Please refer to **Drawing C-001**.

2.3 Design Criteria

2.3.1 Water Demands

Water demands for the development were assessed by estimating both existing demands for the OTT01 building and new demands from the MAB. The existing water demands have been calculated based on light industrial rates with a gross area of 3.13 ha. Consumption rates are taken from Tables 4.1 and 4.2 at the Ottawa Design Guidelines – Water Distribution and are summarized as follows:

- ICI Average Day Demand 35,000 l/gross ha/day
- ICI peak Daily Demand 52,500 l/gross ha/day
- ICI Peak Hour Demand 77,000 l/gross ha/day

The Mechanical Engineer has indicated that the peak demand for the MAB will be a constant demand of 4.42 l/s (70 usgpm) during warm weather months. This peak demand is for makeup water to the chilling towers. The calculations have been included in **Appendix B**.

A watermain demand calculation sheet is included in **Appendix B** and the total water demands are summarized as follows:

- Average Day 5.68 l/s
- Maximum Day 6.32 l/s
- Peak Hour 7.84 l/s

2.3.2 System Pressure

The Ottawa Design Guidelines – Water Distribution (WDG001), July 2010, City of Ottawa, Clause 4.2.2 states that the preferred practice for design of a new distribution system is to have normal operating pressures range between 345 kPa (50 psi) and 480 kPa (80 psi) under maximum daily flow conditions. Other pressure criteria identified in Clause 4.2.2 of the guidelines are as follows:

Minimum Pressure	Minimum system pressure under peak hour demand conditions shall not be less than 276 kPa (40 psi)
Fire Flow	During the period of maximum day demand, the system pressure shall not be less than 140 kPa (20 psi) during a fire flow event.
Maximum Pressure	In accordance with the Ontario Building/Plumbing Code, the maximum pressure should not exceed 552 kPa (80 psi). Pressure reduction controls will be required for buildings where it is not possible/feasible to maintain the system pressure below 552 kPa.
Water Age	A total travel time of 5 days or less during basic day demand is reasonable. A residence time of 8 days should not be exceeded.

2.3.3 Fire Flow Rates

The electrical and mechanical buildings are to be Type II non-combustible construction with a 1-hour fire resistance rating assembly, sprinkler system and combustible occupancy. The existing OTT01 building has been determined to be of Type II non-combustible construction with a sprinkler system and limited combustible occupancy.

Calculations using the Fire Underwriting Survey (FUS version 2020) were conducted to determine the fire flow requirement for the site. The analysis considered fire demands for the existing OTT01 building, MAB electrical building and MAB mechanical building. Results of the analysis provides a fire flow rated of 12,000 l/min (200 l/s), 5,000 l/min (83 l/s) and 8,000 l/min (133 l/s), respectively. A copy of the FUS calculations is included in **Appendix B**.

2.3.4 Boundary Conditions

The City of Ottawa has provided the hydraulic boundary conditions for the watermain within Innovation Drive for current pressures. A copy of the boundary conditions is included in **Appendix B** and summarized as follows:

Table 2-1 Hydraulic Boundary Conditions

Criteria	Hydraulic Head – Innovation Drive	Pressure (psi)	Pressure (kPa)
Max HGL (Basic Day)	130.3 m	65.4 psi	405.9 kPa
Peak Hour	125.7 m	59.0 psi	406.8 kPa
Max Day + Fireflow (12,000 L/m)	121.5 m	53.0 psi	365.4 kPa

Ground elevation: 84.3 m

2.3.5 Hydraulic Model

A computer model for the subject site has been developed using the InfoWater program. The model includes the existing water network under the proposed demands and boundary condition at Innovation Drive.

2.3.6 Hydraulic Analysis

The hydraulic model was run under basic day, peak hourly and fire flow conditions to determine the expected operating pressures for the site. Results of the analysis for the site are summarized in Section 2.3.2 and the water model schematic and model results are included in **Appendix B**. As per the City of Ottawa Water Design Guidelines,

2.3.7 Modeling Results

The hydraulic model was run under basic day, maximum day with fire flows and under peak hour conditions. Results of the hydraulic model are included in **Appendix B** and summarized as follows:

- Basic Day (Max HGL) Pressure Range 422 kPa to 426 kPa
- Peak Hour (Min HGL) Pressure Range 378 kPa to 381 kPa
- Max Day Pressure Range + Fire Flow 288 kPa to 336 kPa

A comparison of the results and design criteria is summarized as follows:

- Maximum Pressure** No nodes in basic day scenario exceed 552 kPa (80 psi), therefore no pressure reducing control is required for the buildings in this development.
- Minimum Pressure** All nodes in the model exceed the minimum value of 276 kPa (40 psi) during normal operating conditions.
- Fire Flow** The required fire flow can be provided through two existing private hydrants located on the site and two municipal hydrants on Innovation Drive. All nodes will exceed the 138 kPa (20 psi) requirement during the maximum day plus fire flow scenario.

3 Wastewater Disposal

3.1 Existing Conditions

There is an existing private 200 mm diameter PVC sanitary sewer which extends from the Municipal 250 mm diameter PVC sewer within Innovation Drive. The sewer is routed through the site just east of the existing OTT01 building. A 200 mm diameter sanitary service lateral extends from the sewer to service the existing building. Effluent flows from the site are tributary to the March Road Collector sewer.

3.2 Design Criteria

The sanitary sewers for the subject site will be based on the City of Ottawa design criteria. It should be noted that the sanitary sewer design for this study incorporates the latest City of Ottawa design parameters identified in Technical Bulletin ISTB-2018-01. Some of the key criteria will include the following:

- Average commercial flow = 28,000 l/s/ha
- Peak ICI flow factor = 1.5 if ICI area is > 20% total area
1.0 if ICI area is ≤ 20% total area
- Inflow and Infiltration Rate = 0.33 l/s/ha
- Minimum Full Flow Velocity = 0.60 m/s
- Maximum Full Flow Velocity = 3.0 m/s
- Minimum Pipe Size = 200 mm diameter (for ICI lands per OSDG)

Peak design flows for the development have been evaluated by combining the existing demand from the OTT01 building and the proposed demand for the MAB. The Mechanical Engineer has indicated that the expected sanitary load from the MAB will consist of blowdown from the cooling tower system, sprinkler drainage for the electrical room and domestic load from a janitor's closet.

Effluent flows from the existing office building are estimated to be 2.55 l/s using the parameters noted above. The Mechanical Engineer has indicated that the cooling towers, sprinkler drainage and domestic loads will produce a peak effluent demand of 6.04 L/s. The resultant peak effluent flow for the development is expected to be 8.59 l/s. Please refer to **Appendix C** for supporting materials.

3.3 Recommended Wastewater Plan

Sanitary servicing for the proposed mechanical auxiliary building will consist of a 150 mm PVC service connection extending from the existing 150 mm PVC sewer at normal depth and slope. The lateral has been designed using the criteria noted above in section 3.2 and outlet via the existing sanitary network connection to the sanitary sewer within Innovation Drive.

A copy of the sanitary sewer design sheet can be found in **Appendix C**. Based on the design sheet; the existing 200 mm diameter sewer has capacity to accommodate the 8.59 l/s peak flow. Flow monitoring for the site will continue to be provided via an existing sanitary maintenance structure located just inside the property line. City

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Staff is to advise of any downstream capacity constraints for the Municipal sanitary sewer network. Please refer to the General Plan of Services **Drawing C-001** for further details.

4 Site Stormwater Management

4.1 Existing Conditions

The subject site is located within the Shirley’s Brook watershed, a tributary to the Ottawa River. The site is currently served by a storm sewer network ranging in diameter from 200 to 450 mm. The network conveys surface runoff to a municipal ditch fronting the site, which is collected by a ditch inlet catchbasin in the Innovation Drive ROW. Runoff from the sewer discharges to a watercourse approximately 250m southeast of the site.

The limits of site works have been used to evaluate the impact of the proposed development on the existing conditions. Within these limits, three primary runoff areas have been identified and evaluated for their flows during existing conditions (pre-development):

- **Area A1:** Surface runoff travels overland to the naturalized stormwater management facility located northwest of OTT01. Minor system flows infiltrate through the permeable surface of the storage area, while major system flows area retained on-site and overflow into a raised ditch inlet catch basin. There is an existing 4 m easement in place for the catchbasin lead. Runoff collected in the catchbasin is conveyed through the storm sewer network to the site outlet.
- **Area A2:** A landscaped area with a sidewalk located between the OTT01 building and the existing parking lot. Runoff is collected by a swale and catchbasin, which discharges uncontrolled to a 375 mm diameter storm sewer within the drive aisle and ultimately the site outlet.
- **Area A3:** A section of land which flows overland toward the eastern parking lot. Curb cuts provide a path for drainage to flow into a swale along the eastern property line, which conveys runoff toward the site outlet.

Please refer the Storm Drainage Area Plan in **Appendix D**.

4.2 Design Criteria

The stormwater system was designed following the principles of dual drainage, making accommodations for both major and minor flow. The on-site minor system design criteria identified below is consistent with the current City of Ottawa Sewer Design Guidelines

Some of the key criteria include the following:

- Design Storm 1:5year return (Ottawa)
- Rational Method Sewer Sizing
- Initial Time of Concentration 10 minutes
- Runoff Coefficients
 - Landscaped Areas C = 0.20
 - Granular Areas C = 0.60
 - Asphalt/Concrete C = 0.90
 - Roof C = 0.90
- Pipe Velocities 0.80 m/s to 6.0 m/s
- Minimum Pipe Size 250 mm diameter (200 mm CB Leads)

4.3 Proposed Storm Sewers

New minor storm sewers for the subject site will be sized using the rational method and the City of Ottawa 100-year event.

The proposed development will maintain the same general drainage pattern with post-development areas B1, B2, and B3 corresponding directly to the outlets of A1, A2 and A3, respectively.

Area B1, the post-development equivalent of Area A1, is primarily comprised of the MAB roof, soft landscaping, semi-permeable gravel, a new drive aisle and concrete pads. In accordance with existing conditions, stormwater runoff will be conveyed through the site primarily via positive surface drainage. Based on calculations in section 4.4, runoff conveyed to the swm area is expected to decrease; therefore, minor-system flows are expected to infiltrate in accordance with existing conditions. The existing ditch inlet catchbasin, which is responsible for conveying major system flows, is proposed for removal and replacement with a new ditch inlet catchbasin within the storm area. The top of grate elevation is to remain the same to ensure major system flows pond to the same elevation before discharging to the sewer system.

Area B2, the post-development equivalent of area A2, consists of runoff from between the new mechanical auxiliary building and the existing OTT01 building. The existing catchbasin collecting runoff will be re-located to collect drainage from the area. In accordance with existing drainage conditions, the catchbasin will tie into the existing 375mm storm sewer within the parking lot with a new lead.

Area B3, the post-development equivalent of area A3, consists of surface runoff along the eastern face of the MAB building that will continue to flow overland towards the east.

A detailed storm sewer design sheet and the associated storm sewer drainage area plan are included in Appendix D. The General Plan of Services, depicting all on-site storm sewers, can be found in **Appendix A**.

4.4 Quantity Control

During the pre-consultation meeting, City Staff indicated all storm events up to and including the 100-year post-development peak flow rate must match the pre-development peak flow rate. The proposed approach ensures that runoff within the development limits and flow to the existing stormwater management area will not exceed current conditions, preserving the system's functionality. Please refer pre-consultation notes in **Appendix B**.

To demonstrate that post-development peak flows do not exceed pre-development conditions, a comparison of Area x Runoff Coefficient ($A \times C$, or AC) has been implemented. Pre-development areas A1, A2 and A3, corresponds to post-development areas B1, B2 and B3, respectively. Calculated pre-development runoff values are presented in Table 4-1 below. By increasing the percentage of pervious and semi-pervious areas within the development limits, the overall runoff from the site is expected to decrease compared to existing conditions. Pre-development drainage areas A1, A2 and A3 are analogous to post-development areas B1, B2, and B3. Area, runoff coefficient, and AC values for the post-development areas are summarized in Table 4-2 below.

Table 4-1 Pre-Development Runoff

Area ID	Area (ha)	C	AC Value
A1	0.57	0.63	0.36
A2	0.08	0.28	0.02
A3A	0.14	0.35	0.05
A3B	0.01	0.90	0.01

By increasing the percentage of pervious and semi-pervious area located within the development limits, the overall runoff from each drainage area will not exceed existing conditions. Post-development runoff values have been summarized in Table 4-2 below.

Table 4-2 Post-Development Runoff

Area ID	Area (ha)	C	AC Value
B1	0.60	0.59	0.35
B2	0.04	0.31	0.01
B3A	0.15	0.31	0.05
B3B	0.01	0.20	0.003

4.5 On-Site Detention

Post-development runoff from Area B1 will be conveyed to the existing surface storage area. This drainage area consists primarily of the MAB roof, soft landscaping, semi-permeable gravel areas, a new drive aisle, and concrete pads. Consistent with existing conditions, major storm event storage will continue to be provided within the surface storage area. There are no proposed modifications to the grading within the storage area, and the overall runoff directed towards it is expected to decrease. Therefore, it has been assumed that sufficient storage is provided for major storm events, and the system will operate in accordance with existing conditions.

4.6 Quality Control

It has been assumed that on-site quality treatment measures for the development area are currently provided within the surface stormwater management area. As the AC value of the runoff tributary to the SWM area is less than pre-development (existing conditions), the level of quality control provided is expected to improve relative to existing

conditions. Based on this rationale, City Staff confirmed that additional quality control measures are not required for the site.

5 Grading and Roads

5.1 Site Grading

The site grading plan will require the balancing of various requirements, including but not limited to geotechnical constraints, minimum/maximum slopes, and overland routing of stormwater, all to ensure the site is graded in accordance with municipal and accessibility standards.

Refer to the grading plan provided in **Appendix E**.

5.2 Road Network

Vehicular access for the MAB will be provided via a drive aisle extending from an existing on-site drive aisle. No public roads are proposed through the site, as shown on the Site Plan in **Appendix A**. An internal Fire route has been shown where fire truck access is required, as determined by the site architect.

There are 757 parking stalls provided on the site, of which 24 are barrier-free.

A sidewalk extending the perimeter of the building and will provide pedestrian access.

6 Source Controls

6.1 General

Since an end-of-pipe treatment facility is already provided for the development lands, stormwater site management for the subject lands will focus on site-level or source control management of runoff. Such controls or mitigative measures are proposed for this development, not only for final development but also during construction and build-out. Some of these measures are:

- Flat site grading where possible
- Vegetation planting
- Groundwater recharge in landscaped areas

6.2 Lot Grading

Where possible, all of the hard surfaces within the development will make use of gentle surface slope. In accordance with local municipal standards, all grading will be between 0.5 and 5.0 percent for hard surfaces and 2.0 and 7.0 percent for all landscaped areas. If required, significant grade changes will be accomplished through the use of terracing (3:1 max slope), ramps and/or retaining walls.

6.3 Vegetation

As with most site plans, the developer will be required to complete a vegetation and planting program. Vegetation throughout the development including planting throughout the development limits.

6.4 Groundwater Recharge

Groundwater recharge targets have not been identified for this site. It is anticipated infiltration will be promoted through the existing stormwater storage area and perforated sub-drain systems.

7 Conveyance Controls

7.1 Generals

Besides source controls, the development also proposes to use several conveyance control measures to improve runoff quality. These will include:

- Vegetated swales
- Catchbasin sumps and manhole sumps

7.2 Catchbasins and Maintenance Hole Sumps

All catchbasins within the development, either rear yard or street, will be constructed with minimum 600 mm deep sumps. These sumps trap pollutants, sand, grit and debris which can be mechanically removed prior to being flushed into the minor pipe system. Both rear yard and street catchbasins will be to OPSD 705.02. All storm sewer maintenance holes serving local sewers less than 900 mm diameter shall be constructed with a 300 mm sump as per City standards.

8 Sediment and Erosion Control Plan

8.1 General

During construction, existing stream and conveyance systems can be exposed to significant sediment loadings. Although construction is only a temporary situation, it is proposed to possibly introduce a number of mitigative construction techniques to reduce unnecessary construction sediment loadings. These may include:

- Until the local storm sewer is constructed, groundwater in construction trenches shall be pumped into a filter mechanism prior to release to the environment
- Vegetated swale sediment capture filter socks will remain on open surface structures such as maintenance holes and catchbasins until these structures are commissioned and put into use
- Silt fence on the site perimeter will be installed

8.2 Trench Dewatering

Any trench dewatering using pumps will be discharged into a filter trap made up of geotextile filters and straw bales similar in design to the OPSD 219.240 Dewatering Trap. These will be constructed in a bowl shape with the fabric forming the bottom and the straw bales forming the sides. Any pumped groundwater will be filtered prior to release to the existing surface runoff. The contractor will inspect and maintain the filters as needed, including sediment removal and disposal and material replacement as needed. It should be noted that that the contractor will be responsible for the design and management of the trap(s).

8.3 Seepage Barriers

In order to further reduce sediment loading to the stormwater management facility, seepage barriers will be installed on any surface water courses at appropriate locations that may become evident during construction. These barriers will be Light Duty Straw Bale Barriers per OPSD 219.100 and Heavy-Duty Silt Fence Barriers per OPSD 219.130; locations are shown on the Sediment and Erosion Control Plan included in **Appendix E**. They are typically made of layers of straw bales or geotextile fabric staked in place. All seepage barriers will be inspected and maintained as needed.

8.4 Surface Structure Filters

All catchbasins, and to a lesser degree, manholes, convey surface water to sewers. Until streets are asphalted and curbed, all catchbasins and manholes will be constructed with sediment capture inserts or equivalent located between the structure frame and cover. These will stay in place and be maintained during construction and build until it is appropriate to remove same.

9 Conclusion

This report has illustrated that the proposed mechanical auxiliary building on the existing Cisco campus can be serviced via existing private services. Water services will be extended from the existing building to meet the necessary demands. All sanitary and storm sewer designs for this development will be completed in conformance with City of Ottawa standards while acknowledging downstream constraints. By reducing surface runoff from existing conditions, stormwater management requirements will be met. Adherence to the Sediment and Erosion Control Plan during construction will minimize harmful impacts on surface water.

Based on the information provided within this report, the plans prepared for the subject development can be serviced to meet City of Ottawa requirements.

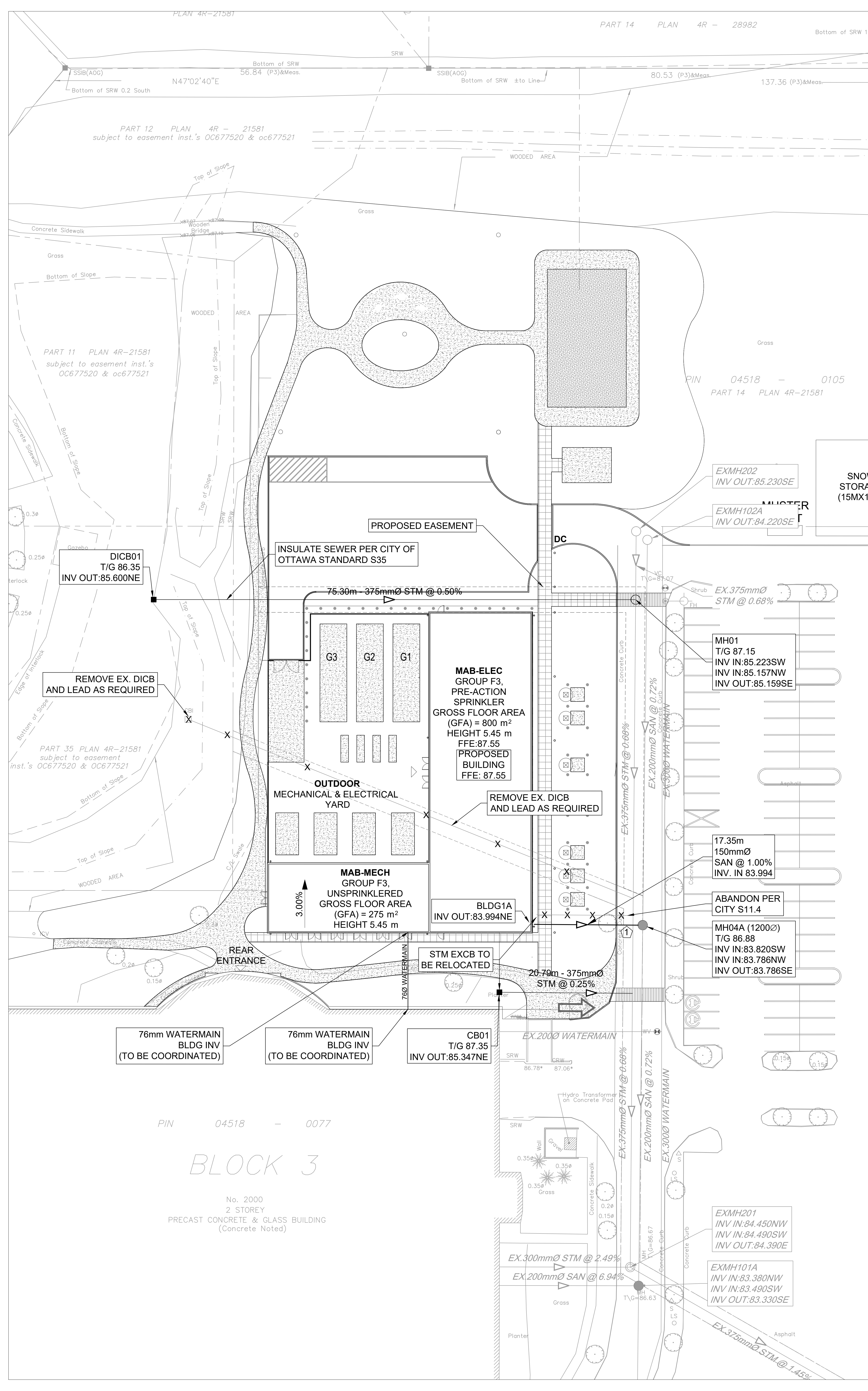
Appendix A

Site Plan

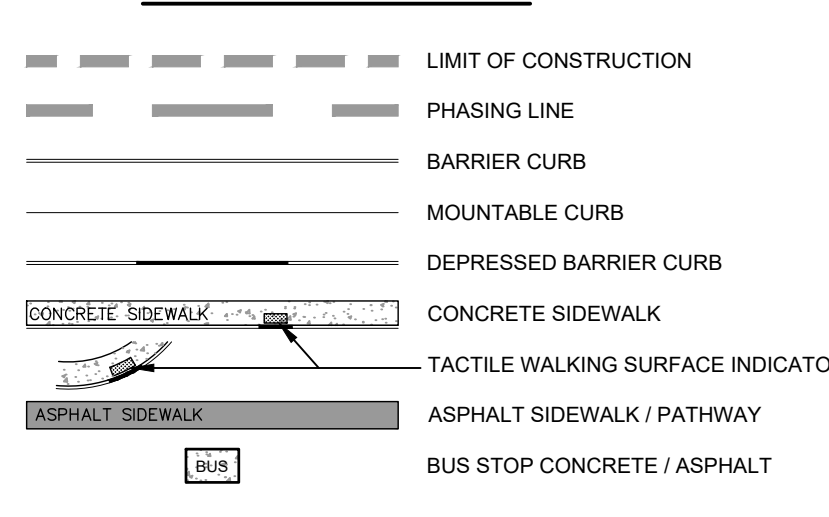
Site Servicing Plan 30298433-C-001

AOV Legal Plan – 2025-06-24

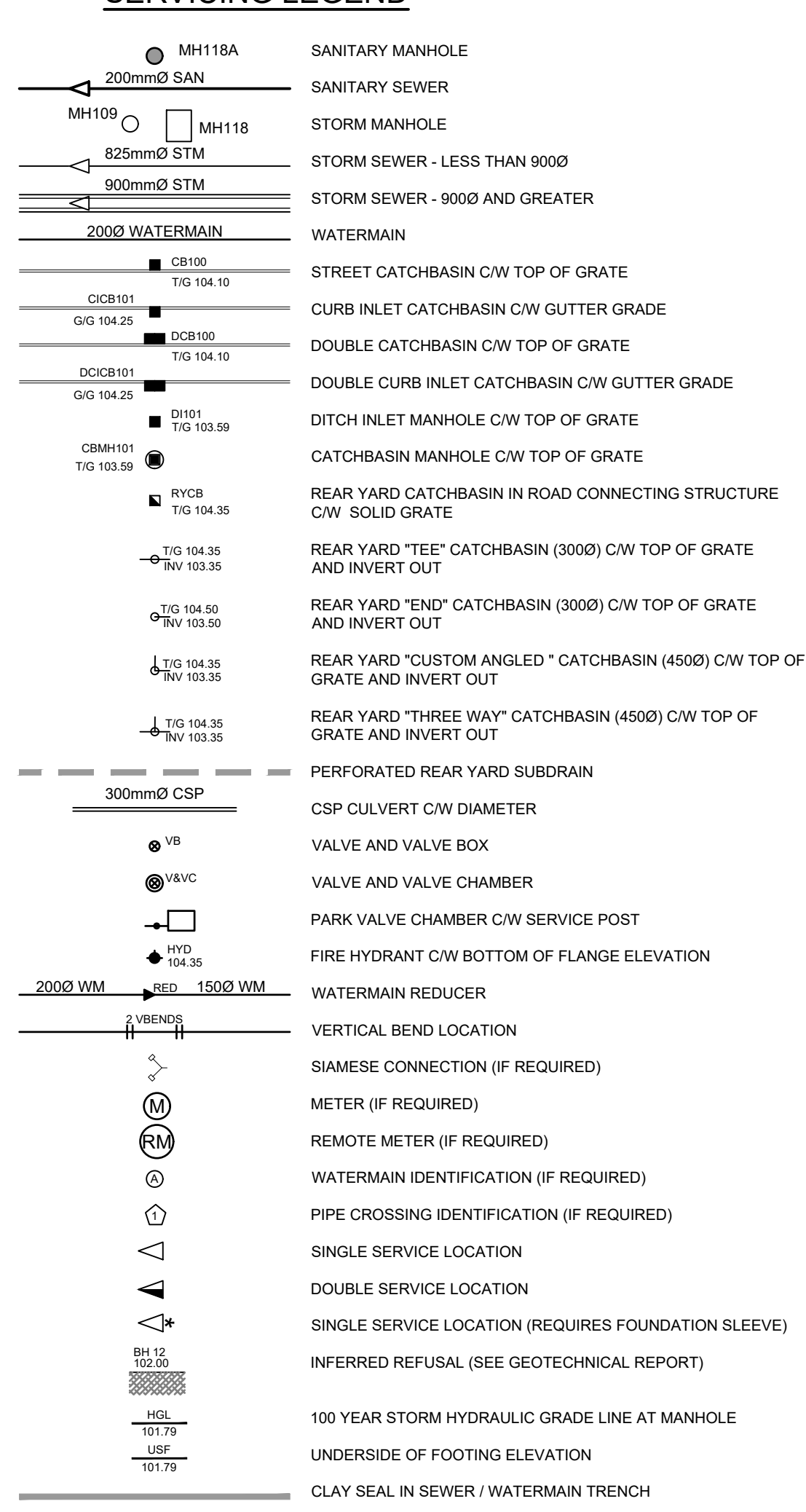
Pre-Consultation City Comments



GENERAL LEGEND

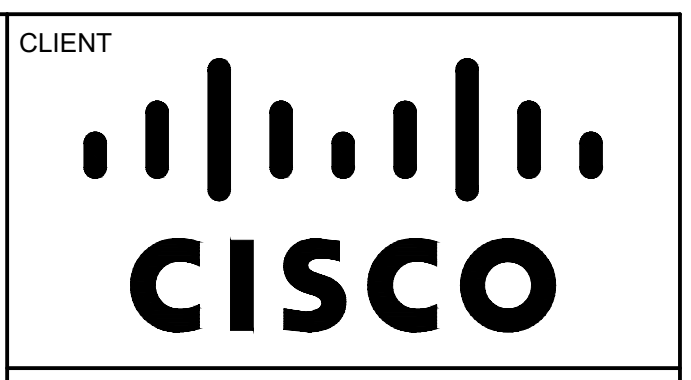


SERVICING LEGEND



NOTES:

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPS/DIPS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- THE POSITION OF UNDERGROUND AND ABOVE GROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER. THE OWNER, THE OWNER'S REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
- WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.
- SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE. NOTICE MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT 991-2238, REVISION No.3, PREPARED BY GOLDER ASSOCIATES LTD.
- ACCESS LANE: FIRE ROUTE: HEAVY TRUCK DRIVING AREAS: (600mm)
 - 50mm - 1/3 SURFACE COURSE ASPHALTIC CONCRETE
 - 50mm - 1/3 SURFACE COURSE ASPHALTIC CONCRETE
 - 100mm - OPS GRANULAR "A" DRUSHED STONE
 - 50mm - OPS GRANULAR "B" TYPE II
- CAN. PAV. PARKING AREA: (100mm)
 - 50mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 100mm - OPS GRANULAR "A" DRUSHED STONE
 - 50mm - OPS GRANULAR "B" TYPE II
- FOR GEOTECHNICAL AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY PREPARED BY ARCADIS CONSULTING, VOLLEBEK LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY ARCADIS ARCHITECTS INC (CANADA).
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL, TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPS SELECTED SUBGRADE MATERIAL. PAVEMENT MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMANS, GRADE RAISING AND FILLING TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AS PER CITY GUIDELINES ALL WATERMANS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
- THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL THE START OF A SUBSEQUENT PHASE.
- CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DIRT, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPS/TRENCH WIDTH BE EXCEEDED.
- ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
 - WATERMANS TO BE PVC DRIE
 - SANITARY SEWER TO BE PVC DIPS
 - PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
 - STORM SEWERS 375mm DIAMETER AND LESS TO BE PVC DIPS
 - STORM SEWERS 450mm DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPS/DIP 807/010 OR 807/004, OR HIGHER
 - FOR SHALLOW SEWERS, REFER TO CITY STANDARD SIS.
- ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BRICKLAY, COMPACT AND RESTATE.
- ANY WATERMAIN WITH LESS THAN 2.4m AND ANY SEWER WITH LESS THAN 2.0m DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22 OR AS APPROVED BY THE ENGINEER.
- ALL FIRE HYDRANTS AS PER CITY STANDARD W15, c/w 150mm LEAD UNLESS OTHERWISE SPECIFIED.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL CATCHBASINS SHALL HAVE A 600mm SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTFLETTING PIPE SIZES LESS THAN 900mm, SHALL HAVE A 300mm SUMP.
- ALL SANITARY MANHOLES IN PAVING AREAS SHALL BE EQUIPPED WITH A WATERIGHT COVER.
- ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200mm PVC DIPS @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCS CONNECTED TO MAIN SHALL BE 200mm PVC DIPS @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO-3.0m MINIMUM SUBDRAINS INSTALLED LONGITUDINALLY, PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR-3.0m MINIMUM SUBDRAINS INSTALLED ORTHOGONALLY.
- INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
- EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKFLOW VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
- THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
- ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
- ALL RETAINING WALLS GREATER THAN 0.6m IN HEIGHT REQUIRE A GUARD. ANY GUARD ON A RETAINING WALL GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY THE QUALIFIED STRUCTURAL ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
- UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A COMPLIANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.



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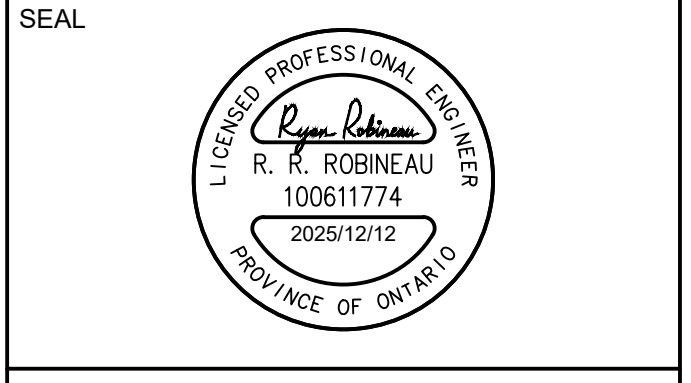
Arcadis Architects (Canada) Inc.

ISSUES	DESCRIPTION	DATE
1	ISSUED FOR SITEPLAN CONTROL	2025.12.12

NO.	DESCRIPTION	DATE
1	ISSUED FOR SITEPLAN CONTROL	2025.12.12

CONSULTANTS

NOT FOR CONSTRUCTION



PRIME CONSULTANT

ARCADIS
333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
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www.arcadis.com

PROJECT

Cisco Ottawa Campus
OTT01
2000 Innovation Drive,
Kanata, ON K2K 3E8

PROJECT NO:
OTT01 MAB 30298433

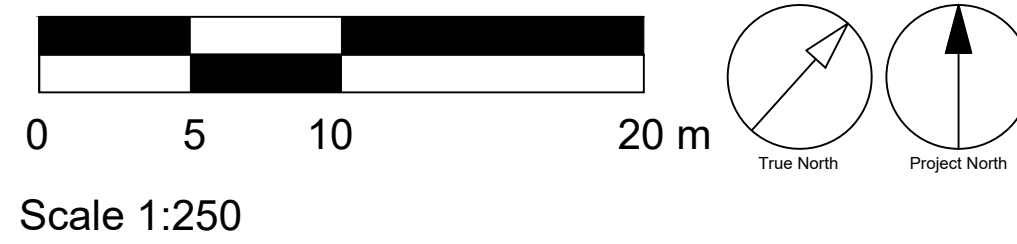
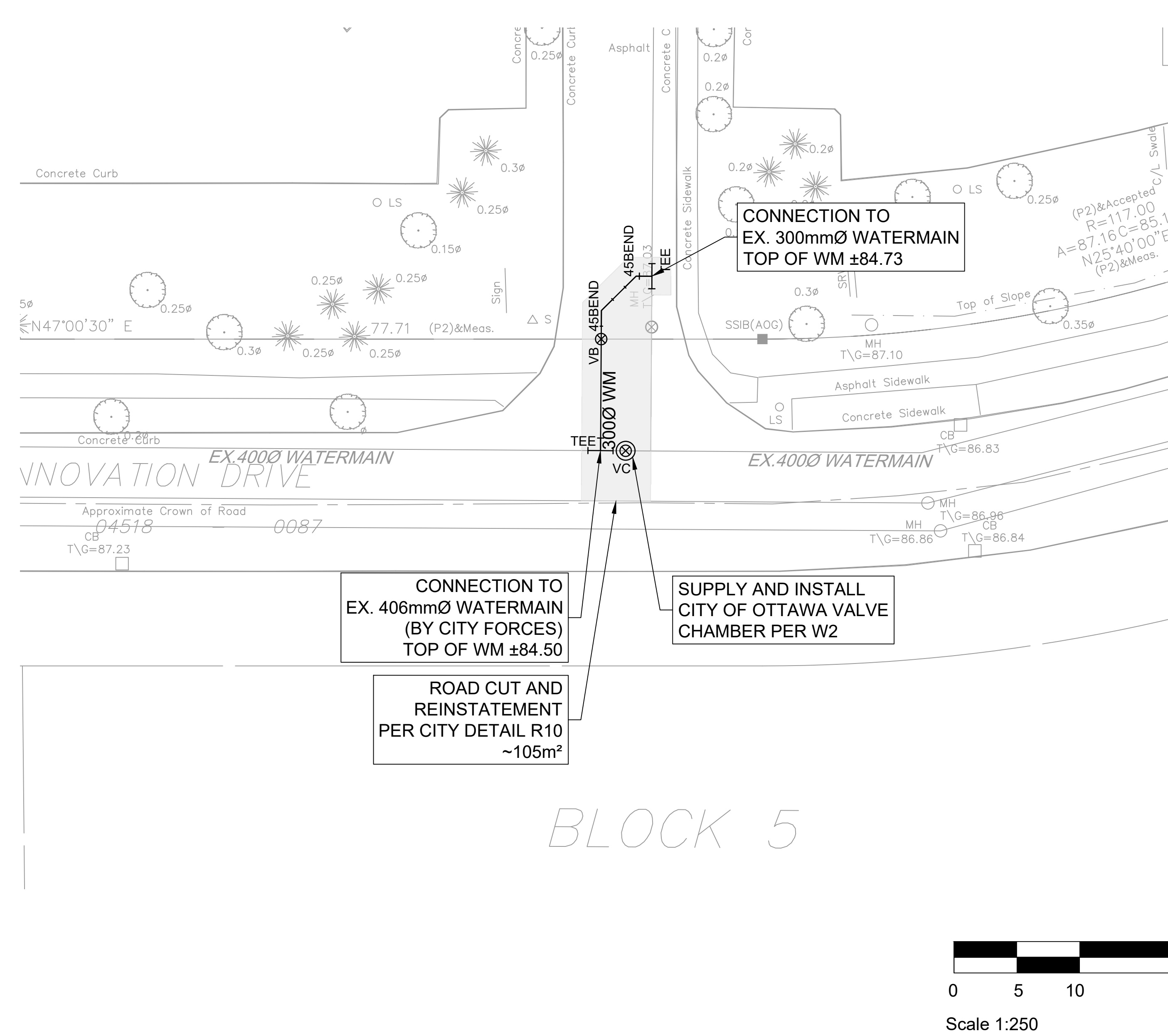
DRAWN BY: CC
CHECKED BY: RR

PROJECT MGR: RM
APPROVED BY: RR/RM

SHEET TITLE
SERVICING PLAN

SHEET NUMBER
C-001

ISSUE
1



June 4, 2025

Nick Sutherland
Arcadis
Via email: nick.sutherland@arcadis.com

**Subject: Pre-Consultation: Meeting Feedback
Proposed Site Plan Control Application – 2000 Innovation Drive**

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on May 7, 2025.

Pre-Consultation Preliminary Assessment

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
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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.

Next Steps

1. A review of the proposal and materials submitted for the above-noted pre-consultation has been undertaken. Should you choose, proceed to complete a Phase 3 Pre-consultation Application Form. Please submit this information together with the necessary studies and/or plans to planningcirculations@ottawa.ca.
2. 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 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.

Supporting Information and Material Requirements

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

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

Consultation with Technical Agencies

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

Proposed Development

1. The proposed development includes a 1,600m² building in the northern portion of the site, situated behind the eastern building. The structure will house colling, mechanical and electrical infrastructure needed to support the existing uses on the site. A standalone building is required due to structural limitations to weight constraints of the equipment.
2. The subject site is comprised of multiple parcels – 2000 Innovation Drive (including PINs 045180077, 045180105, 045180104) and 3000 Innovation Drive. All parcels are owned and operated by the same property owner.
3. The applicant provided the following description of the proposed use:

“The proposed services yard does not meet either the city’s principal or accessory definition of BESS (Battery Energy Storage System). The primary purpose of this services yard extension is to provide both normal power and some emergency power to new functions in the building.

The normal power is provided by the addition of new equipment (switchboards), housed within a new electrical building. Additional equipment for normal power (MV Switches and transformers) are located outdoors, directly adjacent to the new electrical building. The purpose of this new electrical infrastructure is to supply new IT equipment inside the main building and also new mechanical plant (air cooled chillers and cooling towers) in the yard, to support this new IT equipment.

A portion of this supply (approximately 20%) has been designated as emergency power, in the event of utility power loss. This comes in two forms. The first is a UPS and batteries that will provide approx. 5mins of backup, while the generators start to carry this load until utility power is reinstated.”

Planning

Comments:

1. Kanata North Economic District (KNED)
 - a. The subject site is designated Kanata North Economic District on Schedule B5 - Suburban (West) Transect, of the Official Plan
 - b. Refer to Section 6.6.3.2 of the Official Plan for policies related to the the Kanata North Economic District. Please note that the subject site is not located in an activity centre, or along key streets such as March Road and Legget Drive. Policy 6 of Section 6.6.3.2 directs that land uses within the district outside of the activity centres and March Road should generally be focused on employment uses such as office and light industrial uses, research facilities and post-secondary institutions as well as ancillary uses.
 - c. The [Kanata North Urban Design Guidelines](#) were approved at the September 18 2024 Council meeting, are now in effect, and apply to the site. The subject site is identified as being within the 'Outer Areas' in the Charater District Framework.
2. The site is indicated as having archaeological potential. An Archaeological Assessment will be required in accordance with Section 4.5 of the Official Plan.
3. Please consider opportunities for improved soft landscaping and additional tree planting around the proposed addition or within the site. Section 4.8.2 of the Official Plan directs that development shall preserve and provide space for mature, healthy trees and accommodate space for tree planting.
4. It appears that the development will have the effect of removing vehicular access to the parking lot north of the existing building. Is a new internal access proposed? Will this parking area be removed? If the parking is not required, please consider opportunities to convert this area to soft landscaping, and review opportunities to introduce trees.

Zoning

5. The subject site is zoned IG6 H(44) (General Industrial Subzone 6, Maximum Height 44 meters).
6. Land Use
 - a. Staff have reviewed the description of the proposed use provided by the applicant and have confirmed that the use does not meet the definition for Battery Energy Storage System (BESS). The use is considered an extension of the existing Technology Industry use on the site.
 - b. Staff have no concerns with the proposed use as Technology Industry use is a permitted use.

7. Additional information will be required to assess the proposal's adherence to the zoning provisions, for example, existing and proposed lot coverage, building gross floor area, setbacks, landscape areas, etc.
8. Based on the information received to date, the subject site is considered one lot for zoning purposes – refer to Section 93 in the Zoning By-law for applicable provisions.
9. Parking Requirements
 - a. Please provide the parking calculations and location of parking, including vehicle and bicycle parking.
 - i. In order to determine whether the site will meet the minimum parking requirements following the addition, please provide the following information:
 1. Total parking available on site prior to development
 2. Parking spaces to be removed as a result of the addition
 3. Available parking spaces following the addition
 4. Total gross floor area following the addition
 - b. Vehicle Parking
 - i. Technology Industry, 0.8 per 100 m² for the first 5000 sq.m of gross floor area, 0.4 per 100 sq.m above 5000 m² of gross floor area
 - c. Bicycle Parking Requirements
 - i. Technology Industry, 1 per 1000 sq.m of gross floor area

Required Applications

10. Site Plan Control, Standard

Feel free to contact Amanda Davidson, Planner, for any follow up questions.

Urban Design

Preliminary Design Comments (to be addressed within the design brief):

11. The subject site is within a Design Priority area and the Urban Design Guidelines for the Kanata North Economic District apply. A high quality of design and landscaping is expected.
12. A short design brief should be provided to describe the proposal, rationale based on the Official Plan and Design Guidelines, and to provide a response related to site circulation and landscaping.
13. Please ensure that the proposed structure is sited to ensure that the trees within the amenity space are maintained.
14. Please ensure that these are well screened from the road – you may consider a incorporating similar concrete panel cladding to what is used on the existing building into the design.
15. Please provide additional landscaping and screening along the building
16. As the parking area will not be able to be accessed with the addition of this new structure please remove this hard surface and provide additional landscaping.
17. It appears that the proposal will cut off the connection from the parking to the on-site trails and amenity area. Please reinstate a connection.

Feel free to contact Lisa Stern, Planner, for follow up questions.

Engineering

Comments:

18. The Stormwater Management Criteria, for the subject site, is to be based on the following reports:
 - a. Northtech Campus Stormwater Management Implementation Plan, Prepared by Novatech, final submission January 2000.
19. For all storm events up to and including the 100-year event, the post development peak flow rate must match the pre-development peak flow rate. All existing onsite SWM controls to be adjusted / modified as needed to support the proposed infrastructure additions.
20. All flow depth must be controlled on-site. For events greater than the 100-year storm event, spillage must be directed to the public ROW. Overland flow cannot discharge to neighbouring private property.
21. Existing onsite quality control criteria to be confirmed and maintained.

22. An amendment to the existing MECP Environmental Compliance Approval will be required for the proposed infrastructure additions. A Ministry contact has been provided below but please work with City staff for the amendment application.

- a. Shannon Hamilton-Browne at (613) 521-3450 or Shannon.Hamilton-Browne@ontario.ca

23. 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.

Feel free to contact Julie Candow, Project Manager, for follow-up questions.

Transportation

Comments:

24. A Transportation Impact Assessment (TIA) is not required.

25. A Surface Transportation Noise study is not required.

26. Ensure that the development proposal complies with the Right-of-Way protection requirements of the Official Plan's [Schedule C16](#).

27. There is an existing transit stop (#1179) along the property frontage.

28. On site plan:

- a. Ensure the Site Plan meets the City's terms of reference.
- b. Ensure site access meets the City's [Private Approach Bylaw](#).
- c. AODA legislation applies.

- d. Show all details of the roads abutting the site; include such items as pavement markings, signage, accesses, on-street parking, and/or sidewalks.
- e. Turning movement diagrams required for all accesses showing the largest vehicle to access/egress the site.
- f. Turning movement diagrams required for internal movements (loading areas, garbage).
- g. 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).
- h. Show dimensions for site elements (i.e. lane/aisle widths, access width and throat length, parking stalls, sidewalks, pedestrian pathways, etc.)

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

Environment

Comments:

29. There are no triggers for an Environmental Impact Study.
30. Bird-Safe Design Guidelines - Please review and incorporate bird safe design elements where relevant. Some of the risk factors include glass and related design traps such as corner glass and fly-through conditions, ventilation grates and open pipes, landscaping, light pollution. More guidance and solutions are available in the guidelines which can be found here:
https://documents.ottawa.ca/sites/documents/files/birdsafedesign_guidelines_en.pdf
31. Please consider if there are features that can be added reduce the urban heat island effect (see OP 10.3.3). For example, this impact can be reduced by adding large canopy trees, green roofs or vegetation walls, or incorporating building with low heat absorbing materials.

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

Forestry

Comments:

32. A Tree Conservation Report (TCR) & Landscape Plan (LP) are required, in accordance with Schedule E of the Tree Protection By-law and the Landscape Plan Terms of Reference.

33. A tree permit is required prior to any proposed removals.
34. The addition should be set back sufficiently from the treed amenity area shared between the buildings to allow for their retention and adequate protection.
35. The Landscape Plan should include tree planting for screening of the building, meeting any required setbacks for battery storage facilities.
36. Confirm plans for the remaining unusable portion of the parking lot. If not being used, prefer to reclaim as green space with tree planting to increase canopy cover, screening, and amenity area.

Feel free to contact Nancy Young, Forester, for follow-up questions.

Parkland

Comments:

37. Where there is an increase in gross floor area resulting from the commercial or industrial redevelopment, Parkland Dedication is required in accordance with [By-law No. 2022-280](#).
38. The applicable parkland dedication rate for industrial and commercial uses is 2% of the gross land area. For Commercial and Industrial redevelopment, gross land area means the portion of the property that is impacted by the development.
39. For the purpose of calculating gross land area, the applicant is advised that must identify the impacted land area is identified on the survey, site plan or supporting plan the *portion of the property impacted by the development*. The portion of the site impacted includes the landscaping, parking lot, drive aisles, snow storage, outbuildings and amenity areas, to the satisfaction of Parks & Facilities Planning.
40. Parks & Facilities Planning is requesting payment of Cash-in-lieu-of-Parkland for this development. The value of the land, equivalent to the Parkland Dedication requirement, will be determined as of the day before planning approval is given for the development. The Applicant shall bear the cost of any appraisal costs incurred by the City;

Feel free to contact Anissa McAlpine, Parks Planner, for follow-up questions.

Other

41. 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.

Submission Requirements and Fees

1. Site Plan Control, Standard
 - 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.

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

Yours Truly,

Amanda Davidson
Planner, Development Review

Encl. Study and Plan Identification List, List of Technical Agencies, Supplementary Development Information

c.c. Colette Gorni, Planner, Development Review
Julie Candow, Project Manager, Infrastructure Approvals
Mohammed Fawzi, Senior Project Manager, Infrastructure Approvals
Josiane Gervais, Transportation Project Manager
Matthew Hayley, Planner, Environment
Lisa Stern, Planner, Urban Design
Anissa McAlpine, Parks Planner
Nancy Young, Planning Forester

Appendix B

Watermain Boundary Conditions

Water Demand Calculations

Water Demands from Mechanical Engineer

FUS Calculations

Water Model Results




RE: File No.: PC2025-0127 - 1000/2000 Innovation Dr. Cisco Campus

From Candow, Julie <julie.candow@ottawa.ca>

Date Thu 11/27/2025 1:06 PM

To Robineau, Ryan <ryan.robineau@arcadis.com>; Magladry, Ryan <ryan.magladry@arcadis.com>

Cc Davidson, Amanda <amanda.davidson@ottawa.ca>; Fawzi, Mohammed <mohammed.fawzi@ottawa.ca>

 1 attachment (1 MB)

1000 Innovation Boundary Condition(18Nov2025).docx;

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Hi Ryan,

Please see attached the BC results for 1000/2000 Innovation Drive.

Julie Candow, P.Eng

Project Manager

Development Review – West Branch

Planning, Development and Building Services Dept.

110 Laurier Avenue West, 4th Floor East

Ottawa, ON K1P 1J1

613.580.2424 ext. 13850

From: Candow, Julie <julie.candow@ottawa.ca>
Sent: November 18, 2025 12:04 PM
To: Robineau, Ryan <ryan.robineau@arcadis.com>; Magladry, Ryan <ryan.magladry@arcadis.com>
Cc: Davidson, Amanda <amanda.davidson@ottawa.ca>; Fawzi, Mohammed <mohammed.fawzi@ottawa.ca>
Subject: RE: File No.: PC2025-0127 - 1000/2000 Innovation Dr. Cisco Campus

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Thanks Ryan, I have forwarded your request to our Infrastructure Planning department.

Julie Candow, P.Eng
Project Manager
Development Review – West Branch
Planning, Development and Building Services Dept.
110 Laurier Avenue West, 4th Floor East
Ottawa, ON K1P 1J1
613.580.2424 ext. 13850

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

From: Robineau, Ryan <ryan.robineau@arcadis.com>
Sent: November 18, 2025 11:05 AM
To: Candow, Julie <julie.candow@ottawa.ca>; Magladry, Ryan <ryan.magladry@arcadis.com>
Cc: Davidson, Amanda <amanda.davidson@ottawa.ca>; Fawzi, Mohammed <mohammed.fawzi@ottawa.ca>
Subject: RE: File No.: PC2025-0127 - 1000/2000 Innovation Dr. Cisco Campus

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

Hello Julie,

Please see the attached revised demands which considers the entire site as light-industrial. The resultant demands are:

- Average Daily: 5.68 L/s
- Maximum Daily: 6.32 L/s
- Maximum Hourly: 7.84 L/s
- Fire Demand: 12,000 L/min

The secondary water connection will extend from the existing 400mm watermain with a proposed valve at the municipal main and a valve at the property line.

Thank you,

Ryan Robineau, P.Eng

Intermediate Civil Engineer, Land Engineering
Suite 500, 333 Preston Street | Ottawa | ON | K1S 5N4 | Canada
www.arcadis.com

 Logo

Boundary Conditions 1000 – 2000 Innovation Drive

Provided Information

Scenario	Demand	
	L/min	L/s
Average Daily Demand	341	5.68
Maximum Daily Demand	379	6.32
Peak Hour	470	7.84
Fire Flow Demand #1	12,000	200.00

Location



Results

Connection 1 – Innovation Drive

Demand Scenario	Head (m)	Pressure¹ (psi)
Maximum HGL	130.3	65.4
Peak Hour	125.7	59.0
Max Day plus Fire Flow #1	121.5	53.0

¹ Ground Elevation = 84.3 m

Notes

1. Any connection to a watermain 400 mm or larger should be approved by DWS as per the Water Design Guidelines Section 2.4 Review by Drinking Water Services.
2. Per the OWDG Tech Bulletin ISTB-2021- 03 Section 4.3.1.:
 - a. Industrial, commercial, institutional service areas with a basic day demand greater than 50 m³/day (0.58 L/s) and residential areas serving 50 or more dwellings shall be connected with a minimum of two watermains, separated by an isolation valve, to avoid the creation of a vulnerable service area. Individual residential facilities with a basic day demand greater than 50 m³/day shall be connected with a minimum of two water services, separated by an isolation valve, to avoid the creation of a vulnerable service area.

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.



NODE	RESIDENTIAL				NON-RESIDENTIAL (ICI)			AVERAGE DAILY DEMAND (l/s)				MAXIMUM DAILY DEMAND (l/s)				MAXIMUM HOURLY DEMAND (l/s)				FIRE DEMAND (l/min)
	SINGLE FAMILY UNITS	3 bedroom UNITS	2 bedroom UNITS	POPULATION	INDUST. (ha)	ISNT. (ha)	COMM. (ha)	RESIDENTIAL	ICI	CONSTANT	TOTAL	RESIDENTIAL	ICI	CONSTANT	TOTAL	RESIDENTIAL	ICI	CONSTANT	TOTAL	
<u>Site</u>					3.13				1.27	4.42	5.68		1.90	4.42	6.32		3.42	4.42	7.84	12,000
<u>TOTAL</u>					3.13						5.68				6.32				7.84	

ASSUMPTIONS							
POPULATION DENSITY		WATER DEMAND RATES		PEAKING FACTORS		FIRE DEMANDS	
Single Family	3.4 persons/unit	Light Industrial	35,000 L/gross ha/day	Maximum Daily	Residential	2.5 x avg. day	Single Family 10,000 l/min (166.7 l/s)
3 Bedroom Units	2.7 persons/unit	Commercial	28,000 L/gross ha/day	Maximum Hourly	Commercial	1.5 x avg. day	Semi Detached & Townhouse 10,000 l/min (166.7 l/s)
2 Bedroom Units	1.8 persons/unit				Residential	2.2 x max. day	Medium Density 15,000 l/min (250 l/s)
Note: Constant Demand From Cooling Towers per Calculations by Mechanical Engineer Commercial 1.8 x max. day							



STEP	Contents	Description	Adjustment Factor	Result	
1	OTT01 Building (2-storey)	1st Floor Area	4717	Height 2.8m 1	4717 m2
		2nd Floor Area	4717	Height 2.8m 1	4717 m2
		3rd Floor Area	0	Height 2.8m 1	0 m2
		4th Floor Area	0	Height 2.8m 1	0 m2
		Total Effective Floor Area	(Storage space exceeding 3m in height, floor area X 3)		
2	Type of Construction	Type V Wood Frame	1.5	Type II Noncombustible Construction 0.8	
		Type III Ordinary Construction	1.0		
		Type II Noncombustible Construction	0.8		
		Type I Fire Resistive Construction	0.6		
3	Required Fire Flow	RFF = $220C\sqrt{A}$, rounded to nearest 1000 L/min			17000 L/min
4	Occupancy and Contents	Noncombustible Contents	-25%	Limited Combustible Contents -15%	-2550 L/min
		Limited Combustible Contents	-15%		
		Combustible Contents	0%		
		Free Burning Contents	15%		
		Rapid Burning Contents	25%		
Fire Flow				14450 L/min	
5	Automatic Sprinkler Protection	Automatic Sprinkler Conforming to NFPA 13	-30%	Yes -30%	-4335 L/min
		Standard Water Supply for both the system and Fire Department Hose Lines	-10%	No 0%	0 L/min
		Fully Supervised System	-10%	No 0%	0 L/min
		Total Sprinkler Adjustment			-4335 L/min
6	Exposure Adjustment	Based on Table 6 Exposure Adjustment Charges for Subject Building			
	North	Separation (m)	11	With unprotected opening 3%	434 L/min
		Length X Height Factor (m.storeys)	16		
		Construction Type	Type II		
	South	Separation (m)	>30	With unprotected opening 0%	0 L/min
		Length X Height Factor (m.storeys)	140		
		Construction Type	Type II		
East	Separation (m)	18	With unprotected opening 8%	1156 L/min	
	Length X Height Factor (m.storeys)	118			
	Construction Type	Type II			
West	Separation (m)	>30	With unprotected opening 0%	0 L/min	
	Length X Height Factor (m.storeys)	170			
	Construction Type	Type II			
Total Exposure Adjustment				1590 L/min	
7	Total Required Fire Flow				11705 L/min
		Rounded to Nearest 1000 L/min			12000 L/min
200 L/s					

Notes 1. Fire flow calculation are based on Fire Underwriters Survey version 2020.

2. If any vertical opening in the building are unprotected (e.g. interconnected floor spaces, elevators etc.), consider the two largest adjoining floor area plus 50% of all floors immediately above them up to a maximum of eight.



STEP	Contents	Description	Adjustment Factor	Result	
1	MAB - Electrical (1-storey)	1st Floor Area	275	Height 5.45m 2	550 m2
		2nd Floor Area	0	Height 3.0m 1	0 m2
		3rd Floor Area	0	Height 3.0m 1	0 m2
		4th Floor Area	0	Height 3.0m 1	0 m2
		Total Effective Floor Area	(Storage space exceeding 3m in height, floor area X 3)		
2	Type of Construction	Type V Wood Frame	1.5	Type II Noncombustible Construction 0.8	
		Type III Ordinary Construction	1.0		
		Type II Noncombustible Construction	0.8		
		Type I Fire Resistive Construction	0.6		
3	Required Fire Flow	RFF = 220C√A, rounded to nearest 1000 L/min		4000 L/min	
4	Occupancy and Contents	Noncombustible Contents	-25%	Combustible Contents 0%	0 L/min
		Limited Combustible Contents	-15%		
		Combustible Contents	0%		
		Free Burning Contents	15%		
		Rapid Burning Contents	25%		
Fire Flow				4000 L/min	
5	Automatic Sprinkler Protection	Automatic Sprinkler Conforming to NFPA 13	-30%	No 0%	0 L/min
		Standard Water Supply for both the system and Fire Department Hose Lines	-10%	No 0%	0 L/min
		Fully Supervised System	-10%	No 0%	0 L/min
		Total Sprinkler Adjustment			0 L/min
6	Exposure Adjustment	Based on Table 6 Exposure Adjustment Charges for Subject Building			
	North	Separation (m)	>30	With unprotected opening 0%	0 L/min
		Length X Height Factor (m.storeys)	184		
		Construction Type	Type II		
	South	Separation (m)	11	With unprotected opening 15%	600 L/min
		Length X Height Factor (m.storeys)	158		
		Construction Type	Type II		
East	Separation (m)	>30	With unprotected opening 0%	0 L/min	
	Length X Height Factor (m.storeys)	120			
	Construction Type	Type II			
West	Separation (m)	0	With unprotected opening 22%	880 L/min	
	Length X Height Factor (m.storeys)	22			
	Construction Type	Type II			
Total Exposure Adjustment				1480 L/min	
7	Total Required Fire Flow			5480 L/min	
		Rounded to Nearest 1000 L/min		5000 L/min	
				83 L/s	

Notes 1. Fire flow calculation are based on Fire Underwriters Survey version 2020.

2. If any vertical opening in the building are unprotected (e.g. interconnected floor spaces, elevators etc.), consider the two largest adjoining floor area plus 50% of all floors immediately above them up to a maximum of eight.



STEP	Contents	Description	Adjustment Factor	Result	
1	MAB - Mechanical (1-storey)	1st Floor Area	800	Height 5.45m 2	1600 m2
		2nd Floor Area	0	Height 3.0m 1	0 m2
		3rd Floor Area	0	Height 3.0m 1	0 m2
		4th Floor Area	0	Height 3.0m 1	0 m2
		Total Effective Floor Area	(Storage space exceeding 3m in height, floor area X 3)		
2	Type of Construction	Type V Wood Frame	1.5	Type II Noncombustible Construction 0.8	
		Type III Ordinary Construction	1.0		
		Type II Noncombustible Construction	0.8		
		Type I Fire Resistive Construction	0.6		
3	Required Fire Flow	RFF = $220C\sqrt{A}$, rounded to nearest 1000 L/min		7000 L/min	
4	Occupancy and Contents	Noncombustible Contents	-25%	Combustible Contents 0%	0 L/min
		Limited Combustible Contents	-15%		
		Combustible Contents	0%		
		Free Burning Contents	15%		
		Rapid Burning Contents	25%		
Fire Flow				7000 L/min	
5	Automatic Sprinkler Protection	Automatic Sprinkler Conforming to NFPA 13	-30%	Yes -30%	-2100 L/min
		Standard Water Supply for both the system and Fire Department Hose Lines	-10%	No 0%	0 L/min
		Fully Supervised System	-10%	No 0%	0 L/min
		Total Sprinkler Adjustment			-2100 L/min
6	Exposure Adjustment	Based on Table 6 Exposure Adjustment Charges for Subject Building			
	North	Separation (m)	>30	With unprotected opening 0%	0 L/min
		Length X Height Factor (m.storeys)	184		
		Construction Type	Type II		
	South	Separation (m)	6	With unprotected opening 25%	1750 L/min
		Length X Height Factor (m.storeys)	158		
		Construction Type	Type II		
East	Separation (m)	0	With unprotected opening 25%	1750 L/min	
	Length X Height Factor (m.storeys)	99			
	Construction Type	Type II			
West	Separation (m)	>30	With unprotected opening 0%	0 L/min	
	Length X Height Factor (m.storeys)	170			
	Construction Type	Type II			
Total Exposure Adjustment				3500 L/min	
7	Total Required Fire Flow			8400 L/min	
		Rounded to Nearest 1000 L/min		8000 L/min	

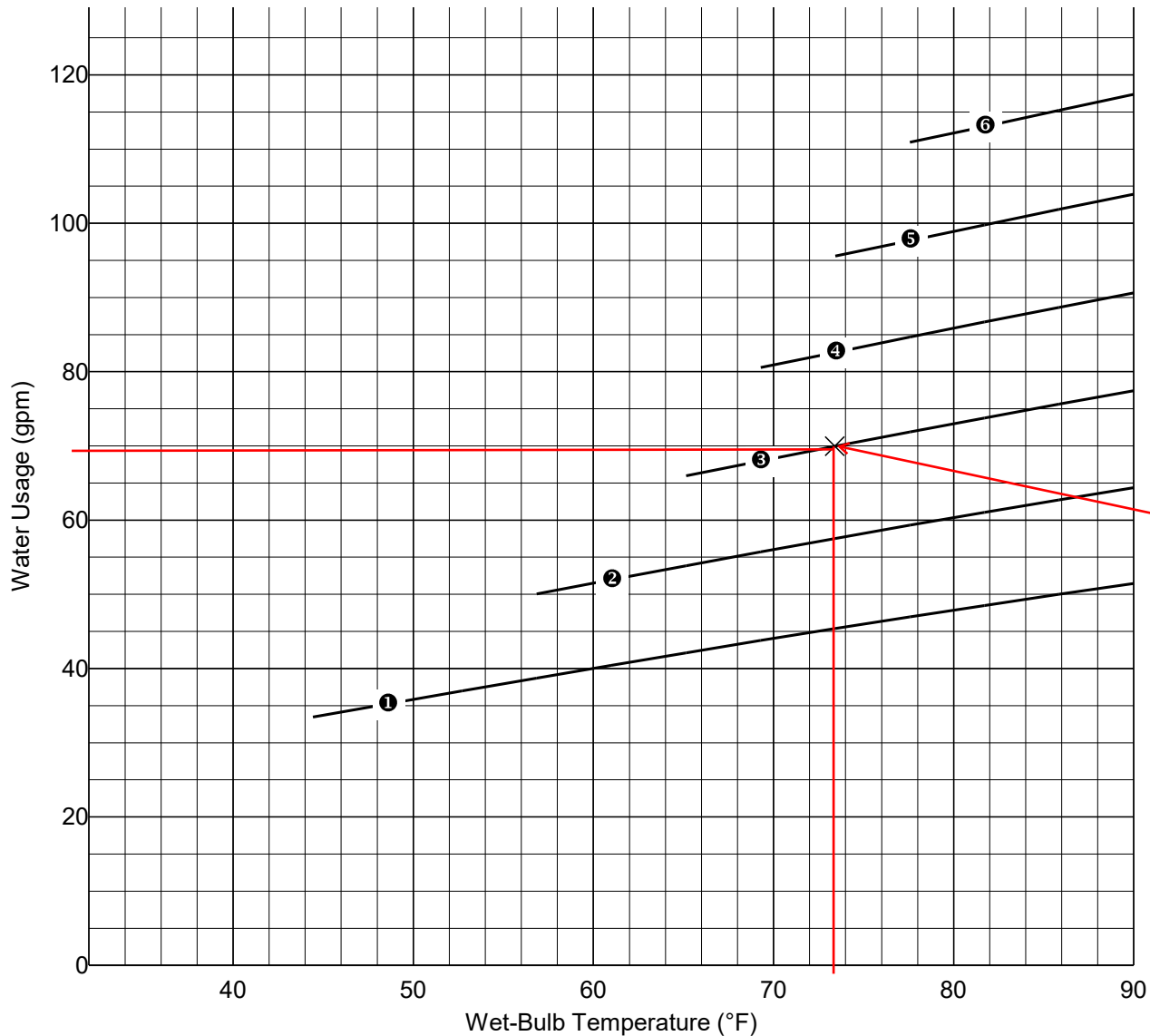
133 L/s

Notes 1. Fire flow calculation are based on Fire Underwriters Survey version 2020.

2. If any vertical opening in the building are unprotected (e.g. interconnected floor spaces, elevators etc.), consider the two largest adjoining floor area plus 50% of all floors immediately above them up to a maximum of eight.

OTT01 CT makeup water demand

Estimated Cooling Tower Water Usage
Includes evaporation, drift, and blow down



Design Conditions

Tower Water Flow	6522 gpm
Hot Water Temperature	100.00 °F
Cold Water Temperature	90.00 °F
Wet-Bulb Temperature	73.40 °F
Drift Rate	0.005 %
Concentrations	6

OTT01 Cooling Towers (at 100% capacity) makeup water: 70gpm (4200gph, 381M3 per day)

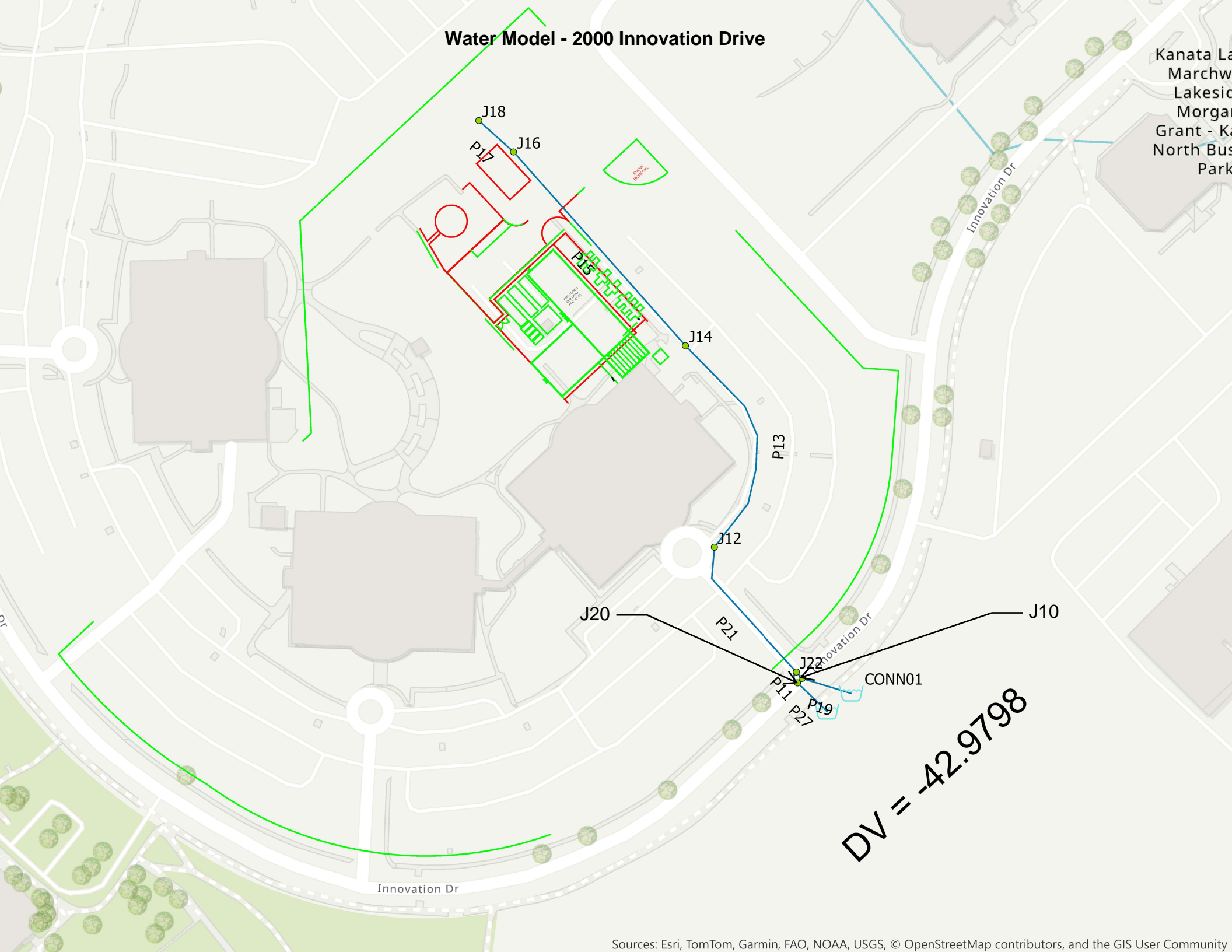
69.93gpm

Legend

1 6 °F Range	4 12 °F Range
2 8 °F Range	5 14 °F Range
3 10 °F Range	6 16 °F Range
X Design Point	

Water usage rates are provided as an estimate only and for educational purposes. Consult your local representative or sales person to determine the actual water usage requirements for your application.

Water Model - 2000 Innovation Drive



Kanata Lakeside
Marchwood
Lakeside
Morgan
Grant - Kanata
North Bus Park

DV = -42.9798

Average Day

		ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (m)
1	<input type="checkbox"/>	J10	0.00	87.20	130.30	43.10
2	<input type="checkbox"/>	J12	0.00	87.10	130.30	43.20
3	<input type="checkbox"/>	J14	5.68	86.90	130.29	43.39
4	<input type="checkbox"/>	J16	0.00	87.00	130.29	43.29
5	<input type="checkbox"/>	J18	0.00	87.20	130.29	43.09
6	<input type="checkbox"/>	J20	0.00	87.20	130.30	43.10
7	<input type="checkbox"/>	J22	0.00	87.20	130.30	43.10

Peak Hour

		ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (m)
1	<input type="checkbox"/>	J10	0.00	87.20	125.70	38.50
2	<input type="checkbox"/>	J12	0.00	87.10	125.69	38.59
3	<input type="checkbox"/>	J14	7.84	86.90	125.69	38.79
4	<input type="checkbox"/>	J16	0.00	87.00	125.69	38.69
5	<input type="checkbox"/>	J18	0.00	87.20	125.69	38.49
6	<input type="checkbox"/>	J20	0.00	87.20	125.70	38.50
7	<input type="checkbox"/>	J22	0.00	87.20	125.70	38.50

Peak Hour Pipe

		ID	From Node	To Node	Length (m)	Diameter (mm)	Roughness	Flow (L/s)	Velocity (m/s)	Headloss (m)	HL/1000 (m/k-m)	Status	Flow Reversal Count
1	<input type="checkbox"/>	P11	J10	J22	3.80	297.00	120.00	6.02	0.09	0.00	0.04	Open	0
2	<input type="checkbox"/>	P13	J12	J14	105.75	297.00	120.00	7.84	0.11	0.01	0.08	Open	0
3	<input type="checkbox"/>	P15	J14	J16	113.77	297.00	120.00	0.00	0.00	0.00	0.00	Open	0
4	<input type="checkbox"/>	P17	J16	J18	20.58	297.00	120.00	0.00	0.00	0.00	0.00	Open	0
5	<input type="checkbox"/>	P19	CONN01	J10	1.00	297.00	120.00	6.02	0.09	0.00	0.05	Open	0
6	<input type="checkbox"/>	P21	J22	J12	69.39	297.00	120.00	7.84	0.11	0.01	0.08	Open	0
7	<input type="checkbox"/>	P23	J20	J22	5.80	297.00	120.00	1.82	0.03	0.00	0.02	Open	0
8	<input type="checkbox"/>	P27	CONN02	J20	1.00	297.00	120.00	1.82	0.03	0.00	0.07	Open	0

Max Day + Fire Flow

		ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (m)
1	<input type="checkbox"/>	J10	0.00	87.20	121.48	34.28
2	<input type="checkbox"/>	J12	100.00	87.10	118.69	31.59
3	<input type="checkbox"/>	J14	6.32	86.90	117.55	30.65
4	<input type="checkbox"/>	J16	100.00	87.00	116.60	29.60
5	<input type="checkbox"/>	J18	0.00	87.20	116.60	29.40
6	<input type="checkbox"/>	J20	0.00	87.20	121.46	34.26
7	<input type="checkbox"/>	J22	0.00	87.20	121.40	34.20

Appendix C

Sanitary Sewer Design Sheet

Sanitary Demands from Mechanical Engineer

From: Lillian Yang <lillian.yang@arup.com>
Sent: December 1, 2025 11:32 AM
To: Robineau, Ryan <ryan.robineau@arcadis.com>
Cc: Bilbeisi, Yazan <yazan.bilbeisi@arcadis.com>
Subject: RE: Cisco OTT Campus - MAB

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Hi Ryan,

Since we have not designed the MAB, the sanitary load calculation is not available. We can estimate it based on the main functionality of the building as below:

1. Cooling towers blowdown: 11.33gpm (continuous)
2. Sprinkler drainage for electrical room (fire condition): 50gpm
3. Others (mop sink, equipment drain): 5gpm (semi-continuous)

The attached is a calculation of the cooling towers blowdown.

Please let us know if you have any questions.

Thanks.

Lillian Yang P.Eng. (AB, BC, ON)
Senior Engineer | Mechanical Engineering
P.Eng, LEED AP, HFDP

Arup
Suite 1670, 685 Centre Street SW
Calgary, AB T2G 1S5 Canada
d +1 403 537 3919
arup.com

Water Calculator

Click in one of the form fields below and change one of the Operating Conditions to match your scenario. Then **press your tab key** to see how your Water Usage data changes.

Operating Conditions

Tower Water Flow	<input type="text" value="6522"/>	<i>gpm</i>	<input type="text" value="1481"/>	<i>m³/h</i>
Hot Water Temperature	<input type="text" value="100.00"/>	<i>°F</i>	<input type="text" value="37.78"/>	<i>°C</i>
Cold Water Temperature	<input type="text" value="90.00"/>	<i>°F</i>	<input type="text" value="32.22"/>	<i>°C</i>
Wet-Bulb Temperature	<input type="text" value="73.40"/>	<i>°F</i>	<input type="text" value="23.00"/>	<i>°C</i>
Drift Rate	<input type="text" value="0.005"/>	<i>%</i>		
Concentrations	<input type="text" value="6"/>			

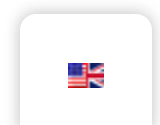
Water Usage

Evaporation	<input type="text" value="58.28"/>	<i>gpm</i>	<input type="text" value="13.24"/>	<i>m³/h</i>
Drift	<input type="text" value="0.33"/>	<i>gpm</i>	<input type="text" value="0.07"/>	<i>m³/h</i>
Blow down	<input type="text" value="11.33"/>	<i>gpm</i>	<input type="text" value="2.57"/>	<i>m³/h</i>
Total Usage	<input type="text" value="69.93"/>	<i>gpm</i>	<input type="text" value="15.88"/>	<i>m³/h</i>
Generate Curves*	<input type="button" value="PDF IP Units"/>		<input type="button" value="PDF SI Units"/>	

* Please note that any pop up blockers your browser may employ will interfere with the ability to "Generate Curves". For assistance in disabling a blocker, [click here](#).

SPX Cooling Tech, LLC is a leading global manufacturer of cooling towers, evaporative fluid coolers, evaporative condensers and air cooled heat exchangers. For a century, we have provided exceptional quality equipment and service to the HVAC, process cooling, industrial, and refrigeration markets.

7401 W. 129th St., Overland Park, KS 66213 | 1-800-4-MARLEY



Appendix D

Storm Water Management Sheet

Storm Drainage Area Plan 30298433-C-500

Storm Sewer Design Sheet



Formulas and Descriptions

i_{2yr} = 1:2 year Intensity = $732.951 / (T_c + 6.199)^{0.810}$
 i_{5yr} = 1:5 year Intensity = $998.071 / (T_c + 6.053)^{0.814}$
 i_{100yr} = 1:100 year Intensity = $1735.688 / (T_c + 6.014)^{0.820}$
 T_c = Time of Concentration (min)
 C = Average Runoff Coefficient
 A = Area (Ha)
 Q = Flow = $2.78CIA$ (L/s)

No additional on-site controls are proposed as part of the development. Runoff from the development area is not to exceed existing conditions.

Sample Calculation Existing 5-Year Release Rate (Area A1)

$Q = 2.78 \cdot C \cdot i_{5yr} \cdot A_{Dev}$ based on C_{Ex} , $T_c = 10min$

$C_{A1} = 0.63$
 $T_c = 10 \text{ min}$
 $i_{5yr} = 104.19 \text{ mm/hr}$
 $A_{A1} = 0.57 \text{ Ha}$

$Q_{A1 \text{ 5-year}} = 104.02 \text{ L/s}$

Sample Calculation 100-Year Release Rate (Area A1)

$Q_{Allowable} = 2.78 \cdot C \cdot i_{100yr} \cdot A_{Dev}$ based on C_{Ex} , $T_c = 10min$

$C_{Ex} \cdot 1.25 = 0.79$
 $T_c = 10 \text{ min}$
 $i_{100yr} = 178.56 \text{ mm/hr}$
 $A_{A1} = 0.57 \text{ Ha}$

$Q_{A1 \text{ 100-year}} = 278.52 \text{ L/s}$

SWM Statistics of Existing Site Areas					
Drainage Area	Area (ha)	C	AC	Q (L/s)	
				5-Year	100-Year
A1	0.57	0.63	0.36	104.02	278.05
A2	0.08	0.28	0.02	6.49	17.34
A3A	0.14	0.35	0.05	14.19	37.94
A3B	0.01	0.90	0.01	3.36	8.99
Total	0.79			128.06	342.32

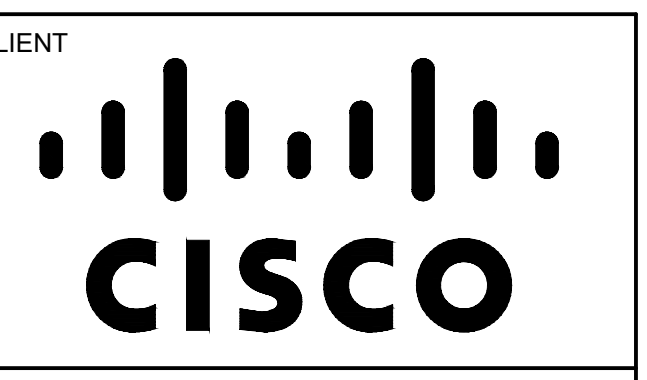
SWM Statistics of Modified Site Areas					
Drainage Area	Area (ha)	C	AC	Q (L/s)	
				5-Year	100-Year
B1	0.60	0.59	0.35	102.54	274.10
B2	0.04	0.26	0.01	3.01	8.05
B3A	0.15	0.31	0.05	13.47	36.00
B3B	0.01	0.20	0.003	0.75	2.00
Total	0.79			119.77	320.16



LEGEND:

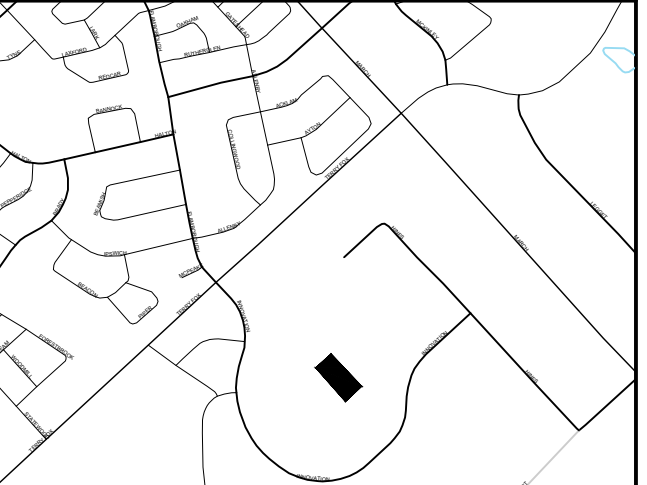
- PERMEABLE SURFACE
- SEMI PERMEABLE SURFACE
- HARD SURFACE
- AREA NUMBER
- RUN OFF COEFFICIENT
- AREA IN HECTARES

B1
0.60|0.59



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Arcadis Architects (Canada) Inc.



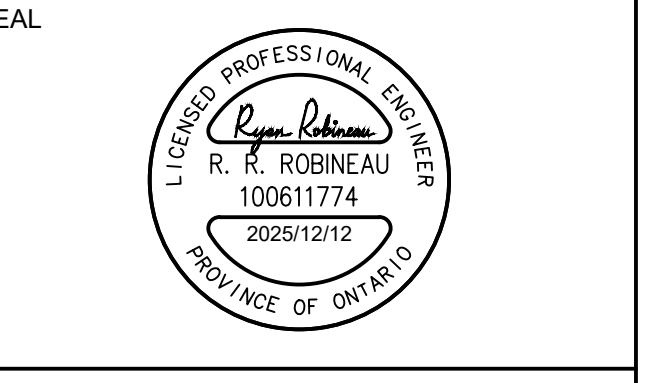
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SITEPLAN CONTROL	2025.12.12

CONSULTANTS

NAME	ROLE
ARCADIS	PRIME CONSULTANT

NOT FOR CONSTRUCTION



PRIME CONSULTANT
ARCADIS
333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT
Cisco Ottawa Campus
OTT01
2000 Innovation Drive,
Kanata, ON K2K 3E8

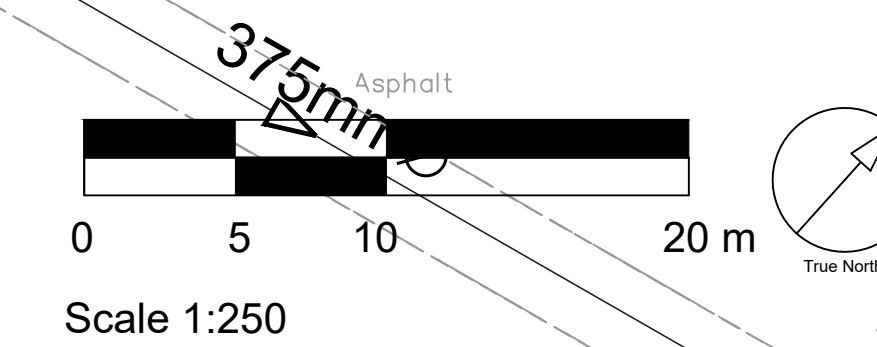
PROJECT NO:
OTT01 MAB 30298433

DRAWN BY: CC
CHECKED BY: RR
PROJECT MGR: RM
APPROVED BY: RR/RM

SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER
C-500

ISSUE
1

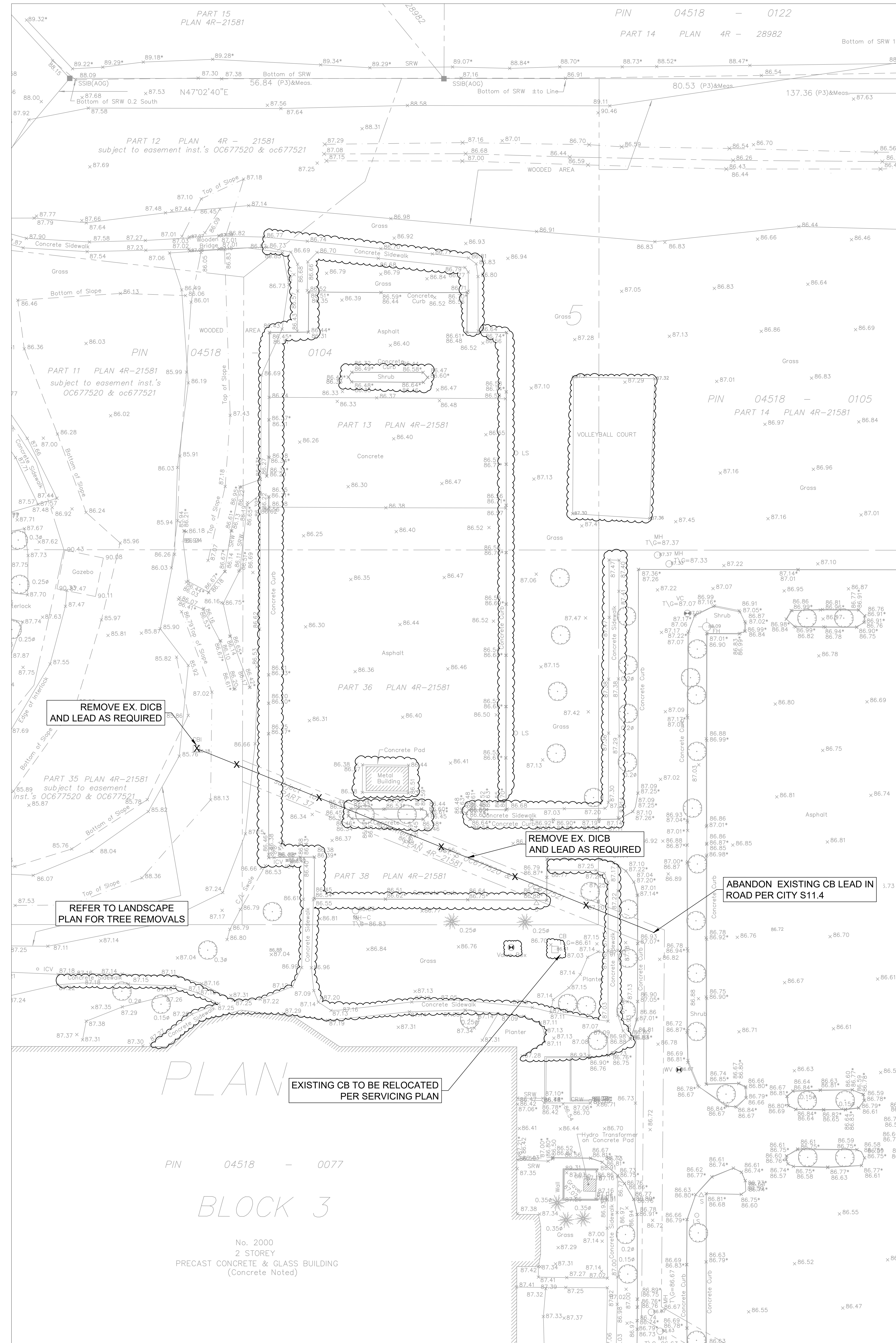


Appendix E

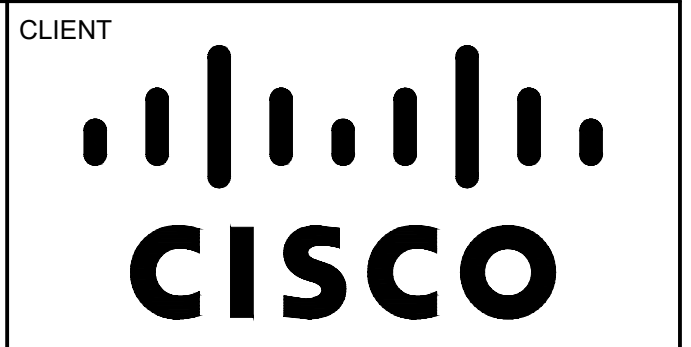
Existing Conditions & Removals Plan 30298433-C-005

Grading Plan 30298433-C-200

Erosion and Sediment Control Plan 30298433-C-900

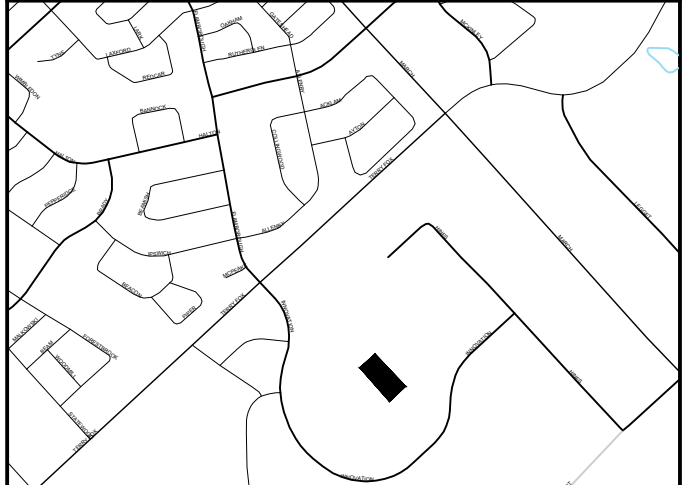


- REMOVAL
- ADJUST MANHOLE, VALVES
- ▣ ADJUST CATCH BASIN
- ⊗ ADJUSTMENT BY BELL OR HYDRO APPROVED CONTRACTOR
- ⊗ REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB RETURNS
- ⊔ PLUG
- ▨ DRY GRIND EXISTING ASPHALT, AVERAGE DEPTH 50mm.
- ▨ FULL DEPTH ASPHALT REMOVAL
- ▨ AREA TO BE CLEARED AND GRUBBED
- ▨ REMOVAL OF BUILDINGS, FOUNDATIONS, SEPTIC SYSTEM AND WELL
- ▨ REMOVALS OF CONCRETE/ ASPHALT SIDEWALK



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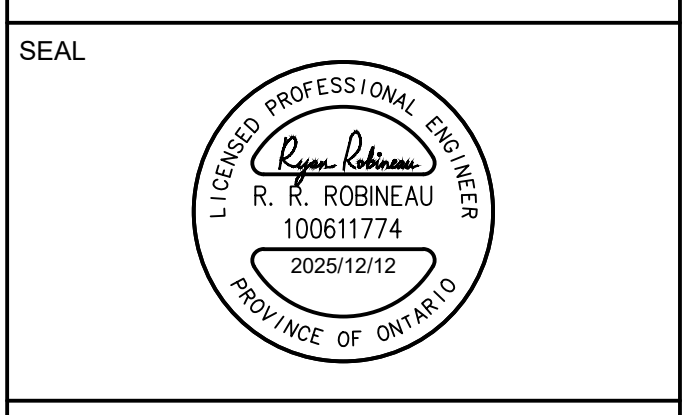
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ISSUES	No.	DESCRIPTION	DATE
	1	ISSUED FOR SITEPLAN CONTROL	2025.12.12

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PROJECT
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PROJECT NO:
 OTT01 MAB 30298433

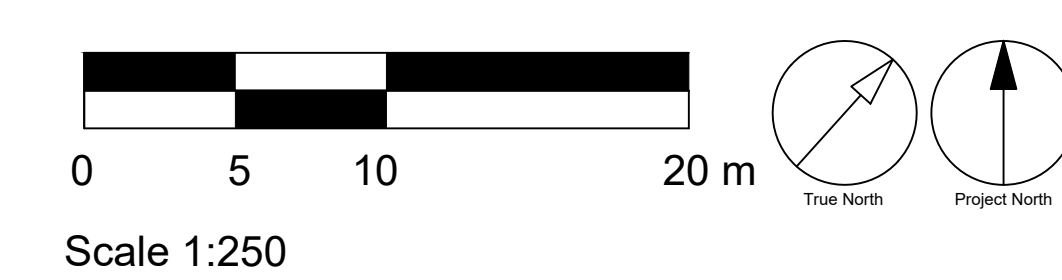
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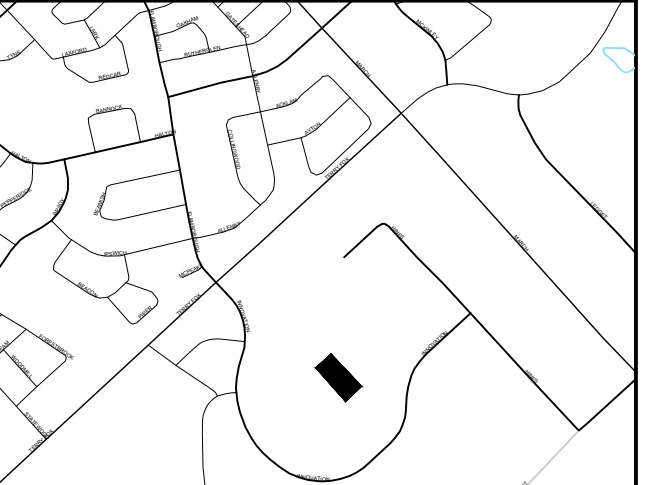
SHEET TITLE
 EXISTING CONDITIONS & REMOVALS PLAN

SHEET NUMBER
C-005

ISSUE
1



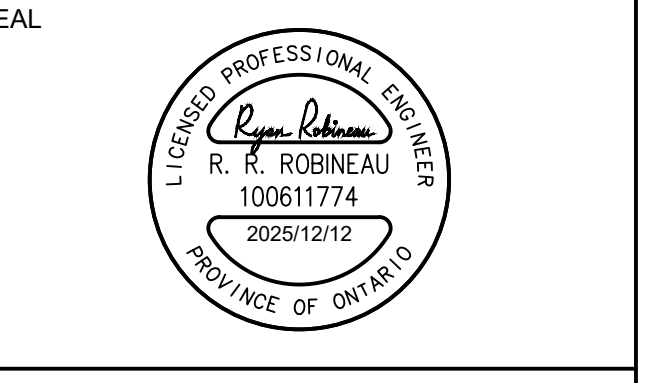
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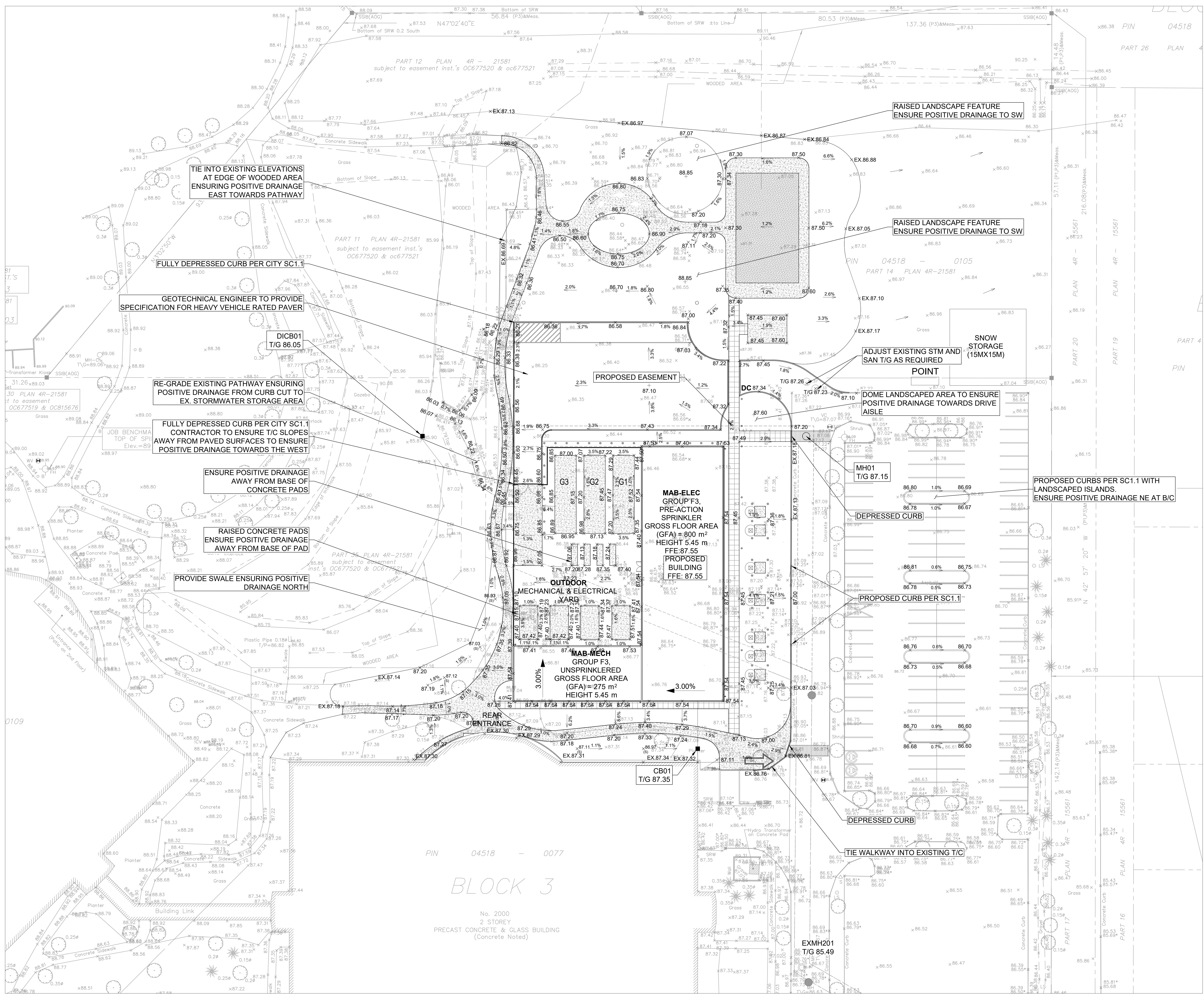
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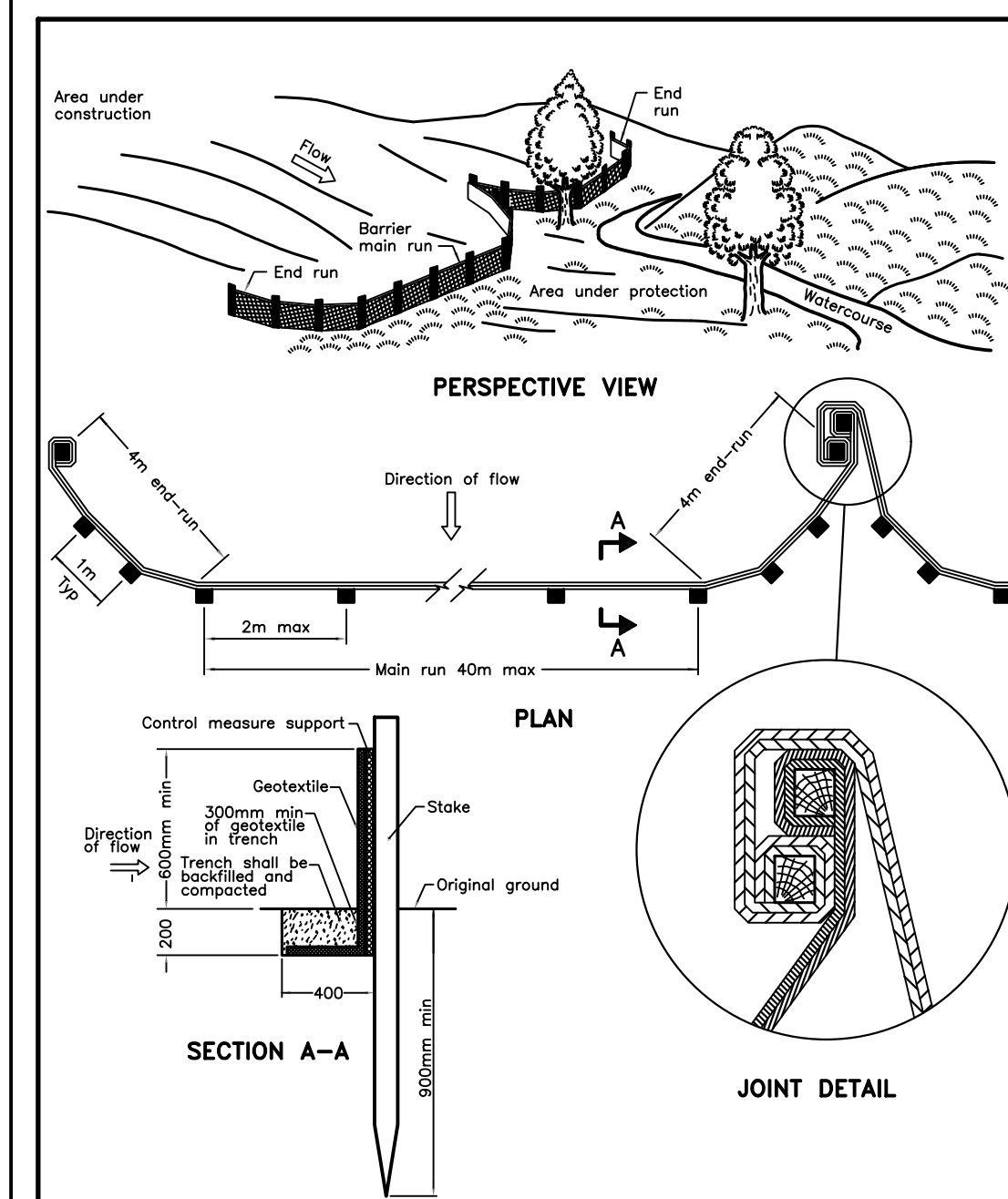
PROJECT NO:
OTT01 MAB 30298433

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PROJECT MGR: RM
CHECKED BY: RR
APPROVED BY: RR/RRM

SHEET TITLE
GRADING PLAN

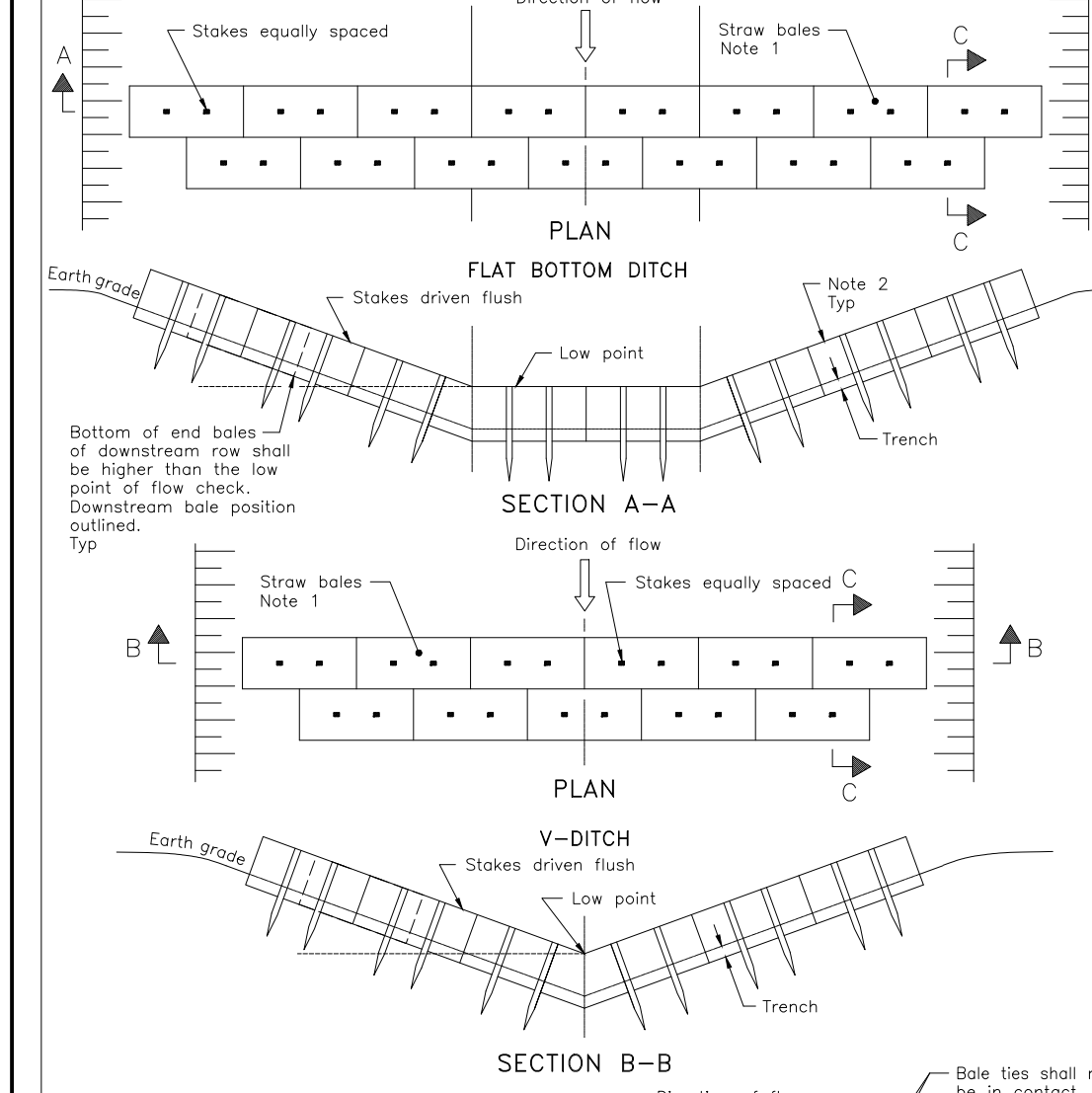
SHEET NUMBER
C-200
ISSUE
1





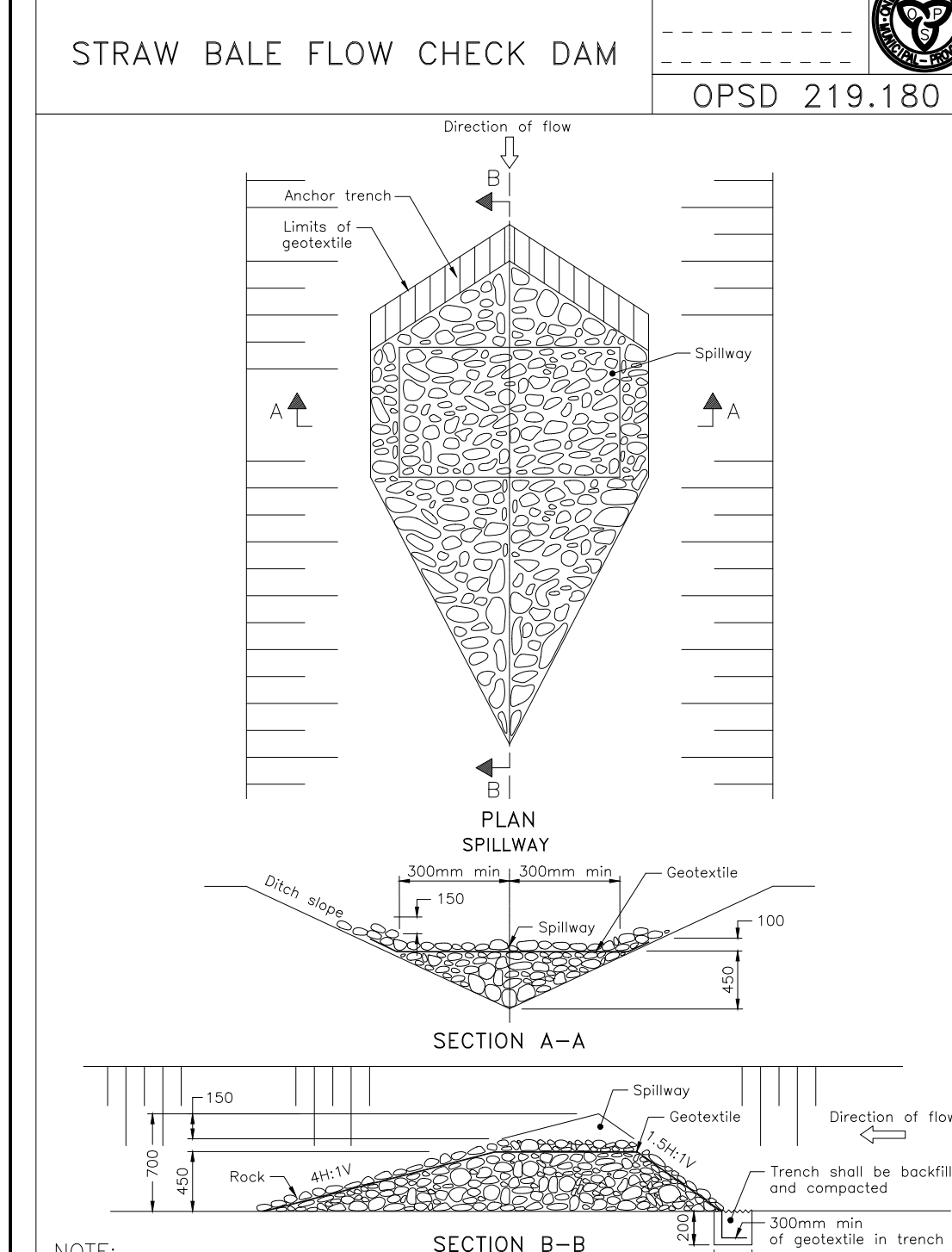
NOTE:
A. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3
HEAVY-DUTY SILT FENCE BARRIER OPSPD 219.130



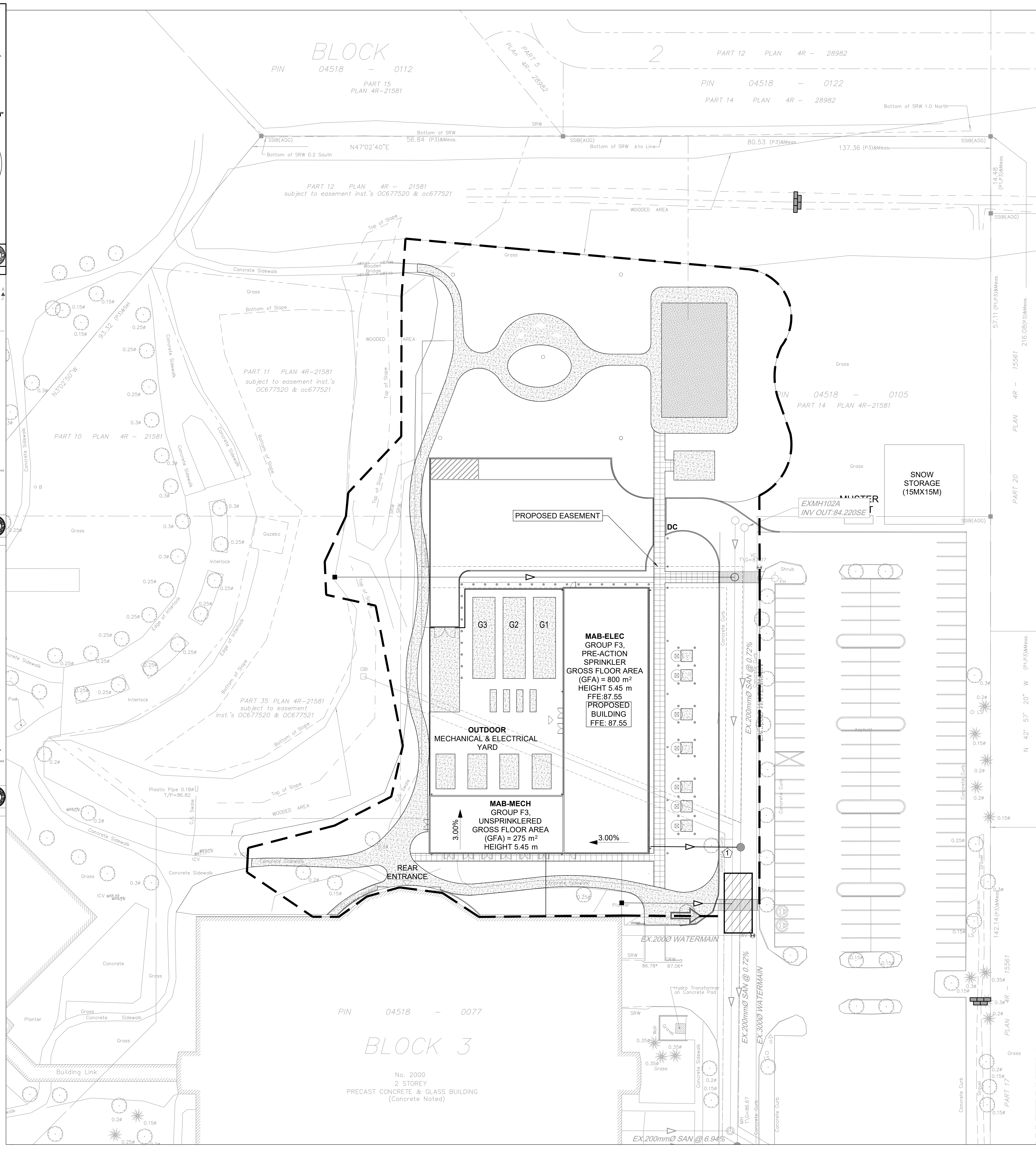
NOTE:
1. Number of holes varies and shall suit ditch.
2. Straw bales shall be banded tightly against adjoining bales and stapled to corners to the sides of the ditch to prevent water flow through barrier.
A. Fill and compact gaps with loose straw.
B. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3
STRAW BALE FLOW CHECK DAM OPSPD 219.180



NOTE:
A. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2022 Rev 3
TEMPORARY ROCK FLOW CHECK DAM OPSPD 219.210



- NOTES:
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 - SILT FENCE TO BE ERRECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
 - STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
 - FILTER CLOTH TO BE PLACED AND MAINTAINED UNDER COVER OF ALL PROPOSED CATCHBASINS AFTER BASE COURSE, AND EXISTING CATCHBASINS IDENTIFIED OUTSIDE OF CONSTRUCTION LIMIT. FILTER CLOTH IN STREET CURBS TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. FILTER CLOTH IN PAVED TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED AS NECESSARY, UNTIL SOIL AND CURBS ARE CONSTRUCTED.
 - CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAPS PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAPS(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
 - WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVING CONTRACTOR.
 - THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

- LEGEND:
- HEAVY DUTY SILT FENCE AS PER OPSPD-219.130
 - SNOW FENCE
 - STRAW BALE CHECK DAM AS PER OPSPD-219.180
 - ROCK CHECK DAM AS PER OPSPD-219.210
 - FILTER CLOTH PLACED UNDER EXISTING CB COVER
 - TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

CLIENT

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PROJECT NO:
OTT01 MAB 30298433

DRAWN BY: CC
PROJECT MGR: RM
SHEET TITLE: SEDIMENT - EROSION PLAN

CHECKED BY: RR
APPROVED BY: RR/RM

SHEET NUMBER: C-900
ISSUE: 1



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