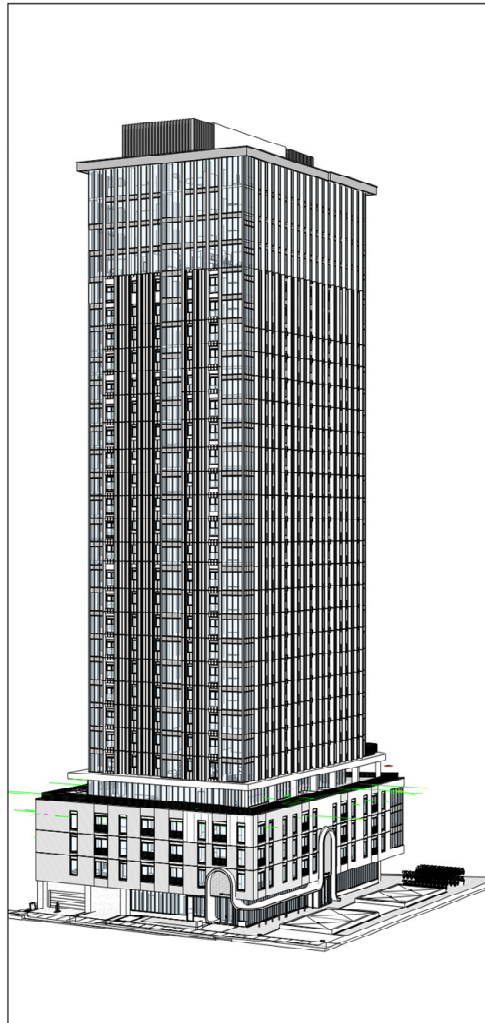


TIP GLADSTONE LIMITED PARTNERSHIP

**951 GLADSTONE AVENUE AND 145 LORETTA AVENUE  
NORTH, MIXED-USE AND RESIDENTIAL DEVELOPMENT,  
OTTAWA, ON**

**SERVICING REPORT**

JULY 30, 2025  
6<sup>TH</sup> SUBMISSION







# 951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH, MIXED-USE AND RESIDENTIAL DEVELOPMENT, OTTAWA, ON SERVICING REPORT

TRINITY DEVELOPMENT GROUP

SITE PLAN APPLICATION  
6TH SUBMISSION

PROJECT NO.: 20M-01441-00  
DATE: JULY 2025

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July 30, 2025

Oz Dewniak  
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TIP Gladstone Limited Partnership by its General Partner TIP Gladstone GP Inc.

Via:

CLV Group Developments Inc.  
485 Bank Street, Suite 200  
Ottawa, ON, K2P 1Z2

**Attention: Oz Dewniak**

Dear Sir:

**Subject:** 951 Gladstone Avenue And 145 Loretta Avenue North - Mixed-Use And Residential Development - Servicing Report

Please find attached our revised servicing report, including civil engineering design drawings, prepared for your review prior to submission.

Yours sincerely,

Winston Yang, P.Eng., PMP  
Lead Engineer – Technical Lead

WSP ref.: 20M-01441-00

---

# QUALITY MANAGEMENT

ISSUE/REVISION	REMARKS	DATE	PREPARED BY	PROJECT NUMBER
First issue	Issued for Site Plan Application	14-Apr-2021	Michael Flowers	20M-01441-00
Revision 1	Re-Issued for Site Plan Application	23-Dec-2021	Michael Flowers	20M-01441-00
Revision 2	Re-Issued for Site Plan Application	28-Sep-2022	Michael Flowers	20M-01441-00
Revision 3	Re-Issued for Site Plan Application	19-Apr-2024	Jared Delpellaro	20M-01441-00
Revision 4	Re-Issued for Site Plan Application	30-Aug-2024	Michael Flowers	20M-01441-00

Revision 5	Re-Issued for Site Plan Application	18-Nov-2024	Winston Yang	20M-01441-00
Revision 6	Re-Issued for POA/ZBA/SPA	30-July-2025	Winston Yang	20M-01441-00

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# SIGNATURES

PREPARED BY



---

Jared Delpellaro, E.I.T.  
Municipal Designer

REVIEWED BY



---

Winston Yang, P.Eng., PMP  
Lead Engineer



This report was prepared by WSP Canada Inc. for the account of TIP Gladstone Limited Partnership by its General Partner TIP Gladstone GP Inc., c/w CLV Group Developments Inc., in accordance with the professional services agreement. The disclosure of any information contained in this report is the sole responsibility of the intended recipient. The material in it reflects WSP Canada Inc.'s best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSP Canada Group Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. This limitations statement is considered part of this report.

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## **APPENDICES**

### **APPENDIX A –**



**PRE-APPLICATION CONSULTATION MEETING MINUTES**

**APPENDIX B –**  
**SERVICING STUDY GUIDELINES CHECKLIST**

**APPENDIX C –**  
**ASSESSMENT OF ADEQUACY OF PUBLIC SERVICES**

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**APPENDIX E –**  
**CIVIL DRAWINGS**

# 1 GENERAL

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## 1.1 EXECUTIVE SUMMARY

WSP Canada Inc. has been retained by TIP Gladstone Limited Partnership by its Hernal Partner TIP Gladstone GP Inc. c/o CLV Group Developments Inc. to provide Civil site plan control drawings and to prepare this servicing study report. The report is based on the pre-consultation between the consulting partners and the City of Ottawa on June 8, 2020, and includes references and servicing sizing as per the site Assessment of Adequacy of Public Services completed by DSEL Engineering Ltd. (November, 2019). This servicing report supports the application for Site Plan Control at 145 Loretta Avenue North and 951 Gladstone Avenue. The property is located within the City of Ottawa as shown in **Figure 1-1** as highlighted in red.

The subject property measures approximately 1.0 ha and is zoned General Industrial, (IG1 H(11)). The existing site which includes four (4) separate buildings and a surface parking lot will be developed for three (3) proposed high-rise buildings. The redevelopment includes multi-storey residential towers (34, 38, and 40 stories) above a common retail and office podium with a contemplated zoning of Mixed-Use Centre (MC). The redevelopment of the property will not involve removing the 3-storey Standard Bread Building located at the south-east corner of the property.

The existing property is proposed to be subdivided into three (3) parcels each containing one (1) Tower. Construction is being contemplated in two (2) stages with this servicing report detailing Phase 1 of the work. The master plan (build out of the full site) calculations have been estimated for the purpose of checking service requirements and capacities for the overall development. Phase 1 will be the construction of Tower A located in the northernmost parcel of the overall development site. The master plan will be the construction of Tower A, Tower C, and Tower B, the future overall development of the site. This report provides a detailed summary of information in accordance with the City of Ottawa Site Plan Control Guidelines for servicing studies and development applications. Specifically, this report includes a summary of Storm, Sanitary, and Water servicing. Tower A will consist of only residential space and will include 402 residential units. The future Tower B will consist of residential, office, and commercial space and will include 321 residential units, approximately 6,431 m<sup>2</sup> of office space, and 818 m<sup>2</sup> of commercial space. The future Tower C will consist of residential, office, and commercial space and will include 329 residential units, approximately 12,721 m<sup>2</sup> of office space, and 818 m<sup>2</sup> of commercial space.

This report was prepared utilizing servicing design criteria obtained from available sources, and outlines the design for water, sanitary wastewater, and stormwater facilities.

The format of this report matches that of the servicing study checklist found in Section 4 of the City of Ottawa's Servicing Study Guidelines for Development Applications.

The following municipal services are available within streets surrounding the proposed development as recorded from as-built drawings from City of Ottawa:

### **Loretta Avenue North:**

- Watermains
  - 203 mm diameter unlined cast iron watermain;
  - 406 mm diameter PVC watermain stub, north of Loretta and Gladstone intersection;
  - 1350 mm diameter concrete pressure watermain backbone pipe;
- Storm Sewer
  - 1350 mm diameter concrete storm sewer tributary to the Ottawa River, and out-letting approximately 1.5 km downstream;
- Sanitary Sewer
  - 1050 mm diameter concrete sanitary Mooney's Bay trunk sewer; and
  - 300 mm diameter concrete combined sewer.

### **Gladstone Avenue:**

- Watermains
  - 203 mm diameter PVC watermain, east of Loretta and Gladstone intersection;
  - 406 mm diameter PVC watermain, west of Loretta and Gladstone intersection;
- Storm Sewer
  - 1350 mm diameter concrete storm sewer tributary to the Ottawa River, and out-letting approximately 1.5 km downstream;
  - 375 mm diameter PVC storm sewer tributary to the Ottawa River, and out-letting approximately 1 km downstream;
- Sanitary Sewer
  - 1050mm diameter concrete Mooney's Bay sanitary sewer, east of Loretta and Gladstone intersection; and
  - 250 mm diameter PVC sanitary sewer west of Loretta and Gladstone intersection.

For the overall development of all parcels (master plan), it is proposed that:

- Four (5) watermain services be installed from Loretta Ave N and two (1) from Gladstone Avenue, all 200mm in diameter.
- Two (2) Sanitary sewer service be installed connecting to Loretta Ave N (For Tower A and Tower B) and one (1) to Gladstone Avenue (For Tower C), all 300mm in diameter.
- On-site stormwater management systems, employing surface storage and three (3) internal storm chambers will be provided to attenuate flow rates leaving the new podium and new building roof. Existing drainage patterns, previously established controlled flow rates, and storm sewers will be maintained. Refer to the stormwater management report for details. The final stormwater outlet locations are to have three (3) connections to Loretta Avenue North, all being 250mm in diameter.

---

## 1.2 DATE AND REVISION NUMBER

This version of the report is the sixth revision, dated July 30, 2025.

---

## 1.3 LOCATION MAP AND PLAN

The proposed master residential development plan includes Parcel 1 – Phase 1 Tower A, and Future Development Parcel 2 and 3 – Tower B and C located at 145 Loretta Avenue and 951 Gladstone Avenue, in the City of Ottawa at the location shown in **Figure 1-1** below.



**Figure 1-1 Site Location**

---

## 1.4 ADHERENCE TO ZONING AND RELATED REQUIREMENTS

The proposed property use will be in conformance with zoning and related requirements prior to approval and construction.

---

## 1.5 PRE-CONSULTATION MEETINGS

Pre-consultation correspondence from the City of Ottawa, along with the servicing guidelines checklist, is located in **Appendix A**.

---

## 1.6 HIGHER LEVELS STUDIES AND REPORTS

The following reports were utilized in the preparation of this report:

- DSEL Engineering Ltd. Assessment of Adequacy of Public Services (November, 2019)

The review for servicing has been undertaken in conformance with, and utilizing information from, the following documents:

- City of Ottawa Official Plan – Section 4 – Review of Development Applications
- Geotechnical and Reporting Guidelines for Development Applications in the City of Ottawa
- Ottawa Sewer Design Guidelines, Second Edition, Document SDG002, October 2012, City of Ottawa including:
  - Technical Bulletin ISDTB-2012-4 (20 June 2012)
  - Technical Bulletin ISDTB-2014-01 (05 February 2014)
  - Technical Bulletin PIEDTB-2016-01 (September 6, 2018)
  - Technical Bulletin ISDTB-2018-01 (21 March 2018)
  - Technical Bulletin ISDTB-2018-04 (27 June 2018)
- City of Ottawa Stormwater Management Policies
- City of Ottawa Design Guidelines – Water Distribution, July 2010 (WDG001), including:
  - Technical Bulletin ISDTB-2014-02 (May 27, 2014)
  - Technical Bulletin ISTB-2018-02 (21 March 2018)
- City of Ottawa Design Specifications
- Stormwater Management Planning and Design Manual, Ontario Ministry of the Environment and Climate Change, March 2003 (SMPDM).Ontario Building Code
- Fire Underwriters Survey, Water Supply for Public Fire Protection (FUS), 1999.
- Fire Underwriters Survey, Water Supply for Public Fire Protection (FUS), 2020.

For the reported studies above, the latest version of the documents as of the submission date (November, 2024) were used.

---

## 1.7 STATEMENT OF OBJECTIVES AND SERVICING CRITERIA

The objective of the site servicing is to meet the requirements for the proposed modification of the site while adhering to the stipulations of the applicable higher-level studies and City of Ottawa servicing design guidelines.

---

## 1.8 AVAILABLE EXISTING AND PROPOSED INFRASTRUCTURE

Sewer and watermain mapping collected from past studies and from the City of Ottawa (GeoOttawa Mapping) indicate that the following services exist across the property frontages within the adjacent municipal right-of-ways:

### Loretta Avenue North:

- Watermains
  - 203 mm diameter PVC watermain;
  - 406 mm diameter PVC watermain stub, north of Loretta and Gladstone intersection;
  - 1350 mm diameter concrete pressure watermain backbone pipe;

- Storm Sewer
  - 1350 mm diameter concrete storm sewer tributary to the Ottawa River, and out-letting approximately 1.5 km downstream;
- Sanitary Sewer
  - 1050 mm diameter concrete sanitary Mooney’s Bay trunk sewer; and
  - 300 mm diameter concrete combined sewer.

**Gladstone Avenue:**

- Watermains
  - 203 mm diameter PVC watermain, east of Loretta and Gladstone intersection;
  - 406 mm diameter PVC watermain, west of Loretta and Gladstone intersection;
- Storm Sewer
  - 1350 mm diameter concrete storm sewer tributary to the Ottawa River, and out-letting approximately 1.5 km downstream;
  - 375 mm diameter PVC storm sewer tributary to the Ottawa River, and out-letting approximately 1 km downstream;
- Sanitary Sewer
  - 1050mm diameter concrete Mooney’s Bay sanitary sewer, east of Loretta and Gladstone intersection; and
  - 250 mm diameter PVC sanitary sewer west of Loretta and Gladstone intersection.

## 1.9 ENVIRONMENTALLY SIGNIFICANT AREAS, WATERCOURSES AND MUNICIPAL DRAINS

The proposed development site is bordered by commercial and general industrial land uses to the north, south, and west, areas to the east include the LRT lands. Runoff from the existing site currently flows towards the nearest property line based on the survey information. Refer to the Stormwater Management Report under a separate cover for additional details. There are no known municipal drains on the property.

## 1.10 CONCEPT LEVEL MASTER GRADING PLAN

A detailed grading plan of the master plan for the final proposed construction has been developed and is included in the Civil drawing package, included in **Appendix E**, although parcels 2 and 3 are preliminary. The concept level master grading plan was developed to minimize directing emergency major storm runoff flows towards the LRT lands to the east and redirect flows towards Loretta Avenue North for the majority of the site area.

The master grading concept includes smooth transitions from the new work areas to existing grades with an emphasis made towards ensuring grades are below 5% slope for accessibility along walking areas. No changes will be made to grades at the development perimeter and tie-in locations within the Phase 1 area.

---

## 1.11 IMPACTS ON PRIVATE SERVICES

There are no existing domestic private services (septic system and well) located on the site. There are no neighbouring properties using private services.

---

## 1.12 DEVELOPMENT PHASING

Development phasing is expected for the current proposal. The proposed development is anticipated to be constructed in two (2) stages and will be split into three (3) parcels. The first phase will be the construction of Tower A located on the northernmost parcel. The second stage will be the future construction of Tower B and Tower C (master plan), which are located on the two (2) southern parcels. The stormwater management design of all three (3) Towers and parcels has been considered herein although Tower B and Tower C will be submitted under a separate Site Plan Control Application.

---

## 1.13 DRAWING REQUIREMENT

The Civil engineering plans submitted for site plan approval are in compliance with City requirements. Refer to the drawing package in **Appendix E** for details.



Below in **Table 2-1** are the estimates for the water demand of the existing buildings, based on the Water Supply Guidelines.

**Table 2-1: Water Demand of Existing Buildings**

	Demand (L/s)
Average Daily Demand	0.38 L/s
Maximum Day	0.56 L/s
Peak Hour	1.01 L/s

## 2.3 SYSTEM CONSTRAINTS AND BOUNDARY CONDITIONS

Boundary conditions have been provided by the City of Ottawa as part of the assessment of service adequacy study completed by DSEL Engineering Ltd. The details for the conditions are included in their report, which is included under **Appendix C**. Calculations for fire flow based on the Fire Underwriters Survey are included in **Appendix D. Table 2-2**, below, summarizes the anticipated water supply demand and boundary conditions based on the review and information provided from the City of Ottawa for the proposed development.

**Table 2-2: Water Demand and Boundary Conditions (Phase 1 and Phase 2)**

Design Parameter	Estimated Demand <sup>1</sup> (L/s)	Connection 1 Boundary Conditions Gladstone Avenue (m H <sub>2</sub> O / kPa)		Connection 2 Boundary Conditions Loretta Avenue North (m H <sub>2</sub> O / kPa)	
Average Daily Demand	6.22	47.57	466.7	47.32	464.20
Max Day + Fire Flow	13.73 + 88.33	41.57	407.80	40.22	394.60
Peak Hour	29.11	40.27	395.0	40.02	464.20
* Information originally prepared and calculated by DSEL Engineering Ltd. 1) Water demand calculation per Water Supply Guidelines. 2) Information adjusted based on Fire Underwriters Survey Calculation for Fire Flow					

## 2.4 CONFIRMATION OF ADEQUATE DOMESTIC SUPPLY AND PRESSURE

Water demands are based on Table 4.2 of the Ottawa Design Guidelines – Water Distribution. The development is considered as mixed-use residential and commercial consisting of retail space and office space. A water demand calculation was computed by DSEL Engineering Ltd. based on the distribution of the tenet space. Water fixture calculations were completed based on unit density while retail space was based on the Ottawa Design Guidelines for commercial usage. WSP confirmed the proposed space requirements for the buildings and the summary calculation sheet is included in **Appendix D. Table 2-3** below shows the proposed water demand calculated by DSEL for the Master Plan development.

**Table 2-3: Proposed Master Plan Water Demand (DSEL)**

	Proposed
Average Day	6.22 L/s
Maximum Day	13.73 L/s
Peak Hour	29.11 L/s

WSP completed calculations for Tower A, Tower B, and Tower C independently as well as the Master Plan development upon completion of the future overall site development. **Table 2-4** below show the summarized results calculated by WSP, which are detailed in **Appendix D**.

**Table 2-4: Proposed Phase 1 and the Master Plan Water Demand**

	Proposed Phase 1 (Tower A)	Proposed Master Plan (Total Development)
Average Day	2.08 L/s	6.16 L/s
Maximum Day	5.21 L/s	14.99 L/s
Peak Hour	11.46 L/s	32.75 L/s
Max Day + Fire Flow	5.21 + 83 L/s	14.99 + 133 L/s

The 2010 City of Ottawa Water Distribution Guidelines stated that the preferred practice for design of a new distribution system is to have a normal operating pressure range between 345 kPa (50 psi) and 552 kPa (80 psi) under maximum daily flow conditions. Other pressure criteria identified in 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      Maximum pressure at any point the distribution system shall not exceed 689 kPa (100 psi). In accordance with the Ontario Building/Plumbing Code, the maximum pressure should not exceed 552 kPa (80 psi). Pressure reduction controls may be required for buildings where it is not possible/feasible to maintain the system pressure below 552 kPa.

**Table 2-5** below includes additional Water Supply design criteria used to complete the water demand estimate.

**Table 2-5: Water Supply Design Criteria**

	Unit Rate
Residential 1 Bedroom Apartment	1.4 P/unit
Residential 2 Bedroom Apartment	2.1 P/unit
Residential 3 Bedroom Apartment	3.1 P/unit
Residential Average Daily Demand	280 L/cap/day
Residential Maximum Daily Demand	2.5 x Average Daily
Residential Maximum Hourly	2.2 x Max Daily
Commercial Space	28,000 L/Ha/day
Commercial Maximum Daily Demand	1.5 x Average Daily
Commercial Maximum Hourly	1.8 x Max Daily
Minimum Watermain Size	150 mm diameter
Minimum Depth of Cover	2.4 m

Water pressure at municipal connections check (peak hour):

(Min. HGL Connection A) – (Pavement Elevation) = 107.50m – 64.85m = 42.65m = 418.15 kPa

(Min. HGL Connection B&C) – (Pavement Elevation) = 107.50m – 67.50m = 40.00m = 392.17 kPa

Water pressure at building connections check (peak hour):

(Min. HGL Connection A) – (Finished Floor Elevation Building A) = 107.50m – 64.20m = 43.30m = 424.52 kPa

(Min. HGL Connection B&C) – (Finished Floor Elevation Building B&C) = 107.50m – 65.65m = 41.85m = 410.30 kPa

Water pressure at building connections check (average day):

(Max. HGL Connection A) – (Finished Floor Elevation Building A) = 114.80m – 64.20m = 50.60m = 496.09 kPa

(Max. HGL Connection B&C) – (Finished Floor Elevation Building B&C) = 114.80m – 65.65m = 49.15m = 481.87 kPa

Water pressure at building connections check (max day + fire flow):

(Max Day+FF Connection A) – (Finished Floor Elevation Building A) = 108.80m – 64.20m = 44.60m = 437.26 kPa

(Max Day+FF Connection B&C) – (Finished Floor Elevation Building B&C) = 107.70m – 65.65m = 42.05m = 412.26 kPa

The minimum water pressure inside the buildings at the connections is determined with the minimum HGL condition, resulting in a pressure of 410.30-424.52 kPa which is in exceedance of the minimum require of 276 kPa per the guidelines.

**Table 2-6 Summary of Water Pressure Under Min HGL Scenario**

Min HGL (Peak Hour)	
ID	Hydraulic Pressure (kPa)
At Building A FFE = 64.20m	424.52
At Building B&C FFE = 6m	410.30

---

## 2.5 CONFIRMATION OF ADEQUATE FIRE FLOW PROTECTION

The fire flow rate has been calculated using the Fire Underwriters Survey (FUS) method. This method takes into account the type of building construction, the building occupancy, the use of sprinklers, and the exposure distances to adjacent structures. Assuming non-combustible construction with a fully sprinklered system, the fire flow demand is 83 L/s for Building A and 133 L/s for Building B&C. The detailed FUS calculations have been included in **Appendix D** for reference.

There are two public fire hydrants located on Loretta Ave North and one public fire hydrants located on Gladstone Ave immediately in front of the proposed Building A, B and C Fire Department Connection (FDC). The hydrants are within 24m of Building A and B&C's FDC and can provide up to 95 L/s.

The proposed buildings will be sprinklered and fire suppression will be provided with the fire department Siamese connection within 45m of the existing municipal fire hydrant.

The boundary condition for Maximum Day and Fire Flow results in a pressure of 412.26-437.26 kPa at the ground floor level. In the guidelines, a minimum residual pressure of 140 kPa must be maintained in the distribution system for a fire flow and maximum day event. As a pressure of 412.26-437.26 kPa is achieved, the fire flow requirements is exceeded.

**Table 2-7 Summary of the Residual Pressure Under Max Day + Fire Flow Scenario**

Max day + Fire Flow	
ID	Hydraulic Pressure (kPa)
At Building A FFE = 64.20m	437.26
At Building B&C FFE = 65.65m	412.26

---

## 2.6 CHECK FOR HIGH PRESSURE

The maximum water pressure inside the buildings at the connections is determined with the maximum HGL condition, resulting in a pressure of 481.87 – 496.09 kPa which is less than the max 552 kPa threshold per the guidelines. Based on this result there is no concern of high pressure, and pressure control is not required for the buildings.

**Table 2-8 Summary of Water Pressure Under Max HGL Scenario**

Max HGL (Average Day)	
ID	Hydraulic Pressure (kPa)
At Building A FFE = 64.20m	496.09
At Building B&C FFE = 65.65m	481.87

---

## 2.7 CAPABILITY OF MAJOR INFRASTRUCTURE TO SUPPLY SUFFICIENT WATER

The current infrastructure is capable of meeting the domestic demand based on City requirements and fire demand as determined by FUS requirements for the proposed mixed-use residential and commercial buildings.

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## 2.8 DESCRIPTION OF PROPOSED WATER DISTRIBUTION NETWORK

The proposed development will be serviced via a minimum of two (2) water service connections to each tower with a diameter of 150mm. Tower A and future Tower B will be serviced by two (2) service connections each, connected to the existing 203mm watermain within Loretta Avenue North. The future Tower C will be serviced by two (2) service connections to the 203mm watermain located within Gladstone Avenue. As the water demand exceeds 50 m<sup>3</sup>/day, services will be looped internally in the building's footprint (within the parking garage) to allow for redundancy in case of interruption of service to either service.

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## 2.9 OFF-SITE REQUIREMENTS AND HYDRANTS

No off-site improvements to watermains, feeder mains, pumping stations, or other water infrastructure are required to maintain existing conditions and service the adjacent buildings, other than the connection of the new private watermain to the City watermain in the south and west frontage of the site.

A review of hydrant spacing and coverage was based on existing hydrant locations. Refer to Figure SK 1-1 in **Appendix D** for more details on hydrant coverage and locations. As existing hydrants will be maintained for the proposed development there will be adequate coverage for the property.

## 3 WASTEWATER SERVICING

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### 3.1 DESIGN CRITERIA

In accordance with the City of Ottawa's Sewer Design Guidelines, the following design criteria have been utilized in order to predict wastewater flows generated by the subject site and complete the sewer design;

• Minimum Velocity	0.6 m/s
• Maximum Velocity	3.0 m/s
• Manning Roughness Coefficient	0.013
• Average sanitary flow for residential use	280 L/cap/day
• Average sanitary flow for commercial use	28,000 L/Ha/day
• Commercial/Institutional Peaking Factor	1.5
• Infiltration Allowance (Total)	0.33 L/s/Ha
• Minimum Sewer Slopes – 200 mm diameter	0.32%

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### 3.2 CONSISTENCY WITH MASTER SERVICING STUDY

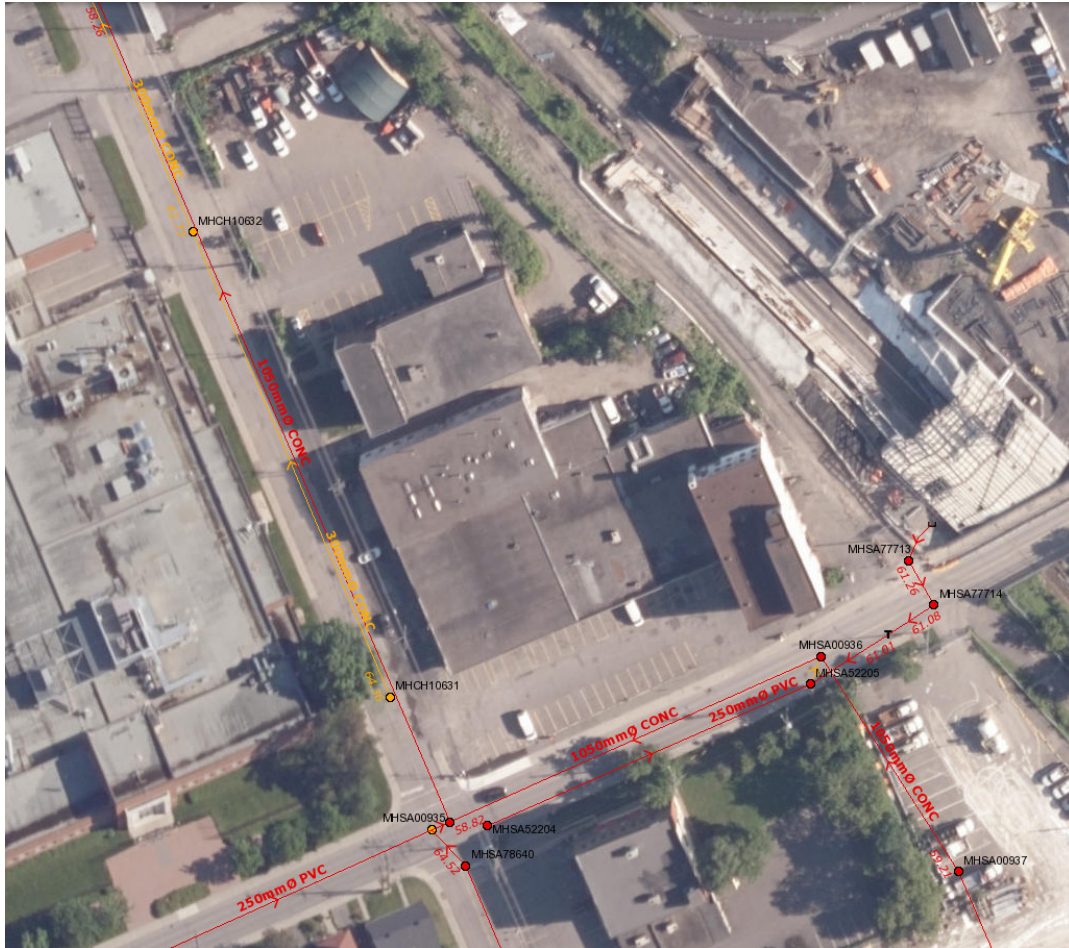
For the proposed development, there will be three (3) new sanitary service connections, one (1) to each tower on each of the three (3) parcels. Tower A and the future Tower B sanitary service connections will connect to the existing 1050mm diameter concrete municipal sewer on Loretta Avenue north via 300mm services. The future Tower C sanitary service connection will connect to the existing 1050mm diameter concrete municipal sewer on Gladstone Avenue via a 300mm service. Tower A will be constructed as part of the phase 1 works and the remaining Tower B and Tower C will be constructed in the future (Master Plan). The Ottawa Sewer Design Guidelines provide estimates of sewage flows based on residential, commercial, and office development. Proposed sanitary peak wet weather flows from the three (3) towers were calculated to be 11.61 L/s, 8.14 L/s, and 8.93 L/s for Tower A, Tower B, and Tower C, respectively. Sanitary flow calculations are included in **Appendix D**.

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### 3.3 EXISTING WASTEWATER SERVICES

The subject site lies within Mooney's Bay Collector Sewer catchment area. There is an existing 1050 mm diameter Mooney's Bay Collector Trunk sanitary sewer within Loretta Avenue and Gladstone Avenue and 250 mm diameter sanitary sewer within Gladstone Avenue. **Figure 3-1** illustrates the locations and pipe size of existing sanitary sewer.

It is to be noted that an existing separate combined sewer is located along Loretta Avenue North. The combined sewer will not be considered for use as a servicing outlet.



**Figure 3-1 Existing Sanitary Sewer Services**

The summary of the estimated wastewater flows for the existing development are summarized in **Table 3-1** below.

**Table 3-1: Existing Estimated Wastewater Flows**

	Existing
Average Dry Weather Flow	0.75 L/s
Peak Dry Weather Flow	1.13 L/s
Peak Wet Weather Flow	1.46 L/s

The existing building is comprised primarily of commercial space and is estimated to have a peak wastewater flow of 1.46 L/s.

### 3.4 REVIEW OF SOIL CONDITIONS

A hydrogeological study completed in 2024 by Pinchen Engineering for the site determined that groundwater sources would lead to higher extraneous flow in soils during construction and in the post-construction condition. The groundwater at this site has been found to be contaminated as per the study with Table 1 and 2 exceedances in accordance with the City’s Sewer Use By-law 2003-514. Any groundwater material discharged from an onsite groundwater remediation system is required to be directed to the sanitary sewer system as per the Sewer Use By-law. Dewatering is to account for 315 m<sup>3</sup>/day (3.64 l/s) based on the estimate with a 100% contingency.

### 3.5 VERIFICATION OF AVAILABLE CAPACITY IN DOWNSTREAM SEWER

For the proposed development, the capacity of the downstream 1050 mm diameter sewer on Gladstone Avenue was reviewed. The City was contacted by DSEL Engineering Ltd. during the original System Adequacy review in order to confirm available capacity and resulting HGL within the existing 1050 mm sanitary trunk sewer. The 1050 mm trunk sewer was found to have sufficient capacity to accommodate the increase in wastewater flow from the proposed development. Anticipated connections to the existing trunk sewer are to be a minimum of 0.30 m above the receiving sewer’s HGL, or anticipated wastewater flow from the contemplated development shall be pumped.

The City of Ottawa conducted a Hydraulic Grade Line (HGL) analysis of the sanitary sewers surrounding the site. **Table 3-2** below, summarizes the results provided by the City at three (3) maintenance structures.

**Table 3-2: Summary of Estimated Contemplated Peak Wastewater Flow**

Maintenance Structure *	Location	HGL (m)		
		6 hr SCS	3 hr Chicago	Hurricane Frances (scaled)
MHSA00934	Northwest Corner	59.5	59.1	58.9
MHSA00935	Southwest Corner	60.1	59.6	59.4
MHSA00936	Southeast Corner	60.3	59.8	59.6

\*Maintenance structure ID’s based on GeoOttawa

The proposed site sanitary sewer outlet is set higher than the calculated HGL at maximum level to ensure that no backwater effects will negatively impact the site and to prevent basement (parking garage) flooding in the event of an overflow in the municipal sewer. The summary of calculated flows for each tower based on the domestic demand is summarized in **Table 3-3**.

**Table 3-3: Summary of Estimated Contemplated Peak Wastewater Flow**

	Tower A	Tower B	Tower C	Total
Average Dry Weather Flow (L/s)	2.08 + 3.64 <sup>1</sup>	2.05	2.03	6.16 + 3.64 <sup>1</sup>
Peak Dry Weather Flow (L/s)	6.94 + 3.64 <sup>1</sup>	6.51	6.43	19.88 + 3.64 <sup>1</sup>
Peak Wet Weather Flow (L/s)	7.01+ 3.64 <sup>1</sup>	6.77	6.68	20.46 + 3.64 <sup>1</sup>

<sup>1</sup> - Groundwater Dewatering for Tower A (Phase 1) at 100%

The anticipated peak wet weather flow of 20.46 L/s is a 19.00 L/s increase from the existing condition plus an additional 3.64 for groundwater dewatering to the sanitary sewer for Phase 1. Based on the review of capacities it is verified in Phase 1 that the receiving sewer has capacity to accept the proposed development flows.

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### 3.6 SPECIAL CONSIDERATIONS

There are no previously identified environmental constraints that impact the sanitary servicing design in order to preserve the physical condition of watercourses, vegetation, or soil cover, or to manage water quantity or quality. A sanitary sewer monitoring maintenance hole will be installed at the property line (on the private side of the property) as per City of Ottawa Sewer-Use By-Law 2003-514 (14) (2)(3). Monitoring Devices at the site will have a commercial component with the residential development.

The proposed development will have no impact on existing pumping stations and will not require new pumping facilities. No pumping stations are required for this site, except as required internally for the plumbing design to service the lower area of the building (Parking Garage Area).

No force-mains are required specifically for this development.

## 4 STORMWATER MANAGEMENT

### 4.1 EXISTING STORMWATER SERVICES

Stormwater runoff from the property is tributary to the City of Ottawa sewer system and is located within the Ottawa Central sub-watershed. Flows that influence the watershed in which the subject property is located are further reviewed by the principal authority. The subject property is located within the Ottawa River watershed and is therefore subject to review by the Rideau Valley Conservation Authority (RVCA).

An existing 1350 mm diameter Mooney's Bay Collector Storm Sewer Trunk runs along Loretta Avenue and Gladstone Avenue east of Loretta and Gladstone intersection. Additionally, 375 mm diameter PVC storm sewer runs along Gladstone Avenue. **Figure 4-1** below illustrates the locations and size of existing storm sewer.



**Figure 4-1 Existing Storm Sewer Services**

It is anticipated that the existing development contains no stormwater management controls for flow attenuation. The estimated pre-development peak flows have been reviewed in the Stormwater Management under a separate cover.

It is to be noted that an existing separate combined sewer is located along Loretta Avenue North. The sewer will not be considered for use as a servicing outlet.

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## 4.2 POST-DEVELOPMENT STORMWATER MANAGEMENT TARGET

City of Ottawa Standards and pre-consultation were used to determine stormwater management requirements, where the development is required to:

- Meet an allowable release rate based on the lesser of either the existing calculated Rational Method Coefficient of 0.50, employing the City of Ottawa IDF parameters for a 2-year storm with a time of concentration equal to or greater than 10 minutes;
- Attenuate all storms up to and including the City of Ottawa 100-year design event on site; and
- Quality control will be completed based on coordination with the RVCA; correspondence with the RVCA is included in **Appendix A**.

Based on the above, the allowable release rate for the development is to be below the pre-development levels. The initial system adequacy assessment and pre-consultation comments from the City of Ottawa are summarized in the DSEL Engineering Ltd. report as found in **Appendix C**.

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## 4.3 WATER QUANTITY CONTROL OBJECTIVE

Refer to the Stormwater Management Report under a separate cover for the water quantity objective for the site.

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## 4.4 WATER QUALITY CONTROL OBJECTIVE

For Phase 1, building roof, landscape, pathways, and amenity areas will generally be free of typical oil and sediment generating activities. As such, runoff generated from the site can be considered clean. Therefore, quality control is not required for Phase 1.

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## 4.5 DESIGN CRITERIA

The stormwater system was designed following the principles of dual drainage, making accommodations for both major and minor flow.

Some of the key criteria include the following:

- |                                 |  |
|---------------------------------|--|
| • Design Storm (minor system)   | 1:2 year return (Ottawa)                               |
| • Rational Method Sewer Sizing  |  |
| • Initial Time of Concentration | 10 minutes   |
| • Runoff Coefficients           |  |
| Landscape Areas                 | C = 0.25   |
| Asphalt/Concrete                | C = 0.90   |
| Traditional Roof                | C = 0.90   |
| • Pipe Velocities               | 0.80 m/s to 6.0 m/s                                    |
| • Minimum Pipe Size             | 250 mm diameter<br>(200 mm CB Leads and service pipes) |

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## 4.6 PROPOSED MINOR AND MAJOR SYSTEM

The detailed design for this site will maintain the existing storm sewer network to Loretta Avenue North to the west of the development site and Gladstone Avenue to the south of the development site.

For the development, the drainage system consists of a series of manholes, catchbasins, and storm sewers leading to the outlet manhole at the west side of the site. All drainage areas on the site are collected in the site piped drainage system. Given that the site will be completely redeveloped all site flows and generated runoff for the minor system will be collected via on-site sewer piping directly into the building systems from roofs and parking garage surface drainage features. The areas located outside the property line will continue to drain to the respective locations off-site.

It is also customary for larger buildings to be provided with piped storm services for roof drainage. There are no downspouts proposed. Separate outlet pipes are provided for foundation drains and roof drains, and therefore roof drainage will not negatively impact the foundation. The storm services are connected to the storm sewer downstream of the controlled flow point, ensuring an unobstructed flow for these areas. Three (3) on-site retention tanks, one (1) for each Tower/parcel, are to be located within the parking garages of each building. The retention tanks are to be sized to capture both the minor and major stormwater flows of 78m<sup>3</sup>, 107m<sup>3</sup>, and 153m<sup>3</sup> in Tower A, Tower B, and Tower C, respectively. Each of the tank systems will be fitted with an orifice plate to control flow to pre-development release rates to reduce any adverse impacts to the existing storm sewer. The system will also be placed above the 100yr HGL of the received storm sewer to ensure no backwater impacts will impede the drainage system.

Using the above noted criteria, the existing on-site storm sewers were sized accordingly. A detailed storm capacity for the associated post development conditions is included in the stormwater management report under a separate cover.

It's noted that the foundation drain will be picked up by the building weeping tile system and directed to the internal building foundation drain pit. These foundation runoffs will ultimately be pumped to the municipal sewer. Refer to mechanical drawings for detail pumping system.

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## 4.7 STORMWATER MANAGEMENT

Refer to the Stormwater Management report under a separate cover for details.

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## 4.8 PRE AND POST-DEVELOPMENT PEAK FLOW RATES

Pre and post-development peak flow rates for the impacted areas of the site are summarized in **Table 4-1 to Table 4-3** below:

**Table 4-1: Overall Site Pre-Development Peak Flow Rates**

	Peak Flow (L/s)
2-year Storm Event	100
5-year Storm Event	140
100-year Storm Event	270

**Table 4-2: Post-Development Peak Flow Rates**

	Tower A Peak Flow (L/s)	Tower B Peak Flow (L/s)	Tower C Peak Flow (L/s)	Total Peak Flow (L/s)
2-year Storm Event	40	60	90	190
5-year Storm Event	60	90	120	270
100-year Storm Event	110	160	270	490

By providing quantity control with the proposed system the following post-development release rates will be anticipated for the minor and major storms.

**Table 4-3: Controlled Post-Development Flows (Proposed)**

	Tower A		Tower B		Tower C		Overall Final Site (Master Plan)	
	Peak Flow (L/s)	Storage Utilized (m <sup>3</sup> )	Peak Flow (L/s)	Storage Utilized (m <sup>3</sup> )	Peak Flow (L/s)	Storage Utilized (m <sup>3</sup> )	Peak Flow (L/s)	Storage Utilized (m <sup>3</sup> )
2-year Storm Event	11	28	19	36	25	55	55	119
5-year Storm Event	13	40	24	54	30	80	67	174
100-year Storm Event	19	78	36	107	43	153	98	338

Additional details are provided in the Stormwater Management Report under a separate cover.

## 4.9 QUALITY CONTROL

Refer to the Stormwater Management report under a separate cover for details.

## 4.10 DIVERSION OF DRAINAGE CATCHMENT AREAS

There will be no diversion of existing drainage catchment areas arising from the proposed work described in this report.

## 4.11 IMPACTS TO RECEIVING WATERCOURSES

No significant negative impact is anticipated to downstream receiving watercourses due to proposed quantity and quality control measures, the separation of the site from the eventual receiving watercourse as a result of discharge through City owned sewers, and the planned stormwater management retention systems on site.

## 5 SEDIMENT AND EROSION CONTROL

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### 5.1 GENERAL

During construction, existing storm sewer system can be exposed to sediment loadings. A number of construction techniques designed to reduce unnecessary construction sediment loadings will be used including;

- Filter cloths will remain on open surface structures such as manholes and catchbasins until these structures are commissioned and put into use;
- Installation of silt fence, where applicable, around the perimeter of the proposed work area.

During construction of the services, any trench dewatering using pumps will be fitted with a “filter sock.” Thus, any pumped groundwater will be filtered prior to release to the existing surface runoff. The contractor will inspect and maintain the filter sock as needed including sediment removal and disposal.

All catchbasins, and to a lesser degree, manholes, convey surface water to sewers. Consequently, until the surrounding surface has been completed, these structures will be covered to prevent sediment from entering the minor storm sewer system. These measures will stay in place and be maintained during construction and build-out until it is appropriate to remove them.

During construction of any development, both imported and native soils are placed in stockpiles. Mitigative measures and proper management to prevent these materials from entering the sewer system are needed.

During construction of the deeper water mains and sewers, imported granular bedding materials are temporarily stockpiled on site. These materials are however quickly used up and generally placed before any catchbasins are installed.

## 6 APPROVAL AND PERMIT REQUIREMENTS

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### 6.1 GENERAL

The proposed development is subject to site plan approval and building permit approval.

No approvals related to municipal drains are required.

No permits or approvals are anticipated to be required from the Ontario Ministry of Transportation, National Capital Commission, Parks Canada, Public Works and Government Services Canada, or any other provincial or federal regulatory agency.

## 7 CONCLUSION CHECKLIST

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### 7.1 CONCLUSIONS AND RECOMMENDATIONS

It is concluded that the proposed development can meet all provided servicing constraints and associated requirements. It is recommended that this report be submitted to the City of Ottawa in support of the application for site plan approval. The Servicing Study Guidelines Checklist is included in **Appendix B**.

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### 7.2 COMMENTS RECEIVED FROM REVIEW AGENCIES

Comments received from the 1<sup>st</sup> through 5<sup>th</sup> submission have been reviewed and revisions to the report and drawings have been incorporated.



**APPENDIX A –  
PRE-APPLICATION CONSULTATION  
MEETING MINUTES**



## **Formal Pre-application Consultation Meeting Minutes**

Address: 951 Gladstone Avenue & 145 Loretta Avenue North  
Formal Pre-consultation File No.: PC2020-0113 (Site Plan Control)

Date: Monday June 8, 2020, 11:00am to noon

Location: Videoconference – Teams

City Contact: Ann O'Connor

### **City of Ottawa Invitees:**

Ann O'Connor – Planner, Development Review, PIED - [ann.oconnor@ottawa.ca](mailto:ann.oconnor@ottawa.ca)

Mark Fraser – Infrastructure Project Manager, PIED – [mark.fraser@ottawa.ca](mailto:mark.fraser@ottawa.ca)

Wally Dubyk – Transportation Project Manager, PIED – [wally.dubyk@ottawa.ca](mailto:wally.dubyk@ottawa.ca)

Randolph Wang – Urban Designer, ROWHUD – [Randolph.wang@ottawa.ca](mailto:Randolph.wang@ottawa.ca)

MacKenzie Kimm – Heritage Program Manager, ROWHUD – [lesley.collins@ottawa.ca](mailto:lesley.collins@ottawa.ca)

### **Community Association Representative:**

Linda Hoad – Hintonburg Community Association – [linda.hoad@teksavvy.com](mailto:linda.hoad@teksavvy.com)

### **Applicant Team:**

Jenn Morrison – CLV (Owner) – [jennifer.morrison@clvgroup.com](mailto:jennifer.morrison@clvgroup.com)

Oz Drewniak – CLV (Owner) – [oz.drewniak@clvgroup.com](mailto:oz.drewniak@clvgroup.com)

Maria J. Martinez – PBC Group (Owner) – [mmartinez@pbcgroup.ca](mailto:mmartinez@pbcgroup.ca)

Aaron Cameron – Trinity Group (Project Manager) – [acameron@trinity-group.com](mailto:acameron@trinity-group.com)

Paul Black – Planner, Fotenn (Planning) – [black@fotenn.com](mailto:black@fotenn.com)

Scott Alain – Planner, Fotenn (Planning) – [alain@fotenn.com](mailto:alain@fotenn.com)

Barry Hobin – Architect (Hobin Architects) – [bjhobin@hobinarc.com](mailto:bjhobin@hobinarc.com)

Todd Duckworth – Architect (Hobin Architects) – [tduckworth@hobinarc.com](mailto:tduckworth@hobinarc.com)

Jafferjee Ishaque – WSP (Civil Engineer) – [guy.somers@wsp.com](mailto:guy.somers@wsp.com)

Michael Jans – WSP (Civil Engineer) – [michael.jans@wsp.com](mailto:michael.jans@wsp.com)

Ben Worth – WSP (Civil Engineer) – [ben.worth@wsp.com](mailto:ben.worth@wsp.com)

### **Introductions and Acknowledgements**

- Round table introductions
- Acknowledgement that Linda Hoad is in attendance representing the Hintonburg Community Association and has signed an NDA.

### **Overview of Proposal (applicant team)**

- Jenn Morrison and Oz Drewniak confirm that CLV and PBC have purchased the property from Trinity
  - Trinity will remain on the file as consultants
  - CLV and PBC are excited to be involved in the project
- Paul Black provides an overview of the status of the associated Official Plan Amendment and Zoning By-law Amendment applications

- The team is working through the noise issues with the Canadian Bank Note building.
  - Proposal is to be a Mixed-Use Centre in parking Area Z
  - The Site Plan Control process will implement and refine the previous designs.
- Todd and Barry provide an overview of the design of the Site Plan proposal

## **Preliminary Comments from the City**

### ***Planning Comments (Ann O'Connor)***

- Based on the current proposal and policy context, the following applications and processes will apply:
  - Site Plan Control, New, Complex, Non-Rural application (potentially multiple, depending on the phasing / timing for construction of the entire site)
  - Formal Review at the Urban Design Review Panel (UDRP) during the application process is recommended.
- The associated Official Plan and Zoning By-law amendments are on-going and are to be followed through the Site Plan Control submission. Depending on the timing of the Site Plan Control submission, please provide an update on progress on the outstanding items for the associated applications.
- A Planning Rationale should address the policy context, including the proposed new policy designations, the Draft Gladstone Station District Secondary Plan, and all applicable urban design guidelines.
- The submission should also address the proposed phasing for the development.

### ***Infrastructure Comments (Mark Fraser)***

- An application to consolidate the parcels of land will be required otherwise the proposed stormwater works will be servicing more than one parcel of land and thus does not meet the exemption set out in O.Reg. 525/98. This would mean an ECA would be required regardless of who owns the parcels.
- Concerns about roadway drainage spilling into the underground parking garage. Please make sure that the entrances to the underground garage is 0.30m higher than the spill point on the street. Entrance should not be located within a sag (low point) in the road.
- A deep excavation and dewatering operations have the potential to cause damages to the neighboring adjacent buildings/ City infrastructure. Document that construction activities (excavation, dewatering, vibrations associated with

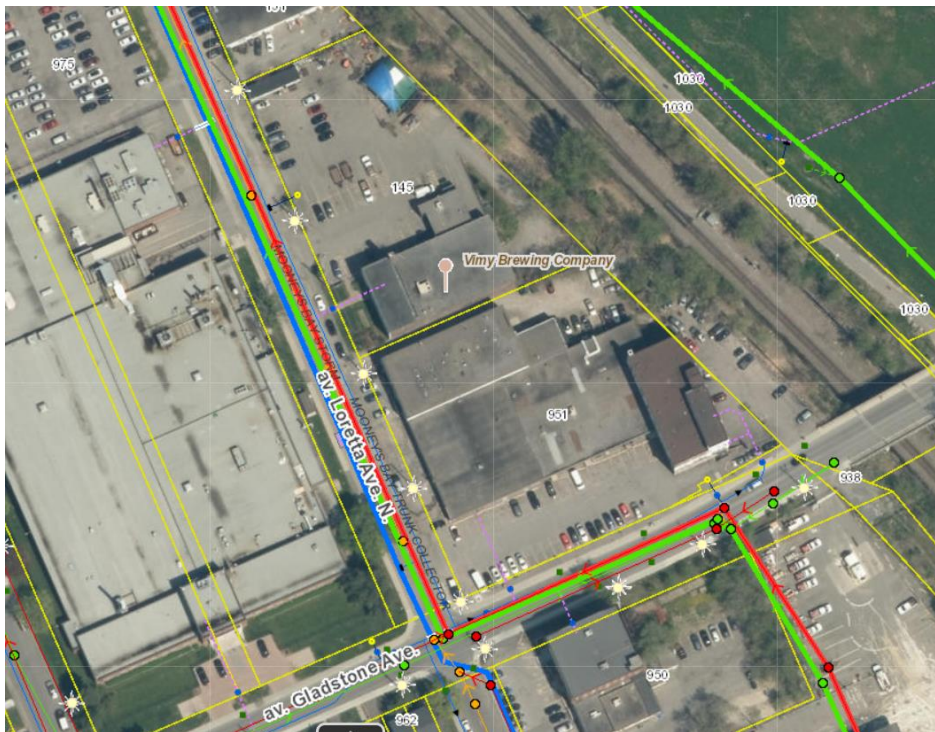
construction, etc.) will not have an impact on any adjacent buildings and infrastructure.

- The developer shall be aware that the City is planning on reconstructing Loretta Ave. N. in 2021 (road, sewer and water). As the development is planned to occur during the same time-period as the City project, works will need to be coordinated. The Owner may encounter potential restrictions and delays associated with the development of the lands, which will be reasonably mitigated through coordination of construction activities, as required. The developer shall contact and consult with Marc Tremblay (ext. 14391), City of Ottawa Project Manager Infrastructure Services, as early as possible to obtain design drawings and to coordinate the planned works, ensuring the projects will function together.
- A Record of Site Condition (RSC) in accordance with O.Reg. 153/04 will be required to be filed and acknowledged by the Ministry prior to issuance of a building permit due to a change in property use from industrial to residential.
- A 1372mm dia. backbone watermain and Trunk Sewers are located within Loretta Ave. N and Gladstone Ave. Please note that in order to ensure the integrity of the nearby watermain and sewers during construction the applicant will be required to develop a Vibration Monitoring Program. A Vibration Monitoring Specialist Engineer shall undertake vibration monitoring, develop a vibration monitoring plan, and prepare a protection plan, an emergency response plan, ensure conformance and shall issue certificates of conformance. The Vibration Monitoring Specialist Engineer shall be a licensed engineer in the Province of Ontario with a minimum of five years of experience in the field of Vibration Monitoring. Vibration monitors are to be placed directly on the watermain. The Maximum Peak Particle Velocities are to be in accordance with Table 1 of the City of Ottawa Specification F-1201.

**General:**

- It is the sole responsibility of the consultant to investigate the location of existing underground utilities in the proposed servicing area to avoid any conflict with utilities. The location of existing utilities and services shall be documented on an Existing Conditions Plan.
- All underground and above ground building footprints and permanent walls need to be shown on the plans to confirm that any permanent structure does not extend either above or below into the existing property lines and sight triangles and/or future road widening protection limits.
- Please note that the proposed servicing design and site works shall be in accordance with the following documents:
  - Ottawa Sewer Design Guidelines (October 2012)
  - Technical Bulletin PIEDTB-2016-01
  - Technical Bulletins ISTB-2018-01, ISTB-2018-02 and ISTB-2018-03.

- Ottawa Design Guidelines - Water Distribution (2010)
- Design Guidelines for Sewage Works, MECP, 2008
- Stormwater Planning and Design Manual, MECP, March 2003
- Geotechnical Investigation and Reporting Guidelines for Development Applications in the City of Ottawa (2007)
- City of Ottawa Slope Stability Guidelines for Development Applications (revised 2012)
- City of Ottawa Environmental Noise Control Guidelines (January 2016)
- City of Ottawa Accessibility Design Standards (November 2015) (City recommends development be in accordance with these standards on private property)
- Ottawa Standard Tender Documents (latest version)
- Ontario Provincial Standards for Roads & Public Works (2013)
- Record drawings and utility plans are also available for purchase from the City (Contact the City's Information Centre by email at [InformationCentre@ottawa.ca](mailto:InformationCentre@ottawa.ca) or by phone at (613) 580-424 x.44455). Include copies in the Appendix of the report as supporting documentation.



**Disclaimer:**  
*The City of Ottawa does not guarantee the accuracy or completeness of the data and information contained on the above image(s) and does not assume any responsibility or liability with respect to any damage or loss arising from the use or interpretation of the image(s) provided. This image is for schematic purposes only.*

**Stormwater Management Criteria (Quantity and Quality Control) and Information:**

- Refer to the Assessment of Adequacy of Public Services report prepared by DSEL dated August 2019-REV.2 in support of the OPA and ZBLA applications for servicing and SWM requirements.
- Water Quantity Control: Control post-development runoff, up to and including the 100-year storm event, to a 2-year pre-development level. The pre-development runoff coefficient will need to be determined using the smaller of a runoff coefficient of  $C=0.5$  or the actual existing site runoff coefficient. The time of concentration used to determine the pre-development condition will be the larger of 10min. or the calculated time of concentration. [Tc should not be less than 10 min. since IDF curves become unrealistic at less than 10 min; Tc of 10 minutes shall be used for all post-development calculations].
- Any storm events greater than the calculated 2-year allowable release rate, up to and including the 100-year storm event, shall be detained on-site by appropriate SWM measures to avoid impact on the downstream sewer system.
- Water Quality Control: An enhanced quality level of protection (80% TSS Removal) is required to be achieved for this development. Please consult with the local conservation authority (RVCA) regarding water quality criteria and requirements prior to submission of an application. It is consultant's responsibility to check with the RVCA for quality control issues and include this information in the SWM report.
- Compare pre-development flows to post-developments flows in the SWM report.
- The receiving storm sewer system is uncontrolled therefore subject to surcharge (HGL will be elevated for events greater than the 2-year). The impact from the receiving system HGL will need to be considered if proposing underground storage The SWM solution will need to be designed accordingly. The storm connection will need to be above the receiving sewer HGL.
- If rooftop control and storage is considered as part of the SWM solution sufficient details (Cl. 8.3.8.4) shall be discussed and documented in the report and on the plans. A roof drainage plan and detailed roof drain summary table with supporting drain manufacturer information will be required. The roof drainage plan will need to document roof drain type, flow rates, emergency scupper locations and spill over elevations and ponding areas.
- Please note that the HGL within the receiving sewer system will need to be assessed if underground storage (cistern) is proposed as part of the stormwater management solution to ensure the system does not become surcharged and thereby ineffective do to a loss in available storage.
- Underground Storage: Underground storage volumes are to be based on 50% peak flow rates or use dynamic compute model. The Modified Rational Method

for storage computation in the Sewer Design Guidelines was originally intended to be used for above ground storage (i.e. parking lot) where the change in head over the orifice varied from 1.5 m to 1.2 m (assuming a 1.2 m deep CB and a max ponding depth of 0.3 m). This change in head was small and hence the release rate fluctuated little, therefore there was no need to use an average release rate.

- When underground storage is used, the release rate fluctuates from a maximum peak flow based on maximum head down to a release rate of zero. This difference is large and has a significant impact on storage requirements. We therefore require that an average release rate equal to 50% of the peak allowable rate shall be applied to estimate the required volume. Alternatively, the consultant may choose to use a submersible pump in the design to ensure a constant release rate.
- In the event that there is a disagreement from the designer regarding the required storage, The City will require that the designer demonstrate their rationale utilizing dynamic modelling, that will then be reviewed by City modellers in the Water Resources Group.
- Note that the above will be added to upcoming revised Sewer Design Guidelines to account for underground storage, which is now widely used.
- If a storage tank (internal cistern) is considered as part of the SWM solution sufficient details and system information will need to be provided. A detailed cross-section of such system (provided from the mechanical engineer and shown on the plans) with sufficient details and information (HWLs, release rate, volume, location, size (dimensions), control device, emergency flow outlet and backflow protection, etc.) will need to be provided. An appropriate emergency overflow location will need to be determined and documented. Backup power supply necessary if pump controlled. Details regarding the proposed on-site stormwater management system are to be provided for review.
- Please include a Pre-Development Drainage Area Plan to define the pre-development drainage areas/patterns. Existing drainage patterns shall be maintained and discussed as part of the proposed SWM solution. Runoff shall not be directed toward to adjacent LRT corridor.

#### **Storm Sewer:**

- Existing 1350mm storm trunk sewer within Loretta Ave. N. and Gladstone Ave. and a 375mm dia. storm sewer within Gladstone Ave. draining to the Ottawa River.
- A storm sewer monitoring maintenance hole is required to be installed at the property line (on the private side of the property) as per City of Ottawa Sewer-

Use By-Law 2003-514 (14) (2)(3) Monitoring Devices as the site will have a commercial component with the residential development.

- As-built drawings of the existing services within the vicinity of the site are available and Loretta Ave. N. road, sewer and watermain reconstruction plans are to be obtained from Infrastructure Services and reviewed in order to determine proper servicing and SWM plan for the subject site.
- Foundation drainage system details are to be discussed in the report and document how the system will be integrated into the servicing design. Please note that foundation drain is to be independently connected to sewermain unless being pumped with appropriate back up power, sufficient sized pump and back flow prevention.

**Sanitary Sewer:**

- The subject site is located within the Mooney's Bay Trunk Collector Sewer area.
- Existing 1050mm Mooney's Bay sanitary trunk collector sewer within Loretta Ave. N. and Gladstone Ave and 250mm dia. sanitary sewer within Gladstone Ave.
- An analysis and demonstration that there is sufficient/adequate residual capacity to accommodate any increase in wastewater flows in the receiving and downstream wastewater system is required to be provided. It is suggested to calculate the total peak wastewater demand for the proposed development and send it to the City as soon as possible in advance of a submission of an application, as an initial step to determine whether or not there is sufficient capacity in the city system to accommodate the proposed wastewater flow. Please note that it takes approx. 10 business days to get a response back from the internal circulation.
- The groundwater at this site has been found to be contaminated. Any groundwater material discharged from an onsite groundwater remediation system is required to be directed to the sanitary sewer system as per the Sewer Use By-law.
- The sanitary sewer criteria shall reflect the new Technical Bulletin PIEDTB-2018-01.
- A sanitary sewer monitoring maintenance hole is required to be installed at the property line (on the private side of the property) as per City of Ottawa Sewer-Use By-Law 2003-514 (14) (2)(3)Monitoring Devices as the site will have a commercial component with the residential development.
- A backwater valve is required on the sanitary service for protection.

## Water:

- A local 203mm dia. PVC watermain is located within Gladstone Ave. and a local 203mm dia. UCI watermain is located within Loretta Ave. N. The existing 200mm dia. UCI watermain on Loretta Ave. N. is planned to be replaced within a new 200mm dia. PVC watermain as part of the road reconstruction project.
- A connection to the 1371 dia. backbone watermain within Loretta Ave. N. will not be permitted.
- Water Supply Redundancy: Residential buildings with a basic day demand greater than 50m<sup>3</sup>/day (0.57 L/s) are required to be connected to a minimum of two water services separated by an isolation valve to avoid a vulnerable service area as per the Ottawa Design Guidelines - Water Distribution, WDG001, July 2010 Clause 4.3.1 Configuration. This proposed development will required two (2) separate water service connections if the basic day demand for this site exceeds 50m<sup>3</sup>/day. There shall be a primary water service (Loretta Ave. N.) and a secondary connection (Gladstone Ave.). This is a corner lot so we will not support the installation of a new isolation valve on the City watermain to satisfy this requirement.
- Include a hydrant coverage figure and demonstrate there is adequate fire protection for the building per Technical Bulletin ISTB-2018-02 . Multiple municipal hydrants will be required for fire protection.
- Boundary conditions, HGL, shall be requested and a hydraulic analysis completed to show that there is adequate flow and pressure in the water distribution system to meet the required water demands. Use Table 3-3 of the MOE Design Guidelines for Drinking-Water System to determine Maximum Day and Maximum Hour peaking factors for 0 to 500 persons. provide the following information to the City of Ottawa via email to request water distribution network boundary conditions for the subject site. Please note that once this information has been provided to the City of Ottawa it takes approximately 5-10 business days to receive boundary conditions.
  - Type of Development and Units
  - Site Address (Street Number and Name)
  - Location of service(s).
  - A plan showing the proposed water service connection locations.
  - Average Daily Demand (L/s)
  - Maximum Daily Demand (L/s)
  - Peak Hour Demand (L/s)
  - Required Fire Flow (L/min) FUS calculations are to be provided with request for boundary conditions.
  - [Fire flow demand requirements shall be based on Fire Underwriters Survey (FUS) Water Supply for Public Fire Protection
  - 1999 and Technical Bulletin ISTB-2018-02]

- Exposure separation distances shall be defined on a figure to support the FUS calculation and required fore flow (RFF).
- Fire flow demands will be inputted as point loads at each connection separately unless otherwise noted. A multi-hydrant analysis can be requested if necessary.
- If fire protection is provided by existing municipal hydrants, hydrant capacity shall be assessed to demonstrate the RFF can be achieved. Identify which hydrants are being considered to meet the RFF on a fire hydrant coverage figure as part of the boundary conditions request.
- Hydrant capacity shall be assessed if relying on any public hydrants to provide fire protection particularly if high design fire flows are being proposed to demonstrate the RFF can be achieved. Refer to Table 1: Maximum flow to be considered from a given hydrant in Appendix I of Technical Bulletin ISTB-2018-02. Appropriate fire protection mitigation measures shall be investigated/proposed to lower the RFF for the site to an appropriate level.
- The subject site is located within the 1W Pressure Zone.

**Permits and Approvals:**

- The consultant shall determine if this project will be subject to an Environmental Compliance Approval (ECA) for Private Sewage Works. It shall be determined if the exemptions set out in Ontario Regulation 525/98: Approval Exemptions are satisfied. All regulatory approvals shall be documented and discussed in the report.

**Source Protection Policy Screening:**

- The address lies within the Mississippi-Rideau Source Protection Region and is subject to the policies of the Mississippi-Rideau Source Protection Plan.
- The entire property lies within the Surface Water Intake Protection Zone (IPZ) for the Ottawa River (Lemieux) Intake, IPZ-2 (vulnerability score of 8.1) where significant threat policies apply. Policies are only applicable for significant drinking water threat activities as outlined in the Clean Water Act.
  - The *Clean Water Act* Tables of Circumstances identify circumstances under which certain activities would be considered a significant threat to drinking water within certain designated vulnerable area, and the Mississippi-Rideau Source Protection Plan contains policies related to significant drinking water threat activities to protect the drinking water supply.
  - Activities that may be considered a significant drinking water threat within the IPZ-2 (score 8.1) include the following:
    - Untreated stormwater from a stormwater retention pond
      - Note that a stormwater management facility is only considered a significant drinking water threat within this zone

if the facility drains more than 100 ha of industrial/commercial land.

- Sewage treatment plant effluent discharges
  - Combined sewer discharge from a stormwater outlet
  - Sewage treatment plant bypass discharge
  - Industrial effluent discharge
  - Waste disposal site
  - Agricultural activities (application or storage of manure or chemical fertilizers or pesticides, or use of land for livestock grazing)
- Based on the information available to date, the proposed activity does not meet the circumstances to be considered a significant drinking water threat, thus there are no applicable legally-binding source protection policies.
- The area is not within a Wellhead Protection Area (WHPA).
  - The area is located within a Highly Vulnerable Aquifer (HVA). Note that there are no legally binding policies under the Mississippi-Rideau Source Protection Plan for activities within Highly Vulnerable Aquifers.
  - The area is not within a Significant Groundwater Recharge Area.

**Capital Works:**

- The developer shall be aware that the City is planning on reconstructing Lorretta Ave. N. in 2021 (road, sewer and water). As the development is planned to occur during the same time-period as the City project, works will need to be coordinated. The Owner may encounter potential restrictions and delays associated with the development of the lands, which will be reasonably mitigated through coordination of construction activities, as required. The developer shall contact and consult with Marc Tremblay (ext. 14391), City of Ottawa Project Manager Infrastructure Services, as early as possible to obtain design drawings and to coordinate the planned works, ensuring the projects will function together.

**Sight Triangle and Any Road widening Requirement (By Transportation Project Manager Wally Dubyk)**

**Required Engineering Plans and Studies in Support of SPC application:**

**PLANS:**

- Existing Conditions and Removals Plan
- Site Servicing Plan (includes Profile Detail of the proposed service connections and crossings)
- Grade Control and Drainage Plan
- Erosion and Sediment Control Plan
- Pre-Development Drainage Area Plan

- Post-Development Drainage Area Plan
- Roof Drainage Plan w/ Roof Drain Summary Table (if rooftop SWM storage is being considered)
- Stormwater Storage System Detail (Cistern Details from the Mechanical Engineer if being considered)
- Foundation Drainage System Details
- Legal Survey Plan
- Site Lighting Plan, Photometric Plan and Site Lighting Certification Letter

#### **REPORTS:**

- Site Servicing and Stormwater Management Report
- Geotechnical Study/Investigation
- Detailed Noise Study (Transportation Noise Assessment, Stationary Noise Assessment, Class 4 Designation)
- Vibration Study
- Phase I ESA (in accordance with Ontario Regulation 153/04)
- Phase II ESA
- Record of Site Condition (RSC) will be required for this property.
- Wind Study (Type 1 Wind Analysis)
- LRT Proximity Study

#### **Servicing Report Template and Guidelines:**

- Please find attached the Servicing Report Template & Study Guidelines” and prepare the servicing study accordingly. For capacity issue, please see section 3.2.1 page 3-3 and follow this section. A completed checklist with corresponding references from the servicing study is mandatory for the completeness of the study. Please add a completed checklist in the report. Please ensure you are using current guidelines, by-laws and standards.
- Please refer to the City of Ottawa Guide to Preparing Studies and Plans [Engineering]:
- <https://ottawa.ca/en/planning-development-and-construction/developing-property/development-application-review-process/development-application-submission/guide-preparing-studies-and-plans>

#### **Phase One Environmental Site Assessment (Official Plan Section 4.8.4):**

- A NEW updated Phase I ESA is required to be completed in accordance with Ontario Regulation 153/04 (not per CSA standards) in support of this development proposal to determine the potential for site contamination. The 2017 Phase I ESA will not be accepted.
- A NEW updated Phase II ESA will be required in accordance with Ontario Regulation 153/04. Assessment of potential off-site migration to be reflected in the updated report. The 2017 Phase II ESA will not be accepted.

- A Site Remediation Action Plan and potential off-site Contamination Management Plan will be required to be provided and will be subject to City review and approval. The remediation action plan must detail all remedial activities, method of disposal for contaminated soil and groundwater and volume of disposed contaminated soil and groundwater.
- The Phase I ESA shall discuss the requirement to file a RSC with the Ministry. A Record of Site Condition (RSC) in accordance with O.Reg. 153/04 will be required to be filed and acknowledged by the Ministry prior to issuance of a building permit due to a change in property use from commercial (less sensitive) to residential (more sensitive). As per the Official Plan (4.8.4) we do not consider an RSC acknowledged by the Ministry until either its has been confirmed that it will not be audited or it has passed the Ministry audit.
- Please also note that in the event soil and/or groundwater contamination is identified on this site and the proposal is for a more sensitive land use, the MECP will require approximately 1-1.5 years to review the RSC. PIED will apply appropriate conditions, based on Environmental Protection Act (Section 168.3.1 (1)) and O.Reg. 153/04 (Parts IV and V) regarding requirements for RSC prior to building permit issuance. Dependent on the levels/types of contamination, timelines for building permit issuance may be longer than expected and we recommend applicant speak to Building Code Services, at the earliest convenience, so as to discuss these timelines in more detail, if deemed applicable.
- Environmental Risk Information Services (ERIS) report is required to be included as part of the Phase I ESA.
  - <https://www.ontario.ca/page/guide-completing-phase-one-environmental-site-assessments-under-ontario-regulation-15304>
  - <https://www.ontario.ca/laws/regulation/040153#BK43>

**Geotechnical Investigation (Official Plan Section 4.8.3):**

- A Geotechnical Study/Investigation shall be prepared in support of this development proposal.
- As per the recommendations of the Due Diligence Geotechnical Investigation Report prepared by DST Consulting Engineers Inc. a Hydrogeological Investigation and Ground Settlement Analysis and Impact Assessment due to dewatering are required to investigate the effect of short-term and long-term lowering of the groundwater level and the impact on the adjacent lands and existing neighboring structures. The City is concerned that reducing the groundwater level in this area can lead to damages to surrounding structures due to excessive differential settlements of the ground. The impact of groundwater lowering on adjacent properties needs to be discussed and investigated to

ensure there will be no short term and long term damages associated with lowering the groundwater in this area.

- Geotechnical Study shall be consistent with the Geotechnical Investigation and Reporting Guidelines for Development Applications.
- <https://documents.ottawa.ca/sites/default/files/documents/cap137602.pdf>

**Noise Study:**

- A Transportation Noise Assessment is required as the subject development is located within 100m of Gladstone Ave. (Major Collector Road), adjacent to light rail transit corridor (Trillium Line), and within 500m of HWY 417.
- A Stationary Noise Assessment is required in order to assess the noise impact of the proposed sources of stationary noise (mechanical HVAC system/equipment) of the development onto the surrounding residential area to ensure the noise levels do not exceed allowable limits specified in the City Environmental Noise Control Guidelines.
- Detailed Noise Study in Support of Class 4 Designation that verifies applicable sound level limits will be met at the new noise sensitive land use with the appropriate mitigation measures for all noise sources to achieve a Class 4 designation.
- Noise Study shall be consistent with the City's Environmental Noise Control Guidelines.
- [https://documents.ottawa.ca/sites/default/files/documents/enviro\\_noise\\_guide\\_en.pdf](https://documents.ottawa.ca/sites/default/files/documents/enviro_noise_guide_en.pdf)

**Vibration Study [Official Plan Section 4.8.7]:**

- LRT Vibration Assessment/Study is required to be undertaken as the subject site is located within 75m of the light-rail transit corridor (Trillium Line).
- Vibration mitigation and warning clauses required if vibration levels due to LRT activity are determined to be above acceptable limits.

**Wind Study:**

- Windy Analysis, required as the development exceeds 10-storeys.
- [https://documents.ottawa.ca/sites/documents/files/torwindanalysis\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/torwindanalysis_en.pdf)

**Exterior Site Lighting:**

- Any proposed light fixtures (both pole-mounted and wall mounted) must be part of the approved Site Plan. All external light fixtures must meet the criteria for Full Cut-off Classification as recognized by the Illuminating Engineering Society of

North America (IESNA or IES), and must result in minimal light spillage onto adjacent properties (as a guideline, 0.5 fc is normally the maximum allowable spillage). In order to satisfy these criteria, the please provide the City with a Site Lighting Plan, Photometric Plan and Certification (Statement) Letter from an acceptable professional engineer stating that the design is compliant.

***Transportation Comments (Wally Dubyk)***

- A TIA reflecting the most up to date proposal is required.
- Gladstone Avenue is designated as a Major Collector roadway

***Urban Design Comments (Randolph Wang)***

- The site is not within a Design Priority Area currently. But the project was reviewed by the UDRP previously for the OPA and ZBLA. UDRP review is highly recommended for the site plan control process.
- A Design Brief is required for the site plan control application. The Terms of Reference for the Design Brief is attached for reference. Please note that:
  - A secondary wind study is required as detailed in the City's [Terms of Reference](#). The preliminary wind study, including the Addendum has found a few challenging conditions on the site, particularly in the POPS between Towers 2 and 3. The design should address to these findings and the detailed design measures should be tested for their effectiveness.
  - A shadow study is also required to reflect the latest massing option.
- With respect to the design, please consider the following. Please note some of these comments were provided previously through the OPA and ZBLA process but have not been addressed to-date.
  - Stepping back the top of the podium along Loretta.
  - Providing an architectural reveal between the podium and Tower 1.
  - Examining the horizontal relationship between the base of the heritage building and the base of the podium, including the three dimensional effects.
  - Considering the material palette of towers, and exploring opportunities for contextualization (The materials proposed look very similar to those used in some of the recent projects done by the architect).
  - Extending the POPS between Towers 2 and 3 to Lorretta.
  - Designing the drop-off area as a forecourt where people and cars can mingle.
  - Mitigating the impacts the parking ramp on the forecourt (drop-off area).
  - Considering a transition zone between the POPS and the MUP along the O-Train, and resolving the relationship between the POPS, the MUP, and the walkway east of Tower 2.

### ***Heritage Comments (MacKenzie Kimm)***

- As Council issued their notice of intention to designate this property under Part IV of the Ontario Heritage Act at the time of the ZBA and OPA associated with this proposal, a heritage permit application will be required to facilitate the alterations to the property.
- The heritage permit application should be submitted concurrently with the Site Plan and staff recommend visiting the UDRP prior to the submission of the heritage permit package.
- Staff can follow up with the applicant directly in terms of application requirements when they are preparing for the submission. As discussed in the meeting, a Phase II of the Cultural Heritage Impact Statement (CHIS) will be required as part of the Site Plan and Heritage applications.
- Staff will also follow up with the details on application type and the associated fee closer to the submission.
- The CHIS should provide details on the conservation approach, identify any impacts and propose mitigation measures, as well as outline the specific recommendations for how the work will be undertaken, as part of an associated Conservation Plan.
- Staff continue to have questions about the following aspects of the proposal, which will require further consideration:
  - The treatment of the entry/entrance to the designated building as well as any sign board being proposed
  - The treatment of the west façade and how the glass link will be attached to the heritage building
  - The relationship between the horizontal features of the heritage building (cornice, windows, sills/lintels, entrance etc. ) and those of the podium for Tower 1, particularly at both bases
  - The ground floor expression of the podium for Tower 1, particularly the canopies which may distract from the heritage building
  - How the interior columns (identified as heritage attributes) will be incorporated into the interior floor plan design
  - How the paint will be removed on the exterior
  - The introduction of the residential-style windows on the east façade/ how the existing openings on this façade are to be incorporated and conserved

### ***Environmental Planner Comments (Matthew Haley)***

- An EIS is required to address potential species at risk habitat.

### ***Forestry Comments (Mark Richardson)***

- A Tree Conservation Report, which can be included in the Landscape Plan, is required.

- The TCR must address all trees on the site, and all trees on adjacent sites if the Critical Root Zone extends onto the development site.
- Below is the list of TCR requirements:
  1. a Tree Conservation Report (TCR) must be supplied for review along with the suite of other plans/reports required by the City; an approved TCR is a requirement of Site Plan approval
  2. any removal of privately-owned trees 10cm or larger in diameter requires a tree permit issued under the Urban Tree Conservation Bylaw; the permit is based on the approved TCR
  3. any removal of City-owned trees will require the permission of Forestry Services who will also review the submitted TCR
  4. for this site, the TCR may be combined with the Landscape Plan provided all information is clearly displayed
  5. the TCR must list all trees on site by species, diameter and health condition – separate stands of trees may be combined using averages
  6. the TCR must address all trees with a critical root zone that extends into the developable area – all trees that could be impacted by the construction that are outside the developable area need to be addressed.
  7. trees with a trunk that crosses/touches a property line are considered co-owned by both property owners; permission from the adjoining property owner must be obtained prior to the removal of co-owned trees
  8. If trees are to be removed, the TCR must clearly show where they are, and document the reason they can not be retained – please provide a plan showing retained and removed treed areas
  9. All retained trees must be shown and all retained trees within the area impacted by the development process must be protected as per City guidelines listed on Ottawa.ca
    - a. the location of tree protection fencing must be shown on a plan
    - b. include distance indicators from the trunk of the retained tree to the nearest part of the tree protection fencing
    - c. show the critical root zone of the retained trees
    - d. if excavation will occur within the critical root zone, please show the limits of excavation and calculate the percentage of the area that will be disturbed
  10. the City encourages the retention of healthy trees; if possible, please seek opportunities for retention of trees that will contribute to the design/function of the site.
  11. Please ensure newly planted trees have an adequate soil volume for their size at maturity. The minimum recommended soil volumes are:

Tree Type/Size	Single Tree Soil Volume (m3)	Multiple Tree Soil Volume (m3/tree)
Ornamental	15	9

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

- For more information on the process or help with tree retention options, contact Mark Richardson [mark.richardson@ottawa.ca](mailto:mark.richardson@ottawa.ca)

### **Hintonburg Community Association Representative Comments (Linda Hoad)**

- Standard Bread building
  - very pleased that the building will be leased to the artists on a subsidized basis using Section 37 funds
  - looking forward to the Heritage Permit Application and the CHIS part 2 including the conservation approach and plan
  - concern about the Gladston Station sign shown on the heritage building – glad to learn that it is a placeholder only. The Heritage Permit Application should address signage – suggest that the tenants be involved in designing the signage
  - unfortunate that the live/work units are not intended to be ‘affordable’ (or at least some of them)
- Live/work units
  - suggest that city work on a definition of this type of use which seems to be useful addition to the mix of units in a Mixed-Use Zone
- POPS
  - glad to learn that these spaces do not replace CIL of parkland
  - other than the link between Loretta and the MUP/Transit Station, I do not find these spaces attractive or useful to the public – residents, office employees maybe
  - good signage will be required to ensure that the public know that the link exists and is public, not private
- Bicycle Parking
  - more needed since times are changing
  - many people who are car free (and many will have to be in these residential towers) own more than one bike
  - the present situation is encouraging more people to use bicycles and cities are devoting more road space to bikes and pedestrians – this change is almost certainly permanent for many residents

### **Next Steps**

- Refine the proposal to address issues raised through the pre-consultation.

- It is recommended that the applicant team seek continued input from the Ward Councillor Jeff Leiper, Community Associations, and neighbouring property owners.

**APPENDIX B –  
SERVICING STUDY GUIDELINES  
CHECKLIST**



## SERVICING STUDY CHECKLIST

Included?	Requirement	Comments
<b>General Requirements</b>		
Yes	Executive Summary (for larger reports only).	
Yes	Date and revision number of the report.	
Yes	Location map and plan showing municipal address, boundary, and layout of proposed development.	
Yes	Plan showing the site and location of all existing services.	
Yes	Development statistics, land use, density, adherence to zoning and official plan, and reference to applicable subwatershed and watershed plans that provide context to which individual developments must adhere.	
Yes	Summary of Pre-consultation Meetings with City and other approval agencies.	
Yes	Reference and confirm conformance to higher level studies and reports (Master Servicing Studies, Environmental Assessments, Community Design Plans), or in the case where it is not in conformance, the proponent must provide justification and develop a defensible design criteria.	
Yes	Statement of objectives and servicing criteria.	
Yes	Identification of existing and proposed infrastructure available in the immediate area.	
Yes	Identification of Environmentally Significant Areas, watercourses and Municipal Drains potentially impacted by the proposed development (Reference can be made to the Natural Heritage Studies, if available).	
Yes	Concept level master grading plan to confirm existing and proposed grades in the development. This is required to confirm the feasibility of proposed stormwater management and drainage, soil removal and fill constraints, and potential impacts to neighbouring properties. This is also required to confirm that the proposed grading will not impede existing major system flow paths.	
Yes	Identification of potential impacts of proposed piped services on private services (such as wells and septic fields on adjacent lands) and mitigation required to address potential impacts.	
Yes	Proposed phasing of the development, if applicable.	
No	Reference to geotechnical studies and recommendations concerning servicing.	Inclusion by others

Included?	Requirement	Comments
Yes	All preliminary and formal site plan submissions should have the following information: -Metric scale -North arrow (including construction North) -Key plan -Name and contact information of applicant and property owner -Property limits including bearings and dimensions -Existing and proposed structures and parking areas -Easements, road widening and rights-of-way -Adjacent street names	Refer to Drawings
<b>Water Requirements</b>		
Yes	Confirm consistency with Master Servicing Study, if available	
Yes	Availability of public infrastructure to service proposed development	
Yes	Identification of system constraints	
Yes	Identify boundary conditions	
Yes	Confirmation of adequate domestic supply and pressure	
Yes	Confirmation of adequate fire flow protection and confirmation that fire flow is calculated as per the Fire Underwriter's Survey. Output should show available fire flow at locations throughout the development.	
Yes	Provide a check of high pressures. If pressure is found to be high, an assessment is required to confirm the application of pressure reducing valves.	
Yes	Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design	
Yes	Address reliability requirements such as appropriate location of shut-off valves	Refer to drawings
Yes	Check on the necessity of a pressure zone boundary modification.	
Yes	Reference to water supply analysis to show that major infrastructure is capable of delivering sufficient water for the proposed land use. This includes data that shows that the expected demands under average day, peak hour and fire flow conditions provide water within the required pressure range	
Yes	Description of the proposed water distribution network, including locations of proposed connections to the existing system, provisions for necessary looping, and appurtenances (valves, pressure reducing valves, valve chambers, and fire hydrants) including special metering provisions.	
Yes	Description of off-site required feeder mains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.	
Yes	Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	

Included?	Requirement	Comments
Yes	Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	
<b>Wastewater Requirements</b>		
Yes	Summary of proposed design criteria (Note: Wet-weather flow criteria should not deviate from the City of Ottawa Sewer Design Guidelines. Monitored flow data from relatively new infrastructure cannot be used to justify capacity requirements for proposed infrastructure).	
Yes	Confirm consistency with Master Servicing Study and/or justifications for deviations.	
Yes	Consideration of local conditions that may contribute to extraneous flows that are higher than the recommended flows in the guidelines. This includes groundwater and soil conditions, and age and condition of sewers.	
Yes	Description of existing sanitary sewer available for discharge of wastewater from proposed development.	
Yes	Verify available capacity in downstream sanitary sewer and/or identification of upgrades necessary to service the proposed development. (Reference can be made to previously completed Master Servicing Study if applicable)	
Yes	Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.	
Yes	Description of proposed sewer network including sewers, pumping stations, and forcemains.	N/A
Yes	Discussion of previously identified environmental constraints and impact on servicing (environmental constraints are related to limitations imposed on the development in order to preserve the physical condition of watercourses, vegetation, soil cover, as well as protecting against water quantity and quality).	N/A
Yes	Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.	N/A
Yes	Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.	N/A
Yes	Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.	
Yes	Special considerations such as contamination, corrosive environment etc.	
<b>Stormwater Requirements</b>		
Yes	Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)	Refer to SWM Report
Yes	Analysis of available capacity in existing public infrastructure.	Refer to SWM Report

Included?	Requirement	Comments
Yes	A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	Refer to SWM Report
Yes	Water quantity control objective (e.g. controlling post-development peak flows to pre-development level for storm events ranging from the 2 or 5 year event (dependent on the receiving sewer design) to 100 year return period); if other objectives are being applied, a rationale must be included with reference to hydrologic analyses of the potentially affected subwatersheds, taking into account long-term cumulative effects.	Refer to SWM Report
Yes	Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	Refer to SWM Report
Yes	Description of the stormwater management concept with facility locations and descriptions with references and supporting information.	Refer to SWM Report
Yes	Set-back from private sewage disposal systems.	Refer to SWM Report
Yes	Watercourse and hazard lands setbacks.	Refer to SWM Report
Yes	Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	Refer to SWM Report
Yes	Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.	Refer to SWM Report
Yes	Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5 year return period) and major events (1:100 year return period).	Refer to SWM Report
Yes	Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.	Refer to SWM Report
Yes	Calculate pre and post development peak flow rates including a description of existing site conditions and proposed impervious areas and drainage catchments in comparison to existing conditions.	Refer to SWM Report
Yes	Any proposed diversion of drainage catchment areas from one outlet to another.	Refer to SWM Report
Yes	Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	Refer to SWM Report
Yes	If quantity control is not proposed, demonstration that downstream system has adequate capacity for the post-development flows up to and including the 100-year return period storm event.	Refer to SWM Report
Yes	Identification of potential impacts to receiving watercourses	Refer to SWM Report
Yes	Identification of municipal drains and related approval requirements.	Refer to SWM Report
Yes	Descriptions of how the conveyance and storage capacity will be achieved for the development.	Refer to SWM Report
Yes	100 year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.	Refer to SWM Report

<b>Included?</b>	<b>Requirement</b>	<b>Comments</b>
YES	Inclusion of hydraulic analysis including hydraulic grade line elevations.	Refer to SWM Report
Yes	Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	Refer to SWM Report
Yes	Identification of floodplains – proponent to obtain relevant floodplain information from the appropriate Conservation Authority. The proponent may be required to delineate floodplain elevations to the satisfaction of the Conservation Authority if such information is not available or if information does not match current conditions.	N/A
Yes	Identification of fill constraints related to floodplain and geotechnical investigation.	N/A
<b>Approval and Permit Requirements</b>		
Yes	Conservation Authority as the designated approval agency for modification of floodplain, potential impact on fish habitat, proposed works in or adjacent to a watercourse, cut/fill permits and Approval under Lakes and Rivers Improvement Act. The Conservation Authority is not the approval authority for the Lakes and Rivers Improvement Act. Where there are Conservation Authority regulations in place, approval under the Lakes and Rivers Improvement Act is not required, except in cases of dams as defined in the Act.	N/A
Yes	Application for Certificate of Approval (CofA) under the Ontario Water Resources Act.	N/A
Yes	Changes to Municipal Drains.	N/A
Yes	Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation etc.)	
<b>Conclusion Requirements</b>		
Yes	Clearly stated conclusions and recommendations	
Yes	Comments received from review agencies including the City of Ottawa and information on how the comments were addressed. Final sign-off from the responsible reviewing agency.	Refer to comment response letter under separate cover (3rd <sup>st</sup> Submission)
Yes	All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario	

**APPENDIX C –  
ASSESSMENT OF ADEQUACY OF  
PUBLIC SERVICES**



**ASSESSMENT OF ADEQUACY OF  
PUBLIC SERVICES**

**FOR**

**TRINITY DEVELOPMENT GROUP INC.  
145 LORETTA AVENUE NORTH  
& 951 GLADSTONE AVENUE**

CITY OF OTTAWA

PROJECT NO.: 18-1026  
CITY APPLICATION NO.: D07-12-XX-XXXX

NOVEMBER 2019 – REV. 3  
© DSEL



**ASSESSMENT OF ADEQUACY OF PUBLIC SERVICES  
FOR  
145 LORETTA AVENUE NORTH  
& 951 GLADSTONE AVENUE**

**TRINITY DEVELOPMENT GROUP INC.**

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**ASSESSMENT OF ADEQUACY OF PUBLIC SERVICES  
FOR  
145 LORETTA AVENUE NORTH  
& 951 GLADSTONE AVENUE  
TRINITY DEVELOPMENT GROUP INC.  
NOVEMBER 2019 – REV. 3**

**CITY OF OTTAWA  
PROJECT NO.: 18-1026**

**1.0 INTRODUCTION**

David Schaeffer Engineering Limited (DSEL) has been retained by Trinity Development Group Inc. to prepare an Assessment of Adequacy of Public Services report in support of the application for Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) at 145 Loretta Avenue North and 951 Gladstone Avenue.

The subject property is located within the City of Ottawa urban boundary, in the Kitchissippi Ward. As illustrated in **Figure 1**, below, the subject property is located north east of the intersection of Loretta Avenue and Gladstone Avenue. The subject property measures approximately **1.0 ha** and is zoned General Industrial, (IG1 H(11)).



*Figure 1: Site Location*

The existing site area consists of two 2-storey, one 1-storey, and one 3-storey commercial buildings. Surface parking also exists on site. The application for OPA and ZBLA would allow for the mixed-use development of three multi-storey residential towers (30, 33, and 35 stories) above a common retail and office podium with a contemplated zoning of

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Mixed-Use Centre (MC). The redevelopment of the subject property involves the retention of the existing 3-storey Standard Bread Building constructed in 1924.

The contemplated redevelopment is anticipated to be constructed in 2 phases. Phase 1 includes residential Towers 1 and 2 (35 and 33 storeys respectively) consisting of approximately **553** residential units. Both towers are contemplated to share a common podium consisting of **3,276 m<sup>2</sup>** of total retail area (including existing retail), and approximately **17,569 m<sup>2</sup>** of office space. The underground parking garage is also estimated to be constructed as part of the first phase. The contemplated phase 2 development includes the 30-storey residential tower (Tower 3) consisting of approximately **192** residential units. A total of **745** residential units is contemplated between the two phases.

The objective of this report is to provide sufficient detail to demonstrate that the contemplated development is supported by existing municipal services.

## 1.1 Existing Conditions

Sewer and watermain mapping collected from the City of Ottawa indicate that the following services exist across the property frontages within the adjacent municipal right-of-ways:

### Loretta Avenue:

- 203 mm diameter unlined cast iron watermain;
- 1372 mm diameter concrete pressure watermain backbone pipe;
- 1350 mm diameter concrete storm sewer tributary to the Ottawa River, and outletting approximately 1.5 km downstream;
- 1050 mm diameter concrete sanitary Mooney's Bay trunk sewer; and
- 300 mm diameter concrete combined sewer.

### Gladstone Avenue:

- 203 mm diameter PVC watermain, east of Loretta and Gladstone intersection;
- 406 mm diameter PVC watermain, west of Loretta and Gladstone intersection;
- 1350 mm diameter concrete storm sewer tributary to the Ottawa River, and outletting approximately 1.5 km downstream;
- 375 mm diameter PVC storm sewer tributary to the Ottawa River, and outletting approximately 1 km downstream;

- 
- 1050mm diameter concrete Mooney's Bay sanitary sewer, east of Loretta and Gladstone intersection; and
  - 250 mm diameter PVC sanitary sewer west of Loretta and Gladstone intersection.

## **1.2 Required Permits / Approvals**

The contemplated development is subject to the Zoning By-law Amendment approval process. The City of Ottawa must approve engineering reports prior to issuing ZBLA approval.

## **1.3 Pre-consultation**

Pre-consultation correspondence from the City of Ottawa, along with the servicing guidelines checklist, is located in **Appendix A**.

Pre-consultation with RVCA was conducted to confirm stormwater management targets on July 24, 2019, see **Appendix A**.

---

## 2.0 GUIDELINES, PREVIOUS STUDIES, AND REPORTS

### 2.1 Existing Studies, Guidelines, and Reports

The following studies were utilized in the preparation of this report:

- **Ottawa Sewer Design Guidelines,**  
City of Ottawa, *SDG002*, October 2012.  
**(City Standards)**
  - **Technical Bulletin ISTB-2018-01**  
City of Ottawa, March 21, 2018.  
**(ISTB-2018-01)**
  - **Technical Bulletin ISTB-2018-03**  
City of Ottawa, March 21, 2018.  
**(ISTB-2018-03)**
- **Ottawa Design Guidelines – Water Distribution**  
City of Ottawa, July 2010.  
**(Water Supply Guidelines)**
  - **Technical Bulletin ISD-2010-2**  
City of Ottawa, December 15, 2010.  
**(ISD-2010-2)**
  - **Technical Bulletin ISDTB-2014-02**  
City of Ottawa, May 27, 2014.  
**(ISDTB-2014-02)**
  - **Technical Bulletin ISDTB-2018-02**  
City of Ottawa, March 21, 2018.  
**(ISDTB-2018-02)**
- **Design Guidelines for Sewage Works,**  
Ministry of the Environment, 2008.  
**(MOE Design Guidelines)**
- **Stormwater Planning and Design Manual,**  
Ministry of the Environment, March 2003.  
**(SWMP Design Manual)**
- **Ontario Building Code Compendium**  
Ministry of Municipal Affairs and Housing Building Development Branch,

January 1, 2010 Update.  
**(OBC)**

- **Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems**  
National Fire Protection Association,  
2016 Edition.  
**(NFPA)**

---

### 3.0 WATER SUPPLY SERVICING

#### 3.1 Existing Water Supply Services

The subject property lies within the City of Ottawa 1W pressure zone. A local 203 mm diameter watermain and a 1372 mm diameter backbone pipeline exist within the Loretta Avenue right-of-way and a 203 mm diameter watermain exists within the Gladstone Avenue right-of-way east of the intersection, as shown by the **City Water Distribution Mapping** located in **Appendix B**.

**Table 1**, below, estimates the water demand of the existing buildings, based on the **Water Supply Guidelines** shown in **Table 2**.

**Table 1**  
**Water Demand**  
**Existing Conditions**

Design Parameter	Anticipated Demand <sup>1</sup> (L/min)
Average Daily Demand	22.5
Max Day	33.8
Peak Hour	60.8
1) Water demand calculation per <b>Water Supply Guidelines</b> . See <b>Appendix B</b> for detailed calculations.	

#### 3.2 Water Supply Servicing Design

It is anticipated that the contemplated development will be serviced via a minimum of 2 service connections to the 203 mm diameter watermains within Gladstone and Loretta Avenues. As the water demand exceeds 50 m<sup>3</sup>/day it is contemplated to loop the services internally to allow for redundancy in case of interruption of service to either service.

**Table 2**, below, summarizes the **Water Supply Guidelines** employed in the preparation of the preliminary water demand estimate.

**Table 2**  
**Water Supply Design Criteria**

Design Parameter	Value
Residential 1 Bedroom Apartment	1.4 P/unit
Residential 2 Bedroom Apartment	2.1 P/unit
Residential 3 Bedroom Apartment	3.1 P/unit
Residential Average Daily Demand	280 L/d/P
Residential Maximum Daily Demand	2.5 x Average Daily *
Residential Maximum Hourly	5.5 x Average Daily *
Commercial Space	2500 L/(1000m <sup>2</sup> /d)
Minimum Watermain Size	150 mm diameter
Minimum Depth of Cover	2.4 m from top of watermain to finished grade
During normal operating conditions desired operating pressure is within	350 kPa and 480 kPa
During normal operating conditions pressure must not drop below	275 kPa
During normal operating conditions pressure must not exceed	552 kPa
During fire flow operating pressure must not drop below	140 kPa
* Residential Max. Daily and Max. Hourly peaking factors per MOE Guidelines for Drinking-Water Systems Table 3-3 for 0 to 500 persons. Above 500 persons, refer to Table 4.2 from City Guidelines. -Table updated to reflect ISD-2018-02	

**Table 3**, below, summarizes the anticipated water supply demand and boundary conditions, received from the City of Ottawa, for the Contemplated development based on the **Water Supply Guidelines**. Refer to **Appendix B** for correspondence with the City of Ottawa.

**Table 3**  
**Water Demand and Boundary Conditions**  
**Contemplated Conditions**

Design Parameter	Estimated Demand <sup>1</sup> (L/min)	Connection 1 Boundary Conditions <sup>2</sup> (m H <sub>2</sub> O / kPa)		Connection 2 Boundary Conditions <sup>3</sup> (m H <sub>2</sub> O / kPa)	
Average Daily Demand	373.4	47.6	466.7	47.3	464.2
Max Day + Fire Flow Scenario 1 (per ISDTB-2018-02)	823.8 +4,150	41.6	407.8	40.2	394.6
Peak Hour	1746.5	40.3	395.0	40.2	392.6
1) Water demand calculation per <b>Water Supply Guidelines</b> . See <b>Appendix B</b> for detailed calculations. 2) Boundary conditions above for connection 1 to Gladstone Avenue assumed ground elevation equal to 67.2m 3) Boundary condition for connection 2 to Loretta Avenue assumed ground elevation equal to 67.5m					

---

The City of Ottawa was contacted to obtain boundary conditions associated with the estimated water demand, as indicated in the boundary request correspondence included in **Appendix B**.

Based on correspondence with the City of Ottawa, Loretta North Avenue will undergo reconstruction, resulting in the replacement of the existing 203 mm diameter watermain between Gladstone and Laurel with a 203 mm diameter watermain. The future watermain project could potentially affect the boundary condition results, refer to **Appendix B** for correspondence with the City.

For the purpose of estimating fire flow, the short method within the National Fire Protection Association (NFPA) standards was utilized. As indicated by Section 11.2.2 from the **NFPA Standards**, fire flow requirements are to be determined by combining the required flow rate for the sprinkler system, along with the estimated hose stream. As indicated by Table 11.2.2.1 and Table 11.2.3.1.2 extracted from the **NFPA Standards** and included in **Appendix B**, the estimated fire flow requirements for the sprinkler system is **3,200 L/min** (850 gpm) and the estimated internal and external total combined inside and outside hose stream demand is **950 L/min** (250 gpm).

As a result, the total fire flow is estimated to be **4,150 L/min** (1,100 gpm), refer to supporting calculation in **Appendix B**. Based on the boundary conditions provided by the City of Ottawa, sufficient supply is available for fire flow. A certified fire protection system specialist will need to be employed to design the building's fire suppression system and confirm the actual fire flow demand.

### **3.3 Water Supply Conclusion**

The anticipated water demand based on the concept plan was submitted to the City of Ottawa for establishing boundary conditions. As demonstrated by **Table 3**, the municipal system is capable of delivering water within the **Water Supply Guidelines** pressure range.

A certified fire protection system specialist will need to be employed in order to design the building's fire suppression system and confirm the maximum fire flow demand for the design. However, the current maximum fire flow that can be supplied to the contemplated development exceeds the maximum fire flow required as per **NFPA Standards**.

DSEL employed a daily consumption rate of 280 L/person/day to align with the revised wastewater rates identified by City of Ottawa Technical Bulletin ISTB-2018-03. As a result, DSEL is submitting for a deviation from the **Water Supply Guidelines**.

---

## 4.0 WASTEWATER SERVICING

### 4.1 Existing Wastewater Services

The subject site lies within Mooney’s Bay Collector Sewer catchment area, as shown by the **Sanitary & Storm Collection System Maps**, included in **Appendix C**. There is an existing 1050 mm diameter Mooney’s Bay Collector Trunk sanitary sewer within Loretta Avenue and within Gladstone Avenue east of the Gladstone and Loretta intersection. A 250 mm diameter sanitary sewer exists within Gladstone Avenue fronting the subject property.

**Table 4**, below, summarizes the estimated wastewater flows for the existing development.

**Table 4**  
**Summary of Estimated Existing Peak Wastewater Flow**

Design Parameter	Existing Flow (L/s)
Estimated Average Dry Weather Flow	0.75
Estimated Peak Dry Weather Flow	1.13
Estimated Peak Wet Weather Flow	1.46

The existing building is comprised primarily of commercial space and is estimated to have a peak wastewater flow of **1.46 L/s**.

### 4.2 Wastewater Design

The contemplated development is anticipated to discharge to the 1050 mm diameter sanitary trunk within Loretta Avenue.

**Table 5**, below, summarizes the **City Standards** employed in the design of the Contemplated wastewater sewer system.

**Table 5**  
**Wastewater Design Criteria**

Design Parameter	Value
Residential 1 Bedroom Apartment	1.4 P/unit
Residential 2 Bedroom Apartment	2.1 P/unit
Residential 3 Bedroom Apartment	3.1 P/unit
Average Daily Demand	280 L/d/per
Peaking Factor	Harmon's Peaking Factor. Max 3.8, Min 2.0
Commercial Floor Space	5 L/m <sup>2</sup> /d
Commercial Office Space	75 L/9.3m <sup>2</sup> /d
Infiltration and Inflow Allowance	0.33 L/s/ha
Sanitary sewers are to be sized employing the Manning's Equation	$Q = \frac{1}{n} AR^{2/3} S^{1/2}$
Minimum Sewer Size	250 mm diameter
Minimum Manning's 'n'	0.013
Minimum Depth of Cover	2.5 m from crown of sewer to grade
Minimum Full Flowing Velocity	0.6 m/s
Maximum Full Flowing Velocity	3.0 m/s

*Extracted from Sections 4 and 6 of the City of Ottawa Sewer Design Guidelines, October 2012.*

**Table 6**, below demonstrates the anticipated peak flow from the Contemplated development. See **Appendix C** for associated calculations.

**Table 6**  
**Summary of Estimated Contemplated Peak Wastewater Flow**

Design Parameter	Contemplated Flow (L/s)
Estimated Average Dry Weather Flow	6.41
Estimated Peak Dry Weather Flow	16.95
Estimated Peak Wet Weather Flow	17.28

The anticipated peak wet weather flow of **17.28 L/s** is a **15.82 L/s** increase from the existing condition.

The City was contacted in order to confirm available capacity and resulting HGL within the existing 1050 mm sanitary trunk sewer. As indicated in the correspondence located in **Appendix A**, the 1050 mm trunk sewer has sufficient capacity to accommodate the increase in wastewater flow from the proposed development. Anticipated connections to the existing trunk sewer are to be a minimum of 0.30m above the receiving sewer's **HGL**, or anticipated wastewater flow from the contemplated development shall be pumped.

The City of Ottawa conducted a Hydraulic Grade Line (**HGL**) analysis of the sanitary sewers surrounding the site. **Table 7** below, summarized the results provided by the City at three maintenance structures.

**Table 7**  
**Summary of 100-Year HGL Levels**

Maintenance Structure	Location	HGL (m)		
		6 hr SCS	3 hr Chicago	Hurricane Frances (scaled)
MHSA00934	Northwest Corner	59.5	59.1	58.9
MHSA00935	Southwest Corner	60.1	59.6	59.4
MHSA00936	Southeast Corner	60.3	59.8	59.6

### 4.3 Wastewater Servicing Conclusions

The site is tributary to the Mooney’s Bay Collector Trunk sanitary sewer. The anticipated wet weather flow is **17.28 L/s** which is a **15.82 L/s** increase from the existing condition.

The City provided confirmation that the existing 1050 mm sanitary trunk sewer within Loretta and Gladstone Avenues is capable of accommodating the increase in flow as indicated in the correspondence located in **Appendix A**.

The contemplated wastewater servicing design conforms to all relevant City Guidelines and Policies.

---

## 5.0 STORMWATER MANAGEMENT

### 5.1 Existing Stormwater Services

Stormwater runoff from the subject property is tributary to the City of Ottawa sewer system and is located within the Ottawa Central sub-watershed. As such, approvals for contemplated developments within this area are under the approval authority of the City of Ottawa.

Flows that influence the watershed in which the subject property is located are further reviewed by the principal authority. The subject property is located within the Ottawa River watershed, and is therefore subject to review by the Rideau Valley Conservation Authority (RVCA). Consultation with the RVCA is located in **Appendix A**.

An existing 1350 mm diameter Mooney's Bay Collector Storm Sewer Trunk runs along Loretta Avenue and Gladstone Avenue east of Loretta and Gladstone intersection.

It is anticipated that the existing development contains no stormwater management controls for flow attenuation. The estimated pre-development peak flows for the 2, 5, and 100-year events are summarized in **Table 8**, below

**Table 8**  
**Summary of Existing Peak Storm Flow Rates**

City of Ottawa Design Storm	Estimated Peak Flow Rate (L/s)
2-year	192.0
5-year	260.5
100-year	496.0

### 5.2 Post-development Stormwater Management Target

City of Ottawa Standards and pre-consultation was used to determine stormwater management requirements, where the development is required to:

- Meet an allowable release rate based on the lesser of either the existing calculated Rational Method Coefficient of 0.50, employing the City of Ottawa IDF parameters for a 2-year storm with a time of concentration equal to or greater than 10 minutes;
- Attenuate all storms up to and including the City of Ottawa 100-year design event on site; and
- Based on coordination with the RVCA, enhanced quality level treatment (80% TSS removal) will be required for the contemplated development; correspondence with the RVCA is included in **Appendix A**.

Based on the above, the allowable release rate for the contemplated development is **106.7 L/s**. Refer to city pre-consultation correspondence in **Appendix A**.

### 5.3 Proposed Stormwater Management System

It is anticipated that the stormwater outlet from the contemplated development will discharge to the existing 1350 mm diameter Mooney’s Bay Collector Storm sewer within Loretta Avenue. The proposed development is contemplated to utilize an internal cistern to meet the stormwater objectives.

**Table 9**, below summarizes post-development flow rates. The following storage requirement estimate assumes that approximately 10% of the development area will be directed to Loretta Avenue and Gladstone Avenue right-of-ways without flow attenuation. These areas will be compensated for in areas with flow attenuation.

**Table 9  
 Stormwater Flow Rate Summary**

Control Area	5-Year Release Rate	5-Year Storage	100-Year Release Rate	100-Year Storage
	(L/s)	(m <sup>3</sup> )	(L/s)	(m <sup>3</sup> )
Unattenuated Areas	23.2	0.0	49.6	0.0
Attenuated Areas	28.2	155.0	57.1	313.9
<b>Total</b>	<b>51.3</b>	<b>155.0</b>	<b>106.7</b>	<b>313.9</b>

It is anticipated that approximately **314 m<sup>3</sup>** of storage, provided via an internal cistern, will be required on site to attenuate flow to the established release rate of **106.7 L/s**; storage calculations are contained within **Appendix D**.

The City of Ottawa conducted a Hydraulic Grade Line (**HGL**) analysis of the storm sewers surrounding the site. **Table 10** below, summarized the results provided by the City at three maintenance structures.

**Table 10  
 Summary of 100-Year HGL Levels**

Maintenance Structure	Location	HGL (m)
MHST101877	Northwest Corner	60.53
MHST101876	Southwest Corner	61.76
MHST101875	Southeast Corner	62.40

The HGL analysis will need to be reviewed and included during the detailed design. Refer to **Appendix A** for correspondence with the City, identifying the maintenance structures above. Anticipated connections to the existing 1350 mm diameter collector storm sewer are to be a minimum of 0.30m above the receiving sewer’s **HGL**. Alternatively, anticipated storm flow from the contemplated development will be required to be pumped.

Actual storage volumes will need to be confirmed at the detailed design stage based on a number of factors including, but not limited to, grading constraints and external drainage.

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To meet quality controls, on-site treatment including LID measures and oil/grit separators will be contemplated to achieve 80% TSS removal.

#### **5.4 Stormwater Servicing Conclusions**

In accordance with City of Ottawa **City Standards**, post development stormwater runoff will be required to be restricted to the allowable target release rate for storm events up to and including the 100-year storm. The post-development allowable release rate was calculated as **106.7 L/s**; it is estimated that **314 m<sup>3</sup>** of storage provided by an internal cistern to meet the established release rate.

Based on coordination with the RVCA, enhanced quality level treatment (80% TSS removal) will be required for the contemplated development; correspondence with the RVCA is included in **Appendix A**. To meet quality controls, on-site treatment including LID measures and oil/grit separators will be contemplated to achieve 80% TSS removal.

The contemplated stormwater design conforms to all relevant **City Standards** and Policies for approval.

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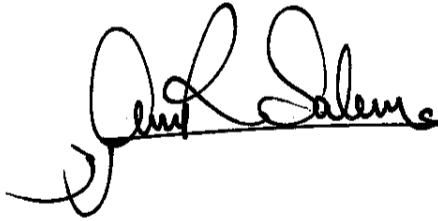
## 6.0 CONCLUSION AND RECOMMENDATIONS

David Schaeffer Engineering Ltd. (DSEL) has been retained by Trinity Development Group Inc. to prepare an Assessment of Adequacy of Public Services report in support of the application for an Official Plan and Zoning Bylaw Amendment at 145 Loretta Avenue North and 951 Gladstone Avenue. The preceding report outlines the following:

- Based on boundary conditions provided by the City, the existing municipal water infrastructure is capable of providing the contemplated development with water within the City's required pressure range;
- The **NFPA Standards** method for estimating maximum fire flow indicated **4,150 L/min** is required for the contemplated development;
- The contemplated development is anticipated to have a peak wet weather flow of **17.28 L/s**, which is a **15.82 L/s** increase from the existing condition. It is anticipated that the 1050 mm diameter Mooney's Bay Collector Trunk sewer is capable of accommodating this increase in flow;
- Based on the City of Ottawa's City Standards the contemplated development will be required to attenuate post development flows to an equivalent release rate of **106.7 L/s** for all storms up to and including the 100-year storm event;
- It is contemplated that stormwater objectives will be met by an internal cistern, it is estimated that **314 m<sup>3</sup>** of onsite storage will be required to attenuate flow to the established release rate;
- To meet quality controls, on-site treatment including various LID and oil/grit separators will be contemplated to achieve 80% TSS removal.

---

Prepared by,  
**David Schaeffer Engineering Ltd.**



Per: Amr Salem

Reviewed by,  
**David Schaeffer Engineering Ltd.**



Per: Robert Freel, P.Eng.

Prepared by,  
**David Schaeffer Engineering Ltd.**



Per: Brandon Chow

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***APPENDIX A***

***Pre-Consultation***

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# DEVELOPMENT SERVICING STUDY CHECKLIST

18-1026

2019-11-07

4.1 General Content	
<input type="checkbox"/>	Executive Summary (for larger reports only). N/A
<input checked="" type="checkbox"/>	Date and revision number of the report. Report Cover Sheet
<input checked="" type="checkbox"/>	Location map and plan showing municipal address, boundary, and layout of proposed development. Drawings/Figures
<input checked="" type="checkbox"/>	Plan showing the site and location of all existing services. Figure 1
<input checked="" type="checkbox"/>	Development statistics, land use, density, adherence to zoning and official plan, and reference to applicable subwatershed and watershed plans that provide context to applicable subwatershed and watershed plans that provide context to which individual developments must adhere. Section 1.0
<input checked="" type="checkbox"/>	Summary of Pre-consultation Meetings with City and other approval agencies. Section 1.3
<input checked="" type="checkbox"/>	Reference and confirm conformance to higher level studies and reports (Master Servicing Studies, Environmental Assessments, Community Design Plans), or in the case where it is not in conformance, the proponent must provide justification and develop a defensible design criteria. Section 2.1
<input checked="" type="checkbox"/>	Statement of objectives and servicing criteria. Section 1.0
<input checked="" type="checkbox"/>	Identification of existing and proposed infrastructure available in the immediate area. Sections 3.1, 4.1, 5.1
<input type="checkbox"/>	Identification of Environmentally Significant Areas, watercourses and Municipal Drains potentially impacted by the proposed development (Reference can be made to the Natural Heritage Studies, if available). N/A
<input type="checkbox"/>	Concept level master grading plan to confirm existing and proposed grades in the development. This is required to confirm the feasibility of proposed stormwater management and drainage, soil removal and fill constraints, and potential impacts to neighbouring properties. This is also required to confirm that the proposed grading will not impede existing major system flow paths. N/A
<input type="checkbox"/>	Identification of potential impacts of proposed piped services on private services (such as wells and septic fields on adjacent lands) and mitigation required to address potential impacts. N/A
<input type="checkbox"/>	Proposed phasing of the development, if applicable. N/A
<input type="checkbox"/>	Reference to geotechnical studies and recommendations concerning servicing. N/A
<input type="checkbox"/>	All preliminary and formal site plan submissions should have the following information: -Metric scale -North arrow (including construction North) -Key plan -Name and contact information of applicant and property owner -Property limits including bearings and dimensions -Existing and proposed structures and parking areas -Easements, road widening and rights-of-way -Adjacent street names N/A
4.2 Development Servicing Report: Water	
<input type="checkbox"/>	Confirm consistency with Master Servicing Study, if available N/A
<input checked="" type="checkbox"/>	Availability of public infrastructure to service proposed development Section 3.1
<input checked="" type="checkbox"/>	Identification of system constraints Section 3.1
<input checked="" type="checkbox"/>	Identify boundary conditions Section 3.1, 3.2
<input checked="" type="checkbox"/>	Confirmation of adequate domestic supply and pressure Section 3.3

<input checked="" type="checkbox"/>	Confirmation of adequate fire flow protection and confirmation that fire flow is calculated as per the Fire Underwriter’s Survey. Output should show available fire flow at locations throughout the development.	Section 3.2
<input type="checkbox"/>	Provide a check of high pressures. If pressure is found to be high, an assessment is required to confirm the application of pressure reducing valves.	N/A
<input type="checkbox"/>	Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design	N/A
<input type="checkbox"/>	Address reliability requirements such as appropriate location of shut-off valves	N/A
<input type="checkbox"/>	Check on the necessity of a pressure zone boundary modification	N/A
<input checked="" type="checkbox"/>	Reference to water supply analysis to show that major infrastructure is capable of delivering sufficient water for the proposed land use. This includes data that shows that the expected demands under average day, peak hour and fire flow conditions provide water within the required pressure range	Section 3.2, 3.3
<input type="checkbox"/>	Description of the proposed water distribution network, including locations of proposed connections to the existing system, provisions for necessary looping, and appurtenances (valves, pressure reducing valves, valve chambers, and fire hydrants) including special metering provisions.	N/A
<input type="checkbox"/>	Description of off-site required feeder mains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.	N/A
<input checked="" type="checkbox"/>	Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	Section 3.2
<input type="checkbox"/>	Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	N/A

#### 4.3 Development Servicing Report: Wastewater

<input checked="" type="checkbox"/>	Summary of proposed design criteria (Note: Wet-weather flow criteria should not deviate from the City of Ottawa Sewer Design Guidelines. Monitored flow data from relatively new infrastructure cannot be used to justify capacity requirements for proposed infrastructure).	Section 4.2
<input type="checkbox"/>	Confirm consistency with Master Servicing Study and/or justifications for deviations.	N/A
<input type="checkbox"/>	Consideration of local conditions that may contribute to extraneous flows that are higher than the recommended flows in the guidelines. This includes groundwater and soil conditions, and age and condition of sewers.	N/A
<input checked="" type="checkbox"/>	Description of existing sanitary sewer available for discharge of wastewater from proposed development.	Section 4.1
<input checked="" type="checkbox"/>	Verify available capacity in downstream sanitary sewer and/or identification of upgrades necessary to service the proposed development. (Reference can be made to previously completed Master Servicing Study if applicable)	Section 4.2
<input checked="" type="checkbox"/>	Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix ‘C’) format.	Section 4.2, Appendix C
<input checked="" type="checkbox"/>	Description of proposed sewer network including sewers, pumping stations, and forcemains.	Section 4.2
<input type="checkbox"/>	Discussion of previously identified environmental constraints and impact on servicing (environmental constraints are related to limitations imposed on the development in order to preserve the physical condition of watercourses, vegetation, soil cover, as well as protecting against water quantity and quality).	N/A

<input type="checkbox"/>	Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.	N/A
<input type="checkbox"/>	Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.	N/A
<input type="checkbox"/>	Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.	N/A
<input type="checkbox"/>	Special considerations such as contamination, corrosive environment etc.	N/A

#### 4.4 Development Servicing Report: Stormwater Checklist

<input checked="" type="checkbox"/>	Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)	Section 5.1
<input type="checkbox"/>	Analysis of available capacity in existing public infrastructure.	N/A
<input type="checkbox"/>	A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	N/A
<input checked="" type="checkbox"/>	Water quantity control objective (e.g. controlling post-development peak flows to pre-development level for storm events ranging from the 2 or 5 year event (dependent on the receiving sewer design) to 100 year return period); if other objectives are being applied, a rationale must be included with reference to hydrologic analyses of the potentially affected subwatersheds, taking into account long-term cumulative effects.	Section 5.2
<input checked="" type="checkbox"/>	Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	Section 5.2
<input checked="" type="checkbox"/>	Description of the stormwater management concept with facility locations and descriptions with references and supporting information	Section 5.3
<input type="checkbox"/>	Set-back from private sewage disposal systems.	N/A
<input type="checkbox"/>	Watercourse and hazard lands setbacks.	N/A
<input checked="" type="checkbox"/>	Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	Appendix A
<input type="checkbox"/>	Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.	N/A
<input checked="" type="checkbox"/>	Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5 year return period) and major events (1:100 year return period).	Section 5.3
<input type="checkbox"/>	Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.	N/A
<input checked="" type="checkbox"/>	Calculate pre and post development peak flow rates including a description of existing site conditions and proposed impervious areas and drainage catchments in comparison to existing conditions.	Section 5.1, Section 5.3
<input type="checkbox"/>	Any proposed diversion of drainage catchment areas from one outlet to another.	N/A
<input type="checkbox"/>	Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	N/A
<input type="checkbox"/>	If quantity control is not proposed, demonstration that downstream system has adequate capacity for the post-development flows up to and including the 100-year return period storm event.	N/A
<input type="checkbox"/>	Identification of potential impacts to receiving watercourses	N/A
<input type="checkbox"/>	Identification of municipal drains and related approval requirements.	N/A

<input checked="" type="checkbox"/>	Descriptions of how the conveyance and storage capacity will be achieved for the development.	Section 5.3
<input type="checkbox"/>	100 year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.	N/A
<input type="checkbox"/>	Inclusion of hydraulic analysis including hydraulic grade line elevations.	N/A
<input type="checkbox"/>	Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	N/A
<input type="checkbox"/>	Identification of floodplains – proponent to obtain relevant floodplain information from the appropriate Conservation Authority. The proponent may be required to delineate floodplain elevations to the satisfaction of the Conservation Authority if such information is not available or if information does not match current conditions.	N/A
<input type="checkbox"/>	Identification of fill constraints related to floodplain and geotechnical investigation.	N/A

#### 4.5 Approval and Permit Requirements: Checklist

<input type="checkbox"/>	Conservation Authority as the designated approval agency for modification of floodplain, potential impact on fish habitat, proposed works in or adjacent to a watercourse, cut/fill permits and Approval under Lakes and Rivers Improvement Act. The Conservation Authority is not the approval authority for the Lakes and Rivers Improvement ct. Where there are Conservation Authority regulations in place, approval under the Lakes and Rivers Improvement Act is not required, except in cases of dams as defined in the Act.	N/A
<input type="checkbox"/>	Application for Certificate of Approval (CofA) under the Ontario Water Resources Act.	N/A
<input type="checkbox"/>	Changes to Municipal Drains.	N/A
<input type="checkbox"/>	Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation etc.)	N/A

#### 4.6 Conclusion Checklist

<input checked="" type="checkbox"/>	Clearly stated conclusions and recommendations	Section 6.0
<input type="checkbox"/>	Comments received from review agencies including the City of Ottawa and information on how the comments were addressed. Final sign-off from the responsible reviewing agency.	
<input type="checkbox"/>	All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario	

## Charlotte Kelly

---

**Subject:** FW: 145 Loretta Avenue North/ 951 Gladstone Avenue

**From:** Fraser, Mark <[Mark.Fraser@ottawa.ca](mailto:Mark.Fraser@ottawa.ca)>  
**Sent:** August 7, 2019 4:09 PM  
**To:** Brandon Chow <[BChow@dsel.ca](mailto:BChow@dsel.ca)>  
**Cc:** O'Connor, Ann <[Ann.O'Connor@ottawa.ca](mailto:Ann.O'Connor@ottawa.ca)>  
**Subject:** RE: 145 Loretta Avenue North/ 951 Gladstone Avenue

Hi Brandon,

The stormwater management criteria noted in the attached correspondence was provided in error after further review of the install year of the receiving storm sewer. Based on the install year of **1967** the 1350mm dia. storm sewer within Loretta Ave. was only designed to a 2-year level of service not a 5-year level of service [pre-1970 the design of the storm sewers were based on a 2-year storm].

Post-development flows from the subject site are to be controlled up to a 100-year storm event, to a **2-year allowable release rate** calculated using a runoff coefficient (C) determined using the pre-development runoff coefficient or a maximum equivalent 'C' of 0.5, whichever is less (Cl.8.3.7.3) [If 0.5 applies it needs to be clearly demonstrated in the report that the pre-development runoff coefficient is greater than 0.5], and a calculated time of concentration ( $T_c$ ) using an appropriate method to justify the parameter selection [ *$T_c$  of 20 minutes should be used for all pre-development calculations without engineering justification,  $T_c$  should not be less than 10 min. since IDF curves become unrealistic at less than 10 min;  $T_c$  of 10 minutes shall be used for all post-development calculations*].

Please note that the impact from the receiving storm system HGL will need to be assessed if underground storage is proposed as part of the stormwater management solution. The receiving storm sewer system is uncontrolled and therefore subject to surcharge (HGL will be elevated for events greater than 2-year storm event).

If using the modified rational method to calculate the storage requirements for the site any underground storage should not be included in the overall available storage. The modified rational method assumes that the restricted flow rate is constant throughout the storm which underestimates the storage requirement prior to the 1:100 year head elevation being reached. Please note that if you wish to utilize any underground storage as available storage, the  $Q_{(release)}$  must be modified to compensate for the lack of head on the orifice. An assumed average release rate equal to 50% of the peak allowable rate shall be applied. Otherwise, disregard the underground storage as available storage or provide modeling to support the SWM strategy.

If you have any questions or require any clarification please let me know.

Regards,

### Mark Fraser

Project Manager, Planning Services  
Development Review Central Branch  
City of Ottawa | Ville d'Ottawa  
Planning, Infrastructure and Economic Development Department  
110 Laurier Avenue West. 4th Floor, Ottawa ON, K1P 1J1  
[Tel:613.580.2424](tel:613.580.2424) ext. 27791  
Fax: 613-580-2576  
Mail: Code 01-14  
Email: [Mark.Fraser@ottawa.ca](mailto:Mark.Fraser@ottawa.ca)

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---

**From:** Brandon Chow <[BChow@dsel.ca](mailto:BChow@dsel.ca)>  
**Sent:** August 06, 2019 5:41 PM  
**To:** Fraser, Mark <[Mark.Fraser@ottawa.ca](mailto:Mark.Fraser@ottawa.ca)>  
**Subject:** 145 Loretta Avenue North/ 951 Gladstone Avenue

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Hi Mark,

We would like to confirm stormwater management requirements for the proposed development at the above noted site.

A City comment on the Adequacy of Services Report noted that the receiving storm sewer system is a 2-year system. Previous correspondence with the City (attached) indicated the allowable release rate to be based on the below criteria.

- 1:5 year storm
- C=0.5
- 10min concentration time

Can you please confirm?

Thanks,

Brandon Chow  
Project Coordinator / Intermediate Designer

**DSEL**

**david schaeffer engineering ltd.**

120 Iber Road, Unit 103  
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## Amr Salem

---

**From:** Eric Lalande <eric.lalande@rvca.ca>  
**Sent:** September 26, 2018 9:29 AM  
**To:** Amr Salem  
**Cc:** Steve Merrick  
**Subject:** RE: 1026- 145 Loretta Ave N/951 Gladstone Ave

Hi Amr,

The RVCA looks for on-site enhance level of protection (80% TSS Removal) for quality control for sites less than 2km away from an outlet without an intervening storm water management facility. Specifically as it relates to surface parking, this standard is expected to be achieved, on-site best management practices including LID could be provided and demonstrated through the Site Servicing report.

Thanks,

**Eric Lalande, MCIP, RPP**  
Planner, Rideau Valley Conservation Authority  
613-692-3571 x1137

---

**From:** Amr Salem <ASalem@dsel.ca>  
**Sent:** Wednesday, September 26, 2018 9:24 AM  
**To:** Eric Lalande <eric.lalande@rvca.ca>  
**Cc:** Steve Merrick <SMerrick@dsel.ca>  
**Subject:** FW: 1026- 145 Loretta Ave N/951 Gladstone Ave

Good morning Eric,

I just wanted to follow up on this. Did you get a chance to review?

Please let me know if you have any questions.

Thank you,

**Amr Salem**  
Project Coordinator

**DSEL**  
**david schaeffer engineering ltd.**

120 Iber Road, Unit 103  
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**phone:** (613) 836-0856 ext. 512  
**email:** [asalem@DSEL.ca](mailto:asalem@DSEL.ca)

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**From:** Jamie Batchelor <[jamie.batchelor@rvca.ca](mailto:jamie.batchelor@rvca.ca)>  
**Sent:** September 21, 2018 1:47 PM  
**To:** Amr Salem <[ASalem@dsel.ca](mailto:ASalem@dsel.ca)>  
**Cc:** Steve Merrick <[SMerrick@dsel.ca](mailto:SMerrick@dsel.ca)>; Eric Lalande <[eric.lalande@rvca.ca](mailto:eric.lalande@rvca.ca)>  
**Subject:** RE: 1026- 1045 Loretta Ave N/951 Gladstone Ave

Good Afternoon Amr,

I am forwarding this to Eric as it would be in his area.

---

**From:** Amr Salem <[ASalem@dsel.ca](mailto:ASalem@dsel.ca)>  
**Sent:** Friday, September 21, 2018 11:47 AM  
**To:** Jamie Batchelor <[jamie.batchelor@rvca.ca](mailto:jamie.batchelor@rvca.ca)>  
**Cc:** Steve Merrick <[SMerrick@dsel.ca](mailto:SMerrick@dsel.ca)>  
**Subject:** 1026- 1045 Loretta Ave N/951 Gladstone Ave

Good morning Jamie ,

We wanted to consult with you regarding a mixed-use development we are working on located at the intersection of Gladstone Avenue and Lorretta Avenue North.

The existing stormwater on site discharges to the municipal infrastructure (1350 mm Diameter Storm Sewer) within Gladstone Avenue and Lorretta Avenue. The stormwater collected from the site travels approximately 1.3 km through municipal sewer to a direct outlet into the Ottawa River.

The development proposes to construct new mixed use buildings (commercial/office/residential) consisting of three high-rise residential towers with one of which stemming from a large commercial/office building fronting Gladstone Ave with the other towers located to the North. The site will be landscape with storm water primarily coming from the roof tops collected from the towers. There will be approximately parking for 14 cars on the surface of the lot with the majority of parking located underground.

At present, the existing site area consists of mostly paved asphalt for surface parking (50+ spots) and 4 buildings.

Can you please provide your input regarding quality controls that maybe required for the site.



Please feel free to contact me if you have any questions.

Regards,

**Amr Salem**  
Project Coordinator

**DSEL**  
**David Schaeffer Engineering Ltd.**

120 Iber Road, Unit 103  
Stittsville, ON K2S 1E9

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## Brandon Chow

---

**To:** Fraser, Mark  
**Subject:** RE: 145 Loretta and 951 Gladstone - ZBLA engineering comments

**From:** Fraser, Mark <Mark.Fraser@ottawa.ca>  
**Sent:** November 7, 2019 3:15 PM  
**To:** Brandon Chow <BChow@dsel.ca>  
**Subject:** RE: 145 Loretta and 951 Gladstone - ZBLA engineering comments

Hi Brandon,

The Water Resources Assets Unit has no anticipated issues with the proposed peak wastewater flow from the development discharging to the 1050mm dia. Collector Sewer. No additional analysis is necessary.

As this proposal only proposes a private building service the OBC method of calculating fire flow can be used. However please note that there are internal discussions happening with Building Code Services (BCS) and Ottawa Fire Services (OFS) regarding this approach so requirements may change at the time of Site Plan Control.

Regards,

### Mark Fraser

Project Manager, Planning Services  
Development Review Central Branch  
City of Ottawa | Ville d'Ottawa  
Planning, Infrastructure and Economic Development Department  
110 Laurier Avenue West, 4th Floor, Ottawa ON, K1P 1J1  
[Tel:613.580.2424](tel:613.580.2424) ext. 27791  
Fax: 613-580-2576  
Mail: Code 01-14  
Email: [Mark.Fraser@ottawa.ca](mailto:Mark.Fraser@ottawa.ca)

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**From:** Fraser, Mark  
**Sent:** November 05, 2019 2:50 PM  
**To:** Brandon Chow <[BChow@dsel.ca](mailto:BChow@dsel.ca)>  
**Subject:** RE: 145 Loretta and 951 Gladstone - ZBLA engineering comments

Hi Brandon,

Please see the below wastewater flows within the sanitary trunk sewer as requested.

#	STRUCT_ID	From MH	To MH	100 year Peak Flow (L/s)		
				6 hr SCS	3 hr Chicago	Hurricane Frances (scaled)
1	SAN00976	MHSA00935	MHSA00934	1420	1220	940
2	SAN00975	MHSA00934	MHSA00933 (1A)	1440	1240	960

Regards,

## Mark Fraser

Project Manager, Planning Services  
Development Review Central Branch  
City of Ottawa | Ville d'Ottawa  
Planning, Infrastructure and Economic Development Department  
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Email: [Mark.Fraser@ottawa.ca](mailto:Mark.Fraser@ottawa.ca)

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**From:** Brandon Chow <[BChow@dsel.ca](mailto:BChow@dsel.ca)>  
**Sent:** October 30, 2019 3:54 PM  
**To:** Fraser, Mark <[Mark.Fraser@ottawa.ca](mailto:Mark.Fraser@ottawa.ca)>  
**Subject:** RE: 145 Loretta and 951 Gladstone - ZBLA engineering comments

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Hi Mark,

We would like to request the flows that have been computed in the City's model for the 1050mm sanitary trunk that is anticipated to receive flows from the subject proposal.

Can you please provide the computed flows for the sanitary trunk between nodes 1A to MHSA00934 and MHSA00934 to MHSA00935? See attachment for reference.

Thanks,

Brandon Chow  
Project Coordinator / Intermediate Designer

## **DSEL**

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120 Iber Road, Unit 103  
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**email:** [bchow@DSEL.ca](mailto:bchow@DSEL.ca)

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**From:** Fraser, Mark <[Mark.Fraser@ottawa.ca](mailto:Mark.Fraser@ottawa.ca)>  
**Sent:** October 28, 2019 3:51 PM

**To:** Brandon Chow <[BChow@dsel.ca](mailto:BChow@dsel.ca)>

**Subject:** RE: 145 Loretta and 951 Gladstone - ZBLA engineering comments

Hi Brandon,

The Water Resources Assets Unit has no anticipated issues with the proposed peak wastewater flow however confirmation of available sanitary sewer capacity needs to be discussed and assessed to demonstrate that the sewer system can accommodate the anticipated wastewater flow from the subject proposal for documentation purposes.

Regards,

### Mark Fraser

Project Manager, Planning Services  
Development Review Central Branch  
City of Ottawa | Ville d'Ottawa  
Planning, Infrastructure and Economic Development Department  
110 Laurier Avenue West, 4th Floor, Ottawa ON, K1P 1J1  
[Tel:613.580.2424](tel:613.580.2424) ext. 27791  
Fax: 613-580-2576  
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Email: [Mark.Fraser@ottawa.ca](mailto:Mark.Fraser@ottawa.ca)

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**From:** Brandon Chow <[BChow@dsel.ca](mailto:BChow@dsel.ca)>

**Sent:** October 25, 2019 5:25 PM

**To:** Fraser, Mark <[Mark.Fraser@ottawa.ca](mailto:Mark.Fraser@ottawa.ca)>

**Subject:** RE: 145 Loretta and 951 Gladstone - ZBLA engineering comments

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Hi Mark,

Thank you for providing the HGL. Would you be able confirm with the modelling group that the receiving sanitary trunk has capacity to support the anticipated flows from the subject development?

Thanks,

Brandon Chow  
Project Coordinator / Intermediate Designer

## **DSEL**

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**From:** Fraser, Mark <[Mark.Fraser@ottawa.ca](mailto:Mark.Fraser@ottawa.ca)>  
**Sent:** October 24, 2019 3:18 PM  
**To:** Brandon Chow <[BChow@dsel.ca](mailto:BChow@dsel.ca)>  
**Subject:** RE: 145 Loretta and 951 Gladstone - ZBLA engineering comments

Hi Brandon,

Please see attached and below the 100-year HGL in the sanitary trunk sewer model as requested.

#	STRUCT_ID	100 year HGL (m)		
		6 hr SCS	3 hr Chicago	Hurricane Frances (scaled)
1	MHSA00934	59.5	59.1	58.9
2	MHSA00935	60.1	59.6	59.4
3	MHSA00936	60.3	59.8	59.6

Regards,

**Mark Fraser**

Project Manager, Planning Services  
Development Review Central Branch  
City of Ottawa | Ville d'Ottawa  
Planning, Infrastructure and Economic Development Department  
110 Laurier Avenue West, 4th Floor, Ottawa ON, K1P 1J1  
[Tel:613.580.2424](tel:613.580.2424) ext. 27791  
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Email: [Mark.Fraser@ottawa.ca](mailto:Mark.Fraser@ottawa.ca)

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**From:** Fraser, Mark  
**Sent:** October 23, 2019 9:22 AM  
**To:** Brandon Chow <[BChow@dsel.ca](mailto:BChow@dsel.ca)>  
**Subject:** RE: 145 Loretta and 951 Gladstone - ZBLA engineering comments

Hi Brandon,

I have been advised that some preliminary design drawings were completed for the reconstruction of Loretta Ave. N. (North of Gladstone Ave.) however Asset Management is now considering replacing the existing backbone watermain within Loretta Ave. N. as part of the reconstruction works which will change the design. There is no timeline to revise the preliminary design prior to Spring 2020 thus no plans are available at this time.

You will need to contact and discuss with the City Project Manager (Marc Tremblay) of this reconstruction project to ensure both projects are planned to function together and the latest design details are obtained. It is my understanding

there has been no discussion to date on how this development proposal will function with the ultimate condition of Loretta Ave. N.

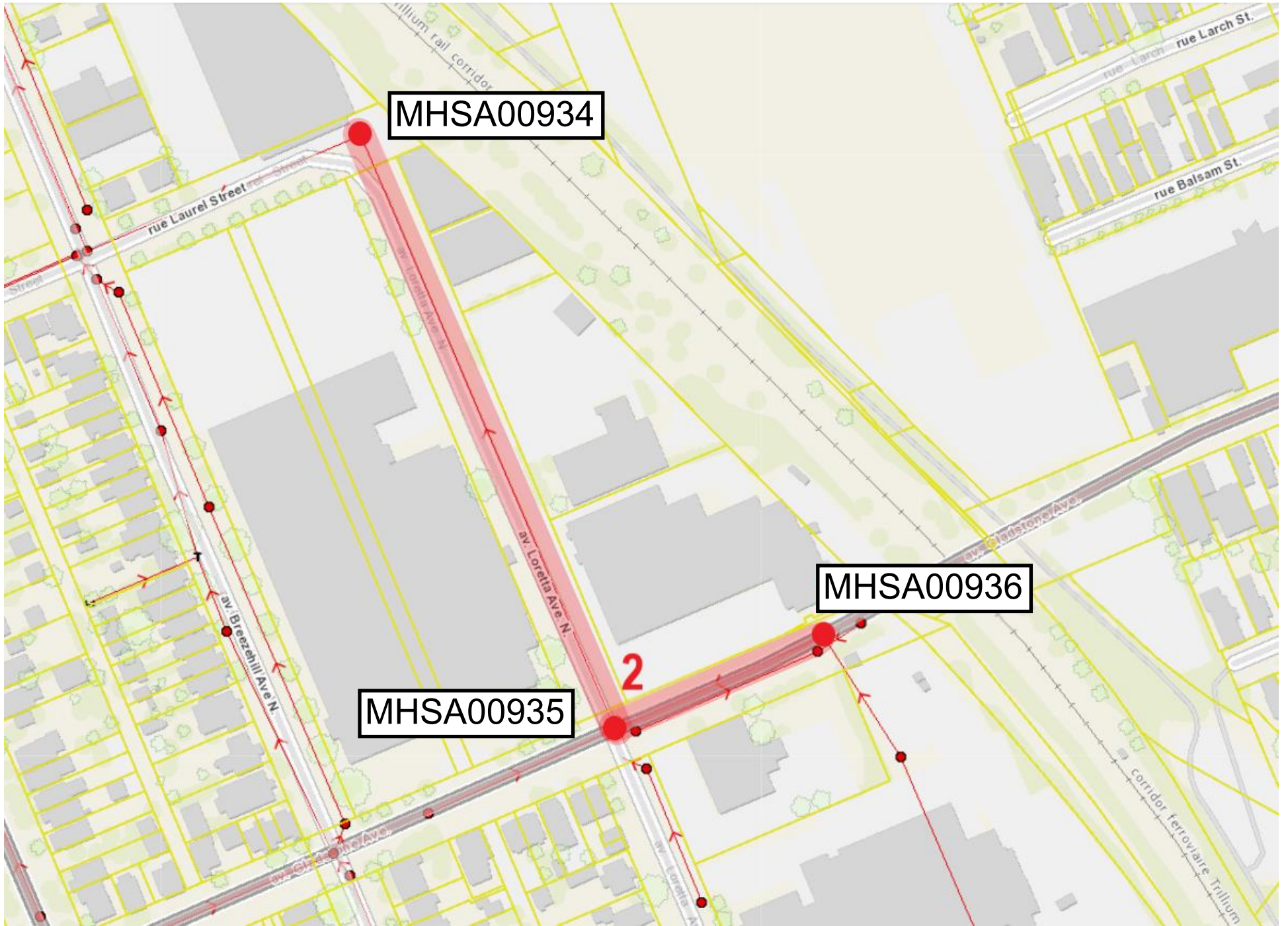
Regards,

**Mark Fraser**

Project Manager, Planning Services  
Development Review Central Branch  
City of Ottawa | Ville d'Ottawa  
Planning, Infrastructure and Economic Development Department  
110 Laurier Avenue West, 4th Floor, Ottawa ON, K1P 1J1  
[Tel:613.580.2424](tel:613.580.2424) ext. 27791  
Fax: 613-580-2576  
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MHSA00934

MHSA00936

MHSA00935

2

rue Laurel Street

av. Loretta Ave. N

av. Brezohill Ave. N

av. Loretta Ave. N

av. Gladstone Ave.

rue Larch St.

rue Balsam St.

corridor ferroviaire Trillium

## Charlotte Kelly

---

**Subject:** FW: 145 Loretta and 951 Gladstone - D02-02-18-0099

**From:** Buchanan, Richard <[Richard.Buchanan@ottawa.ca](mailto:Richard.Buchanan@ottawa.ca)>

**Sent:** May 29, 2019 12:05 PM

**To:** Brandon Chow <[BChow@dsel.ca](mailto:BChow@dsel.ca)>

**Cc:** O'Connor, Ann <[Ann.O'Connor@ottawa.ca](mailto:Ann.O'Connor@ottawa.ca)>

**Subject:** 145 Loretta and 951 Gladstone - D02-02-18-0099

Hi Brandon

This is the 100-year HGL at three MH near this site:

MHST101877: 60.53 m

MHST101876: 61.76 m

MHST101875: 62.40 m



**Richard Buchanan, CET**

Coordinator, Front Ending Agreements and Brownfields Programs  
Planning Services, Development Review Branch  
Planning, Infrastructure and Economic Development Department  
City of Ottawa | Ville d'Ottawa  
☎ 613.580.2424 ext./poste 27801

**From:** Brandon Chow <[BChow@dsel.ca](mailto:BChow@dsel.ca)>  
**Sent:** May 29, 2019 11:10 AM  
**To:** Buchanan, Richard <[Richard.Buchanan@ottawa.ca](mailto:Richard.Buchanan@ottawa.ca)>  
**Subject:** RE: 1026 - Loretta and Gladstone

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Good morning Richard,

I would like to touch base regarding the above noted site. We've received the City's engineering comments relating to the submission of the Adequacy of Public Services Report dated October 2018 and would like to request info based on the comment below. Would you be able to direct me to the contact who will be looking after this project?

J.1 - The consultant must keep in mind that the receiving storm system is only a 2 year system and not a 5 year system. In addition, if they plan to use underground storage, they will need to consider the impact from the receiving system HGL. The receiving system is uncontrolled, therefore the HGL will be elevated for events greater than 2 years.

*We will require the City to provide the HGL in the receiving system in order to review the impacts on the system.*

Thanks,

Brandon Chow  
Project Coordinator / Intermediate Designer

## **DSEL**

**david schaeffer engineering ltd.**

120 Iber Road, Unit 103  
Stittsville, ON K2S 1E9

**phone:** (613) 836-0856 ext.532

**fax:** (613) 836-7183

**email:** [bchow@DSEL.ca](mailto:bchow@DSEL.ca)

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---

**From:** Buchanan, Richard <[Richard.Buchanan@ottawa.ca](mailto:Richard.Buchanan@ottawa.ca)>  
**Sent:** October 11, 2018 9:25 AM  
**To:** Amr Salem <[ASalem@dsel.ca](mailto:ASalem@dsel.ca)>  
**Cc:** O'Connor, Ann <[Ann.O'Connor@ottawa.ca](mailto:Ann.O'Connor@ottawa.ca)>  
**Subject:** FW: 1026 - Loretta and Gladstone - Boundary Request

Amr

FYI

**Richard Buchanan, CET**

Project Manager, Development Approvals  
Planning, Infrastructure and Economic Development Department  
Planning & Growth Management Branch  
City of Ottawa | Ville d'Ottawa  
☎ 613.580.2424 ext./poste 27801  
[ottawa.ca/planning](http://ottawa.ca/planning) / [ottawa.ca/urbanisme](http://ottawa.ca/urbanisme)

---

**From:** Tremblay, Marc (ISD)  
**Sent:** Thursday, October 11, 2018 9:23 AM  
**To:** Buchanan, Richard <[Richard.Buchanan@ottawa.ca](mailto:Richard.Buchanan@ottawa.ca)>  
**Subject:** RE: 1026 - Loretta and Gladstone - Boundary Request

Hi Richard

The existing 200mm watermain on Loretta North between Gladstone and Laurel is to be replaced with a new 200mm diameter watermain as part of the road reconstruction project. This reconstruction work will not occur until 2020 at the earliest.

Regards  
Marc

---

**From:** Buchanan, Richard  
**Sent:** Thursday, October 11, 2018 8:24 AM  
**To:** 'Amr Salem' <[ASalem@dsel.ca](mailto:ASalem@dsel.ca)>  
**Subject:** FW: 1026 - Loretta and Gladstone - Boundary Request

Good Morning Amr

Please note that I believe there's future watermain projects (on Loretta specifically) in this area that could affect the results, especially the fire flow results. I'm trying to confirm with our water division to see what the plan is and when it's scheduled for.

The following are boundary conditions, HGL, for hydraulic analysis at 1026 Loretta/Gladstone (zone 1W) assumed to be connected to the 203mm on Gladstone (Connection 1) and 203mm on Loretta (Connection 2). See attached PDF for locations.

	Connection 1 (Gladstone)	Connection 2 (Loretta)
Min HGL	107.5m	107.5m
Max HGL	114.8m	114.8m

Max day + FireFlow (57.5L/s),	108.5m	107.3m
Max day + FireFlow (317 L/s),	104.8m	85.5m
Max day + FireFlow (433 L/s),	102.1m	Available Flow @ 20psi = 350 L/s assuming a ground elevation of 67m

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

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

**Richard Buchanan, CET**

Project Manager, Development Approvals  
 Planning, Infrastructure and Economic Development Department  
 Planning & Growth Management Branch  
 City of Ottawa | Ville d'Ottawa  
 ☎ 613.580.2424 ext./poste 27801  
[ottawa.ca/planning](http://ottawa.ca/planning) / [ottawa.ca/urbanisme](http://ottawa.ca/urbanisme)

---

**From:** Amr Salem <[ASalem@dsel.ca](mailto:ASalem@dsel.ca)>  
**Sent:** Thursday, September 27, 2018 1:04 PM  
**To:** Buchanan, Richard <[Richard.Buchanan@ottawa.ca](mailto:Richard.Buchanan@ottawa.ca)>  
**Cc:** Steve Merrick <[SMerrick@dsel.ca](mailto:SMerrick@dsel.ca)>  
**Subject:** 1026 - Loretta and Gladstone - Boundary Request

Good afternoon Richard,

We would like to kindly request boundary conditions for the proposed development at **145 Loretta Avenue North/ 951 Gladstone Avenue** using the following proposed development demands:

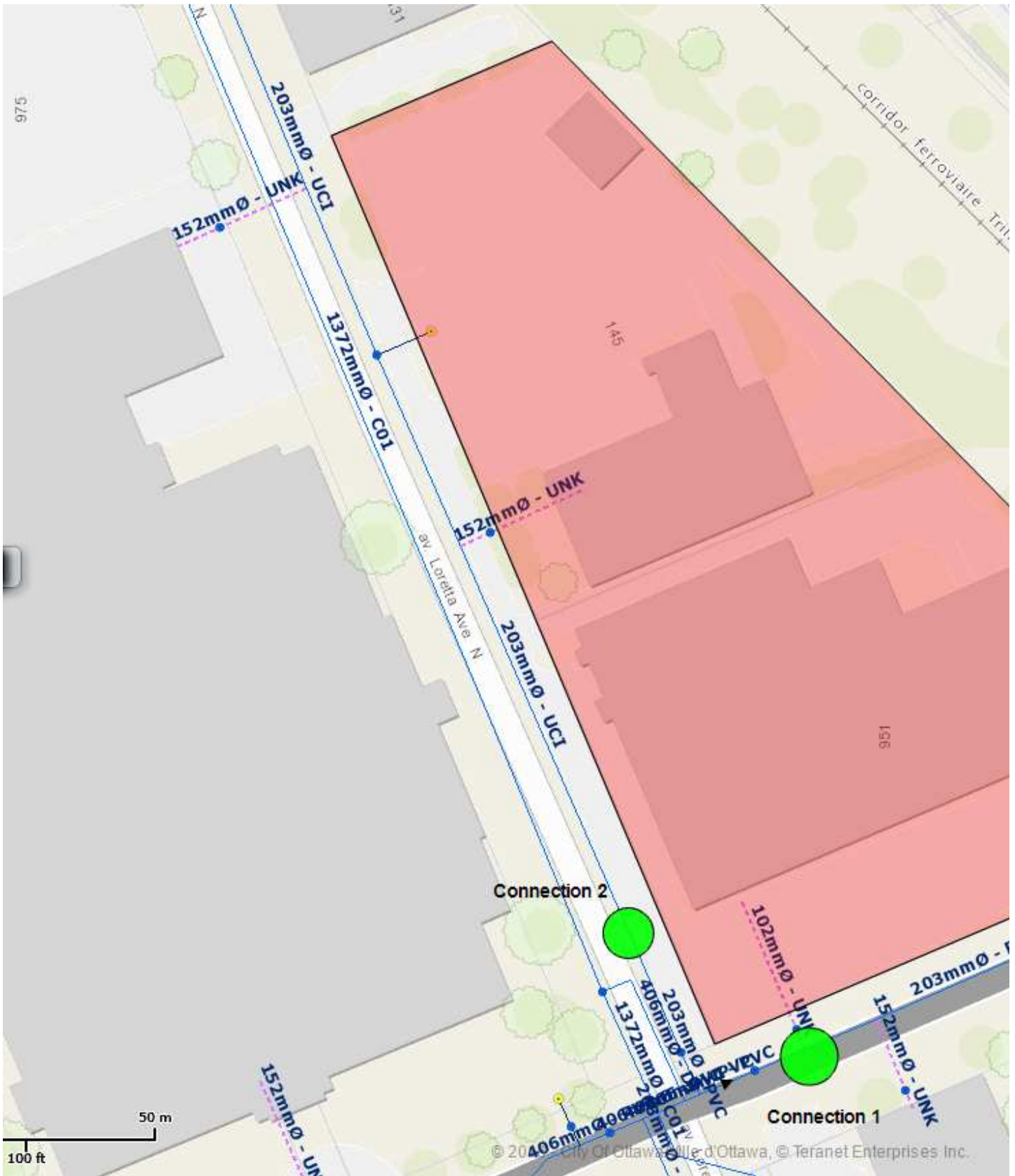
1. Location of Service / Street Number: **145 Loretta Avenue North/ 951 Gladstone Avenue**
2. Type of development: **The proposed mixed-use development involves 3 multi-storey residential towers (30, 35 and 40 storeys) above a common retail and office podium, consisting of a total of 931 residential units. An underground parking garage extending the footprint of the site is also proposed. Please note that the existing 3-storey Standard Bread Building is to be retained.**

Please find attached the Site Plan for reference.

3. Proposed Connection points:
- **Connection 1 to existing 203mm diameter watermain along Gladstone Avenue east of Loretta and Gladstone intersection.**
  - **Connection 2 to existing 203mm diameter watermain along Loretta Avenue north of Loretta and Gladstone intersection.**
- Please see the diagram below for reference.*

4. Please provide pressures for the following water demand scenarios required for the proposed development:

	L/min	L/s
<b>Avg. Daily</b>	397.6	6.63
<b>Max Day + FUS 1</b>	904.8 + 26000.0 = 26904.8	15.1 + 433.3 = 448.4
<b>Max Day + FUS 2/3</b>	904.8 + 19000.0 = 19904.8	15.1 + 316.7 = 331.8
<b>Max Day + OBC</b>	904.8 + 3450.0 = 4354.8	15.1 + 57.5 = 72.6
<b>Peak Hour</b>	1937.1	32.3



Please find attached the related water demand and FUS calculations as well as OBC demand methodology used for reference.

If you have any questions please feel free to contact me.

Thank you,

**Amr Salem**  
Project Coordinator

**DSEL**  
**david schaeffer engineering ltd.**

120 Iber Road, Unit 103  
Stittsville, ON K2S 1E9

**phone:** (613) 836-0856 ext. 512  
**email:** [asalem@DSEL.ca](mailto:asalem@DSEL.ca)

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***APPENDIX B***

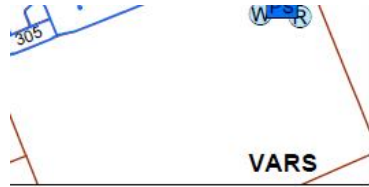
***Water Supply***

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# Water Pressure Zone Map



RESERVOIRS/TREATMENT PLANT & P.S.

ISLAND PURIFICATION PLANT & P.S. & RES.

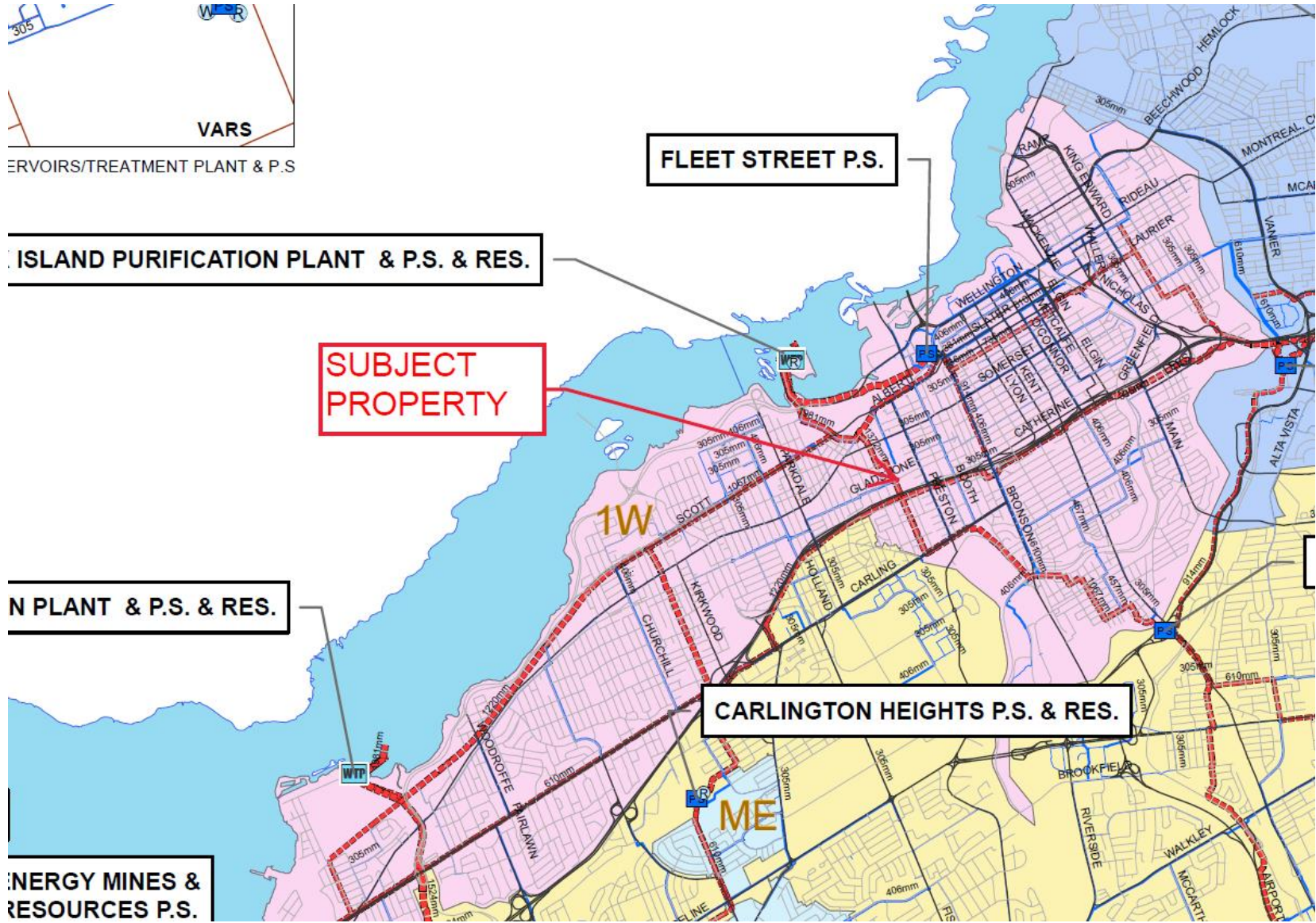
**SUBJECT  
PROPERTY**

WATER TREATMENT PLANT & P.S. & RES.

ENERGY MINES & RESOURCES P.S.

FLEET STREET P.S.

CARLINGTON HEIGHTS P.S. & RES.



Water Distribution Map



**145 Loretta Avenue North / 951 Gladstone Avenue  
Trinity Development Group Inc  
Existing Site Water Demand**

Water Demand Design Flows per Unit Count  
City of Ottawa - Water Distribution Guidelines, July 2010



**Domestic Demand**

Type of Housing	Per / Unit	Units	Pop
Single Family	3.4		0
Semi-detached	2.7		0
Townhouse	2.7		0
Apartment			0
Bachelor	1.4		0
1 Bedroom	1.4		0
2 Bedroom	2.1		0
3 Bedroom	3.1		0
Average	1.8		0

	Pop	Avg. Daily		Max Day		Peak Hour	
		m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min
<b>Total Domestic Demand</b>	0	0.0	0.0	0.0	0.0	0.0	0.0

**Institutional / Commercial / Industrial Demand**

Property Type	Unit Rate	Units	Avg. Daily		Max Day		Peak Hour	
			m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min
Water Closets	150.0 L/hr		0.00	0.0	0.0	0.0	0.0	0.0
Restaurant	125.0 L/seat/d		0.00	0.0	0.0	0.0	0.0	0.0
Commercial floor space**	5.0 L/m <sup>2</sup> /d	6,482	32.41	22.5	48.6	33.8	87.5	60.8
Laundry	1,200.0 L/machine/d		0.00	0.0	0.0	0.0	0.0	0.0
School	70 L/student/d		0.00	0.0	0.0	0.0	0.0	0.0
Industrial - Light	35,000 L/gross ha/d		0.00	0.0	0.0	0.0	0.0	0.0
Industrial - Heavy	55,000 L/gross ha/d		0.00	0.0	0.0	0.0	0.0	0.0
<b>Total I/CI Demand</b>			<b>32.4</b>	<b>22.5</b>	<b>48.6</b>	<b>33.8</b>	<b>87.5</b>	<b>60.8</b>
<b>Total Demand</b>			<b>32.4</b>	<b>22.5</b>	<b>48.6</b>	<b>33.8</b>	<b>87.5</b>	<b>60.8</b>

\* Based on a daily demand of 200L/day per person as identified by Appendix 4-A of the Sewer design guidelines

\*\* Assuming a 12 hour commercial operation

**145 Loretta Avenue North / 951 Gladstone Avenue  
Trinity Development Group Inc  
Proposed Site Water Demand**

Water Demand Design Flows per Unit Count  
City of Ottawa - Water Distribution Guidelines, July 2010



**Domestic Demand**

Type of Housing	Per / Unit	Units	Pop
Single Family	3.4		0
Semi-detached	2.7		0
Townhouse	2.7		0
Apartment			0
Bachelor	1.4	120	168
1 Bedroom	1.4	244	342
2 Bedroom	2.1	336	706
3 Bedroom	3.1	45	140
Average	1.8		0

	Pop	Avg. Daily		Max Day		Peak Hour	
		m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min
<b>Total Domestic Demand</b>	1356	379.7	263.7	949.2	659.2	2088.2	1450.2

**Institutional / Commercial / Industrial Demand**

Property Type	Unit Rate	Units	Avg. Daily		Max Day		Peak Hour	
			m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min	m <sup>3</sup> /d	L/min
Office	75 L/9.3m <sup>2</sup> /d	17,569	141.68	98.4	212.5	147.6	382.5	265.7
Commercial floor space**	5 L/m <sup>2</sup> /d	3,276	16.38	11.4	24.6	17.1	44.2	30.7
Laundry	1,200 L/machine/d		0.00	0.0	0.0	0.0	0.0	0.0
School	70 L/student/d		0.00	0.0	0.0	0.0	0.0	0.0
Industrial - Light	35,000 L/gross ha/d		0.00	0.0	0.0	0.0	0.0	0.0
Industrial - Heavy	55,000 L/gross ha/d		0.00	0.0	0.0	0.0	0.0	0.0
<b>Total I/CI Demand</b>			158.1	109.8	237.1	164.7	426.8	296.4
<b>Total Demand</b>			<b>537.7</b>	<b>373.4</b>	<b>1186.3</b>	<b>823.8</b>	<b>2515.0</b>	<b>1746.5</b>

\*\*Assuming a 12 hour commercial operation

### Boundary Conditions Unit Conversion

CONNECTION 1 [203mm dia. – Gladstone Ave.]

Grnd Elev 67.23

	<b>Hight (m)</b>	<b>m H2O</b>	<b>PSI</b>	<b>kPa</b>
Avg. Day	<b>114.8</b>	47.57	67.7	466.7
Peak Hour	<b>107.5</b>	40.27	57.3	395.0
Max Day + FF	<b>108.8</b>	41.57	59.1	407.8

CONNECTION 2 [203mm dia. – Loretta Ave. N.]

Grnd Elev 67.48

	<b>Hight (m)</b>	<b>m H2O</b>	<b>PSI</b>	<b>kPa</b>
Avg. Day	<b>114.8</b>	47.32	67.3	464.2
Peak Hour	<b>107.5</b>	40.02	56.9	392.6
Max Day + FF	<b>107.7</b>	40.22	57.2	394.6

## Amr Salem

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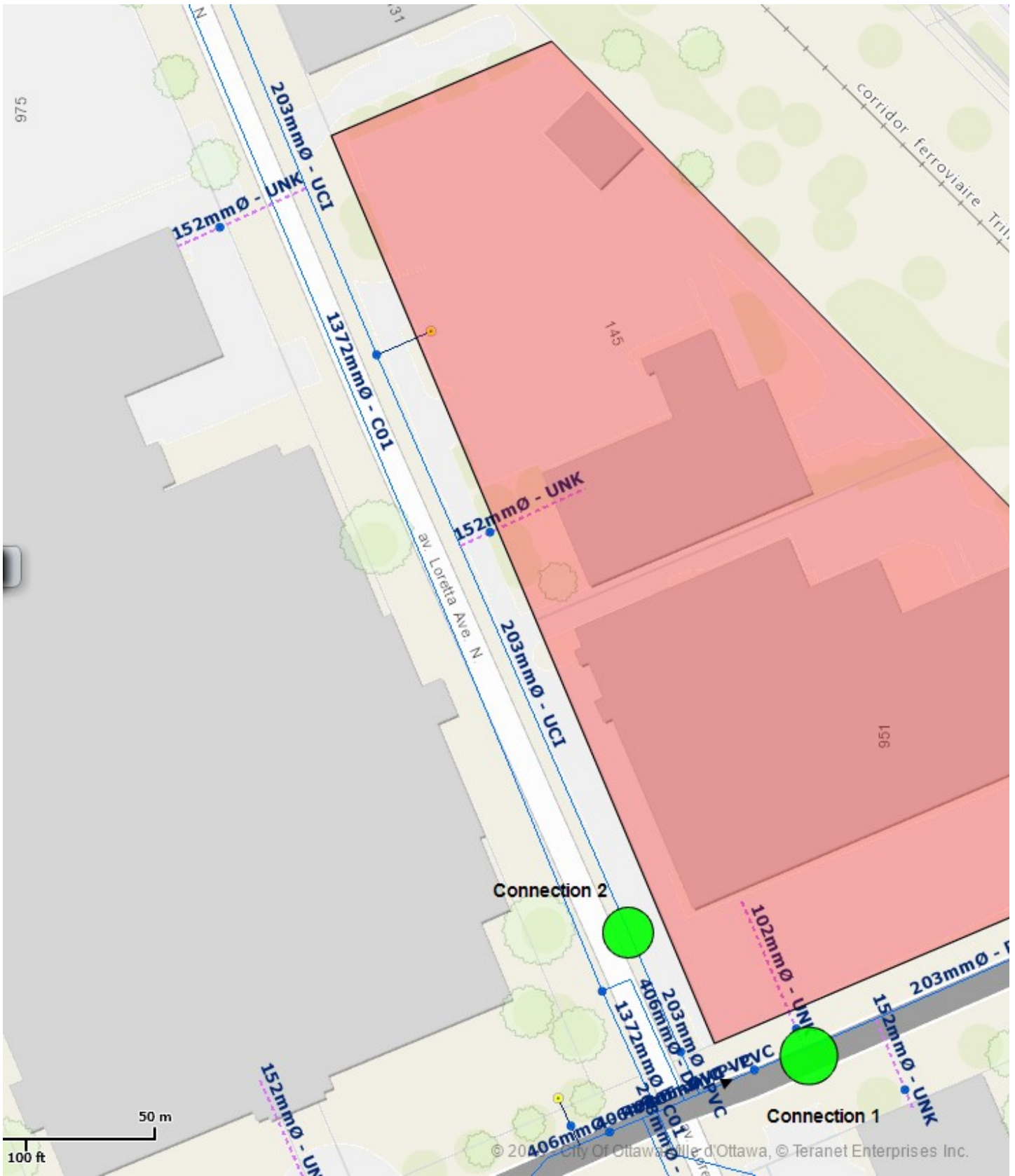
**From:** Amr Salem  
**Sent:** July 26, 2019 3:52 PM  
**To:** 'Buchanan, Richard'  
**Cc:** Brandon Chow  
**Subject:** 145 Loretta Avenue North/ 951 Gladstone Avenue - Updated Boundary Conditions Request  
**Attachments:** 2019-07-22 - Architecture Coordination Set.pdf; 2019-07-26 \_wtr\_Proposed\_Conditions\_aas.pdf; 2019-07-23\_1026\_OBC\_NFPA\_aas.pdf

Hello Richard,

We would like to kindly request updated boundary conditions for the proposed development at **145 Loretta Avenue North/ 951 Gladstone Avenue** using the following proposed development demands:

1. Location of Service / Street Number: **145 Loretta Avenue North/ 951 Gladstone Avenue**
2. Type of development: **The proposed mixed-use development involves 3 multi-storey residential towers (30, 33 and 35 storeys) above a common retail and office podium, consisting of a total of 745 residential units. An underground parking garage extending the footprint of the site is also proposed. Please note that the existing 3-storey Standard Bread Building is to be retained.**  
*Please find attached the Site Plan for reference.*
3. Proposed Connection points:
  - **Connection 1 to existing 203mm diameter watermain along Gladstone Avenue east of Loretta and Gladstone intersection.**
  - **Connection 2 to existing 203mm diameter watermain along Loretta Avenue north of Loretta and Gladstone intersection.***Please see the diagram below for reference.*
4. Please provide pressures for the following water demand scenarios required for the proposed development:

	L/min	L/s
<b>Avg. Daily</b>	373.4	6.2
<b>Max Day + NFPA</b>	823.8 + 4150.0 = 4,973.8	13.7 + 69.2 = 82.9
<b>Peak Hour</b>	1746.5	29.1



Thank you in advance,

**Amr Salem**  
Project Coordinator

# **DSEL**

**david schaeffer engineering ltd.**

120 Iber Road, Unit 103  
Stittsville, ON K2S 1E9

**phone:** (613) 836-0856 ext. 512

**email:** [asalem@DSEL.ca](mailto:asalem@DSEL.ca)

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## Amr Salem

---

**From:** Fraser, Mark <Mark.Fraser@ottawa.ca>  
**Sent:** August 2, 2019 11:50 AM  
**To:** Amr Salem  
**Cc:** O'Connor, Ann; Brandon Chow  
**Subject:** RE: 145 Loretta Avenue North/ 951 Gladstone Avenue - Updated Boundary Conditions Request  
**Attachments:** 145 Loretta\_Gladstone Aug 2019.pdf; 2019-07-22 - Architecture Coordination Set.pdf; 2019-07-26\_wtr\_Proposed\_Conditions\_aas.pdf; 2019-07-23\_1026\_OBC\_NFPA\_aas.pdf

Hi Amr,

Please find below updated boundary conditions for hydraulic analysis at 145 Loretta Ave. N. / 951 Gladstone Ave. (zone 1W) assumed to be connected to the 203m on Gladstone (Connection 1) and 203mm on Loretta (Connection 2) as requested. See attached PDF for connection locations.

**CONNECTION 1 [203mm dia. – Gladstone Ave.]**

**Minimum HGL = 107.5M**

**Maximum HGL = 114.8m**

**MaxDay + Fire Flow (69 L/s) = 108.8m**

**CONNECTION 2 [203mm dia. – Loretta Ave. N.]**

**Minimum HGL = 107.5mm**

**Maximum HGL = 114.8m**

**MaxDay + Fire Flow (69 L/s) = 107.7m**

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

Please refer to *City of Ottawa, Ottawa Design Guidelines – Water Distribution, First Edition, July 2010, WDG001 Clause 4.2.2* for watermain pressure and demand objectives.

*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.*

If you have any questions please let me know.

Regards,

**Mark Fraser**

Project Manager, Planning Services  
Development Review Central Branch  
City of Ottawa | Ville d'Ottawa  
Planning, Infrastructure and Economic Development Department  
110 Laurier Avenue West, 4th Floor, Ottawa ON, K1P 1J1  
[Tel:613.580.2424](tel:613.580.2424) ext. 27791  
Fax: 613-580-2576  
Mail: Code 01-14  
Email: [Mark.Fraser@ottawa.ca](mailto:Mark.Fraser@ottawa.ca)

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**From:** Amr Salem <[ASalem@dsel.ca](mailto:ASalem@dsel.ca)>  
**Sent:** July 26, 2019 3:55 PM  
**To:** Buchanan, Richard <[Richard.Buchanan@ottawa.ca](mailto:Richard.Buchanan@ottawa.ca)>  
**Cc:** Brandon Chow <[BChow@dsel.ca](mailto:BChow@dsel.ca)>  
**Subject:** 145 Loretta Avenue North/ 951 Gladstone Avenue - Updated Boundary Conditions Request

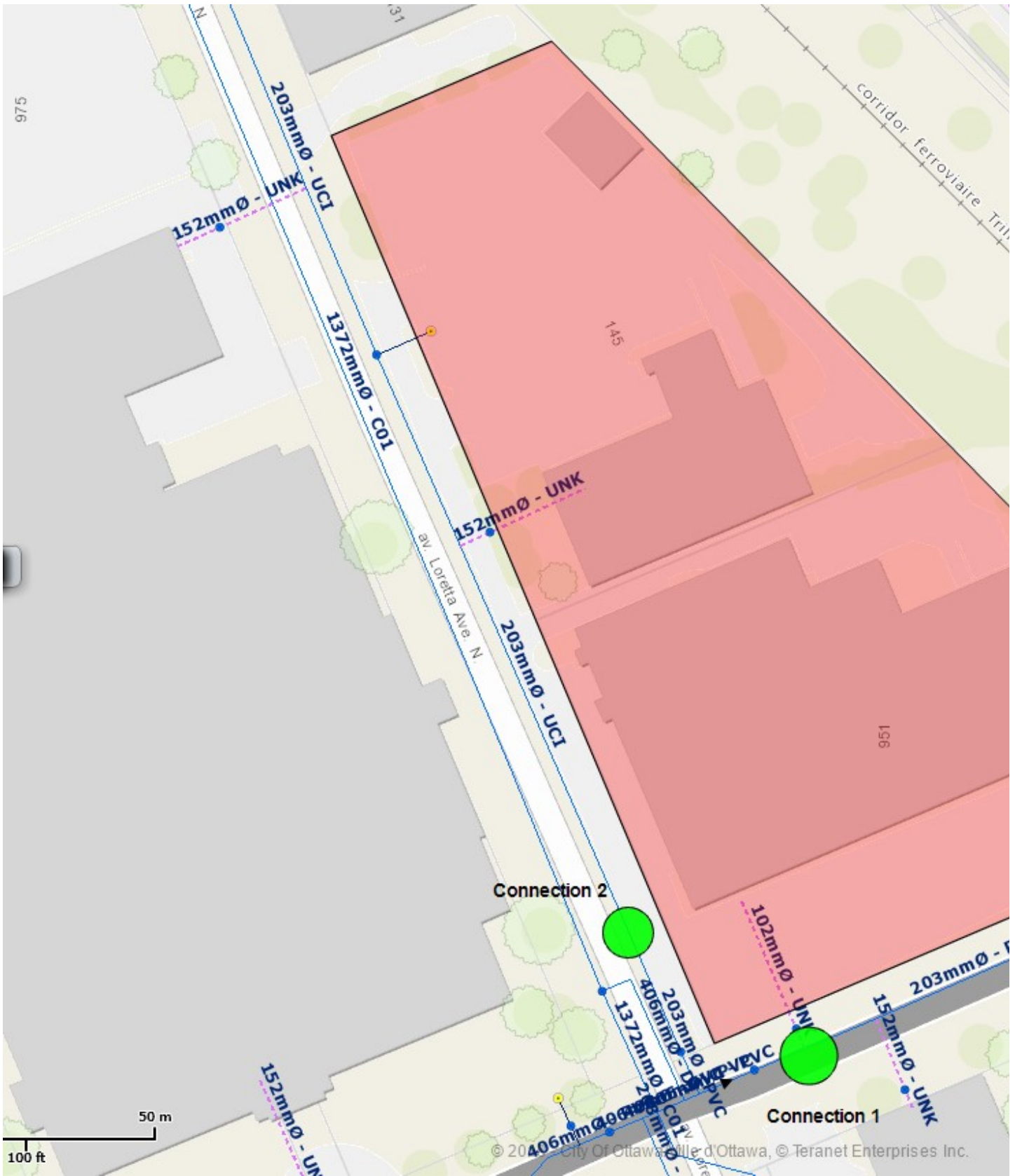
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Hello Richard,

We would like to kindly request updated boundary conditions for the proposed development at **145 Loretta Avenue North/ 951 Gladstone Avenue** using the following proposed development demands:

1. Location of Service / Street Number: **145 Loretta Avenue North/ 951 Gladstone Avenue**
2. Type of development: **The proposed mixed-use development involves 3 multi-storey residential towers (30, 33 and 35 storeys) above a common retail and office podium, consisting of a total of 745 residential units. An underground parking garage extending the footprint of the site is also proposed. Please note that the existing 3-storey Standard Bread Building is to be retained.**  
*Please find attached the Site Plan for reference.*
3. Proposed Connection points:
  - **Connection 1 to existing 203mm diameter watermain along Gladstone Avenue east of Loretta and Gladstone intersection.**
  - **Connection 2 to existing 203mm diameter watermain along Loretta Avenue north of Loretta and Gladstone intersection.***Please see the diagram below for reference.*
4. Please provide pressures for the following water demand scenarios required for the proposed development:



Thank you in advance,

**Amr Salem**  
Project Coordinator

# **DSEL**

**david schaeffer engineering ltd.**

120 Iber Road, Unit 103  
Stittsville, ON K2S 1E9

**phone:** (613) 836-0856 ext. 512

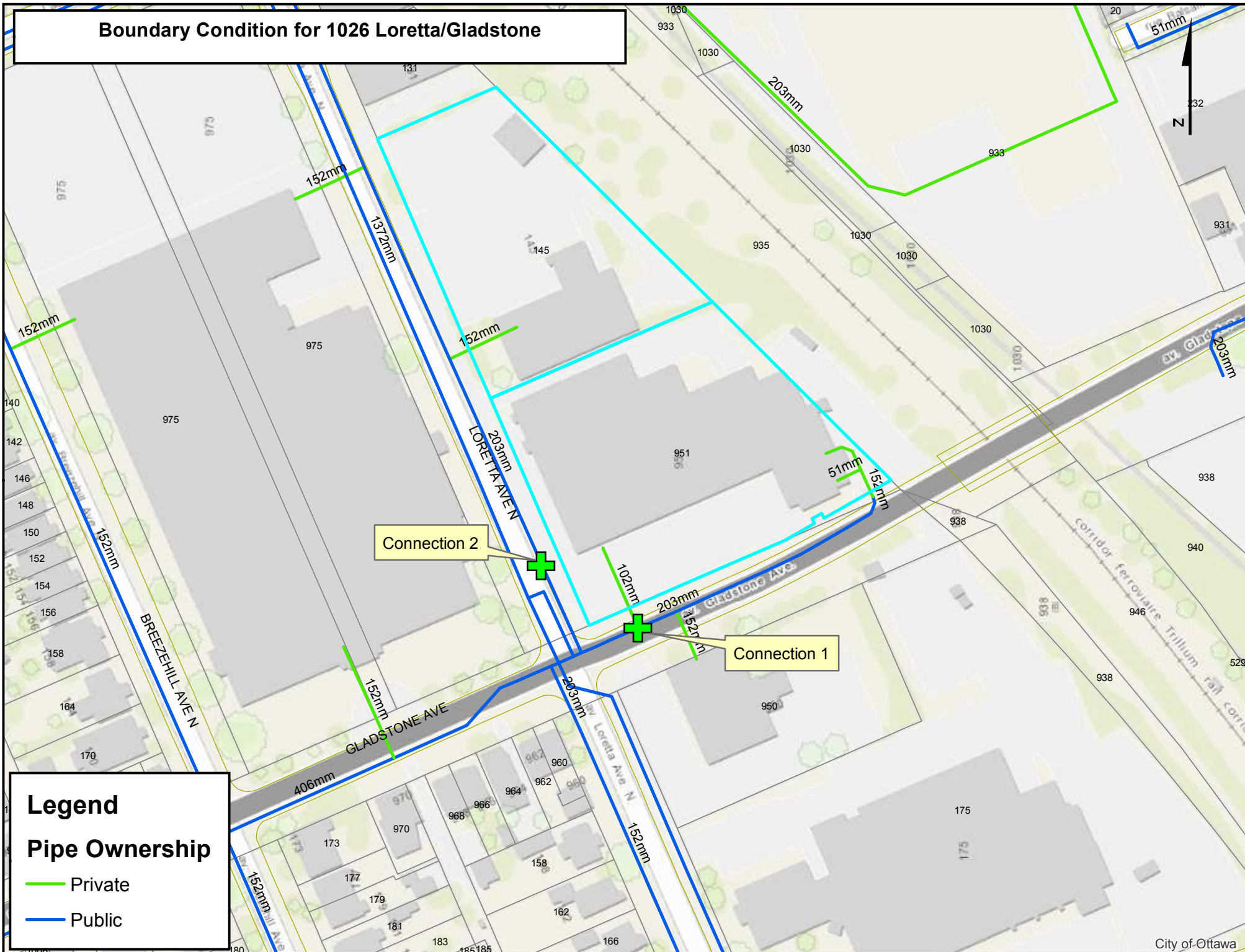
**email:** [asalem@DSEL.ca](mailto:asalem@DSEL.ca)

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# Boundary Condition for 1026 Loretta/Gladstone



## Legend

### Pipe Ownership

- Private
- Public



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***National Fire Protection Association (NFPA) 13 – Standard for the  
Installation of Sprinkler Systems***

***Table 11.2.2.1, Table 11.2.3.1.2***

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**National Fire Protection Association 13 - Standard for the Installation  
of Sprinkler Systems Report, Table 11.2.2.1**

**Table 11.2.2.1 Water Supply Requirements for Pipe  
Schedule Sprinkler Systems**

Occupancy Classification	Minimum Residual Pressure Required		Acceptable Flow at Base of Riser (Including Hose Stream Allowance)		Duration (minutes)
	psi	bar	gpm	L/min	
Light hazard	15	1	500-750	1900-2850	30-60
Ordinary hazard	20	1.4	850-1500	3200-5700	60-90

**National Fire Protection Association 13 - Standard for the Installation  
of Sprinkler Systems Report, Table 11.2.3.1.2**

**Table 11.2.3.1.2 Hose Stream Allowance and Water Supply Duration Requirements for Hydraulically Calculated Systems**

Occupancy	Inside Hose		Total Combined Inside and Outside Hose		Duration (minutes)
	gpm	L/min	gpm	L/min	
Light hazard	0, 50, or 100	0, 190, or 380	100	380	30
Ordinary hazard	0, 50, or 100	0, 190, or 380	250	950	60-90
Extra hazard	0, 50, or 100	0, 190, or 380	500	1900	90-120

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***APPENDIX C***

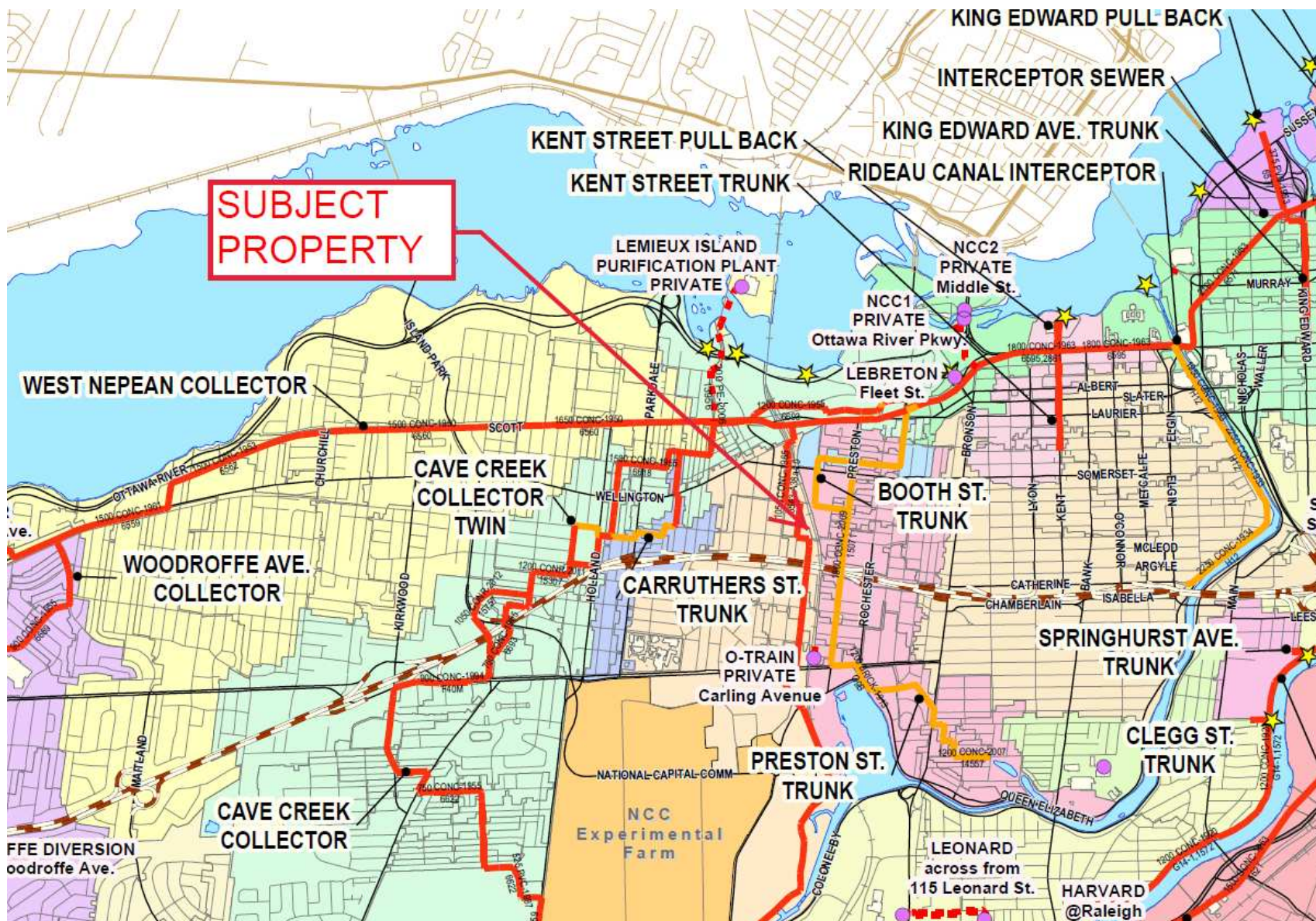
***Wastewater Collection***

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# Sanitary Trunk Sewer Map



Wastewater Design Flows per Unit Count  
 City of Ottawa Sewer Design Guidelines, 2012



Site Area 1.00 ha

Extraneous Flow Allowances

Infiltration / Inflow 0.33 L/s

Domestic Contributions

Unit Type	Unit Rate	Units	Pop
Single Family	3.4		0
Semi-detached and duplex	2.7		0
Townhouse	2.7		0
Stacked Townhouse (Duplex)	2.3		0
Apartment			
Bachelor	1.4		0
1 Bedroom	1.4		0
2 Bedroom	2.1		0
3 Bedroom	3.1		0
Average	1.8		0
Type of Housing	Per/Bed	Beds	Pop
Boarding*		1	0
<b>Total Pop</b>			<b>0</b>
<b>Average Domestic Flow</b>			<b>0.00 L/s</b>
<b>Peaking Factor</b>			<b>3.80</b>
<b>Peak Domestic Flow</b>			<b>0.00 L/s</b>

Institutional / Commercial / Industrial Contributions

Property Type	Unit Rate	No. of Units	Avg Wastewater (L/s)
Water Closets	150 L/hr		0.00
Restaurant	125 L/seat/d		0.00
Commercial floor space*	5 L/m <sup>2</sup> /d	6,482	0.75
Laundry*	1,200 L/machine/d		0.00
Hospitals	900 L/bed/d		0.00
School	70 L/student/d		0.00
<b>Average I/C/I Flow</b>			<b>0.75</b>
<b>Peak Institutional / Commercial Flow</b>			<b>1.13</b>
<b>Peak Industrial Flow**</b>			<b>0.00</b>
<b>Peak I/C/I Flow</b>			<b>1.13</b>

\* assuming a 12 hour commercial operation

<b>Total Estimated Average Dry Weather Flow Rate</b>	<b>0.75 L/s</b>
<b>Total Estimated Peak Dry Weather Flow Rate</b>	<b>1.13 L/s</b>
<b>Total Estimated Peak Wet Weather Flow Rate</b>	<b>1.46 L/s</b>

Wastewater Design Flows per Unit Count  
 City of Ottawa Sewer Design Guidelines, 2012



Site Area 1.00 ha

Extraneous Flow Allowances

Infiltration / Inflow 0.33 L/s

Domestic Contributions

Unit Type	Unit Rate	Units	Pop
Single Family	3.4		0
Semi-detached and duplex	2.7		0
Townhouse	2.7		0
Stacked Townhouse (Duplex)	2.3		0
Apartment			
Bachelor	1.4	120	168
1 Bedroom	1.4	244	342
2 Bedroom	2.1	336	706
3 Bedroom	3.1	45	140
Average	1.8		0

Total Pop 1356

Average Domestic Flow 4.39 L/s

Peaking Factor 3.17

Peak Domestic Flow 13.92 L/s

Institutional / Commercial / Industrial Contributions

Property Type	Unit Rate	No. of Units	Avg Wastewater (L/s)
Office	75 L/9.3m <sup>2</sup> /d	17,569	1.64
Restaurant	125 L/seat/d		0.00
Commercial floor space*	5 L/m <sup>2</sup> /d	3,276	0.38
Laundry*	1,200 L/machine/d		0.00
Hospitals	900 L/bed/d		0.00
School	70 L/student/d		0.00

Average I/C/I Flow 2.02

Peak Institutional / Commercial Flow 3.03

Peak Industrial Flow\*\* 0.00

Peak I/C/I Flow 3.03

\* assuming a 12 hour commercial operation

Total Estimated Average Dry Weather Flow Rate	6.41 L/s
Total Estimated Peak Dry Weather Flow Rate	16.95 L/s
Total Estimated Peak Wet Weather Flow Rate	17.28 L/s



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***APPENDIX D***

***Stormwater Management***

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**Estimated Peak Stormwater Flow Rate**  
City of Ottawa Sewer Design Guidelines, 2012**Existing Drainage Characteristics From Internal Site**

<b>Area</b>	1.00 ha	
<b>C</b>	0.90	Rational Method runoff coefficient
<b>L</b>	139 m	
<b>Up Elev</b>	67.25 m	
<b>Dn Elev</b>	64.25 m	
<b>Slope</b>	2.2 %	
<b>Tc</b>	6.0 min	
<b>Tc</b>	10.0 min	<-- Assume 10 minutes as minimum

## 1) Time of Concentration per Federal Aviation Administration

$$t_c = \frac{1.8(1.1 - C)L^{0.5}}{S^{0.333}}$$

tc, in minutes

C, rational method coefficient, (-)

L, length in ft

S, average watershed slope in %

**Estimated Peak Flow**

	<b>2-year</b>	<b>5-year</b>	<b>100-year</b>
<b>i</b>	76.8	104.2	178.6 mm/hr
<b>Q</b>	192.0	260.5	496.0 L/s

**Stormwater - Proposed Development**  
City of Ottawa Sewer Design Guidelines, 2012  
Target Flow Rate



Area 1.00 ha  
C 0.50 Rational Method runoff coefficient  
t<sub>c</sub> 10.0 min \*Based on a time of concentration equal to or greater than 10 min

**2-year**  
i 76.8 mm/hr  
Q 106.7 L/s

**Estimated Post Development Peak Flow from Unattenuated Areas**

Total Area 0.100 ha \*Conservative estimate of 10% of total site area for unattenuated areas  
C 0.80 Rational Method runoff coefficient

t <sub>c</sub> (min)	5-year					100-year				
	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )
10.0	104.2	23.2	23.2	0.0	0.0	178.6	49.6	49.6	0.0	0.0

Note:  
C value for the 100-year storm is increased by 25%, to a maximum of 1.0 per Ottawa Sewer Design Guidelines (5.4.5.2.1)

**Estimated Post Development Peak Flow from Attenuated Areas**

Total Area 0.90 ha  
C 0.84 Rational Method runoff coefficient

t <sub>c</sub> (min)	5-year					100-year				
	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )	i (mm/hr)	Q <sub>actual</sub> (L/s)	Q <sub>release</sub> (L/s)	Q <sub>stored</sub> (L/s)	V <sub>stored</sub> (m <sup>3</sup> )
10	104.2	218.8	28.0	190.8	114.5	178.6	446.4	57.1	389.3	233.6
15	83.6	175.5	28.0	147.4	132.7	142.9	357.2	57.1	300.2	270.1
20	70.3	147.5	28.1	119.4	143.3	120.0	299.9	57.1	242.8	291.4
25	60.9	127.9	28.1	99.8	149.7	103.8	259.6	57.1	202.5	303.8
30	53.9	113.2	28.1	85.1	153.2	91.9	229.7	57.1	172.6	310.7
35	48.5	101.9	28.2	73.7	154.8	82.6	206.4	57.1	149.4	313.7
40	44.2	92.8	28.2	64.6	155.0	75.1	187.9	57.1	130.8	313.9
45	40.6	85.3	28.2	57.1	154.2	69.1	172.6	57.1	115.6	312.0
50	37.7	79.1	28.2	50.8	152.5	64.0	159.9	57.1	102.8	308.4
55	35.1	73.8	28.2	45.5	150.2	59.6	149.1	57.1	92.0	303.6
60	32.9	69.2	28.3	40.9	147.3	55.9	139.7	57.1	82.7	297.6
65	31.0	65.2	28.3	36.9	144.0	52.6	131.6	57.1	74.5	290.7
70	29.4	61.7	28.3	33.4	140.3	49.8	124.5	57.1	67.4	283.1
75	27.9	58.6	28.3	30.3	136.2	47.3	118.1	57.1	61.1	274.8
80	26.6	55.8	28.3	27.5	131.9	45.0	112.5	57.1	55.4	265.9
85	25.4	53.3	28.3	25.0	127.3	43.0	107.4	57.1	50.3	256.6
90	24.3	51.0	28.3	22.7	122.5	41.1	102.8	57.1	45.7	246.8
95	23.3	48.9	28.3	20.6	117.5	39.4	98.6	57.1	41.5	236.6
100	22.4	47.1	28.3	18.7	112.3	37.9	94.8	57.1	37.7	226.1
105	21.6	45.3	28.4	17.0	106.9	36.5	91.2	57.1	34.2	215.3
110	20.8	43.7	28.4	15.4	101.4	35.2	88.0	57.1	30.9	204.2

Note:  
C value for the 100-year storm is increased by 25%, to a maximum of 1.0 per Ottawa Sewer Design Guidelines (5.4.5.2.1)

5-year Q<sub>attenuated</sub> 28.19 L/s      100-year Q<sub>attenuated</sub> 57.07 L/s  
5-year Max. Storage Required 155.0 m<sup>3</sup>      100-year Max. Storage Required 313.9 m<sup>3</sup>

**Summary of Release Rates and Storage Volumes**

Control Area	5-Year Release Rate (L/s)	5-Year Storage (m <sup>3</sup> )	100-Year Release Rate (L/s)	100-Year Storage (m <sup>3</sup> )
Unattenuated Areas	23.2	0.0	49.6	0.0
Attenuated Areas	28.2	155.0	57.1	313.9
<b>Total</b>	<b>51.3</b>	<b>155.0</b>	<b>106.7</b>	<b>313.9</b>

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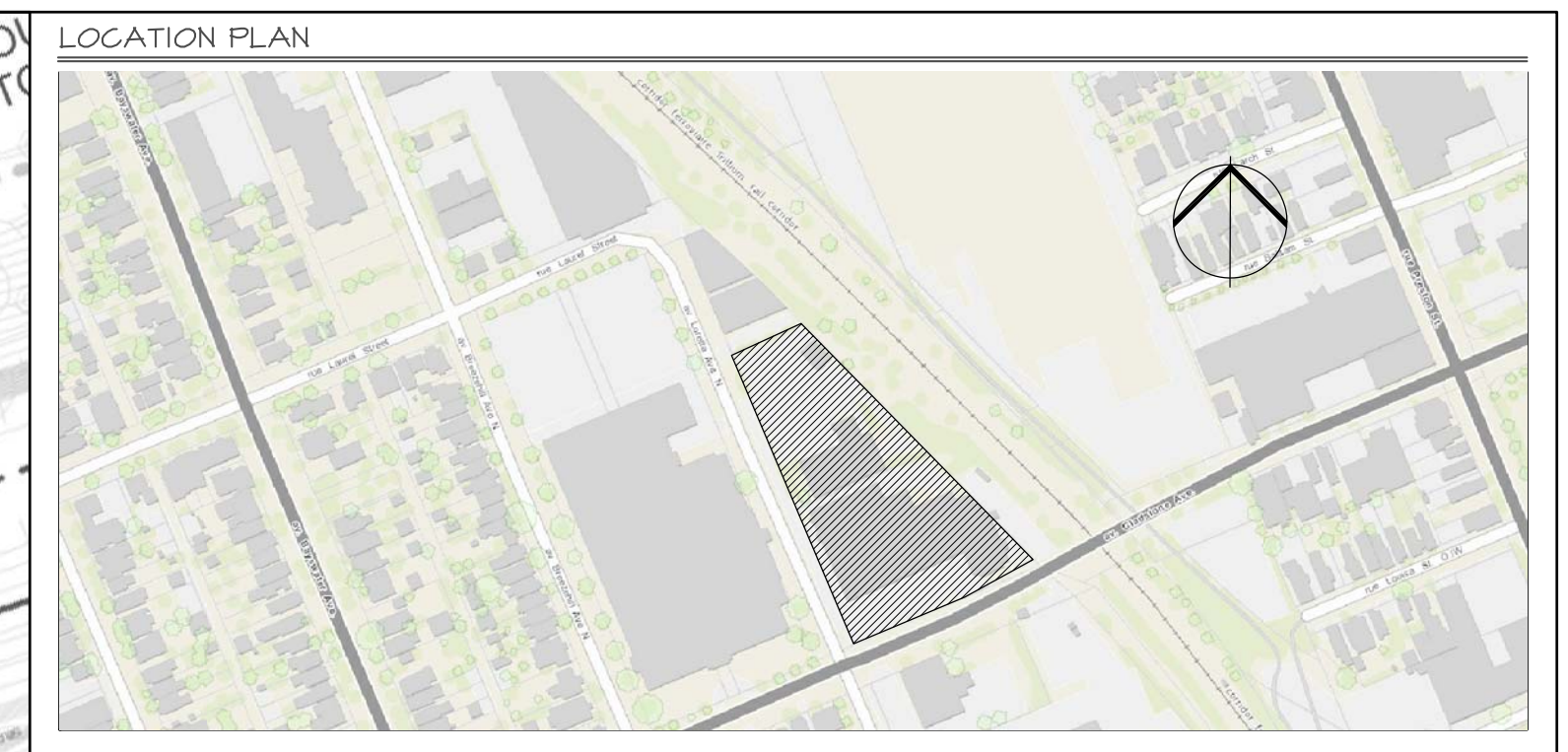
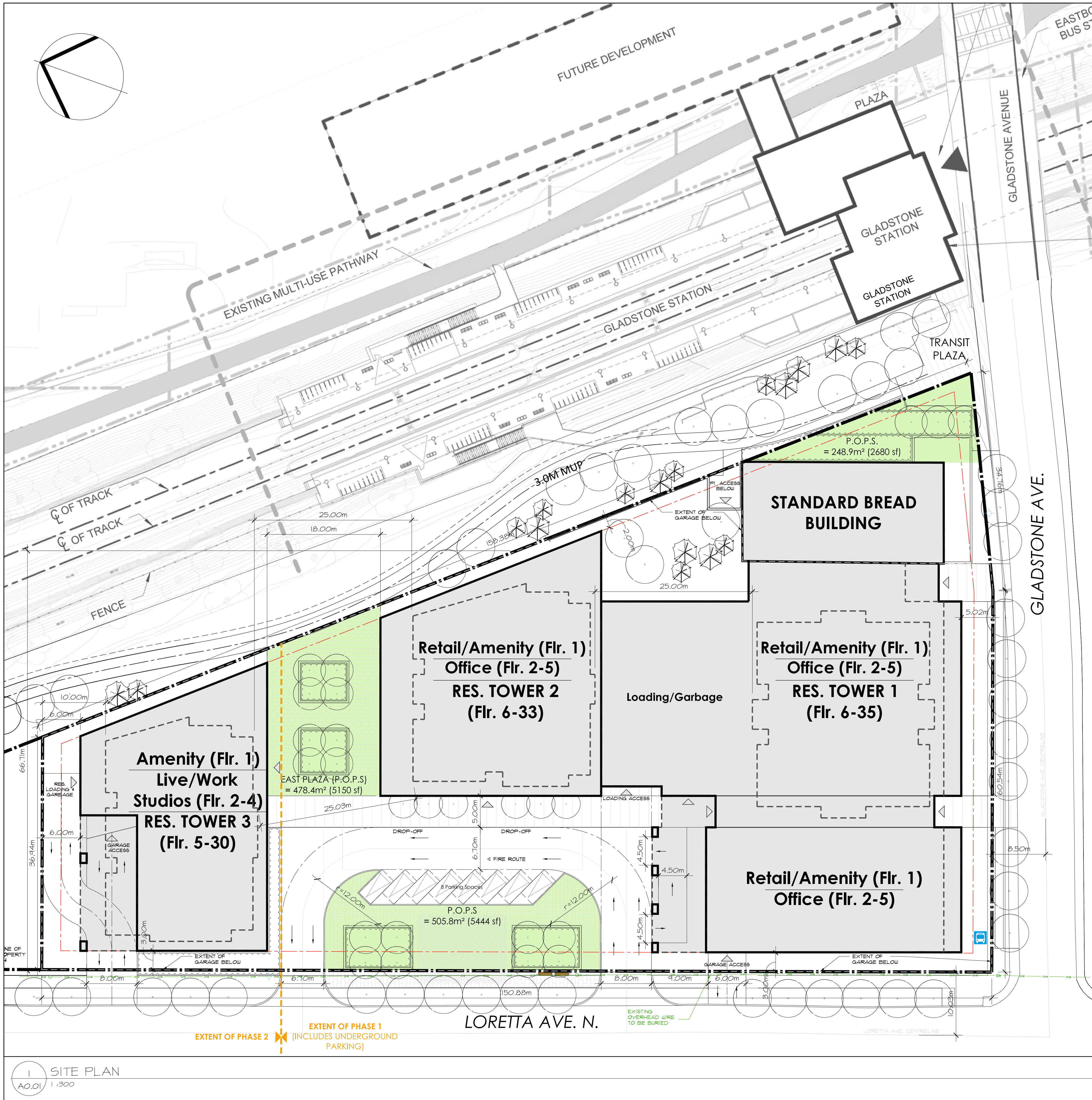
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***DRAWINGS / FIGURES***

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**Zoning Information**

Existing Zone: IG1 H(11) – General Industrial Zone, Subzone 1, Height Limit 11m  
 Proposed Zone: MC[XXXX] SXXX  
 Proposal: Mixed-use development with office, retail, and residential uses in three high-rise towers at 30, 35 and 41 storeys in height

Zoning Mechanism	Required	Provided
Minimum Lot Width	NO MINIMUM	66.7m IRREGULAR
Etc.		

**Parking & Loading Information**

Schedule 1A, Zoning By-law 2008-250: Area X: Inner Urban

Performance Standard	Required	Proposed
Vehicular Parking	1,973 MAX. SPACES	521 SPACES
Bicycle Parking	451 SPACES	518 SPACES
Loading		

**ZONING NOTES:**

CURRENT ZONING: IG1 H(11)

DEVELOPMENT STATS	PROPOSED
LOT AREA	10,012.3 m <sup>2</sup> (107,172 sq.ft.)
LOT WIDTH	66.7m IRREGULAR
LOT DEPTH	150.9m
TOTAL UNITS	168
FRONT YARD SETBACK	GLADSTONE AVE. 5 m
REAR YARD SETBACK	N/A 5 m
CORNER SIDE YARD SETBACK	LORETTA AVE. N. 3 m
INTERIOR SIDE YARD SETBACK	TRILLIUM RAIL CORRIDOR 2 m
MAXIMUM HEIGHT	± 123 m
NUMBER OF STOREYS	35
BUILDING FOOTPRINT AREA	5,841 m <sup>2</sup> (62,874 sq.ft.)
GROSS FLOOR AREA	94,673 m <sup>2</sup> (1,019,062 sq.ft.)

**PARKING REQUIREMENTS**

1. REQUIRED PARKING

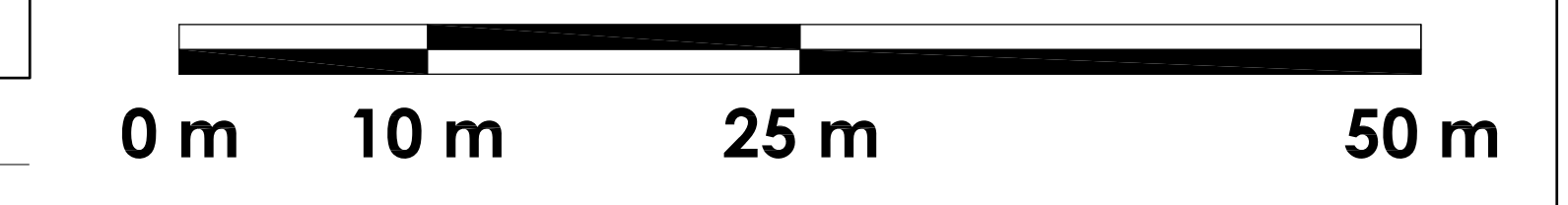
LAND USE	REQUIRED	PROVIDED VEHICLE PARKING
APARTMENT	1.75 MAX SPACE PER UNIT	315 SPACES (0.5 SPACES/UNIT)
VISITOR	0.1 SPACE MIN. PER UNIT BUT MAX. 30 SPACES	30 SPACES
RETAIL	3.6 MAX SPACES / 100m <sup>2</sup> GFA	17 SPACES (1 SPACE / 1076 ft <sup>2</sup> )
OFFICE	2.2 MAX SPACES / 100m <sup>2</sup> GFA	44 SPACES (0.75 SPACES / 1076 ft <sup>2</sup> )
TOTAL		521 SPACES

3. BICYCLE PARKING  
 REQUIRED BICYCLE PARKING SPACES  
 RESIDENTIAL: (0.5 SPACES/UNIT)  
 COMMERCIAL (1 / 500 SQ.M. COMMERCIAL GFA)
4. AMENITY SPACE REQUIREMENTS  
 REQUIRED AMENITY SPACE 6 m<sup>2</sup> REQUIRED PER UNIT
5. REQUIRED AREA FOR PRIVATELY OWNED PUBLIC SPACE - P.O.P.S.  
 REQUIRED 1,001m<sup>2</sup> (10,717 sq.ft.)  
 PROVIDED 1,233.1m<sup>2</sup> (13,273 sq.ft.)

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED \_\_\_\_\_, 2018 AND PREPARED BY STANTEC

**LEGEND**

BUS STOP		PROPERTY LINE	
OVERHEAD WIRE		SETBACK LINE	
FIRE HYDRANT		RETAINING WALL	
EXISTING HYDRO POLE		ROAD CENTRELINE	



05 JULY 24, 2019	CHANGES TO TITLEBLOCK
04 JULY 19, 2019	ENTRY TO BUILDING B
03 JUNE 03, 2019	EXTENT OF PH. 1 & PH. 2
02 MAY 24, 2019	LANDSCAPE UPDATED
01 APRIL 17, 2019	LANDSCAPE & PODIUMS
no. date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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 hobinarc.com

PROJECT/LOCATION:  
 951 GLADSTONE AVE.  
 & 145 LORETTA AVE. NORTH

DRAWING TITLE:  
 SITE PLAN

DRAWN BY: TD	DATE: 18/04/17	SCALE: 1:300
	PROJECT: 1726	DRAWING NO.:
		<b>A001</b>
		REVISION NO.:

SITE PLAN  
 AO.01 1:300



# GLADTONE + LORETTA SITE STATS

7/19/2019

Site Area (sq.ft.):  
Total GFA, Excl. Parking (sq.ft.)  
FSI:

107,772  
1,019,062  
9.46

**Area Schedule (GFA by Floor)**

Level	Retail (Incl. Pedestrian Street) (sq.ft.)	Retail Loading (sq.ft.)	Office (sq.ft.)	Existing Building (sq.ft.)	Residential (sq.ft.)	GFA / Level (sq.ft.)	(x) # of Floors	GFA Totals (sq.ft.)
Level P1 - P2						103,476	2	206,952
					Podium 1 Ground Flr (Res.)	Podium 2 Ground Flr	Podium 3 Ground Flr	
Level 1	17,894	5,514	1,390	5,790	5,185	13,258	10,656	59,687
					Tower 1 (35 Flrs.)	Tower 2 (33 Flrs.)	Tower 3 (30 Flrs.)	
Level 2 - 3	0	0	46,930	5,790			12,733	65,453
Level 4	0	0	46,930	0			12,733	59,663
Level 5	0	0	46,930	0			8,311	55,241
Level 6 - 18	0	0	0	0	8,791	8,751	8,311	25,853
Level 19 - 25	0	0	0	0	9,308	8,751	8,311	26,370
Level 26 - 29	0	0	0	0	9,308	8,751	8,593	26,652
Level 30	0	0	0	0	8,799	8,751	8,593	26,143
Level 31	0	0	0	0	8,799	9,089		17,888
Level 32	0	0	0	0	8,799	9,089		17,888
Level 33	0	0	0	0	5,090	9,089		14,179
Level 34	0	0	0	0	5,090			5,090
Level 35	0	0	0	0	5,090			5,090
Level 36	0	0	0	0			0	0

1,019,062



# GLADTONE + LORETTA SITE STATS

7/19/2019

### Area Schedule (GFA by Type)

GFA Type		GFA Totals (sq.ft)
Retail		17,894
Retail Loading		5,514
Office		189,110
Existing Building		17,370
Residential	Cumulative Podium Res. / Amenity	67,298
	Tower 1 (30 / 35 Flrs.)	258,338
	Tower 2 (29 / 33 Flrs.)	246,042
	Tower 3 (26 / 30 Flrs.)	217,496
	Total Res.	789,174
		<b>1,019,062</b>

### Residential GFA vs Net Area Comparison

Area Type	GFA	Net Area	Efficiency
Tower 1 (35 Flrs.)	258,338	219,500	85.0%
Tower 2 (33 Flrs.)	246,042	211,640	86.0%
Tower 3 (30 Flrs.)	217,496	187,446	86.2%
	721,876	618,586	85.7%

### Unit Count

Unit Type	% of total	TOWER 1	TOWER 2	TOWER 3	RES. TOTALS
BACHELOR	16.1%	54	56	10	120
1 BED	32.8%	96	112	36	244
2 BED	45.1%	120	112	104	336
3 BED	6.0%	3	0	42	45
<b>Totals</b>		<b>273</b>	<b>280</b>	<b>192</b>	<b>745</b>

### Bylaw Amenity Requirements (Bylaw 2008-250, Table 137 - "Amenity Area")

(5) Apartment Bldg Mid - High Rise: 6m<sup>2</sup> per dwelling unit (x740) = **4,440 m<sup>2</sup>**

### Amenity Area Provided

Location of Amenity	Area (m <sup>2</sup> )
Landscape Area at Grade	1,233
Rooftop Terrace	3,179
Indoor Communal Amenity	1,150
Balconies	1,894
<b>Total</b>	<b>7,456</b>



# **APPENDIX D – CALCULATIONS AND SKETCHES**



**Fire Flow Design Sheet (FUS) Tower A**  
**951 Gladstone Ave and 145 Loretta Ave N**  
**Ottawa, Ontario**  
**20M-01441-00**

Date: 2025-07-28  
 Input By: Jared Delpellaro  
 Reviewed By: Winston Yang



**Mixed Use and Residential Development - Tower A**  
**Fire Flow Requirements Based on Fire Underwriters Survey (FUS) 2020**

To estimate the amount of water required to confine and control a fire, FUS uses the following base formula:

$$F = 220 \times C \times \sqrt{A}$$

- F** = Required Fire Flow in litres per minute
- C** = Construction Coefficient related to the type of construction of the building
- A** = Total Effective Floor Area in square meters of the building

1. Construction Material		Input	Coefficient	Value Used
<b>C</b>	Type V	Wood Frame Construction		1.5
	Type IV-A	Mass Timber Construction		0.8
	Type IV-B	Mass Timber Construction		0.9
	Type IV-C	Mass Timber Construction		1.0
	Type IV-D	Mass Timber Construction		1.5
	Type III	Ordinary Construction		1.0
	Type II	Non-combustible Construction	Yes	0.8
Type I	Fire Resistive Construction		0.6	

2. Floor Area		Input	Value Used
<b>A</b>	Building Footprint (m <sup>2</sup> )	1,152	
	Number of Floors	38	
	Protected Openings (1-hr)	Yes	1,893
	Total Effective Floor Area (m <sup>2</sup> ) *	1,893	

\* Single largest floor area + 25% of each of the two immediately adjoining floors

**3. Base fire flow without adjustments**

**F** =  $220 \times C \times \sqrt{A}$  = **8,000 L/min**

4. Occupancy and Contents Adjustment Factor		FUS Table 3	Adjustment	Value Used
<b>(1)</b>	Non-combustible		-25%	
	Limited combustible	Yes	-15%	
	Combustible		+0%	-15%
	Free Burning		+15%	
	Rapid Burning		+25%	

Adjustment of **F** due to Occupancy and Contents = **6,800 L/min**

5. Automatic Sprinkler Protection		FUS Table 4	Adjustment	Value Used
<b>(2)</b>	% of Sprinkler Coverage	100%		
	Adequately Designed System (NFPA 13)	Yes	-30%	
	Standard Water Supply	Yes	-10%	-50%
	Fully Supervised System	Yes	-10%	

Credit for Automatic Sprinkler Protection = **-3,400 L/min**

6. Exposure Surcharge		Separation	FUS Table 5	Value Used
<b>(3)</b>	North Exposure (m)	25	+10%	
	East Exposure (m)	50	+0%	
	South Exposure (m)	20	+15%	+25%
	West Exposure (m)	32	+0%	

Surcharge for Exposure = **+1,700 L/min**

**7. Total Required Fire Flow**

**F** = **(1) + (2) + (3)** = **5,000 L/min**  
 or 83 L/sec  
 or 1,321 GPM (US)

**Fire Flow Design Sheet (FUS) Tower B&C**  
**951 Gladstone Ave and 145 Loretta Ave N**  
**Ottawa, Ontario**  
**20M-01441-00**

Date: 2025-07-28  
 Input By: Jared Delpellaro  
 Reviewed By: Winston Yang



**Mixed Use and Residential Development - Tower B&C**  
**Fire Flow Requirements Based on Fire Underwriters Survey (FUS) 2020**

To estimate the amount of water required to confine and control a fire, FUS uses the following base formula:

$$F = 220 \times C \times \sqrt{A}$$

- F** = Required Fire Flow in litres per minute
- C** = Construction Coefficient related to the type of construction of the building
- A** = Total Effective Floor Area in square meters of the building

1. Construction Material		Input	Coefficient	Value Used
<b>C</b>	Type V	Wood Frame Construction		1.5
	Type IV-A	Mass Timber Construction		0.8
	Type IV-B	Mass Timber Construction		0.9
	Type IV-C	Mass Timber Construction		1.0
	Type IV-D	Mass Timber Construction		1.5
	Type III	Ordinary Construction		1.0
	Type II	Non-combustible Construction	Yes	0.8
Type I	Fire Resistive Construction		0.6	

2. Floor Area		Input	Value Used
<b>A</b>	Building Footprint (m <sup>2</sup> )	4,080	6,099
	Number of Floors	40	
	Protected Openings (1-hr)	Yes	
	Total Effective Floor Area (m <sup>2</sup> ) *	6,099	

\* Single largest floor area + 25% of each of the two immediately adjoining floors

**3. Base fire flow without adjustments**

**F**  $F = 220 \times C \times \sqrt{A} =$  **14,000 L/min**

4. Occupancy and Contents Adjustment Factor		FUS Table 3	Adjustment	Value Used
<b>(1)</b>	Non-combustible		-25%	-15%
	Limited combustible	Yes	-15%	
	Combustible		+0%	
	Free Burning		+15%	
	Rapid Burning		+25%	

Adjustment of **F** due to Occupancy and Contents = **11,900 L/min**

5. Automatic Sprinkler Protection		FUS Table 4	Adjustment	Value Used
<b>(2)</b>	% of Sprinkler Coverage	100%	-50%	
	Adequately Designed System (NFPA 13)	Yes		
	Standard Water Supply	Yes		
	Fully Supervised System	Yes		

Credit for Automatic Sprinkler Protection = **-5,950 L/min**

6. Exposure Surcharge		Separation	FUS Table 5	Value Used
<b>(3)</b>	North Exposure (m)	20	+15%	+15%
	East Exposure (m)	32	+0%	
	South Exposure (m)	32	+0%	
	West Exposure (m)	32	+0%	

Surcharge for Exposure = **+1,785 L/min**

**7. Total Required Fire Flow**

**F**  $F = (1) + (2) + (3) =$  **8,000 L/min**  
 or 133 L/sec  
 or 2,113 GPM (US)

**Water Demand Calculation Sheet**

**Project:** Mixed-Use and Residential Development  
**Location:** 951 Gladstone Ave and 145 Loretta Ave North  
**WSP Project No.** 20M-01441-00

**Date:** 2025-07-28  
**Prepared:** JD  
**Page:** 1 of 1  
**Reviewed:** WY



Proposed Buildings	Residential			pop	Non-Residential			Avg Day			Max Day			Peak Hour			Fire Demand (L/min)
	Units				Industrial	Institutional	Commercial	Demand (L/s)			Demand (L/s)			Demand (L/s)			
	1 bed	2 bed	3 bed		(ha)	(ha)	(ha)	Res.	Non-Res.	Total	Res.	Non-Res.	Total	Res.	Non-Res.	Total	
Tower A	292	107	3	642.8				2.08		2.08	5.21		5.21	11.46		11.46	5,000
Tower B & C	346	292	12	1134.8			1.22	3.68	0.40	4.07	9.19	0.59	9.79	20.23	1.07	21.29	8,000
<b>Total</b>				1777.6			1.22			6.16			14.99			32.75	8,000

**Population Densities**

Single Family	3.4 person/unit
Semi-Detached	2.7 person/unit
Duplex	2.3 person/unit
Townhome (Row)	2.7 person/unit
Bachelor Apartment	1.4 person/unit
1 Bedroom Apartment	1.4 person/unit
2 Bedroom Apartment	2.1 person/unit
3 Bedroom Apartment	3.1 person/unit
4 Bedroom Apartment	4.1 person/unit
Avg. Apartment	1.8 person/unit

**Avg Day Demand**

Residential	280 L/cap/day
Light Industrial	35000 L/ha/day
Institutional	28000 L/ha/day
Commercial	28000 L/ha/day
School	70 L/day/person assume 10h/day

Notes: \* Proposed unit count and building GLA are based on the info provided by the Architect

**Max Day Demand**

Residential	2.5 x avg. day
Industrial	1.5 x avg. day
Institutional	1.5 x avg. day
Commercial	1.5 x avg. day

**Peak Hour Demand**

Residential	2.2 x max. day
Industrial	1.8 x max. day
Institutional	1.8 x max. day
Commercial	1.8 x max. day

References: Ottawa Water Distribution Design Guidelines - Section 4  
 2020 Fire Underwriters Survey

**SANITARY SEWAGE - PROPOSED SANITARY FLOWS (951 Gladstone Ave and 145 Loretta Ave North)**

**Project:** Mixed-Use Residential Development - Tower A  
**Location:** City of Ottawa  
**WSP Project No.** 20M-01441-00

**Date:** 28-Jul-25  
**Prepared:** JD  
**Page:** 1 of 1  
**Reviewed:** WY



Average Wastewater Flows:	
Residential	280 L/c/d
Commercial	28,000 L/gross ha/d
Institutional	28,000 L/gross ha/d
Light Industrial	35,000 L/gross ha/d
Heavy Industrial	55,000 L/gross ha/d

Peaking Factors:	
Residential	Harmon Equation
Commercial (>20% Area)	1.5
Commercial (<20% Area)	1.0
Institutional (>20% Area)	1.5
Institutional (<20% Area)	1.0
Industrial	Per Figure in Appendix 4-B

$$P.F. = 1 + \left( \frac{14}{4 + \left( \frac{P}{1000} \right)^{\frac{1}{2}}} \right) * K$$

where P = population  
 K = correction factor = 0.8

Peak Extraneous Flows:	
Infiltration Allowance	0.33
<b>Less than 10 ha:</b>	
Foundation Drain Allowance	5.0
<b>10 ha - 100 ha:</b>	
Foundation Drain Allowance	3.0
<b>Greater than 100 ha:</b>	
Foundation Drain Allowance	2.0

Unit Type	Person Per Unit	Unit Count
Single Family	3.4	
Semi-detached	2.7	
Duplex	2.3	
Townhouse (row)	2.7	
<b>Apartments:</b>		
Bachelor	1.4	54
1 Bedroom	1.4	238
2 Bedroom	2.1	107
3 Bedroom	3.1	3
Average Apt.	1.8	
<b>Total Population</b>		<b>643</b>

Tower A			
Residential		L/c/d	
Demand Type=	280		
Average Day Demand=	280		
Population	643		
Site Area (ha)	0.215		
	280	x	643
	179,984		L/day
<b>Average Daily Flow=</b>	<b>2.08</b>		<b>L/s</b>
Peaking Factor Type	Residential		
Peaking Factor	3.3		*Max=4
	3.3	x	average day
	3.3	x	179,984
	599,794		L/day
<b>Peak Daily Flow=</b>	<b>6.94</b>		<b>L/s</b>
Infiltration Allowance	0.33		
	0.33	x	lot area
	0.33	x	0.215
<b>Peak Extraneous Flow=</b>	<b>0.07</b>		<b>L/s</b>
	peak daily flow	+	extraneous flow
	6.94	+	0.07
<b>Design Flow=</b>	<b>7.01</b>		<b>L/s</b>

Tower A			
Commercial		L/gross ha/d	
Demand Type=	28,000		
Average Day Demand=	28,000		
Population	643		
Area (ha)	0.000		
	28,000	x	0
	0		L/day
<b>Average Daily Flow=</b>	<b>-</b>		<b>L/s</b>
Peaking Factor Type	Commercial		
Peaking Factor	1.5		*Max=4
	1.5	x	average day
	1.5	x	0
	-		L/day
<b>Peak Daily Flow=</b>	<b>-</b>		<b>L/s</b>
Infiltration Allowance	-		
	-	x	lot area
	-	x	0.000
<b>Peak Extraneous Flow=</b>	<b>-</b>		<b>L/s</b>
	peak daily flow	+	extraneous flow
	-	+	0.00
<b>Design Flow=</b>	<b>-</b>		<b>L/s</b>

**Total Peak Sanitary Flow**                      **7.01**                      **L/s**

**SANITARY SEWAGE - PROPOSED SANITARY FLOWS (951 Gladstone Ave and 145 Loretta Ave North)**

**Project:** Mixed-Use Residential Development - Tower B  
**Location:** City of Ottawa  
**WSP Project No.** 20M-01441-00

**Date:** 28-Jul-25  
**Prepared:** JD  
**Page:** 1 of 1  
**Reviewed:** WY



Average Wastewater Flows:	
Residential	280 L/c/d
Commercial	28,000 L/gross ha/d
Institutional	28,000 L/gross ha/d
Light Industrial	35,000 L/gross ha/d
Heavy Industrial	55,000 L/gross ha/d

Peaking Factors:	
Residential	Harmon Equation
Commercial (>20% Area)	1.5
Commercial (<20% Area)	1.0
Institutional (>20% Area)	1.5
Institutional (<20% Area)	1.0
Industrial	Per Figure in Appendix 4-B

$$P.F. = 1 + \left( \frac{14}{4 + \left( \frac{P}{1000} \right)^{\frac{1}{2}}} \right) * K$$

where P = population  
 K = correction factor = 0.8

Peak Extraneous Flows:	
Infiltration Allowance	0.33
<b>Less than 10 ha:</b>	
Foundation Drain Allowance	5.0
<b>10 ha - 100 ha:</b>	
Foundation Drain Allowance	3.0
<b>Greater than 100 ha:</b>	
Foundation Drain Allowance	2.0

Unit Type	Person Per Unit	Unit Count
Single Family	3.4	
Semi-detached	2.7	
Duplex	2.3	
Townhouse (row)	2.7	
<b>Apartments:</b>		
Bachelor	1.4	30
1 Bedroom	1.4	125
2 Bedroom	2.1	160
3 Bedroom	3.1	6
Average Apt.	1.8	
<b>Total Population</b>		<b>572</b>

0

Tower B			
Demand Type=	Residential		
Average Day Demand=	280		L/c/d
Population	572		
Site Area (ha)	0.766		
	280	x	572
	160,048		L/day
<b>Average Daily Flow=</b>	<b>1.85</b>		<b>L/s</b>
Peaking Factor Type	Residential		
Peaking Factor	3.4		*Max=4
	3.4	x	average day
	3.4	x	160,048
	536,945		L/day
<b>Peak Daily Flow=</b>	<b>6.21</b>		<b>L/s</b>
Infiltration Allowance	0.33		
	0.33	x	lot area
	0.33	x	0.766
<b>Peak Extraneous Flow=</b>	<b>0.25</b>		<b>L/s</b>
	peak daily flow	+	extraneous flow
	6.21	+	0.25
<b>Design Flow=</b>	<b>6.47</b>		<b>L/s</b>

Tower B			
Demand Type=	Commercial		
Average Day Demand=	28,000		L/gross ha/d
Population	572		
Area (ha)	0.610		
	28,000	x	1
	17,080		L/day
<b>Average Daily Flow=</b>	<b>0.20</b>		<b>L/s</b>
Peaking Factor Type	Commercial		
Peaking Factor	1.5		*Max=4
	1.5	x	average day
	1.5	x	17,080
	25,620		L/day
<b>Peak Daily Flow=</b>	<b>0.30</b>		<b>L/s</b>
Infiltration Allowance	-		
	-	x	lot area
	-	x	0.610
<b>Peak Extraneous Flow=</b>	<b>-</b>		<b>L/s</b>
	peak daily flow	+	extraneous flow
	0.30	+	0.00
<b>Design Flow=</b>	<b>0.30</b>		<b>L/s</b>

**Total Peak Sanitary Flow**                      **6.76**                      **L/s**

**SANITARY SEWAGE - PROPOSED SANITARY FLOWS (951 Gladstone Ave and 145 Loretta Ave North)**

**Project:** Mixed-Use Residential Development - Tower C  
**Location:** City of Ottawa  
**WSP Project No.** 20M-01441-00

**Date:** 28-Jul-25  
**Prepared:** JD  
**Page:** 1 of 1  
**Reviewed:** WY



Average Wastewater Flows:	
Residential	280 L/c/d
Commercial	28,000 L/gross ha/d
Institutional	28,000 L/gross ha/d
Light Industrial	35,000 L/gross ha/d
Heavy Industrial	55,000 L/gross ha/d

Peaking Factors:	
Residential	Harmon Equation
Commercial (>20% Area)	1.5
Commercial (<20% Area)	1.0
Institutional (>20% Area)	1.5
Institutional (<20% Area)	1.0
Industrial	Per Figure in Appendix 4-B

$$P.F. = 1 + \left( \frac{14}{4 + \left( \frac{P}{1000} \right)^{\frac{1}{2}}} \right) * K$$

where P = population  
 K = correction factor = 0.8

Peak Extraneous Flows:	
Infiltration Allowance	0.33
<b>Less than 10 ha:</b>	
Foundation Drain Allowance	5.0
<b>10 ha - 100 ha:</b>	
Foundation Drain Allowance	3.0
<b>Greater than 100 ha:</b>	
Foundation Drain Allowance	2.0

Unit Type	Person Per Unit	Unit Count
Single Family	3.4	
Semi-detached	2.7	
Duplex	2.3	
Townhouse (row)	2.7	
<b>Apartments:</b>		
Bachelor	1.4	0
1 Bedroom	1.4	191
2 Bedroom	2.1	132
3 Bedroom	3.1	6
Average Apt.	1.8	
<b>Total Population</b>		<b>563</b>

0

Tower C			
Demand Type=	<b>Residential</b>		
Average Day Demand=	280		L/c/d
Population	<b>563</b>		
Site Area (ha)	<b>0.766</b>		
	280	x	563
	157,696		L/day
<b>Average Daily Flow=</b>	<b>1.83</b>		<b>L/s</b>
Peaking Factor Type	Residential		
Peaking Factor	3.4		*Max=4
	3.4	x	average day
	3.4	x	157,696
	529,490		L/day
<b>Peak Daily Flow=</b>	<b>6.13</b>		<b>L/s</b>
Infiltration Allowance	0.33		
	0.33	x	lot area
	0.33	x	0.766
<b>Peak Extraneous Flow=</b>	<b>0.25</b>		<b>L/s</b>
	peak daily flow	+	extraneous flow
	6.13	+	0.25
<b>Design Flow=</b>	<b>6.38</b>		<b>L/s</b>

Tower C			
Demand Type=	<b>Commercial</b>		
Average Day Demand=	28,000		L/gross ha/d
Population	<b>563</b>		
Area (ha)	<b>0.610</b>		
	28,000	x	1
	17,080		L/day
<b>Average Daily Flow=</b>	<b>0.20</b>		<b>L/s</b>
Peaking Factor Type	Commercial		
Peaking Factor	1.5		*Max=4
	1.5	x	average day
	1.5	x	17,080
	25,620		L/day
<b>Peak Daily Flow=</b>	<b>0.30</b>		<b>L/s</b>
Infiltration Allowance	-		
	-	x	lot area
	-	x	0.610
<b>Peak Extraneous Flow=</b>	<b>-</b>		<b>L/s</b>
	peak daily flow	+	extraneous flow
	0.30	+	0.00
<b>Design Flow=</b>	<b>0.30</b>		<b>L/s</b>

**Total Peak Sanitary Flow**                      **6.68**                      **L/s**



Site Area (sq.ft.):									107,772		
Total GFA, Excl. Parking (sq.ft.)									1,165,896		
FSI:									10.82		
Area Schedule (GFA by Floor)											
Level	Retail (Incl. Barrier Free Lobby) (sq.ft.)	Retail Loading (sq.ft.)	LW /Amenity (sq.ft.)	Office (sq.ft.)	Existing Building (sq.ft.)	Residential (sq.ft.)			GFA / Level (sq.ft.)	(x) # of Floors	GFA Totals (sq.ft.)
Level P1 - P2									103,476	2	206,952
Level P3 (Tower A)									22,974	1	22,974
						Podium A	Podium B	Podium C			
Existing Basement					5,509				5,509	1	5,509
Level 1	17,611	0	0	2,761	5,410	12,400	12,497	5,174	55,853	1	55,853
						Tower A (34 Flrs.)	Tower B (38 Flrs.)	Tower C (40 Flrs.)			
Level 2 - 3	0	0	0	43,922	5,410	13,820			63,152	2	126,304
Level 4	0	0	0	42,976	1,175	13,820			57,971	1	57,971
Level 5	0	0	0	42,029	0	12,877			54,906	1	54,906
Tower A: L6-34	0	0	0	0	0	9,194			9,194	29	266,626
Tower A: L35 Mech	0	0	0	0	0	2,533			2,533	1	2,533
Tower B: L6-35	0	0	0	0	0		8,807		8,807	30	264,210
Tower B: L36-38	0	0	0	0	0		8,864		8,864	3	26,592
Tower B: L39 Mech	0	0	0	0	0				0	1	0
Tower C: L6-37	0	0	0	0	0			8,928	8,928	32	285,696
Tower C: L38-40	0	0	0	0	0			5,198	5,198	3	15,594
Tower C: L41 Mech	0	0	0	0	0			4,102	4,102	1	4,102
Total									(Excluding parking levels)		1,165,896

Level	(x) # of Floors	Tower A GCA Totals (sq.ft.)	Tower A use	Tower B GCA Totals (sq.ft.)	Tower C GCA Totals (sq.ft.)	Towers B and C use
Level 1	1	12,400	Residential	12,497	5,174	Residential
				20,372		Retail + Office
Level 2 - 3	2	27,640	Residential	87,844		Office
Level 4	1	13,820	Residential	42,976		Office
Level 5	1	12,877	Residential	42,029		Office
Tower A: L6-34	29	266,626	Residential			
Tower A: L35 Mech	1	2,533	Mech			
Tower B: L6-35	30			264,210		Residential
Tower B: L36-38	3			26,592		Residential
Tower B: L39 Mech	1					
Tower C: L6-37	32				285,696	Residential
Tower C: L38-40	3				15,594	Residential
Tower C: L41 Mech	1				4,102	Mech
		335,896	Total Tower A	193,221		Total Office + Retail Podium B and C
				303,299	310,566	Total Residential Towers B and C

Area Schedule (GCA by Type)		
GCA Type	GCA Res.	GCA Totals (sq.ft)
Retail		17,611
Retail Loading		0
Office		175,610
Existing Building		22,914
Residential	Cumulative Ground Floor & Amenity	30,071
	Tower A	323,496
	Tower B	290,802
	Tower C	305,392
	Total	949,761
Totals	(Excluding parking levels)	1,165,896



Area Schedule (GCA vs GLA)

Residential GCA (sq.ft.)			
Level	Tower A (34 Flrs.)	Tower B (38 Flrs.)	Tower C (40 Flrs.)
Level 1	12,400	12,497	5,174
Level 2 - 3	27,640		
Level 4	13,820		
Level 5	12,877		
Tower A: L6-34	266,626		
Tower A: L35 Mech	2,533		
Tower B: L6-35		264,210	
Tower B: L36-38		26,592	
Tower B: L39 Mech			
Tower C: L6-37			285,696
Tower C: L38-40			15,594
Tower C: L41 Mech			4,102
<b>Total</b>	<b>335,896</b>	<b>303,299</b>	<b>310,566</b>
<b>Totals</b>			<b>949,761</b>

Res. GLA by Floor Plate (sq.ft.)			
Level	Tower A (34 Flrs.)	Tower B (38 Flrs.)	Tower C (40 Flrs.)
Level 1			
Level 2 - 3	10,974		
Level 4	4,580		
Level 5			
Tower A: L6-34	7,729		
Tower B: L6		4,986	
Tower B: L7-35		7,569	
Tower B: L36-38		7,596	
Tower C: L6			5,035
Tower C: L7-37			7,598
Tower C: L38-40			4,282

Residential GLA Total (sq.ft.)									
Level	Tower A (34 Flrs.)			Tower B (38 Flrs.)			Tower C (40 Flrs.)		
	Res. GCA (sq.ft.)	Res. GLA (sq.ft.)	Efficiency (%)	Res. GCA (sq.ft.)	Res. GLA (sq.ft.)	Efficiency (%)	Res. GCA (sq.ft.)	Res. GLA (sq.ft.)	Efficiency (%)
Level 1	12,400			12,497			5,174		
Level 2 - 3	27,640	21,948	79.41%						
Level 4	13,820	4,580	33.14%						
Level 5	12,877								
Tower A: L6-34	266,626	224,141	84.07%						
Tower B: L6				8,807	4,986	56.6%			
Tower B: L7-35				255,403	219,501	85.9%			
Tower B: L36-38				26,592	22,788	85.7%			
Tower C: L6							8,928	5035	56.4%
Tower C: L7-37							267,840	235538	87.9%
Tower C: L38-40							20,792	12846	61.8%
<b>Total</b>	<b>333,363</b>	<b>250,669</b>	<b>75.2%</b>	<b>303,299</b>	<b>247,275</b>	<b>81.5%</b>	<b>302,734</b>	<b>253,419</b>	<b>83.7%</b>
							<b>Total GLA</b>	<b>751,363</b>	

	Office GCA (sq.ft.)	Office GLA (sq.ft.)	Efficiency
Level 1	2,761	0	0.0%
Level 2	43,922	41,542	94.6%
Level 3	43,922	41,542	94.6%
Level 4	42,976	40,596	94.5%
Level 5	42,029	39,649	94.3%
<b>Totals</b>	<b>175,610</b>	<b>163,329</b>	<b>93.0%</b>
	Retail GCA (sq.ft.)	Retail GLA (sq.ft.)	Efficiency
Level 1	17,611	15,525	88.2%
<b>Totals (excl. Exist Bldg)</b>	<b>1,142,982</b>	<b>930,217</b>	<b>81.4%</b>

Unit Count (Anticipated)			Anticipated Unit count for Phase 1		Anticipated Unit count for Phase 2				
Unit Type	Target %	% of total	TOWER A (34 flrs)		TOWER B (38 flrs)		TOWER C (40 flrs)		RES. TOTALS
BACHELOR	16%	7.9%	53	13.2%	30	9.3%	0	0.0%	83
URBAN 1 BED	12%	11.2%	56	13.9%	30	9.3%	32	9.7%	118
1 BED	27%	29.2%	119	29.6%	60	18.7%	128	38.9%	307
1 BED + DEN	14%	12.3%	63	15.7%	35	10.9%	31	9.4%	129
2 BED	22%	33.5%	99	24.6%	127	39.6%	126	38.3%	352
2 BED + DEN	7%	4.5%	8	2.0%	33	10.3%	6	1.8%	47
3 BED	1%	1.4%	3	0.7%	6	1.9%	6	1.8%	15
GUEST SUITE	1%	0.1%	1	0.2%					1
<b>Totals</b>	<b>100%</b>	<b>100.0%</b>	<b>402</b>	<b>100.0%</b>	<b>321</b>	<b>100.0%</b>	<b>329</b>	<b>100.0%</b>	<b>1052</b>



<b>Average Unit Size (GLA/# of Units) =</b>		
<b>Total GLA: 751,363 sqft</b>	<b>1052 Units</b>	<b>714 sqft</b>

**Bylaw Amenity Requirements (Bylaw 2008-250, Table 137 - "Amenity Area")**  
 (5) Apartment Bldg Mid - High Rise: 6m<sup>2</sup> per dwelling unit

<b>Total Units (Anticipated)</b>	<b>m<sup>2</sup></b>	<b>m<sup>2</sup></b>
<b>1052</b>	<b>6</b>	<b>6,312</b>

<b>Amenity Area Provided</b>		
<b>Location of Amenity</b>	<b>Area (m<sup>2</sup>)</b>	<b>Area (sq.ft.)</b>
Rooftop Terrace	1,441.9	15,520
Indoor Communal Amenity (Ground, 6th, & Skybox)	2,520.1	27,126
<b>Total communal (50% required)</b>	<b>3,962.0</b>	<b>42,646.6</b>
Balconies	2,350.0	25,295
<b>Total Amenities</b>	<b>6,312</b>	<b>67,942</b>
POPS (Privately Owned Public Space)	<b>1,017.7</b>	<b>10,954</b>

62.77%

<b>Parking Information</b>	
No. of Parking Levels (Tower A=3, Towers B&C=2)	3
No. of Spaces:	
Surface	4
(P1)	218
(P2)	251
(P3) Tower A only	56
<b>Total</b>	<b>526</b>

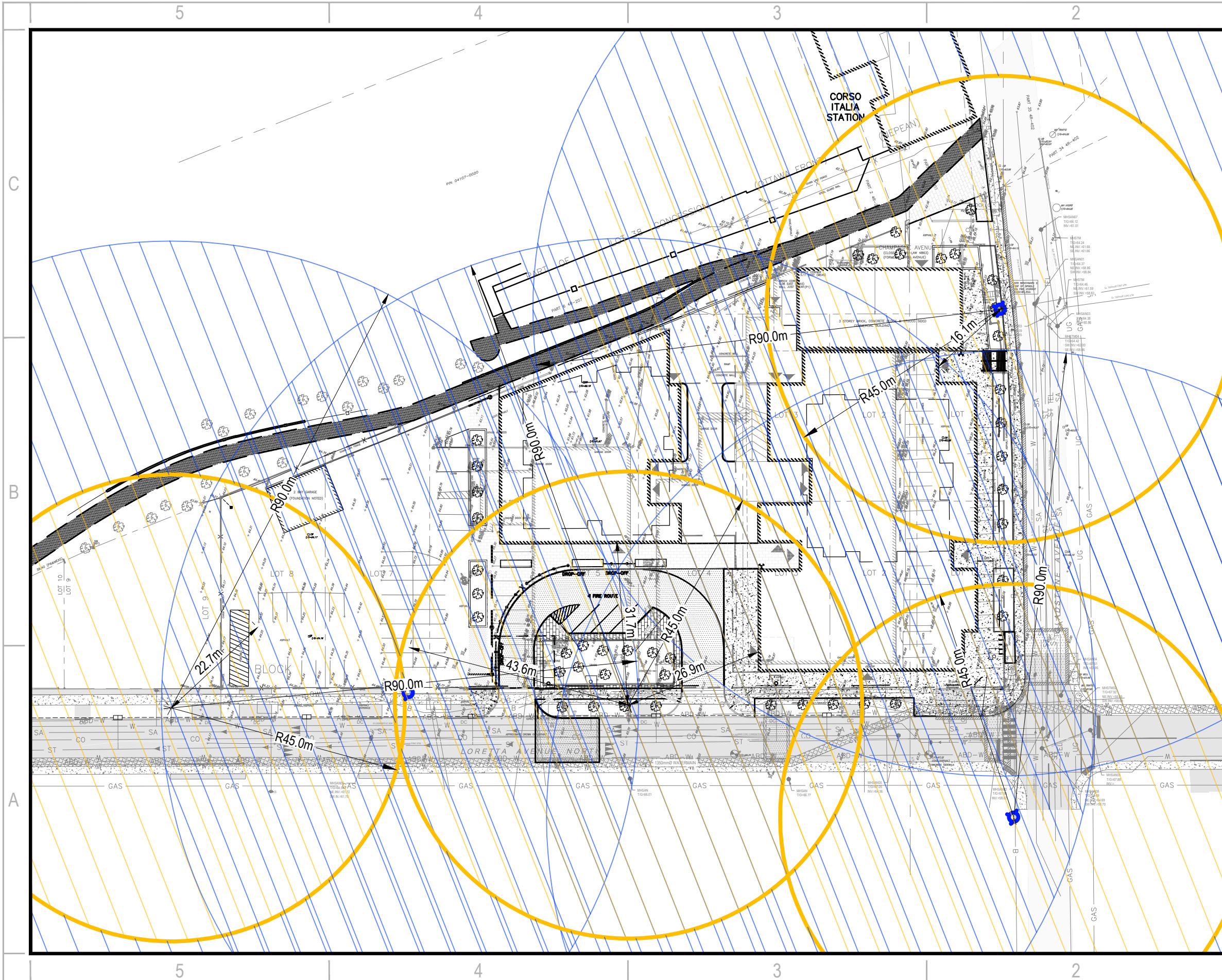
Total parking spaces to be verified once coordination with building services is completed

<b>Bylaw Parking Rates (Bylaw 2008-250, Section 103 - "Maximum Limit on Number of Parking Spaces Near Rapid Transit Stations"):</b>	
(a) Apartment Bldg Mid - High Rise (Combined Resident & Visitor)	1.75 (1.75) MAX. spaces per dwelling unit
(e) Office	2.2 MAX. spaces per 1076 sq.ft. (100m <sup>2</sup> ) GCA
(h) Retail	3.6 MAX. spaces per 1076 sq.ft. (100m <sup>2</sup> ) GCA

<b>Visitor Parking (Bylaw 2008-250, Section 102 - "Minimum Visitor Parking Space Rates"):</b>	
(2) / Table 102	0.1 MIN. spaces per dwelling unit      MAX. required per building = 30 spaces (90 total)

<b>Parking Total Anticipated</b>						
	<b># of Units</b>	<b>Total Area (sqft)</b>	<b>Spaces/Unit</b>	<b>Area/1076sqft*ratio</b>	<b>Max allowed</b>	<b># Spaces</b>
Apartment Bldg	1052		1.75 MAX		1841	436
Office & Existing Building (2.2 per 100m2 of gross floor area)		198,524		2.20	406	46
Retail (3.6 per 100m2 of gross floor area)		17,611		3.60	59	14
Visitor Parking					90	30
<b>Total</b>					<b>2396</b>	<b>526</b>

<b>Bylaw Bicycle Parking Rates (Bylaw 2008-250, Section 111 - "Bicycle Parking Space Rates &amp; Provisions")</b>			
(b) Apartment Bldg		0.5 MIN. per dwelling unit (x1052)	526
(e) Office, Retail, & Existing Building		1 MIN. per 2691 sq.ft. (250m <sup>2</sup> ) Gross floor area      216,135 /2691	80
Total Required			606
<b>Total Provided (Anticipated)</b>			<b>694</b>



2611 QUEENSVIEW DRIVE, SUITE 300  
 OTTAWA, ONTARIO  
 CANADA K2B 8K2  
 PHONE: 613-829-2800  
 WWW.WSP.COM

CLIENT:



**CLV GROUP**

CLIENT REF. #:  
 PROJECT:

**951 GLADSTONE AVENUE AND  
 145 LORETTA AVENUE NORTH  
 MIXED-USE**

PROJECT NO:

20M-01441-00

ORIGINAL SCALE:

1:750

DESIGNED BY:

JD

DRAWN BY:

JT

CHECKED BY:

DY

TITLE:

DATE:

NOVEMBER 2024

IF THIS BAR IS NOT 25mm  
 LONG, ADJUST YOUR  
 PLOTTING SCALE.



**HYDRANT COVERAGE**

SHEET NUMBER:

SK 1-1

# **APPENDIX E – CIVIL DRAWINGS**



# 951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH MIXED-USE

OTTAWA, ONTARIO



KEY PLAN  
N.T.S

## CIVIL DRAWING LIST

- CO.1 NOTES AND DETAILS
- CO.2 GENERAL ARRANGEMENT PLAN - PHASE 1
- CO.3 GENERAL ARRANGEMENT PLAN - MASTER
- R1.0 REMOVALS PLAN - PHASE 1
- R1.1 REMOVALS PLAN - MASTER
- C1.1 GRADING PLAN - PHASE 1
- C1.2 GRADING PLAN - MASTER
- C1.3 SERVICING PLAN - PHASE 1
- C1.4 SERVICING PLAN - MASTER
- C1.5 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
- C1.6 SERVICING PROFILES - PHASE 1
- C1.7 SERVICING PROFILES - MASTER



CLV GROUP DEVELOPMENTS INC.  
485 BANK STREET, SUITE 200  
OTTAWA, ON, K2P 1Z2



2611 QUEENSVIEW DRIVE, SUITE 300,  
OTTAWA, ONTARIO, CANADA K2B 8K2  
PHONE: 613-829-2800  
WWW.WSP.COM

RE-ISSUED FOR OPA/ZPA/SPA

DATE: 2025-07-30

**GENERAL**

- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS.
- ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT.
- THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE TV, AND CONSUMERS GAS LINES.
- ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, ELEVATIONS, LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY STANTEC GEOMATICS LTD., DATED JULY 6, 2017. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. VERIFY THAT JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR DRAIN OUTLETS ARE PROVIDED.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
- ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. EXISTING PARKING LOT SHALL BE RE-ASPHALTED AT EXISTING GRADES EXCEPT AS NOTED TO EVEN OUT GRADES. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
- ABUTTING PROPERTY GRADES TO BE MATCHED.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION, INCLUDING WATER PERMIT AND ROAD CUT PERMIT.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
- AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
- PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUB-SURFACES FOR FOOTINGS, SERVICES AND PAVEMENT STRUCTURES.
- CONTRACTOR TO OBTAIN POST-CONSTRUCTION TOPOGRAPHIC SURVEY PERFORMED BY CERTIFIED OLS OR P.ENG. CONFIRMING COMPLIANCE WITH DESIGN GRADING AND SERVICING. SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.
- PROVIDE CCTV INSPECTION REPORT FOR ALL SEWERS AND CATCHBASIN LEADS 200MM DIAMETER AND LARGER. REPEAT CCTV INSPECTION FOLLOWING RECTIFICATION OF ANY DEFICIENCIES.
- REPORT REFERENCES
- 20.1. GEOTECHNICAL INVESTIGATION REPORT FOR PROPOSED MIXED-USE DEVELOPMENT, 951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH, OTTAWA, ONTARIO, PREPARED BY PATERSONGROUP, PROJ. NO. PG5517-1, NOVEMBER 12, 2021.
- 20.2. 951 GLADSTONE AVE & 145 LORETTA AVE N, OTTAWA, ONTARIO, SERVICING AND STORMWATER MANAGEMENT REPORT, PREPARED BY WSP CANADA INC., PROJ. NO. 20M-01441, NOVEMBER 18, 2024.

**PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY**

- CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.
- GEOTECHNICAL INVESTIGATION REPORT FOR PROPOSED MIXED-USE DEVELOPMENT, 951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH, OTTAWA, ONTARIO, PREPARED BY PATERSONGROUP, PROJ. NO. PG5517-1, NOVEMBER 12, 2021.
- CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
- FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR B PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR A PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
- ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
- PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT.

**STORM SEWERS AND STRUCTURES**

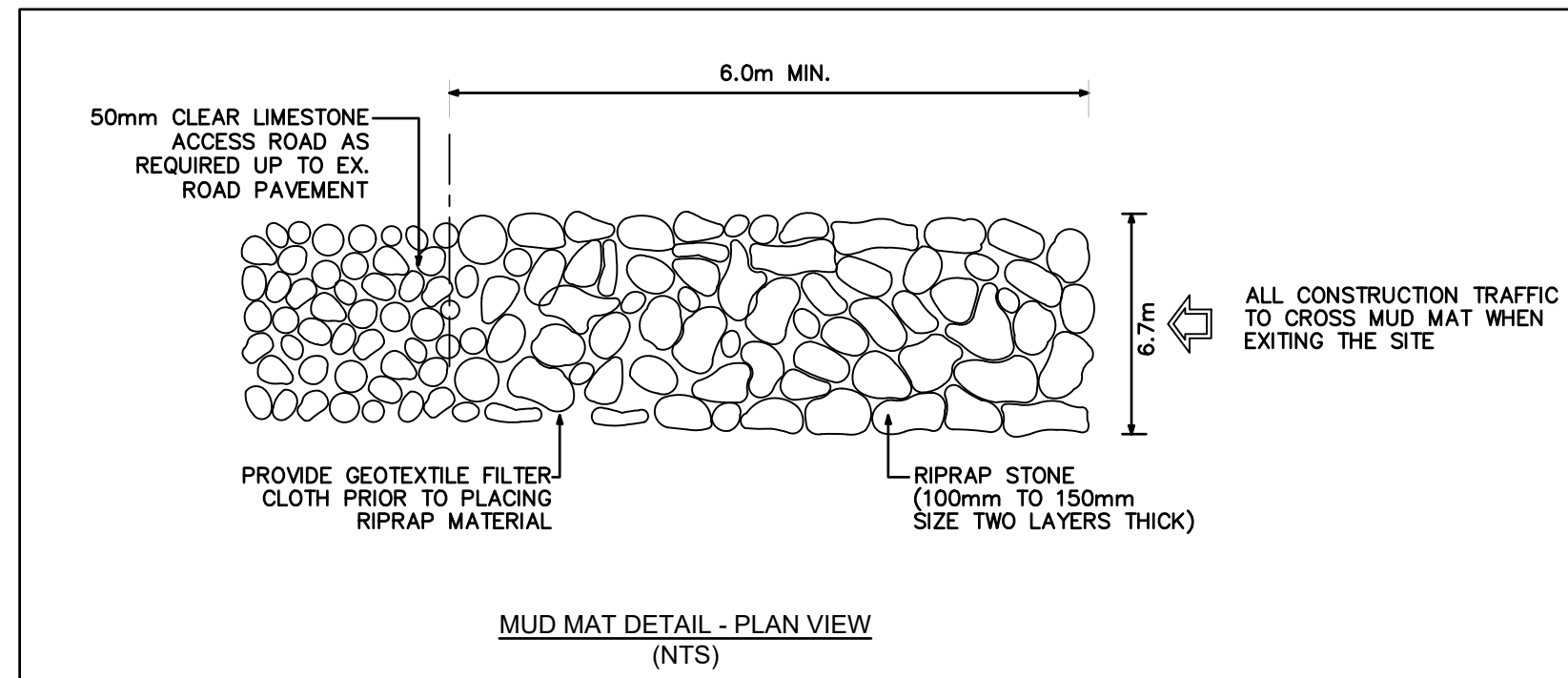
- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORMSEWERS, SERVICES AND CB LEADS.
- STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
- STORM SEWER LARGER THAN 450mm SHALL BE REINFORCED CONCRETE CLASS 1000.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL STORM MANHOLES TO BE AS PER STORM STRUCTURE TABLE.
- ANY NEW OR EXISTING STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
- ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE SPECIFIED.
- STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19. STORM CBMHS AS INDICATED IN TABLE WITH SUMP, ADJUSTMENT SECTIONS SHALL BE AS PER OPSD 704.010.
- INSTALLATION OF FLOW CONTROL ICDS TO BE VERIFIED BY QUALITY VERIFICATION ENGINEER RETAINED BY CONTRACTOR.
- PROVIDE BACKWATER VALVE ON FOUNDATION DRAIN, STORM DISCHARGE, AND OVERFLOW DISCHARGE PER S14
- ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150 MMØ PERFORATED PIPE FOR 3.0M ON ALL AVAILABLE SIDES AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL AS PER CITY OF OTTAWA STANDARD DRAWING R11.

**SANITARY SEWER AND STRUCTURES**

- ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW SANITARY PIPING.
- SANITARY SEWER PIPE SIZE 150mm DIAMETER AND GREATER TO BE PVC SDR-35 (UNLESS SPECIFIED OTHERWISE) WITH RUBBER GASKET TYPE JOINTS IN CONFORMANCE WITH CSA B-182.2.3.4.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL SANITARY MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.01. FRAME AND COVER TO BE AS PER CITY OF OTTAWA STANDARD S25 AND S24.
- MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES AS PER THE OPSD 701.021
- ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
- PROVIDE BACKWATER VALVE FOR BUILDING SANITARY SERVICES PER S14.1.

**WATERMAIN**

- ALL WATERMAIN AND WATERMAIN APPURTENANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
- ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 18 MEETING AWWA SPECIFICATION C900.
- ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE WATERMANS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE SHALL BE MAINTAINED. WHERE WATERMANS CROSS UNDER OTHER UTILITIES, A MINIMUM 0.50m CLEARANCE SHALL BE MAINTAINED. WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED, THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2. WHERE 2.4m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W22. WHERE A WATERMAIN IS IN CLOSE PROXIMITY TO AN OPEN STRUCTURE, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W23.
- CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W25.3 & W25.4.
- CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 & W42.
- ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD.
- FIRE HYDRANT LOCATION AND INSTALLATION AS PER CITY OF OTTAWA STANDARD W18 & W19. CONTRACTOR TO PROVIDE FLOW TEST AND PAINTING OF NEW HYDRANT IN ACCORDANCE WITH CITY STANDARDS.
- IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.



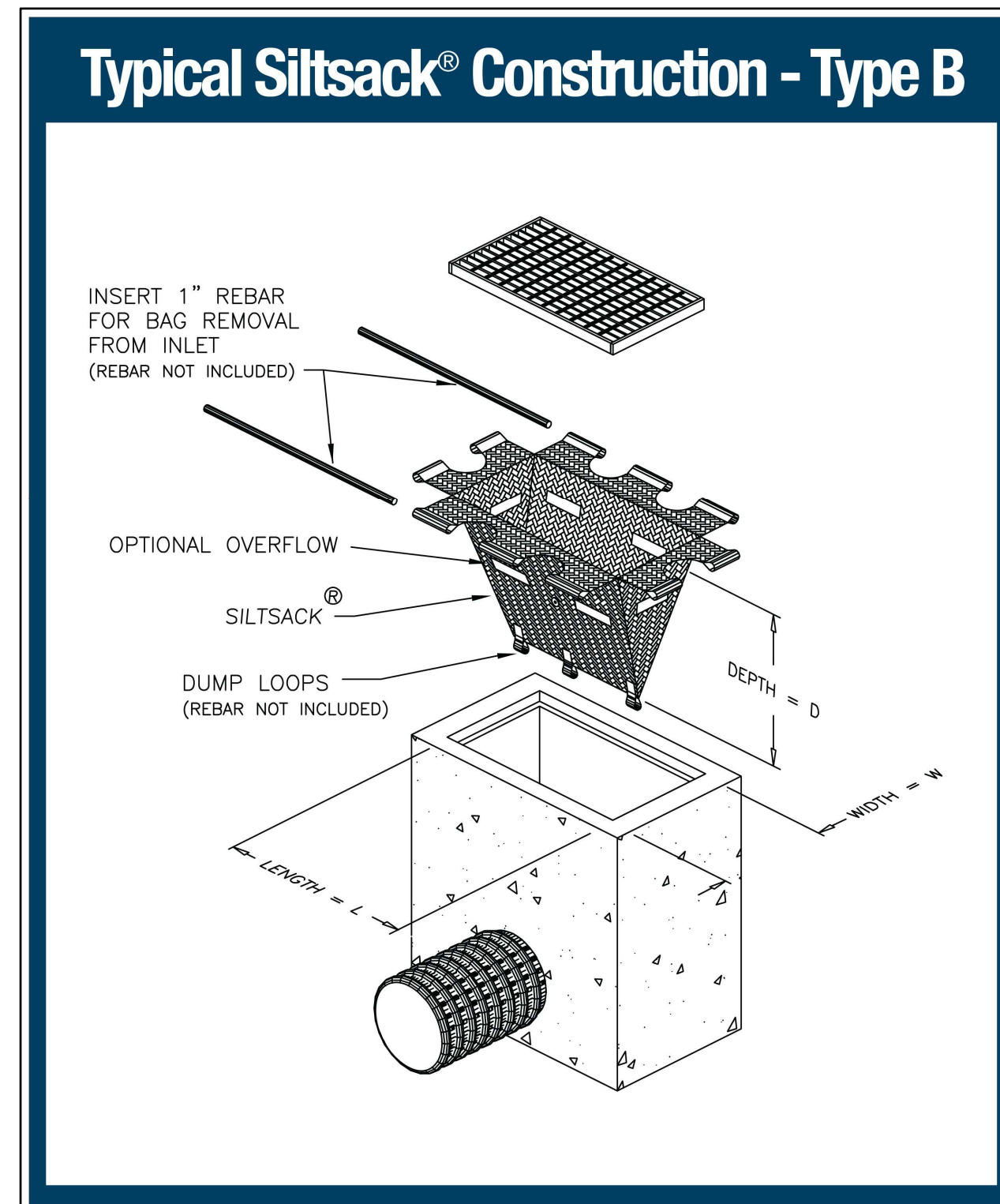
**EROSION AND SEDIMENT CONTROL**

- \*\* CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. \*\*
- PRIOR TO START OF CONSTRUCTION:
    - INSTALL SILT FENCE IN LOCATION SHOWN
    - INSTALL SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE.
    - INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
    - INSTALL MUD MAT AT CONSTRUCTION ENTRANCES.
  - DURING CONSTRUCTION:
    - MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
    - PERIMETER VEGETATION TO REMAIN IN PLACE UNTIL PERMANENT STORM WATER MANAGEMENT IS IN PLACE. OTHERWISE, IMMEDIATELY INSTALL SILT FENCE WHEN THE EXISTING SITE IS DISTURBED AT THE PERIMETER.
    - PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER. TIE-IN TEMPORARY SWALE TO EXISTING CB'S AS REQUIRED.
    - PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
    - INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
    - DOWNSTREAM STORM INFRASTRUCTURE SHALL BE PROTECTED FROM UNFILTERED RUNOFF DURING ON-SITE STORM INFRASTRUCTURE DEMOLITION.
    - DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
    - EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES.
    - DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
    - CONTROL WIND-BLOWN DUST OFF SITE BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED AND TO THE SATISFACTION OF THE ENGINEER).
    - NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
    - CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
    - DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPED.
    - ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
    - TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJUTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
    - ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
    - THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR 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.

Recommended Pavement Structure - Car Only Parking Areas	
Thickness (mm)	Material Description
50	Wear Course - HL-3 or Superpave 12.5 Asphaltic Concrete
150	BASE - OPSS Granular A Crushed Stone
300	SUBBASE - OPSS Granular B Type II
SUBGRADE - In situ soil, or OPSS Granular B Type I or II material placed over in situ soil	
Recommended Pavement Structure Access Lanes, Garage Ramp and Heavy Truck Parking Areas	
Thickness (mm)	Material Description
40	Wear Course - HL-3 or Superpave 12.5 Asphaltic Concrete
50	Binder Course - HL-8 or Superpave 19.0 Asphaltic Concrete
150	BASE - OPSS Granular A Crushed Stone
450	SUBBASE - OPSS Granular B Type II
SUBGRADE - In situ soil, or OPSS Granular B Type I or II material placed over in situ soil	

**TEMPORARY BENCH MARKS**

T.B.M. #	ELEVATION (m)	DESCRIPTION
1	65.38	TOP OF SPINDLE ON FIRE HYDRANT
2	65.35	TOP OF SPINDLE ON FIRE HYDRANT



**wsp**  
2611 QUEENSWAY DRIVE, SUITE 300  
OTTAWA, ONTARIO  
CANADA K2B 8K2  
PHONE: 613-829-2800  
WWW.WSP.COM

ARCHITECT:  
**linebox**  
STUDIO  
116 LISGAR ST. UNIT 110  
OTTAWA, ON, K2P 0C2

LANDSCAPE ARCHITECT:  
**C S W**  
319 MCRAE AVENUE, SUITE 502  
OTTAWA, ON, K1Z 0B9

SEAL:  
LICENSED PROFESSIONAL ENGINEER  
D. B. YANG  
100230568  
2025-07-30  
PROVINCE OF ONTARIO

CLIENT:  
**CLV GROUP**  
CLV GROUP DEVELOPMENTS INC.  
485 BANK STREET, SUITE 200  
OTTAWA, ON, K2P 1Z2

PROJECT:  
**951 GLADSTONE AVENUE AND  
145 LORETTA AVENUE NORTH  
MIXED-USE**



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ISSUED FOR - REVISION:

NO.	DATE	DESCRIPTION
10	2025-07-30	RE-ISSUED FOR OPA/ZBA/SPA
9	2025-04-15	REVISED AS PER UPDATED LANDSCAPING PLAN
8	2025-01-31	RE-ISSUED FOR SITE PLAN CONTROL
7	2024-12-10	ISSUED FOR TENDER
6	2024-11-20	RE-ISSUED FOR SITE PLAN CONTROL
5	2024-04-19	RE-ISSUED FOR SITE PLAN CONTROL
4	2022-10-14	RE-ISSUED FOR SITE PLAN CONTROL
3	2022-03-04	RE-ISSUED FOR SITE PLAN CONTROL
2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

IS	RE	DATE	DESCRIPTION
PROJECT NO:	20M-01441-00	DATE:	JULY 2025
ORIGINAL SCALE:	AS SHOWN	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
DESIGNED BY:	JD		
DRAWN BY:	JT		
CHECKED BY:	DY		
DISCIPLINE:	CIVIL		
TITLE:	NOTES AND DETAILS		
SHEET NUMBER:	C0.1		
SHEET #:	1	OF	12
ISSUE:	RE-ISSUED FOR OPA/ZBA/SPA	REV #:	0
DATE OF:	2025-07-30		

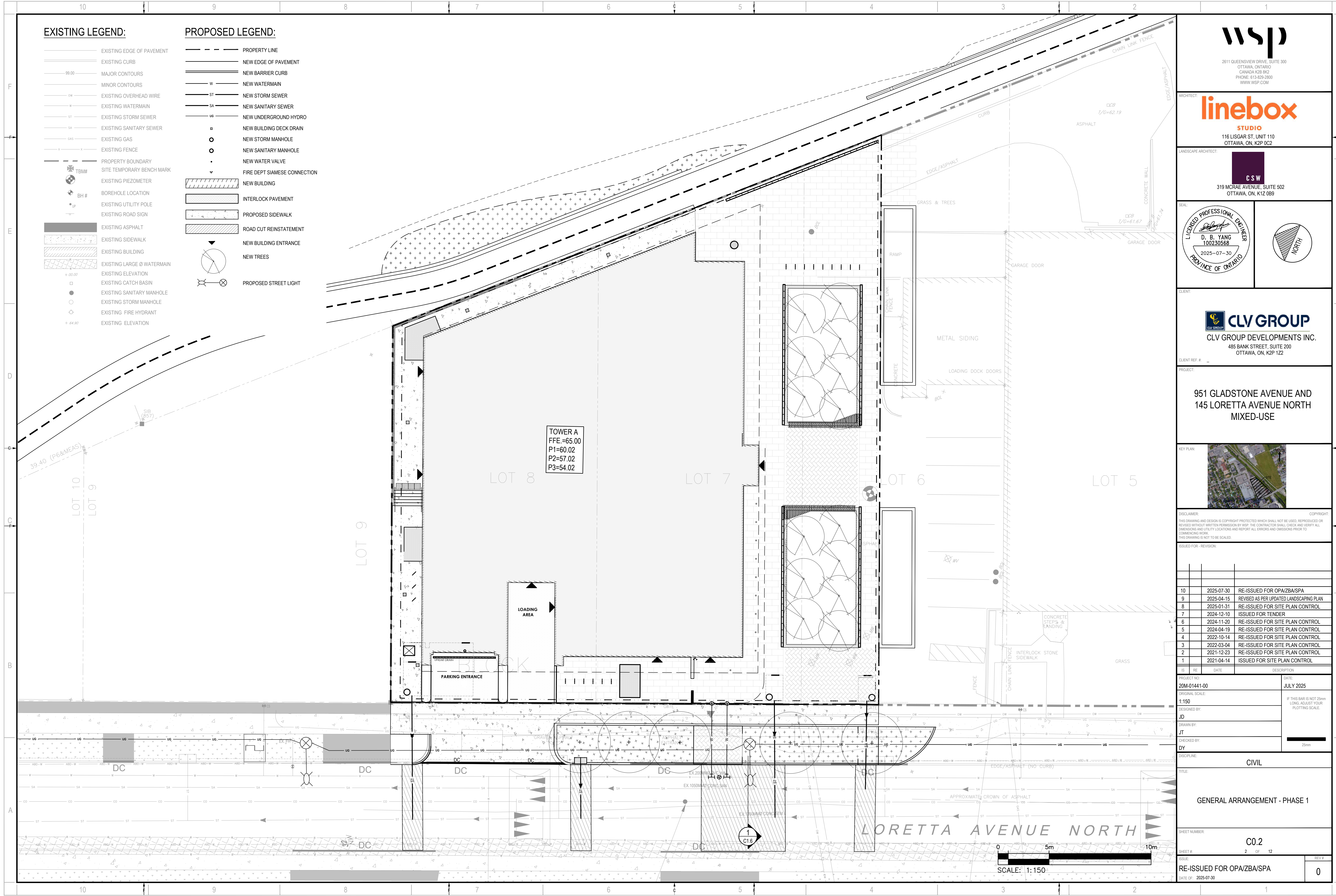
M:\2025\20M-01441-00 - Gladstone, Triny, Mixed Use & Residential\14.01 - Tech & Prod Services\14.01 - Drawings\01 - Civil\01 - Production\Phase 1\20M-01441-00\_Notes.dwg Jul 28, 2025 8:53pm BY: CAU174242

**EXISTING LEGEND:**

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- 99.00— MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- ST — EXISTING STORM SEWER
- SA — EXISTING SANITARY SEWER
- GAS — EXISTING GAS
- EXISTING FENCE
- PROPERTY BOUNDARY
- TBM# — SITE TEMPORARY BENCH MARK
- EXISTING PIEZOMETER
- BH# — BOREHOLE LOCATION
- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING LARGE Ø WATERMAIN
- EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- ◇ EXISTING FIRE HYDRANT
- EXISTING ELEVATION

**PROPOSED LEGEND:**

- PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- W — NEW WATERMAIN
- ST — NEW STORM SEWER
- SA — NEW SANITARY SEWER
- US — NEW UNDERGROUND HYDRO
- NEW BUILDING DECK DRAIN
- NEW STORM MANHOLE
- NEW SANITARY MANHOLE
- NEW WATER VALVE
- FIRE DEPT SIAMESE CONNECTION
- NEW BUILDING
- INTERLOCK PAVEMENT
- PROPOSED SIDEWALK
- ROAD CUT REINSTATEMENT
- NEW BUILDING ENTRANCE
- NEW TREES
- PROPOSED STREET LIGHT



**wsp**  
 2611 QUEENSWAY DRIVE, SUITE 300  
 OTTAWA, ONTARIO  
 CANADA K2B 8K2  
 PHONE: 613-829-2800  
 WWW.WSP.COM

**linebox**  
 STUDIO  
 116 LISGAR ST. UNIT 110  
 OTTAWA, ON, K2P 0C2

**C S W**  
 319 MCRAE AVENUE, SUITE 502  
 OTTAWA, ON, K1Z 0B9

**LICENCED PROFESSIONAL ENGINEER**  
 D. B. YANG  
 100230568  
 2025-07-30  
 PROVINCE OF ONTARIO

**CLV GROUP**  
 CLV GROUP DEVELOPMENTS INC.  
 485 BANK STREET, SUITE 200  
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**CLIENT:**  
 951 GLADSTONE AVENUE AND  
 145 LORETTA AVENUE NORTH  
 MIXED-USE



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**ISSUED FOR - REVISION:**

NO.	DATE	DESCRIPTION
10	2025-07-30	RE-ISSUED FOR OPA/ZBA/SPA
9	2025-04-15	REVISED AS PER UPDATED LANDSCAPING PLAN
8	2025-01-31	RE-ISSUED FOR SITE PLAN CONTROL
7	2024-12-10	ISSUED FOR TENDER
6	2024-11-20	RE-ISSUED FOR SITE PLAN CONTROL
5	2024-04-19	RE-ISSUED FOR SITE PLAN CONTROL
4	2022-10-14	RE-ISSUED FOR SITE PLAN CONTROL
3	2022-03-04	RE-ISSUED FOR SITE PLAN CONTROL
2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

**PROJECT NO:** 20M-01441-00 **DATE:** JULY 2025

**ORIGINAL SCALE:** 1:150 IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

**DESIGNED BY:** JD

**DRAWN BY:** JT

**CHECKED BY:** DY

**DISCIPLINE:** CIVIL

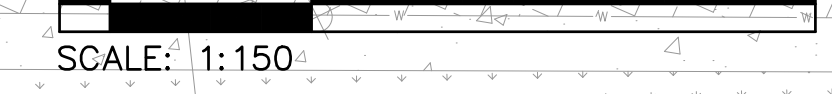
**TITLE:**  
 GENERAL ARRANGEMENT - PHASE 1

**SHEET NUMBER:** C0.2

**SHEET #:** 2 OF 12

**ISSUE:** RE-ISSUED FOR OPA/ZBA/SPA

**DATE OF:** 2025-07-30 **REV #:** 0



M:\2025\20M-01441-00 - Gladstone, Trillium, Mixed Use & Residential\4.02 - Drawings\01 - Civil\01 - Production\Phase 1\20M-01441-00\_GA\_Phase 1.dwg, Jul 28, 2025 8:57pm BY: CAJ1747472

**EXISTING LEGEND:**

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- 99.00 MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING FENCE
- PROPERTY BOUNDARY
- TBM# SITE TEMPORARY BENCH MARK
- EXISTING PIEZOMETER
- BH# BOREHOLE LOCATION
- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING LARGE Ø WATERMAIN
- EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION

**PROPOSED LEGEND (MASTER):**

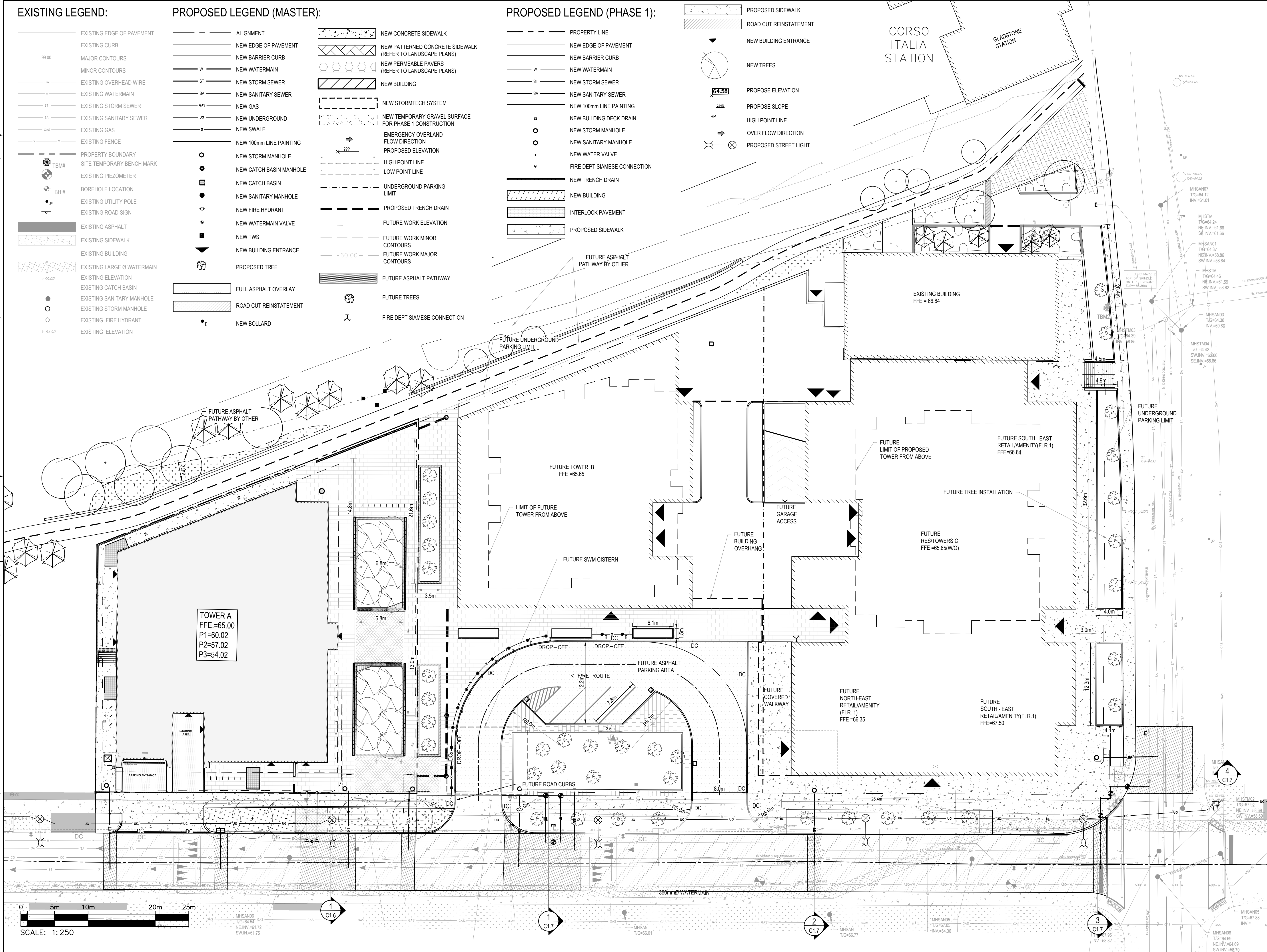
- ALIGNMENT
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- W NEW WATERMAIN
- ST NEW STORM SEWER
- SA NEW SANITARY SEWER
- GAS NEW GAS
- UG NEW UNDERGROUND
- S NEW SWALE
- NEW 100mm LINE PAINTING
- NEW STORM MANHOLE
- NEW CATCH BASIN MANHOLE
- NEW CATCH BASIN
- NEW SANITARY MANHOLE
- NEW FIRE HYDRANT
- NEW WATERMAIN VALVE
- NEW TWSI
- NEW BUILDING ENTRANCE
- PROPOSED TREE
- FULL ASPHALT OVERLAY
- ROAD CUT REINSTATEMENT
- NEW BOLLARD

- NEW CONCRETE SIDEWALK
- NEW PATTERNED CONCRETE SIDEWALK (REFER TO LANDSCAPE PLANS)
- NEW PERMEABLE PAVERS (REFER TO LANDSCAPE PLANS)
- NEW BUILDING
- NEW STORMTECH SYSTEM
- NEW TEMPORARY GRAVEL SURFACE FOR PHASE 1 CONSTRUCTION
- EMERGENCY OVERLAND FLOW DIRECTION
- PROPOSED ELEVATION
- HIGH POINT LINE
- LOW POINT LINE
- UNDERGROUND PARKING LIMIT
- PROPOSED TRENCH DRAIN
- FUTURE WORK ELEVATION
- FUTURE WORK MINOR CONTOURS
- FUTURE WORK MAJOR CONTOURS
- FUTURE ASPHALT PATHWAY
- FUTURE TREES
- FIRE DEPT SIAMESE CONNECTION

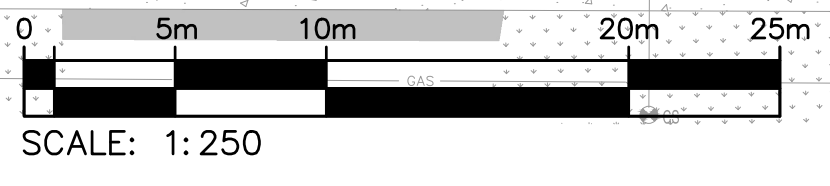
**PROPOSED LEGEND (PHASE 1):**

- PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- w NEW WATERMAIN
- ST NEW STORM SEWER
- SA NEW SANITARY SEWER
- NEW 100mm LINE PAINTING
- NEW BUILDING DECK DRAIN
- NEW STORM MANHOLE
- NEW SANITARY MANHOLE
- NEW WATER VALVE
- FIRE DEPT SIAMESE CONNECTION
- NEW TRENCH DRAIN
- NEW BUILDING
- INTERLOCK PAVEMENT
- PROPOSED SIDEWALK

- PROPOSED SIDEWALK
- ROAD CUT REINSTATEMENT
- NEW BUILDING ENTRANCE
- NEW TREES
- PROPOSE ELEVATION
- PROPOSE SLOPE
- HIGH POINT LINE
- OVER FLOW DIRECTION
- PROPOSED STREET LIGHT



TOWER A  
FFE=65.00  
P1=60.02  
P2=57.02  
P3=54.02



2611 QUEENSWAY DRIVE, SUITE 300  
OTTAWA, ONTARIO  
CANADA K2B 8K2  
PHONE: 613-829-2800  
WWW.WSP.COM

---

116 LISGAR ST. UNIT 110  
OTTAWA, ON, K2P 0C2

---

319 MCRAE AVENUE, SUITE 502  
OTTAWA, ON, K1Z 0B9

---

LICENSED PROFESSIONAL ENGINEER  
D. B. YANG  
100230568  
2025-07-30  
PROVINCE OF ONTARIO

NORTH

---

CLV GROUP DEVELOPMENTS INC.  
485 BANK STREET, SUITE 200  
OTTAWA, ON, K2P 1Z2

---

CLIENT REF. #

PROJECT

**951 GLADSTONE AVENUE AND  
145 LORETTA AVENUE NORTH  
MIXED-USE**

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KEY PLAN

---

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5	2024-04-19	RE-ISSUED FOR SITE PLAN CONTROL
4	2022-10-14	RE-ISSUED FOR SITE PLAN CONTROL
3	2022-03-04	RE-ISSUED FOR SITE PLAN CONTROL
2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

---

PROJECT NO:  
**20M-01441-00**

ORIGINAL SCALE:  
**1:250**

DESIGNED BY:  
**JD**

DRAWN BY:  
**JT**

CHECKED BY:  
**DY**

DISCIPLINE:  
**CIVIL**

TITLE:  
**GENERAL ARRANGEMENT - MASTER PLAN**

SHEET NUMBER:  
**C0.3**

SHEET #:  
**3 OF 12**

ISSUE:  
**RE-ISSUED FOR OPA/ZBA/SPA**

DATE OF:  
**2025-07-30**

DATE: **JULY 2025**

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

M:\2025\20M-01441-00 - Gladstone, Trillium Mixed Use & Residential\14.07 - Master Plan\Drawings\01 - Civil\01 - Production\Phase 1\20M-01441-00\_GA\_Master.dwg, Jul 29, 2025, 5:58pm BY: (CAJ174157)

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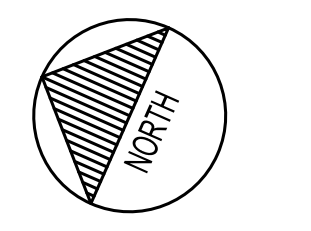
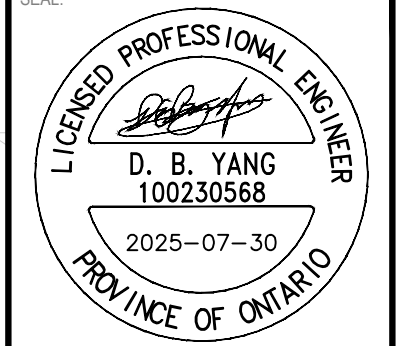
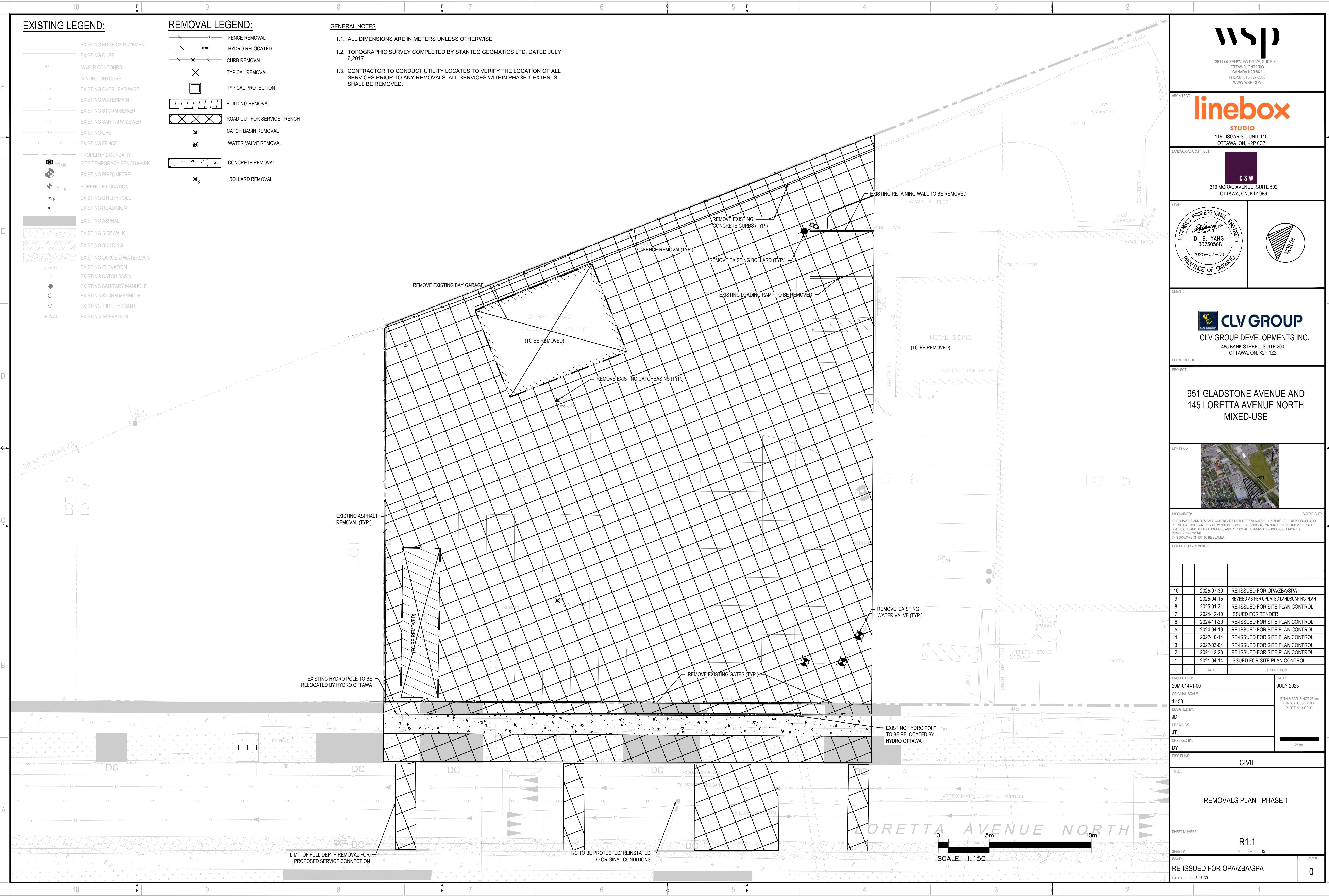
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING FENCE
- PROPERTY BOUNDARY
- SITE TEMPORARY BENCH MARK
- EXISTING PIEZOMETER
- BOREHOLE LOCATION
- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING LARGE Ø WATERMAIN
- EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION

**REMOVAL LEGEND:**

- FENCE REMOVAL
- HYDRO RELOCATED
- CURB REMOVAL
- TYPICAL REMOVAL
- TYPICAL PROTECTION
- BUILDING REMOVAL
- ROAD CUT FOR SERVICE TRENCH
- CATCH BASIN REMOVAL
- WATER VALVE REMOVAL
- CONCRETE REMOVAL
- BOLLARD REMOVAL

**GENERAL NOTES**

- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE.
- 1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
- 1.3. CONTRACTOR TO CONDUCT UTILITY LOCATES TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO ANY REMOVALS. ALL SERVICES WITHIN PHASE 1 EXTENTS SHALL BE REMOVED.



**951 GLADSTONE AVENUE AND  
145 LORETTA AVENUE NORTH  
MIXED-USE**



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4	2022-10-14	RE-ISSUED FOR SITE PLAN CONTROL
3	2022-03-04	RE-ISSUED FOR SITE PLAN CONTROL
2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

PROJECT NO.	DATE
20M-01441-00	JULY 2025

DESIGNED BY: JD  
DRAWN BY: JT  
CHECKED BY: DY

DISCIPLINE:	CIVIL
TITLE:	REMOVALS PLAN - PHASE 1
SHEET NUMBER:	R1.1
SHEET #:	4 OF 12
ISSUE:	RE-ISSUED FOR OPA/ZBA/SPA
DATE OF:	2025-07-30
REV #:	0



M:\2025\20M-01441-00 - Gladstone, Trillium, Mixed Use & Residential\14.0 - Tech & Prod Services\14.02 - Drawings\01 - Production\Phase 1\20M-01441-00 Removals Plan - Phase 1.dwg, Jul 28, 2025, 8:58pm BY: CAI/TJ/041/02

**EXISTING LEGEND:**

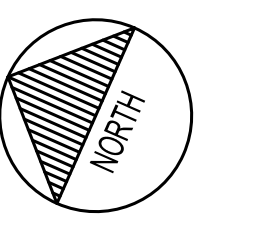
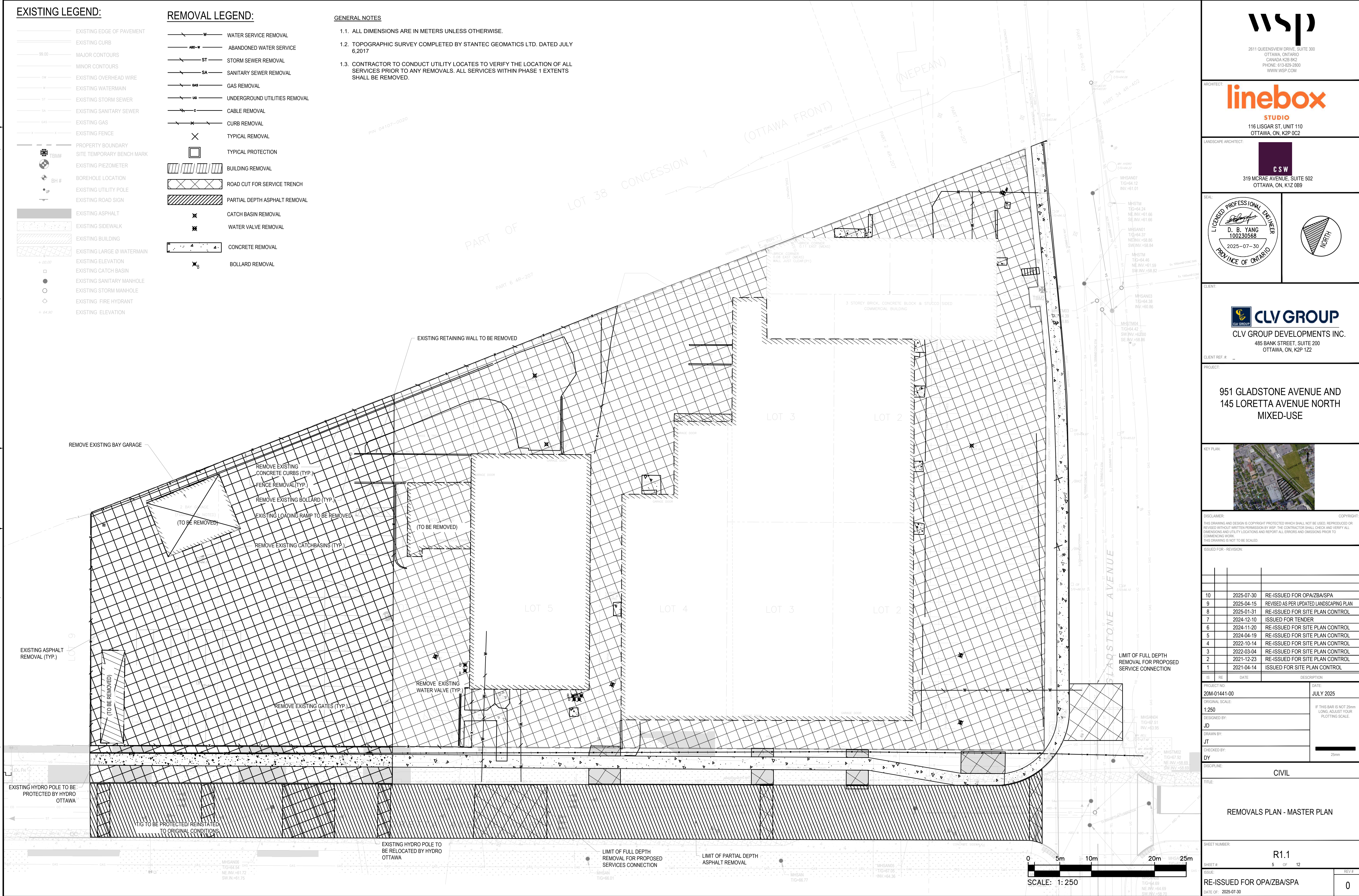
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- 99.00 MAJOR CONTOURS
- MINOR CONTOURS
- 06 EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING FENCE
- PROPERTY BOUNDARY
- TBM# SITE TEMPORARY BENCH MARK
- EXISTING PIEZOMETER
- BH# BOREHOLE LOCATION
- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING LARGE Ø WATERMAIN
- +05.00 EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION

**REMOVAL LEGEND:**

- W WATER SERVICE REMOVAL
- AB-W ABANDONED WATER SERVICE
- ST STORM SEWER REMOVAL
- SA SANITARY SEWER REMOVAL
- GAS GAS REMOVAL
- UG UNDERGROUND UTILITIES REMOVAL
- C CABLE REMOVAL
- CURB CURB REMOVAL
- X TYPICAL REMOVAL
- □ TYPICAL PROTECTION
- ■ BUILDING REMOVAL
- ▨ ROAD CUT FOR SERVICE TRENCH
- ▩ PARTIAL DEPTH ASPHALT REMOVAL
- X CATCH BASIN REMOVAL
- X WATER VALVE REMOVAL
- ■ CONCRETE REMOVAL
- X<sub>B</sub> BOLLARD REMOVAL

**GENERAL NOTES**

- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE.
- 1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
- 1.3. CONTRACTOR TO CONDUCT UTILITY LOCATES TO VERIFY THE LOCATION OF ALL SERVICES WITHIN PHASE 1 EXTENTS SHALL BE REMOVED.



**951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH MIXED-USE**

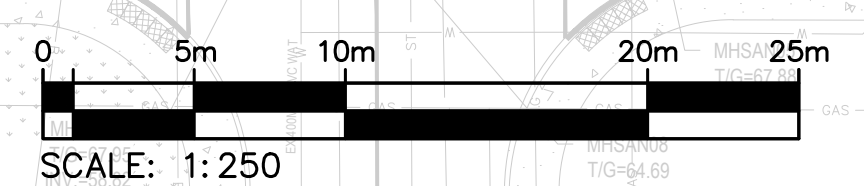


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1	2021-04-14	ISSUED FOR SITE PLAN CONTROL	

PROJECT NO:	20M-01441-00	DATE:	JULY 2025
ORIGINAL SCALE:	1:250	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
DESIGNED BY:	JD		
DRAWN BY:	JT		
CHECKED BY:	DY		
DISCIPLINE:	CIVIL		

TITLE:	REMOVALS PLAN - MASTER PLAN		
SHEET NUMBER:	R1.1		
SHEET #:	5	OF	12
ISSUE:	RE-ISSUED FOR OPA/ZBA/SPA		
DATE OF:	2025-07-30	REV #:	0



M:\2025\20M-01441-00 - Gladstone, Trillium, Mixed Use & Residential\4.0 - Tech & Plan Services\4.02 - Drawings\01 - Production\Phase 1\20M-01441-00 - Removals Plan - Master Plan - Master.dwg, Jul 28, 2025 5:00pm BY: CAJ1745212

**EXISTING LEGEND:**

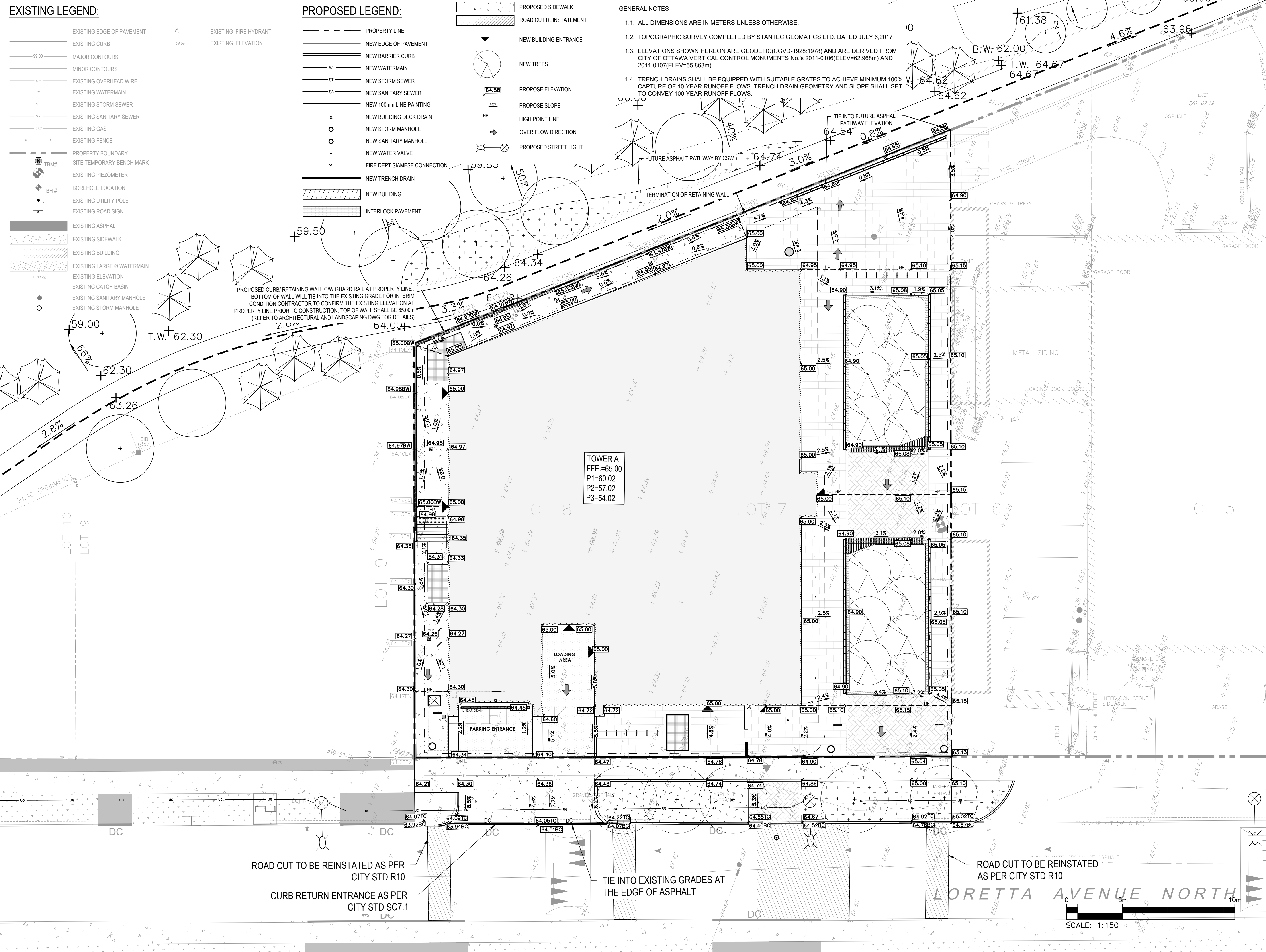
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- 99.00 MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING FENCE
- PROPERTY BOUNDARY
- SITE TEMPORARY BENCH MARK
- EXISTING PIEZOMETER
- BOREHOLE LOCATION
- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING LARGE Ø WATERMAIN
- EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION

**PROPOSED LEGEND:**

- PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- NEW WATERMAIN
- ST NEW STORM SEWER
- SA NEW SANITARY SEWER
- NEW 100mm LINE PAINTING
- NEW BUILDING DECK DRAIN
- NEW STORM MANHOLE
- NEW SANITARY MANHOLE
- NEW WATER VALVE
- FIRE DEPT SIAMISE CONNECTION
- NEW TRENCH DRAIN
- NEW BUILDING
- INTERLOCK PAVEMENT
- PROPOSED SIDEWALK
- ROAD CUT REINSTATEMENT
- NEW BUILDING ENTRANCE
- NEW TREES
- PROPOSE ELEVATION
- PROPOSE SLOPE
- HP HIGH POINT LINE
- OVER FLOW DIRECTION
- PROPOSED STREET LIGHT

**GENERAL NOTES**

- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE.
- 1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
- 1.3. ELEVATIONS SHOWN HEREON ARE GEODETIC(CGVD-1928:1978) AND ARE DERIVED FROM CITY OF OTTAWA VERTICAL CONTROL MONUMENTS No. s 2011-0106(ELEV=62.968m) AND 2011-0107(ELEV=55.863m).
- 1.4. TRENCH DRAINS SHALL BE EQUIPPED WITH SUITABLE GRATES TO ACHIEVE MINIMUM 100% CAPTURE OF 10-YEAR RUNOFF FLOWS. TRENCH DRAIN GEOMETRY AND SLOPE SHALL SET TO CONVEY 100-YEAR RUNOFF FLOWS.



**wsp**  
 2611 QUEENSWAY DRIVE, SUITE 300  
 OTTAWA, ONTARIO  
 CANADA K2B 8K2  
 PHONE: 613-829-2800  
 WWW.WSP.COM

**linebox**  
 STUDIO  
 116 LISGAR ST. UNIT 110  
 OTTAWA, ON, K2P 0C2

**C S W**  
 319 MCRAE AVENUE, SUITE 502  
 OTTAWA, ON, K1Z 0B9

LICENSED PROFESSIONAL ENGINEER  
**D. B. YANG**  
 100230568  
 2025-07-30  
 PROVINCE OF ONTARIO

**CLV GROUP**  
 CLV GROUP DEVELOPMENTS INC.  
 485 BANK STREET, SUITE 200  
 OTTAWA, ON, K2P 1Z2

**951 GLADSTONE AVENUE AND  
 145 LORETTA AVENUE NORTH  
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1	2021-04-14	ISSUED FOR SITE PLAN CONTROL	

PROJECT NO:	DATE:
20M-01441-00	JULY 2025
ORIGINAL SCALE:	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
1:150	
DESIGNED BY:	JD
DRAWN BY:	JT
CHECKED BY:	DY
DISCIPLINE:	CIVIL

TITLE:	GRADING PLAN - PHASE 1
SHEET NUMBER:	C1.1
SHEET #:	6 OF 12
ISSUE:	RE-ISSUED FOR OPA/ZBA/SPA
DATE OF:	2025-07-30
REV #:	0

M:\2025\20M-01441-00 - Gladstone, Trillium, Mixed Use & Residential\14.01 - Tech & Prof Services\14.02 - Drawings\01 - Phase 1.dwg, Jul 28, 2025 8:10am BY CAU1074913

**EXISTING LEGEND:**

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SUB DRAIN
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING FENCE
- EXISTING UNDERGROUND HYDO
- EXISTING TELE LINE
- EXISTING BELL CABLE
- PROPERTY BOUNDARY
- ⊕ TBM# SITE TEMPORARY BENCH MARK
- ⊕ BH# BOREHOLE LOCATION
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING ROAD SIGN
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION

**PROPOSED LEGEND (MASTER):**

- ALIGNMENT
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- W NEW WATERMAIN
- ST NEW STORM SEWER
- SA NEW SANITARY SEWER
- S NEW SWALE
- NEW 100mm LINE PAINTING
- NEW STORM MANHOLE
- NEW CATCH BASIN MANHOLE
- NEW CATCH BASIN
- NEW SANITARY MANHOLE
- NEW FIRE HYDRANT
- NEW WATERMAIN VALVE
- NEW TWSI
- NEW BUILDING ENTRANCE
- PROPOSED TREE
- FULL ASPHALT OVERLAY
- FULL DEPTH ROAD CUT REINSTATEMENT
- NEW BOLLARD

- NEW CONCRETE SIDEWALK
- NEW PATTERNED CONCRETE SIDEWALK (REFER TO LANDSCAPE PLANS)
- NEW PERMEABLE PAVERS (REFER TO LANDSCAPE PLANS)
- NEW BUILDING
- NEW STORMTECH SYSTEM
- EMERGENCY OVERLAND FLOW DIRECTION
- HP HIGH POINT LINE
- LP LOW POINT LINE
- PROPOSED TRENCH DRAIN
- FUTURE WORK MINOR CONTOURS
- FUTURE WORK MAJOR CONTOURS
- FUTURE ASPHALT PATHWAY
- FUTURE TREES
- FIRE DEPT SIAMSE CONNECTION

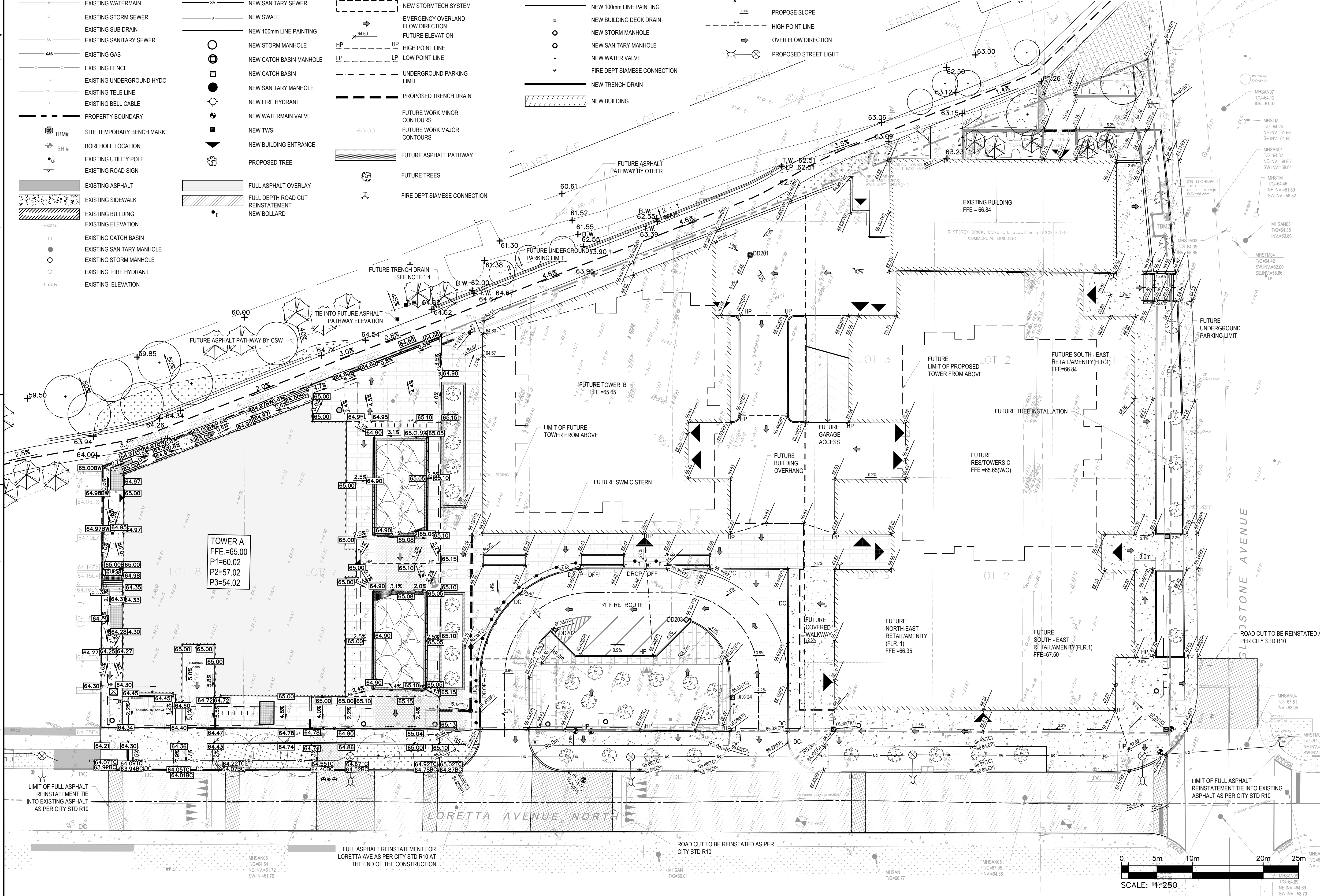
**PROPOSED LEGEND (PHASE 1):**

- PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- W NEW WATERMAIN
- ST NEW STORM SEWER
- SA NEW SANITARY SEWER
- NEW 100mm LINE PAINTING
- NEW BUILDING DECK DRAIN
- NEW STORM MANHOLE
- NEW SANITARY MANHOLE
- NEW WATER VALVE
- FIRE DEPT SIAMSE CONNECTION
- NEW TRENCH DRAIN
- NEW BUILDING

- INTERLOCK PAVEMENT
- PROPOSED SIDEWALK
- ROAD CUT REINSTATEMENT
- NEW BUILDING ENTRANCE
- NEW TREES
- PROPOSE ELEVATION
- PROPOSE SLOPE
- HP HIGH POINT LINE
- OVER FLOW DIRECTION
- PROPOSED STREET LIGHT

**GENERAL NOTES**

- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE.
- 1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
- 1.3. ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF OTTAWA VERTICAL CONTROL MONUMENTS No. s 2011-0106 (ELEV=62.968m) AND 2011-0107 (ELEV=55.863m).
- 1.4. TRENCH DRAINS SHALL BE EQUIPPED WITH SUITABLE GRATES TO ACHIEVE MINIMUM 100% CAPTURE OF 10-YEAR RUNOFF FLOWS. TRENCH DRAIN GEOMETRY AND SLOPE SHALL SET TO CONVEY 100-YEAR RUNOFF FLOWS.



2611 QUEENSWAY DRIVE, SUITE 300  
OTTAWA, ONTARIO  
CANADA K2B 8K2  
PHONE: 613-829-2800  
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---

116 LISGAR ST. UNIT 110  
OTTAWA, ON, K2P 0C2

---

319 MCRAE AVENUE, SUITE 502  
OTTAWA, ON, K1Z 0B9

---

LICENCED PROFESSIONAL ENGINEER  
D. B. YANG  
100230568  
2025-07-30  
PROVINCE OF ONTARIO

---

CLV GROUP DEVELOPMENTS INC.  
485 BANK STREET, SUITE 200  
OTTAWA, ON, K2P 1Z2

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**951 GLADSTONE AVENUE AND  
145 LORETTA AVENUE NORTH  
MIXED-USE**

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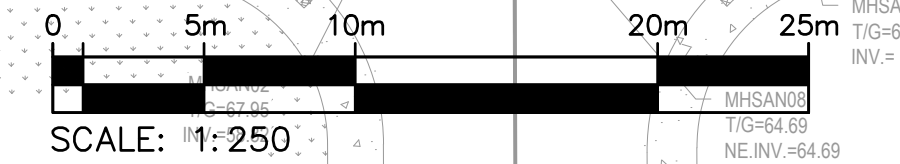
NO.	DATE	DESCRIPTION
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8	2025-01-31	RE-ISSUED FOR SITE PLAN CONTROL
7	2024-12-10	ISSUED FOR TENDER
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2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

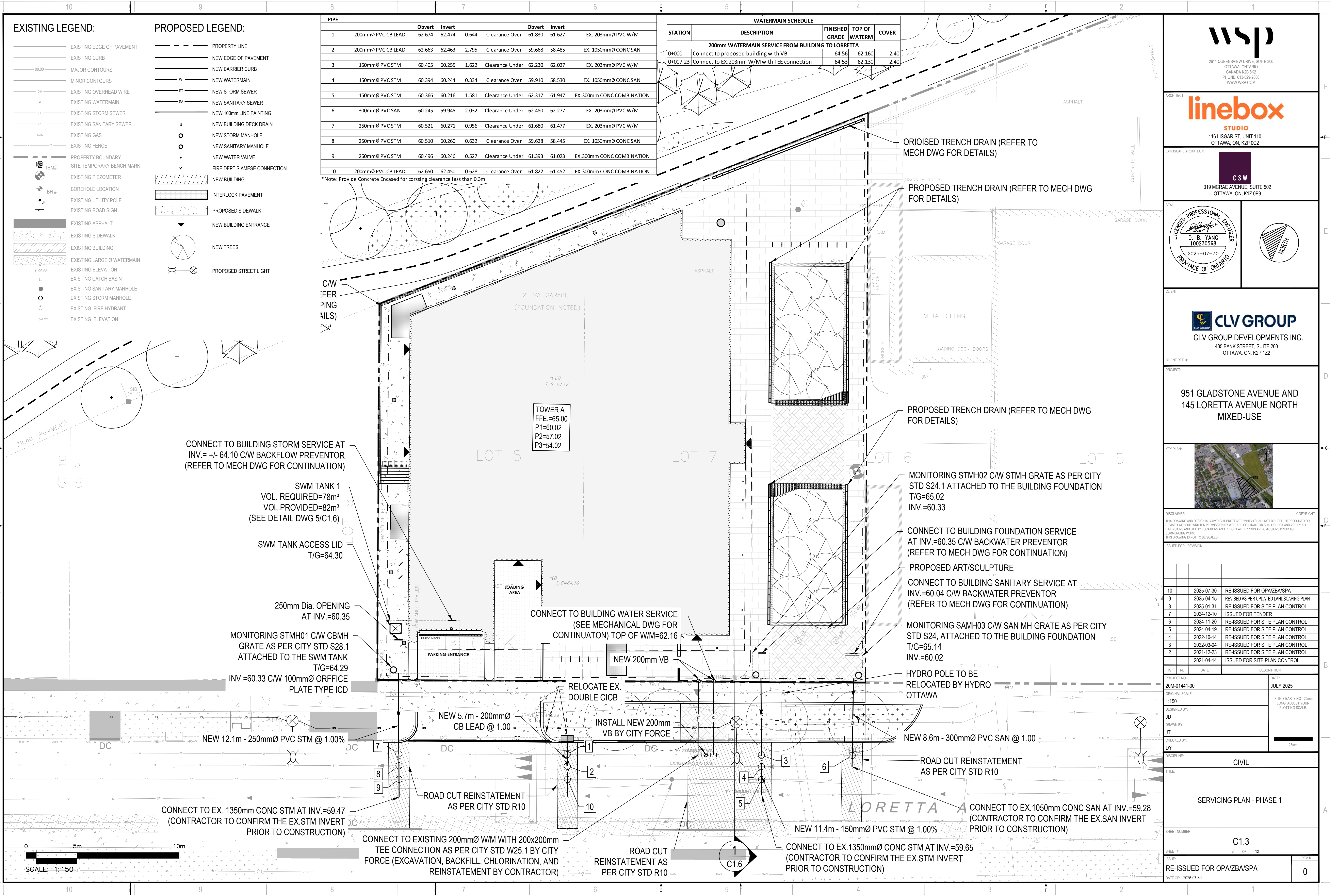
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IS	REV	DATE	DESCRIPTION

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PROJECT NO:	20M-01411-00	DATE:	JULY 2025
ORIGINAL SCALE:	1:250	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
DESIGNED BY:	JD		
DRAWN BY:	JT		
CHECKED BY:	DY		
TITLE:	CIVIL		
GRADING PLAN - MASTER			
SHEET NUMBER:	C1.2		
SHEET #:	7 OF 12		
ISSUE:	RE-ISSUED FOR OPA/ZBA/SPA		
DATE OF:	2025-07-30		
REV #:	0		





**EXISTING LEGEND:**

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- 99.00 MAJOR CONTOURS
- MINOR CONTOURS
- 08 EXISTING OVERHEAD WIRE
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- SA EXISTING SANITARY SEWER
- 045 EXISTING GAS
- EXISTING FENCE
- TBM# PROPERTY BOUNDARY
- EXISTING PIEZOMETER
- BH# BOREHOLE LOCATION
- UP EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING LARGE Ø WATERMAIN
- EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION

**PROPOSED LEGEND:**

- PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- NEW WATERMAIN
- NEW STORM SEWER
- NEW SANITARY SEWER
- NEW 100mm LINE PAINTING
- NEW BUILDING DECK DRAIN
- NEW STORM MANHOLE
- NEW SANITARY MANHOLE
- NEW WATER VALVE
- FIRE DEPT SIAMSE CONNECTION
- NEW BUILDING
- INTERLOCK PAVEMENT
- PROPOSED SIDEWALK
- NEW BUILDING ENTRANCE
- NEW TREES
- PROPOSED STREET LIGHT

PIPE	Obvert				Invert				EX.
	Ø	Material	Grade	Clearance	Grade	Clearance	Grade	Material	
1	200mm	PVC CB LEAD	62.674	62.474	0.644	Clearance Over	61.830	61.627	EX. 203mm Ø PVC W/M
2	200mm	PVC CB LEAD	62.663	62.463	2.795	Clearance Over	59.668	58.485	EX. 1050mm Ø CONC SAN
3	150mm	PVC STM	60.405	60.255	1.622	Clearance Under	62.230	62.027	EX. 203mm Ø PVC W/M
4	150mm	PVC STM	60.394	60.244	0.334	Clearance Over	59.910	58.530	EX. 1050mm Ø CONC SAN
5	150mm	PVC STM	60.366	60.216	1.581	Clearance Under	62.317	61.947	EX. 300mm CONC COMBINATION
6	300mm	PVC SAN	60.245	59.945	2.032	Clearance Under	62.480	62.277	EX. 203mm Ø PVC W/M
7	250mm	PVC STM	60.521	60.271	0.956	Clearance Under	61.680	61.477	EX. 203mm Ø PVC W/M
8	250mm	PVC STM	60.510	60.260	0.632	Clearance Over	59.628	58.445	EX. 1050mm Ø CONC SAN
9	250mm	PVC STM	60.496	60.246	0.527	Clearance Under	61.393	61.023	EX. 300mm CONC COMBINATION
10	200mm	PVC CB LEAD	62.650	62.450	0.628	Clearance Over	61.822	61.452	EX. 300mm CONC COMBINATION

\*Note: Provide Concrete Encased for crossing clearance less than 0.3m

WATERMAIN SCHEDULE				
STATION	DESCRIPTION	FINISHED GRADE	TOP OF WATERMAIN	COVER
0+000	Connect to proposed building with VB	64.56	62.160	2.40
0+007.23	Connect to EX. 203mm W/M with TEE connection	64.53	62.130	2.40

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OTTAWA, ON, K2P 0C2

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319 MCRAE AVENUE, SUITE 502  
OTTAWA, ON, K1Z 0B9

---

D. B. YANG  
100230588  
2025-07-30  
PROVINCE OF ONTARIO

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CLV GROUP DEVELOPMENTS INC.  
485 BANK STREET, SUITE 200  
OTTAWA, ON, K2P 1Z2

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951 GLADSTONE AVENUE AND  
145 LORETTA AVENUE NORTH  
MIXED-USE

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NO.	DATE	DESCRIPTION
10	2025-07-30	RE-ISSUED FOR OPA/ZBA/SPA
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2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

---

PROJECT NO.	DATE
20M-01441-00	JULY 2025

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DESIGNED BY	DESIGNED BY
JD	JD
CHECKED BY	CHECKED BY
JT	JT
DISCIPLINE	CIVIL
TITLE	SERVICING PLAN - PHASE 1
SHEET NUMBER	C1.3
ISSUE	RE-ISSUED FOR OPA/ZBA/SPA
DATE OF	2025-07-30
REV #	0

M:\2025\01441-00 - Gladstone, Trillium Ave & Roadside\14.02 - Drawings\14.02 - Servicing Plan - Phase 1.dwg, July 28, 2025, 9:03am BY: CAJ/TJH/14.02

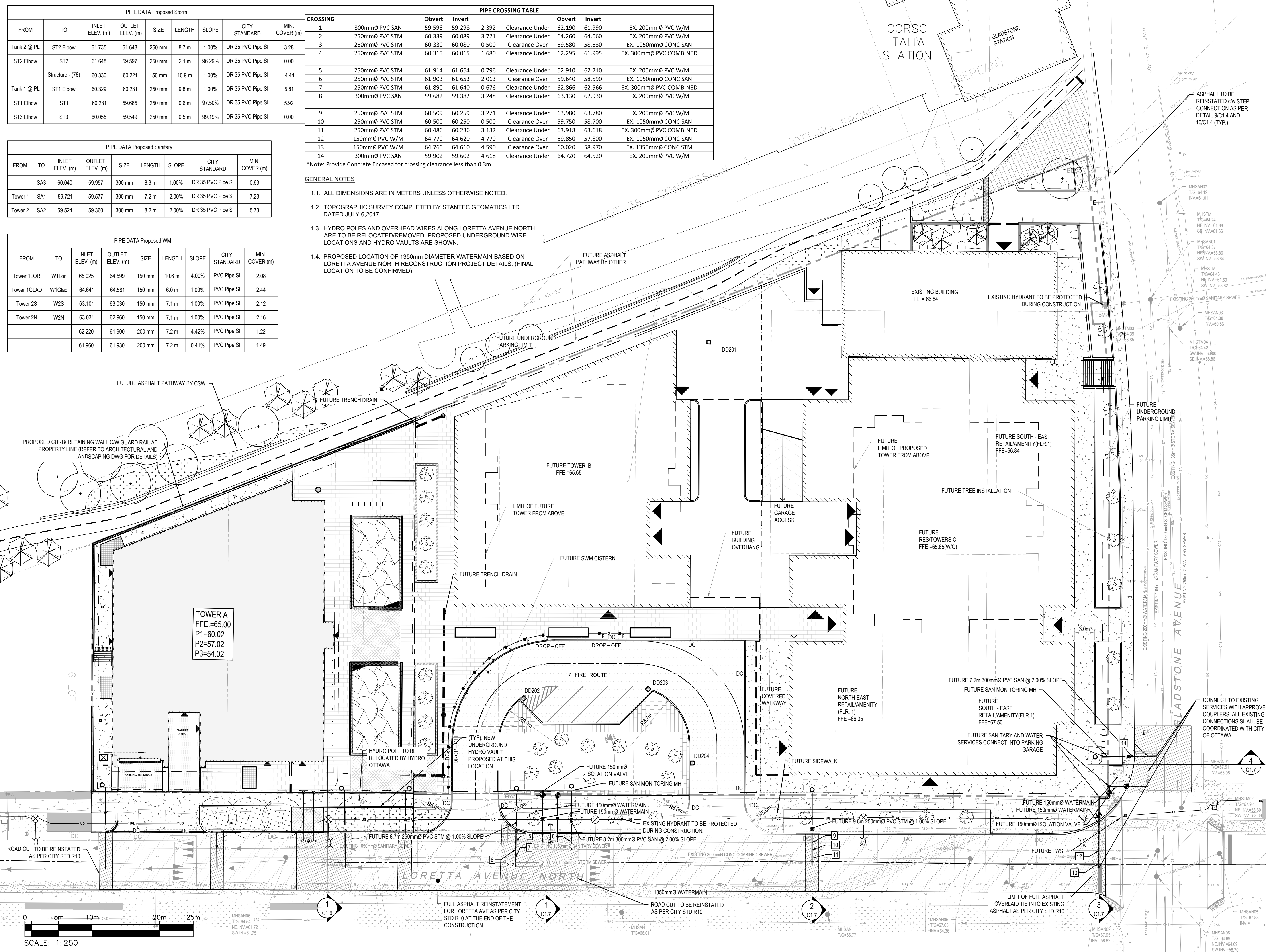
PIPE DATA Proposed Storm							
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	MIN. COVER (m)
Tank 2 @ PL	ST2 Elbow	61.735	61.648	250 mm	8.7 m	1.00%	3.28
ST2 Elbow	ST2	61.648	59.597	250 mm	2.1 m	96.29%	0.00
	Structure - (78)	60.330	60.221	150 mm	10.9 m	1.00%	-4.44
Tank 1 @ PL	ST1 Elbow	60.329	60.231	250 mm	9.8 m	1.00%	5.81
ST1 Elbow	ST1	60.231	59.685	250 mm	0.6 m	97.50%	5.92
ST3 Elbow	ST3	60.055	59.549	250 mm	0.5 m	99.19%	0.00

PIPE DATA Proposed Sanitary							
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	MIN. COVER (m)
SA3	60.040	59.957	300 mm	8.3 m	1.00%	0.63	
Tower 1	SA1	59.721	59.577	300 mm	7.2 m	2.00%	7.23
Tower 2	SA2	59.524	59.360	300 mm	8.2 m	2.00%	5.73

PIPE DATA Proposed WM							
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	MIN. COVER (m)
Tower 1LOR	W1Lor	65.025	64.599	150 mm	10.6 m	4.00%	2.08
Tower 1GLAD	W1Glad	64.641	64.581	150 mm	6.0 m	1.00%	2.44
Tower 2S	W2S	63.101	63.030	150 mm	7.1 m	1.00%	2.12
Tower 2N	W2N	63.031	62.960	150 mm	7.1 m	1.00%	2.16
		62.220	61.900	200 mm	7.2 m	4.42%	1.22
		61.960	61.930	200 mm	7.2 m	0.41%	1.49

PIPE CROSSING TABLE									
CROSSING		Obvert		Invert		Clearance	Obvert	Invert	EX.
		Obvert	Invert	Obvert	Invert				
1	300mmØ PVC SAN	59.598	59.298	2.392	Clearance Under	62.190	61.990	EX. 200mmØ PVC W/M	
2	250mmØ PVC STM	60.339	60.089	3.721	Clearance Under	64.260	64.060	EX. 200mmØ PVC W/M	
3	250mmØ PVC STM	60.330	60.080	0.500	Clearance Over	59.580	58.530	EX. 1050mmØ CONC SAN	
4	250mmØ PVC STM	60.315	60.065	1.680	Clearance Under	62.295	61.995	EX. 300mmØ PVC COMBINED	
5	250mmØ PVC STM	61.914	61.664	0.796	Clearance Under	62.910	62.710	EX. 200mmØ PVC W/M	
6	250mmØ PVC STM	61.903	61.653	2.013	Clearance Over	59.640	58.590	EX. 1050mmØ CONC SAN	
7	250mmØ PVC STM	61.890	61.640	0.676	Clearance Under	62.866	62.566	EX. 300mmØ PVC COMBINED	
8	300mmØ PVC SAN	59.682	59.382	3.248	Clearance Under	63.130	62.930	EX. 200mmØ PVC W/M	
9	250mmØ PVC STM	60.509	60.259	3.271	Clearance Under	63.980	63.780	EX. 200mmØ PVC W/M	
10	250mmØ PVC STM	60.500	60.250	0.500	Clearance Over	59.750	58.700	EX. 1050mmØ CONC SAN	
11	250mmØ PVC STM	60.486	60.236	3.132	Clearance Under	63.918	63.618	EX. 300mmØ PVC COMBINED	
12	150mmØ PVC W/M	64.770	64.620	4.770	Clearance Over	59.850	57.800	EX. 1050mmØ CONC SAN	
13	150mmØ PVC W/M	64.760	64.610	4.590	Clearance Over	60.020	58.970	EX. 1350mmØ CONC STM	
14	300mmØ PVC SAN	59.902	59.602	4.618	Clearance Under	64.720	64.520	EX. 200mmØ PVC W/M	

- \*Note: Provide Concrete Encased for crossing clearance less than 0.3m
- GENERAL NOTES**
- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
  - 1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
  - 1.3. HYDRO POLES AND OVERHEAD WIRES ALONG LORETTA AVENUE NORTH ARE TO BE RELOCATED/REMOVED. PROPOSED UNDERGROUND WIRE LOCATIONS AND HYDRO VAULTS ARE SHOWN.
  - 1.4. PROPOSED LOCATION OF 1350mm DIAMETER WATERMAIN BASED ON LORETTA AVENUE NORTH RECONSTRUCTION PROJECT DETAILS. (FINAL LOCATION TO BE CONFIRMED)



2611 QUEENSWAY DRIVE, SUITE 300  
OTTAWA, ONTARIO  
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PHONE: 613-829-2800  
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116 LISGAR ST. UNIT 110  
OTTAWA, ON, K2P 0C2

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319 MCRAE AVENUE, SUITE 502  
OTTAWA, ON, K1Z 0B9

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LICENCED PROFESSIONAL ENGINEER  
D. B. YANG  
100230568  
2025-07-30  
PROVINCE OF ONTARIO

---

CLV GROUP DEVELOPMENTS INC.  
485 BANK STREET, SUITE 200  
OTTAWA, ON, K2P 1Z2

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**951 GLADSTONE AVENUE AND  
145 LORETTA AVENUE NORTH  
MIXED-USE**

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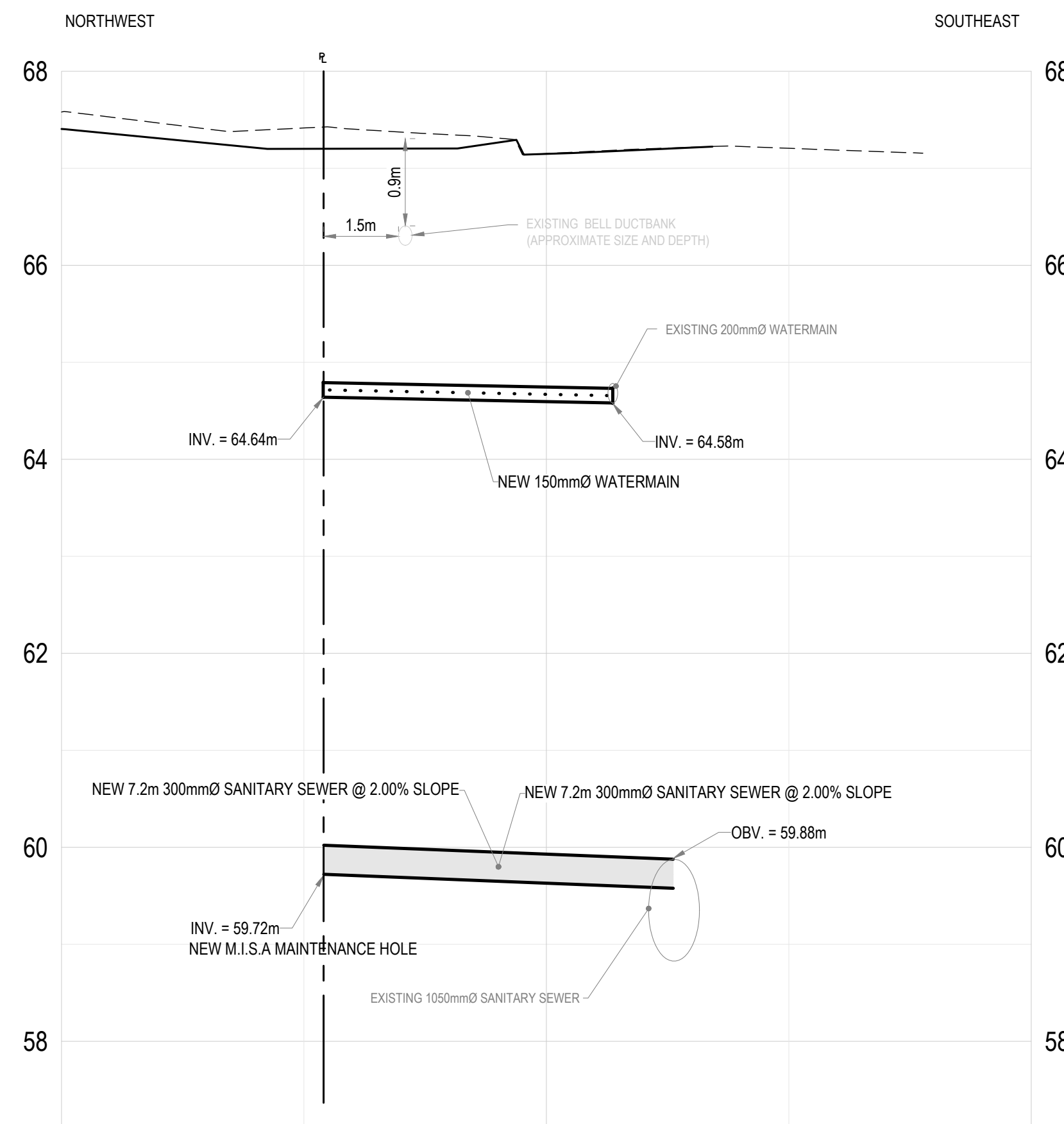
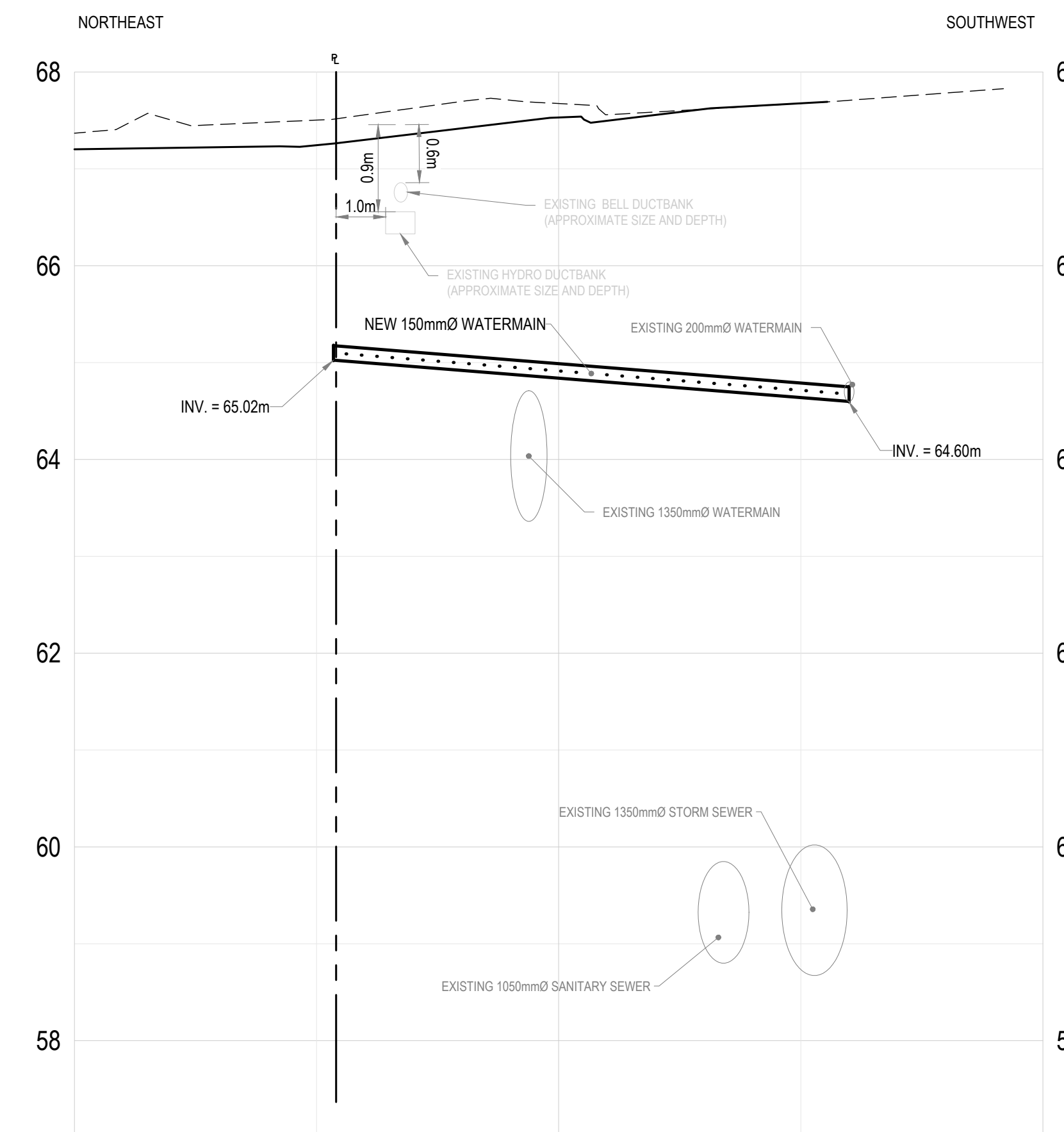
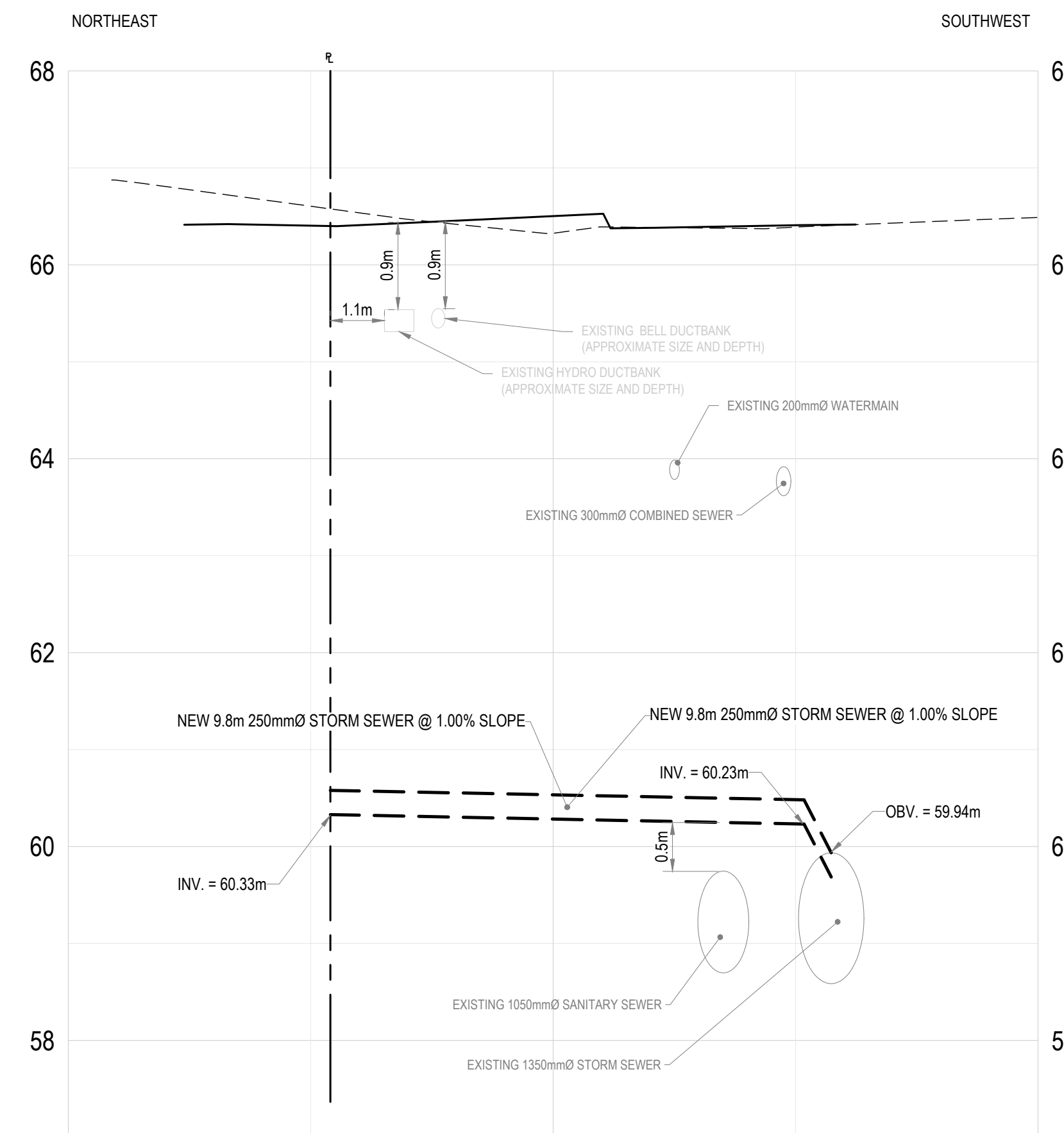
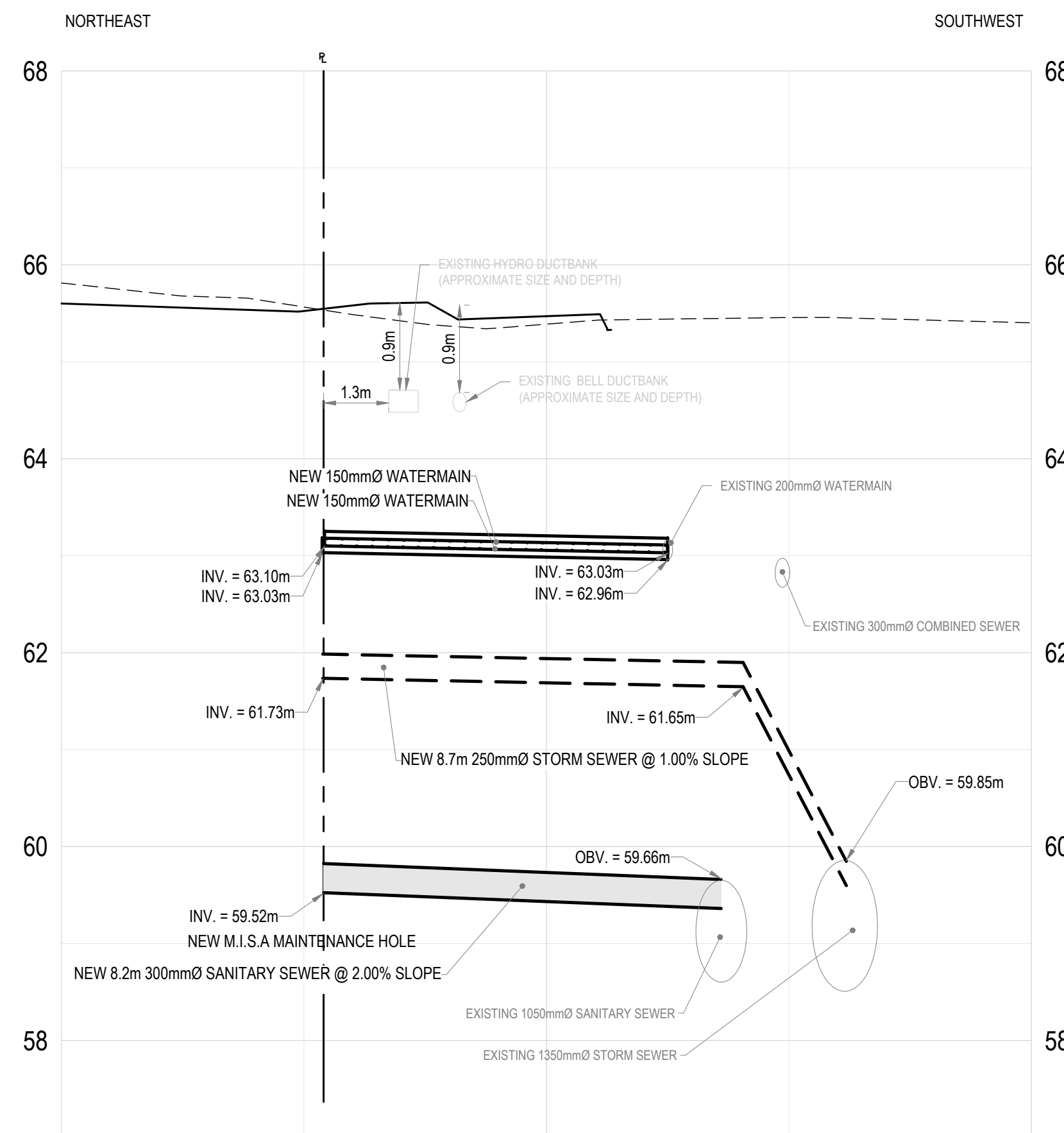
IS	RE	DATE	DESCRIPTION


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PROJECT NO:	20M-01441-00	DATE:	JULY 2025
ORIGINAL SCALE:	1:250	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
DESIGNED BY:	JD	CHECKED BY:	DY
DRAWN BY:	JT	TITLE:	CIVIL
DISCIPLINE:	CIVIL	SHEET NUMBER:	C1.4
ISSUE:	RE-ISSUED FOR OPA/ZBA/SPA	DATE:	2025-07-30











2611 QUEENSVIEW DRIVE, SUITE 300  
OTTAWA, ONTARIO  
CANADA K2B 8K2  
PHONE: 613-829-2800  
WWW.WSP.COM

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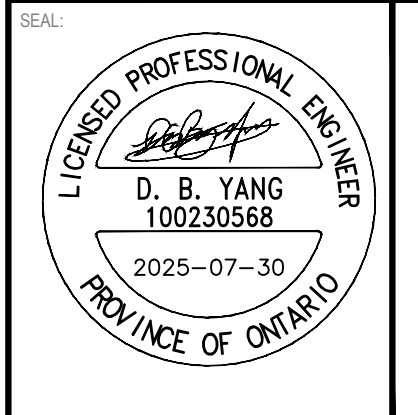
116 LISGAR ST. UNIT 110  
OTTAWA, ON, K2P 0C2

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319 MCRAE AVENUE, SUITE 502  
OTTAWA, ON, K1Z 0B9

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LICENCED PROFESSIONAL ENGINEER  
D. B. YANG  
100230568  
2025-07-30  
PROVINCE OF ONTARIO

---



CLV GROUP DEVELOPMENTS INC.  
485 BANK STREET, SUITE 200  
OTTAWA, ON, K2P 1Z2


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CLIENT REF. # ..

PROJECT:

**951 GLADSTONE AVENUE AND  
145 LORETTA AVENUE NORTH  
MIXED-USE**

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KEY PLAN

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ISSUED FOR - REVISION:

NO.	DATE	DESCRIPTION
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IS	RE	DATE	DESCRIPTION

PROJECT NO: 20M-01441-00      DATE: JULY 2025

ORIGINAL SCALE: AS SHOWN      IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

DESIGNED BY: JD

DRAWN BY: JT

CHECKED BY: DY

DISCIPLINE: CIVIL

TITLE: SERVICING PROFILES - MASTER

SHEET NUMBER: C1.7

SHEET #: 12 OF 12

ISSUE: RE-ISSUED FOR OPA/ZBA/SPA      REV # 0

DATE OF: 2025-07-30

M:\2025\20M-01441-00 - Gladstone, Trillium Mixed Use & Residential\14.7 - Tech & Prof Services\14.7 - Drawings\01 - Civil\01 - Production\Phase 1\20M-01441-00\_Servicing Profiles.dwg, Jul 28, 2025 5:05pm ET (CA\1024512)