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## **Stormwater Management Report and Servicing Brief**

Wateridge Village Development Block 2,  
370 Codd's Road, Ottawa, ON

Prepared for:

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LRL File No.: 250290

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## 1 INTRODUCTION AND SITE DESCRIPTION

LRL Associates LTD. was retained by Figurr Architects Collective to prepare a Stormwater Management Report and Serviceability Brief to support Site Plan Control application for the proposed development located at 370 Codd's Road, Ottawa, ON.

The subject property is legally described as part of Block 2, Registered Plan 4M-1718, in the City of Ottawa. The lot is zoned GM31 H(20) and forms part of the Wateridge Village Development. A mid-rise, mixed use apartment building under 20m in height is a permitted land use. It is located within the Rideau-Rockcliffe Ward, on the west side of Codd's Road and the north side of Hemlock Road with an approximate area of 0.66 ha.

It should also be noted that Block 2 is located to the west of Block 3 and a city multi-use pathway divides the two blocks. This report addresses the development of Block 2 although the multi-use pathway block and Block 3 are being development simultaneously.

The subject site can be seen below in Figure 1.



**Figure 1: Aerial View of Subject Site**

This report has been prepared in consideration of the terms and conditions noted above and with the civil drawings prepared for the new development. Should there be any changes in the design features, which may relate to the stormwater and servicing considerations, LRL Associates Ltd. should be advised to review the report recommendations.

## 2 BACKGROUND STUDIES AND GUIDELINES

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

- **Ottawa Sewer Design Guidelines**

City of Ottawa, SDG002, October 2012

- Technical Bulleting ISDTB-2014-01  
City of Ottawa, February 5, 2014
- Technical Bulleting PIEDTB-2016-01  
City of Ottawa, September 6, 2016
- Technical Bulleting ISTB-2018-01  
City of Ottawa, March 21, 2018
- Technical Bulleting ISTB-2018-04  
City of Ottawa, June 27, 2018
- Technical Bulleting ISTB-2019-02  
City of Ottawa, July 8, 2019

- **City of Ottawa Design Guidelines – Water Distribution**

City of Ottawa, WDG001, July 2010

- Technical Bulleting ISD-2010-2  
City of Ottawa, December 15, 2010
- Technical Bulleting ISDTB-2014-02  
City of Ottawa, May 27, 2014
- Technical Bulleting ISDTB-2018-02  
City of Ottawa, March 21, 2018
- Technical Bulleting ISDTB-2021-03  
City of Ottawa, August 18, 2021
- Technical Bulleting IWSTB-2024-05  
City of Ottawa, November 18, 2024

- Soil Quality Report Proposed Residential Development Block 1 to 3 Codd's Road, Ottawa, ON (OTT-25007988-A0) EXP Services Inc. dated 11 August 2025.
- Wateridge Subdivision Phase 4 Low Impact Development Drawings, D07-16-15-0003\_P4, dated 09-12-2022



- 1345 Hemlock Road, 375 Codd's Road And 1375 Hemlock Road, Residential Development, Ottawa, On - Servicing Report - Bayview Wateridge Inc. 4<sup>th</sup> submission dated February 2024, Project number: 221-00473-00
- Design Brief Wateridge Village at Rockcliffe 335 St. Laurent Boulevard Phase 4, IBI Group dated March 2023, (*Project:118863-5.2.2*)
- Design Brief Wateridge Village at Rockcliffe Phase 1A, IBI Group dated revised March 2016, (*Project:38298-5.2.2*)

### 3 EXISTING INFRASTRUCTURE AND DRAINAGE DESCRIPTION

The site is currently undeveloped vacant land. The existing site topographical survey can be found in **Appendix A**.

The servicing for the site was accounted for within the Wateridge Village Phase 1B, Phase 2 and Phase 4 development. As designed in the Wateridge Phase 4 sanitary and storm drainage area plan, Block 2 will be serviced by the existing infrastructure located within Codd's Road. The sanitary drainage area plan, drawing no 410, rev 5 2023-01-31 and storm drainage area plan, drawing no 510, rev 5 2023-01-31, can be found in **Appendix A**.

City of Ottawa sewer and watermain mapping, in addition to as-built information collected from the City of Ottawa indicate the following existing infrastructure located within the adjacent rights-of-way.

#### Codd's Road

The existing infrastructure located within Codd's Road were part of the Phase 2 and Phase 1B design for the Water Ridge Village. The first phase of the infrastructure was constructed as part of Phase 1B and then extended to Tawadian Road during Phase 2.

The Former CFB Rockcliffe PH2B Master Servicing Study (MSS) refers to the Codd's sewer as a Major collector (COM3) collecting storm from the intersection of Wanaki Rd and Hemlock Rd (MHST83443). The flow is directed north to Tawadina Rd (MHST83445) and then west towards Codd's St.

- 750 mmØ conc. CL 100-D Storm Sewer
- DICB5 at the corner of Codd's Rd and Hemlock Rd extend into the project site via a 250mmØ storm sewer, complete with 121mmØ ICD.

The sanitary sewer system flows from north (Tawadina Road) to south (Hemlock Road). This system does not convey flow from Tawadina Rd. The system flows south along Codd's Road to Mikinak Road then west and north outletting into the 2400mmØ Codd's Road Shaft Ottawa Interceptor Outfall.

- 250 mmØ PVC DR-35 Sanitary Sewer

A watermain extends from a stubb north of Tawadina Road to Hemlock Road complete with fire hydrants.



- 400 mmØ PVC DR18 CL-150 Watermain

### **Hemlock Road:**

Existing infrastructure, water, sanitary, and storm sewers extend the entire frontage of the property along Hemlock Road.

The main storm sewer system extends from Codd's Road flowing west towards Oshedinaa Street, then north to the Eastern Storm Facility.

- 3000 mmØ conc. CL 100-D Storm Sewer

The sanitary sewer extends west from a maintenance hole, located west of the Codd's Road intersection. At approximately 30m west of Winisik Street the system flows south outletting into the 2400mmØ Codd's Road Shaft Ottawa Interceptor Outfall.

- 250 mmØ PVC DR-35 Sanitary Sewer
- 300 mmØ conc. CL 140-D Sanitary Sewer

A watermain extends from Codd's road to Oshedinaa Street complete with fire hydrants.

- 300 mmØ PVC DR18 CL-150 Watermain

### **Winisik Street – Approved for Construction**

Winisik Street infrastructure is part of Phase 4 of the Wateridge Village development that has been approved by the city and is in the early stages of the construction process. (*Contract No. 118863, City file D07-16-15-0003\_PH4m City Plan 17063*) It should also be noted that the watermain loop within Oshedinaa Street is also part of the phase 4 construction.

The storm sewer system extends from north of Hemlock Road intersection and then west outletting to the storm sewer system on Oshedinaa Street and then the Eastern Storm Facility.

- 250 mmØ conc. CL 65-D Storm Sewer; 525 mmØ conc. CL 65-D Storm Sewer; 600 mmØ conc. CL 100-D Storm Sewer.
- DI6 at the corner of Winisik Street and Hemlock Rd extend into the project site via a 250mmØ storm sewer, complete with 124mmØ ICD.

Winisik Street bio-swale design is located between the curb and the sidewalk on the east side of Winisik Street and extends from Hemlock Road to the 90-degree bend in the road towards Oshedinaa Street. The bio-swale design includes a 200mm perforated SDR35 PVC pipe complete with bio-swale catchbasins. Curb cuts are located along the east curb of Winisik Street directing the road drainage towards the bio-swale.

The sanitary sewer system begins approximately 60m north of the Winisik Street and Hemlock Road intersection and extend north similar to the storm sewer system, outletting into the Oshedinaa Street sewer system.

- 250 mmØ PVC Sanitary Sewer



A watermain extends from Hemlock Road and loops to Oshedinaa Street.

- 200 mmØ Watermain

#### 4 CONSULTATION AND REGULATORY APPROVALS

A pre-consultation meeting with the City of Ottawa was held on September 9, 2025. A copy of the meeting feedback letter dated September 17, 2026, has been included in **Appendix A**.

City of Ottawa pre-consultation comment summary of high-level items:

*Stormwater Management Criteria* – servicing design it to be consistent with Wateridge Phase 4 – Design brief. Excerpts are to be included in appendices of the design Site Servicing and SWM report. Deviations will required updates to the subdivision level MSS.

*LID Design* – conform to City Design Guidelines and Technical Bulletins (IWSTB-2024-04) & MECP Stormwater Planning and Design Manual (Section 4 & 5 specifically). Required 4 m setback from footing face for soak away pits and infiltration measures. Reference to Wateridge Phase 2B Developer's Checklist, dated May 13<sup>th</sup>, 2018 (specifically Table 2.1).

Approved drainage patterns to be followed.

HGL Analysis is to be completed, if basement levels are contemplated.

*Water Quality* – Provided at Eastern Stormwater Manager Facility.

*Water Quantity Control* – refer to Wateridge Phase 4 – Design brief.

The proposed bioswale on Winisik Street fronting Block 3 will need to be coordinated with any entrances for the development.

#### 5 GEOTECHNICAL CONSIDERATIONS

A geotechnical investigation was completed by EXP Services Inc. (Report No. OTT-25007988-A0), dated August 11, 2025.

The subsurface conditions generally consist of approximately 200 mm of topsoil. In paved areas, the pavement structure comprises 75 mm of asphaltic concrete underlain by 125 mm of granular fill consisting of silty sand and crushed gravel.

Below the ground surface and pavement structure, the fill materials consist of varying proportions of gravel, sand, silt, clay, cobbles, boulders, and blast-shattered rock fragments. Organic zones were identified within the fill, containing roots, rootlets, and tree fragments. In some areas, the fill also contains debris such as asphalt, brick, geotextile fabric, plastic bags, and plastic piping. The moisture content of the fill ranges from approximately 6% to 36%.

In certain areas, a buried topsoil layer was encountered beneath the fill, with a thickness ranging from 200 mm to 400 mm. The moisture content of the buried topsoil is approximately 20%.





Silty sand to sandy silt was encountered beneath the fill and buried topsoil, and locally below the surficial topsoil layer. The natural moisture content of these soils ranges from approximately 11% to 16%.

Limestone bedrock of the Ottawa Formation, with shale partings, was encountered in most areas of the site. Variations in bedrock depth suggest that the bedrock surface may exhibit a stepped profile at certain locations. The average Rock Quality Designation (RQD) value is approximately 60%, indicating fair bedrock quality. Based on a review of the unconfined compressive strength test results, the bedrock is classified as strong (R4) to very strong (R5) in accordance with the 2023 Fifth Edition of the Canadian Foundation Engineering Manual.

Based on groundwater level measurements obtained on August 8, 2025, groundwater was encountered at depths ranging from approximately 5.1 m to 5.9 m below existing grade, subject to seasonal fluctuations.

The report also provides design recommendations regarding seismic design, Grade Raise Restrictions, Foundation Considerations, Floor Slab and Drainage Requirements, Lateral Earth Pressure Against Subsurface Walls, Excavation and De-Watering Requirements, Pipe Bedding Requirements, Backfilling Requirements and Suitability of On-Site Soils for Backfilling Purposes, Pavement Structures, Subsurface Concrete and Steel Requirements and Tree Planting Restrictions

## **6 PROPOSED DEVELOPMENT**

The proposed development will consist of two multi-storey buildings, identified as Building 2.1 (A) and 2.2 (B) which will be accessed from Codd's Road.

The development will accommodate a total of 232 residential units, distributed as follows: 110 units in Building 2.1(A) and 122 units in Building 2.2(B). An underground parking will be provided for both the buildings. The total parking provisions include 132 tenant parking spaces, and 232 bicycle parking spaces.

Outdoor amenity spaces and green area will be provided at the main level.

For additional detail of the proposed development, refer to the Site Plan & Architectural Floor Plans prepared by Figurr Architects Collective included in **Appendix B**.

## **7 SCOPE OF WORK**

As per applicable guidelines, the scope of work includes the following:

### **Stormwater management**

- Calculate the allowable stormwater release rate.
- Calculate the anticipated post-development stormwater release rates.
- Demonstrate how the target quantity and quality control objectives will be achieved.

### **Water services**

- Calculate the expected water supply demand at average and peak conditions.
- Calculate the required fire flow as per the Fire Underwriters Survey (FUS) method.





- Confirm the adequacy of water supply and pressure during peak flow and fire flow.
- Describe the proposed water distribution network and connection to the existing system.

### Sanitary services

- Describe the existing sanitary sewers available to receive wastewater from the proposed buildings.
- Calculate peak flow rates from the proposed development.
- Describe the proposed sanitary sewer system.

## 8 WATER SUPPLY AND FIRE PROTECTION

The subject property lies within the City of Ottawa's Montreal Road Pressure Zone (Zone MONT).

According to the City of Ottawa Water Distribution Guidelines (Technical Bulletin ISTB-2021-03), since the subject site is anticipated to house more than 50 residential units, it is required to be serviced by two water service laterals, separated by an isolation valve, for redundancy and to avoid creation of a vulnerable service area. Hence, the proposed development in Block 2 will be serviced by two (2) 200 mmØ service laterals connected to the 400 mmØ watermain within Codd's Road. Servicing Plan C401 included in **Appendix F** depicts the location of the dual water service connection.

Table 1, shown below, summarizes the City of Ottawa Design Guidelines parameters used in the preparation of the water demand estimate and servicing design.

**Table 1: City of Ottawa Design Guidelines- Water Design Parameters**

| Design Parameters                                                        | Value                                         |
|--------------------------------------------------------------------------|-----------------------------------------------|
| Residential Bachelor / 1 Bedroom Apartment                               | 1.4 P/unit                                    |
| Residential 2 Bedroom Apartment                                          | 2.1 P/unit                                    |
| Residential 3 Bedroom Apartment                                          | 3.1 P/unit                                    |
| Commercial Average Daily Demand                                          | 2.8 L/m <sup>2</sup> /d                       |
| Average Daily Demand                                                     | 280 L/c/d                                     |
| Minimum Depth of Cover                                                   | 2.4 m from top of watermain to finished grade |
| Desired operating pressure range during maximum day operating conditions | 345 kPa (50 psi) and 552 kPa (80 psi)         |
| During peak hour operating conditions pressure must not drop below       | 275 kPa (40 psi)                              |
| During normal operating conditions pressure shall not exceed             | 552 kPa (80 psi)                              |
| During fire flow operating conditions pressure must not drop below       | 140 kPa (20 psi)                              |

### 8.1 Residential Water Demands

Anticipated population demands have been calculated from the architectural floor plan drawings completed by Figurr Architects Collective. The proposed development is anticipated to include **232** residential units, which translates to a population of approximately **378.7** people as per the City of Ottawa Water Distribution Design Guidelines. Table 2 below summarizes the proposed population count, based on the criteria outlined in Table 4.1 of the Guidelines.

**Table 2: Residential Population Estimate**

| Population Count    |                  |                  |                  |                        |                  |
|---------------------|------------------|------------------|------------------|------------------------|------------------|
|                     |                  | Building 2.1 (A) | Building 2.2 (A) |                        |                  |
| Unit Type           | Persons Per Unit | Number of Units  | Number of Units  | Total Number of Unites | Total Population |
| Studio              | 1.4              | 10               | 0                | 10                     | 14.0             |
| 1 Bedroom Apartment | 1.4              | 72               | 68               | 140                    | 196.0            |
| 2 Bedroom Apartment | 2.1              | 24               | 52               | 76                     | 159.6            |
| 3 Bedroom Apartment | 3.1              | 1                | 5                | 6                      | 18.6             |
|                     | <b>Total</b>     | <b>107</b>       | <b>125</b>       | <b>232</b>             | <b>388.2</b>     |

The required water supply for the residential units in the proposed development have been calculated using the following formula:

Where:

$$Q = (q \times P \times M)$$

$q$  = average water consumption (L/capita/day)

$P$  = design population (capita)

$M$  = peak factor

With reference to *Table 4.2 of the City of Ottawa Water Distribution Design Guidelines*, using an average water consumption rate of 280 L/c/d, a calculated Maximum Daily Demand Factor and Maximum Hour Demand Factor of 2.5 and 2.2, respectively, anticipated demands were calculated as follows:

- Average daily domestic water demand is **1.26 L/s**,
- Maximum daily demand is **4.06 L/s**, and
- Maximum hourly demand is **6.06 L/s**.

## 8.2 Amenity Water Demands

As per the architectural floor plan drawings completed by Figurr Architects Collective, there will be a total of **0.2646 ha** (2,646 m<sup>2</sup>) of proposed amenity space in block 2. The required water supply requirements for the amenity space within the proposed subdivision have been calculated using the following formula:

Where:

$$Q = (q \times A \times M)$$

$q$  = average water consumption (L/m<sup>2</sup>/day)

$A$  = amenity area (m<sup>2</sup>)

$M$  = Peak factor

With reference to Table 4.2 of the *City of Ottawa Water Distribution Design Guidelines*, using an average water consumption rate of 2,800 L/Ha/d, a calculated Maximum Daily Demand Factor and Maximum Hour Demand Factor of 1.5 and 1.8 respectively, anticipated commercial demands were calculated as follows:

- Average daily water demand is **0.086 L/s**,
- Maximum daily demand is **0.129 L/s**, and
- Maximum hourly demand is **0.232 L/s**.

### 8.3 Total Water Demands

Based on calculated residential and amenity demands for the proposed development, the total anticipated water demands are as follows:

- Average daily water demand is **1.34 L/s**,
- Maximum daily demand is **4.19 L/s**, and
- Maximum hourly demand is **6.29 L/s**.

For greater detail on Water Demand Calculations, please refer to **Appendix C**.

### 8.4 Fire Flow Demands

The estimated fire flow for the proposed buildings was calculated in accordance with *IWSTB-2024-05*. The parameters such as Type of construction, Occupancy type, Sprinkler Protection were provided by the Architect.

The Fire Underwriters Survey 2020 was used to calculate the fire flow demand for the site. The total effective area considers the two largest adjoining floor areas plus 50% of all floors immediately above them up to a maximum of eight. Buildings 2.1 (A) and 2.2 (B) although sharing the same underground parking garage were considered as two separate buildings since the parking garage is separated from the buildings by a fire separation. The building with the larger fire flow requirement was used for boundary condition request.

#### Building 2.1 (A):

Type of construction – Mass Timber Construction  
Occupancy type – Limited Combustible  
Sprinkler Protection – Automatic & Fully Supervised Sprinkler System.  
Minimum required fire flow = 200 L/s  
Required duration of fire flow = 2.5 Hr

#### Building 2.2 (B):

Type of construction – Mass Timber Construction  
Occupancy type – Limited Combustible  
Sprinkler Protection – Automatic & Fully Supervised Sprinkler System.  
Minimum required fire flow = 216.7 L/s  
Required duration of fire flow = 2.75 H



The min fire flow demand was calculated to be **13,000 L/min** for Block 2. see **Appendix C** for details.

There is one (1) existing fire hydrant on the south side of Hemlock Road in close proximity to building 2.1 (A). A second existing fire hydrant is located on the east side of Codd's Road approximately centered between both buildings. A third existing hydrant is located on southeast corner of Codd's Road and Tawadina Road. Hydrants located at a distance of 150m from the buildings include one on Tawadina Road, one of Codd's Road, and one east on Hemlock Road. Refer to **Appendix C** for the water pressure zone and location of fire hydrants.

Table 3 below summarizes the aggregate fire flow of the contributing hydrants near the proposed development based on Table 18.5.4.3 of *ISTB-2018-02*.

**Table 3: Fire Protection Summary Table**

| Proposed Development | Max. Fire Flow Demand (L/min) | Fire Hydrants(s) within 75m | Fire Hydrant(s) within 150m | Available Combined Fire Flow (L/min)  |
|----------------------|-------------------------------|-----------------------------|-----------------------------|---------------------------------------|
| BUILDING 2.1 (A)     | 12,000                        | 3                           |                             | (3 x 5678)<br>= 17,032                |
| BUILDING 2.2 (B)     | 13,000                        | 2                           | 2                           | (2 x 5678)<br>+ (2 x 3785)<br>=18,926 |

The total available fire flow from contributing hydrants is equal to **17,032 L/min** for building 2.1(A) which is sufficient to provide adequate fire flow for the proposed development. For building 2.2 (B) total available fire flow from contributing hydrants is equal to **19,926 L/min**, which is also sufficient to provide adequate fire flow for the proposed development.

## 8.5 Boundary Conditions

The City of Ottawa was contacted to obtain boundary conditions associated with the first draft of the estimated water demand. As indicated in the boundary request correspondence included in **Appendix C**. Table 4 below summarizes the boundary conditions for the proposed development. An update boundary condition request has been sent to the city, and the updated conditions will be added to the revised report.

**Table 4: Summary of Boundary Conditions**

|             | Head (m) |
|-------------|----------|
| Maximum HGL | 143.6    |
| Minimum HGL | 143.3    |



|                              |       |
|------------------------------|-------|
| Max Day plus Fire<br>Flow #1 | 141.5 |
|------------------------------|-------|

## 9 SANITARY SERVICE

### 9.1 Existing Sanitary Sewer Services

There is an existing municipal sanitary sewer within the Codd's Road right of way. As per pre-consultation with City staff, it is proposed that the proposed development will connect to the existing 250 mm dia. sanitary sewer within the Codd's Road right of way via a single 200 mm dia. sanitary service lateral. This lateral will service all the proposed buildings through the underground parking garage.

The 250mm dia Codd's Street sewer was designed as part of the Wateridge Village at Rockcliffe Phase 1A and the sanitary sewer design sheets can be found in the *Phase 1A report Appendix C*. Drainage area for Codd's Road sewer included development on the east and west sides of the street, drainage area *EXT11 – 1.29 ha* includes our development (Block 2, building 2.1/2.2), Building 3 ( 375 Codd's road), and the Townsquare block on the east cover of Codd's Rd and Hemlock Rd.

### 9.2 Sanitary Sewer Service Design

The estimated post-development total sanitary flow is **4.65 L/s** accounting for the proposed residential population, commercial uses and infiltration allowances. The parameters included: an average daily flow of 280L/person/day, a commercial flow of 28,000L/ha/day, an extraneous flow allowance of 0.33L/s/ha, a residential peaking factor of 4, a commercial peaking factor of 1.5 and a total residential population of 388.2 persons. The 200 mm diameter service lateral conveying this flow has a full-flow capacity of 46.38 L/s, resulting in a Q/Qfull ratio of only 0.10 — well within acceptable design limits.

Downstream, the cumulative flow from the development, Building 3, and the Townsquare block totals 7.89 L/s at the existing 250 mm diameter Codd's Road sanitary sewer (ExSANMH231A to BULK176A). This sewer has a full-flow capacity of 80.45 L/s, yielding a Q/Qfull ratio of 0.10. As both the service lateral and the downstream municipal sewer are operating at approximately 10% of full capacity under post-development conditions, the existing sanitary sewer system has significant reserve capacity to support the proposed development, and no concerns are anticipated with respect to sanitary servicing. Details of the sanitary flow calculations are provided in **Appendix D**.

## 10 STORMWATER MANAGEMENT

### 10.1 Design Criteria

The stormwater management criteria for this development are based on the Wateridge Village Development Phase 4 Report, pre-consultation with City of Ottawa officials, City's 'Ottawa Design Guidelines Sewer', Second Edition, document no. SDG002, October 2012, City of Ottawa, including technical bulletins: ISDTB-2014-01, PIEDTB-2016-01, ISTB 2018-01, ISTB-2018-04, ISTB-2019-02.

Based on pre-consultation with the city on 9<sup>th</sup> September 2025, correspondence included in **Appendix A**, the stormwater management strategy is to be consistent with Wateridge Village Development Phase 4 – Design Brief. The main points are as follows.

- Drainage area are to respect the Phase 4 report and approved drainage patterns to be respected.
- Water Quality control is provided at the Eastern Stormwaters Management Facility.
- Water Quantity control shall conform to the Wateridge Phase 4 – Design Brief.

The Modified Rational Method has been used to calculate the runoff rate from the site to quantify the storage required for quantity control of the development.

## 10.2 Existing Stormwater Infrastructure and Management

The subject property forms part of the Wateridge Village Development. The Former CFB Rockcliffe Master Servicing Study was completed in 2015 and then updated in 2020. In summary the Wateridge Village at Rockcliffe site was designed with two Stormwater Management Ponds, the Western Stormwater Management Facility and the Eastern Stormwater Management Facility. The Eastern Pond was developed during the Phase 1A design and put into service in 2017. According to Master Servicing Study (MSS) a series of local and trunk sewers collect the runoff from Phase 1 and 2 and route all runoff to the Eastern Stormwater Management Facility. Figure 6.7 for the Master Servicing Study has been provided in **Appendix E** for reference.

## 10.3 Watershed Areas

### 10.3.1 Pre-Development Drainage

In pre-development conditions, drainage from subject site is depicted by existing catchments ECA-01 (0.664 ha). The site drains to DICB5 which outlets uncontrolled to the existing Codd's Rd 750mm diameter storm sewer and then routed towards the Eastern Stormwater Management Facility. Refer to the Pre-development Watershed Plan C701 included in **Appendix F** for pre-development drainage characteristics.

The Wateridge Phase 4 design labels the Block 2 property as drainage area and states that this block is to have minor system inflow restrictions as detailed in *Phase 4 Servicing Report Section 5 Tabel 5.3*. Table 5 below summarizes restricted release rate.



**Table 5: Summary of Pre-development Release Rate**

| Catchment                                                          | Area (ha) | Minor System Design Target Release Rate (L/s) |          |
|--------------------------------------------------------------------|-----------|-----------------------------------------------|----------|
|                                                                    |           | 5-year                                        | 100-year |
| <b>Block 2 ECA-01</b><br>(Phase 4 report DA B340A)<br>To Codd's Rd | 0.662     | 144                                           |          |

*\*Release rates as per Phase 4 Servicing report section -5 Table 5.3*

### 10.3.2 Post-Development Drainage

The site has been analyzed, and post-development catchments have been determined. The site is divided into a total of twenty (20) catchment areas. Refer to Post-development Watershed Plan C702 included in **Appendix E**.

The post-development 100-year storm runoff from catchment areas CA-08, CA-09, CA-11 to CA-18 & CA-20 will be controlled via a Storage Cistern proposed at the underground parking of building A. Runoff exceeding the post-development 100-year storm event will flow overland, eventually making its way to Codd's Road.

*Catchment CA-03 to CA-07, CA-10, CA-16 & CA-19 (0.074 ha)* consists mainly of the landscape grass area and paved entrance pathways along the east property boundary. Runoff from this catchment will flow uncontrolled overland and drain to the Codd's Road.

*Catchment CA-01 (0.005 ha)* consists mainly of the landscape grass area, paved sidewalk, asphalt sidewalk and paved entrance pathways along the property boundary. Runoff from this catchment will flow uncontrolled overland and drain to the neighboring lot, mimicking pre-development conditions. The run-off will be eventually conveyed to the roadside ditch at the front or the water course at the rear of the property.

*Catchment CA-14 (0.033 ha) and CA-15 (0.008)* is the area between Building A and B. It mainly consists of concrete surface, paved backyards and some green space. The flow from this catchment will be controlled via a Storage Cistern proposed at the underground parking of building A.

*Catchment CA-08 (0.012 ha) & CA-12 (0.056 ha)* consists of the landscaped grass area, concrete surface and asphalt sidewalk. The flow from this catchment will be controlled via a Storage Cistern proposed at the underground parking of building A.

*Catchment CA-09 (0.021 ha)* mainly consists of the area at the side of the building. This includes the asphalt ramp to the underground parking. The stormwater from the ramp will flow overland to a linear drain and controlled via a Storage Cistern proposed at the underground parking of building A



*Catchment CA-20 (0.016 ha)* mainly consists of the area at the side of building A, which is extended to the property line. This includes the concrete sidewalk and the landscaped area. The stormwater from this area will be controlled via a Storage Cistern proposed at the underground parking of building A.

To achieve the allowable post-development stormwater release rate, the proposed development will utilize a Cistern chamber within the underground parking of building A. Table 5 below summarizes post-development drainage areas. Refer to **Appendix E** for calculations detail.

**Table 6: Post-development Catchment Areas and Runoff Coefficients**

| <b>Catchment</b>      | <b>Total Area (ha)</b> | <b>Combined C</b> |
|-----------------------|------------------------|-------------------|
| CA-01 (un-controlled) | 0.005                  | 0.20              |
| CA-02 (un-controlled) | 0.014                  | 0.25              |
| CA-03 (un-controlled) | 0.016                  | 0.47              |
| CA-04 (un-controlled) | 0.016                  | 0.39              |
| CA-05 (un-controlled) | 0.001                  | 0.20              |
| CA-06 (un-controlled) | 0.003                  | 0.43              |
| CA-07 (un-controlled) | 0.008                  | 0.90              |
| CA-10 (un-controlled) | 0.021                  | 0.40              |
| CA-16 (un-controlled) | 0.008                  | 0.36              |
| CA-19 (un-controlled) | 0.017                  | 0.40              |
| CA-08 (controlled)    | 0.012                  | 0.28              |
| CA-09 (controlled)    | 0.021                  | 0.90              |
| CA-11 (controlled)    | 0.172                  | 0.90              |
| CA-12 (controlled)    | 0.056                  | 0.59              |
| CA-13 (controlled)    | 0.006                  | 0.90              |
| CA-14 (controlled)    | 0.033                  | 0.62              |
| CA-15 (controlled)    | 0.008                  | 0.40              |
| CA-17 (controlled)    | 0.082                  | 0.44              |
| CA-18 (controlled)    | 0.147                  | 0.90              |
| CA-20 (controlled)    | 0.016                  | 0.65              |
| <b>Total</b>          | <b>0.662</b>           | <b>0.70</b>       |



## 10.4 Proposed Stormwater Controls

The proposed stormwater management quantity control for this development will be accomplished by means of an underground Cistern storage. In accordance with the City of Ottawa's standard methodology for underground storage, an average release rate equal to 50% of the peak allowable release rate has been applied to account for the natural fluctuations in head-driven discharge rates from cisterns.

The allowable release rate for the site is to be 144 L/s as per the Phase 4 Wateridge Village Development Report.

A proposed 300 mm Ø free-flowing storm sewer service is proposed at the north-east corner of Building 2.1 (A), centrally located between the two buildings with a Storm Monitoring Manhole located in close proximity to the property line. This service will convey the controlled site flows to the existing 750 mm Ø Collector Storm Sewer within the Codd's Road right of way. The proposed servicing layout and connection points are shown on the Servicing Plan C401 in **Appendix F**.

The total site area is **0.662 ha** with an allowable release rate of 144 L/s. The uncontrolled drainage flow was calculated to be 28L/s, therefore the controlled release rate is required to be **116 L/s**. Fifty percent (50%) of the controlled release rate is **58 L/s**. This controlled release rate determined a storage volume of **138.95 m<sup>3</sup>**. The available site storage volume is **160 m<sup>3</sup>**. Design sheets have been provided in **Appendix E**.

The controlled and uncontrolled catchment areas are detailed in Table 7.

**Table 7: Summary of 100 Year Release Rates and Storage Requirements**

| Catchment                                                                 | Drainage Area (ha) | 100 Year Release Rate (L/s) | 50% 100 Year Release Rate (L/s)                   | Increased 100 Year Required Storage(m <sup>3</sup> ) |
|---------------------------------------------------------------------------|--------------------|-----------------------------|---------------------------------------------------|------------------------------------------------------|
| CA-08, CA-09, CA-11 to CA-15, CA-17, CA-18 and CA-20 (cistern_controlled) | 0.552              | 116.0                       | 58.0                                              | 138.95                                               |
| CA-01 to CA-07, CA-10, C-16, CA-19 (uncontrolled)                         | 0.109              | 28.0                        | NA                                                | N/A                                                  |
| <b>Total</b>                                                              | <b>0.662</b>       | <b>144.0</b>                | <b>Storage Volume provide 160.0 m<sup>3</sup></b> |                                                      |

Refer to **Appendix E** for storage calculations. The proposed cisterns will be installed within the underground parking area. Refer to Stormwater Management Plan C601 for the location of proposed cisterns.



## 11 EROSION & SEDIMENT CONTROL

During construction, best management practices (BMPs) shall be undertaken to Control Erosion and Sediment. These BMPs aim to minimize soil erosion, sedimentation, and other negative impacts on water quality and natural habitats. Some examples of BMPs for erosion and sediment control are:

- Controlling mud tracking by installing, maintaining, and using stabilized construction entrances and exits at all access locations. Mud mats shall be maintained and cleaned on a regular basis.
- Installing inlet sediment control devices to prevent surface erosion from entering any storm sewer system during construction; filter bags shall be placed under grates of nearby catch basins and structures.
- Establishing vegetation such as grasses and trees, can help stabilize soil and prevent erosion. In areas where vegetation is not present, consider planting native species that are well adapted to the local soil and climate conditions.
- Installing silt fences to trap sediment and prevent it from entering nearby waterways, to be erected along the perimeter of the site where runoff has the potential of leaving the site.
- Manage construction activities: Proper management of construction activities is essential to minimize soil disturbance and sedimentation. This may include controlling runoff from disturbed areas, using proper excavation techniques, and minimizing the amount of time that soil is exposed.
- Implement good housekeeping practices: This includes properly managing and disposing of waste materials, regularly maintaining equipment to prevent leaks and spills, and keeping work areas clean and free of debris. It's important to note that the specific BMPs used for erosion and sediment control may vary depending on the site conditions and project requirements. Therefore, it's important to ensure that the appropriate BMPs are selected and implemented for this site.
- A Light Duty Straw Bail Barrier is to be installed downstream of the development's storm outlet within the Ditch as per OPSD 219.100.

## 12 CONCLUSION

This Stormwater Management and Servicing Report for the development proposed at 370 Codd's Road presents the rationale and details for the servicing requirements for the subject property. In accordance with the report objectives, the servicing requirements for the development are summarized below:

### Water Service

- The minimum required fire flow was calculated at **13,000 L/min** using the FUS method.
- The anticipated water demands for the site are **1.34 L/s** (average daily), **4.19 L/s** (maximum daily), and **6.29 L/s** (maximum hourly).



- The new development will be serviced via two (2) 200mmØ water services from the 400mmØ City watermain located at the Codd's road.

### Sanitary Service

- The post-development total sanitary flow was calculated to be **4.65 L/s**, accounting for the proposed residential populations, amenity areas as well as a minor infiltration allowance.
- The proposed development will be serviced via a 200 mm diameter sanitary service lateral connected to the existing 250 mm diameter sanitary sewer located within the Codd's Road right of way.

### Stormwater Management

- Stormwater quantity control objectives will be met via underground stormwater storage Cistern chamber.
- Post-development peak flows for the 100-yr events have been restrict as required to 144 L/s and restricted flows from the underground storage system have been restricted by 50%.
- The proposed stormwater management design will provide on-site storage volume of **160.0 m<sup>3</sup>** within the Underground Cistern.
- The stormwater quality control objectives are not considered in this report, as it is provided at the Eastern Stormwater Management Facility.

## 13 REPORT CONDITIONS AND LIMITATIONS

The report conclusions are applicable only to this specific project described in the preceding pages. Any changes, modifications or additions will require a subsequent review by LRL Associates Ltd. to ensure compatibility with the recommendations contained in this document.

If you have any questions or comments, please contact the undersigned.

Prepared by:

**LRL Associates Ltd.**



Maxime Longtin  
Civil Engineering Technologist



Kelly Paradis, PEng. PMP  
Sr Manager of Civil Engineering

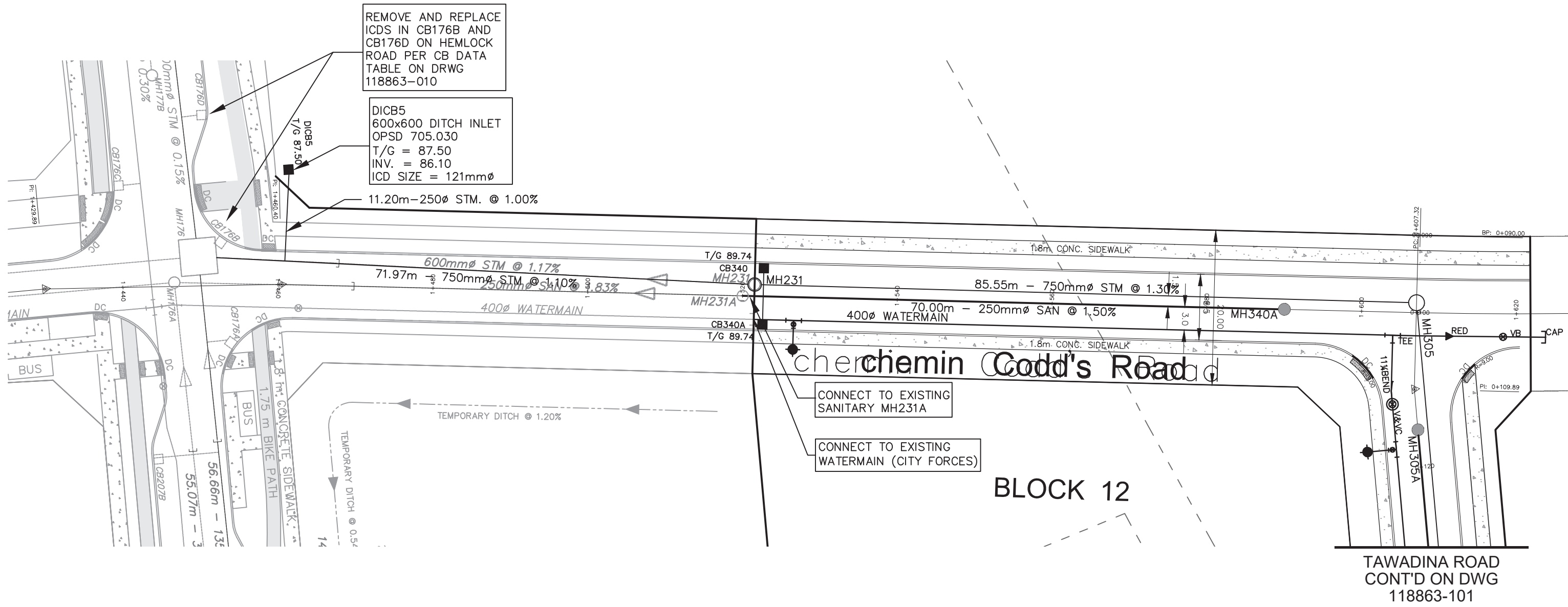


**APPENDIX A**  
**As-Built, Topographical Survey,**  
**Pre-con Meeting Notes**





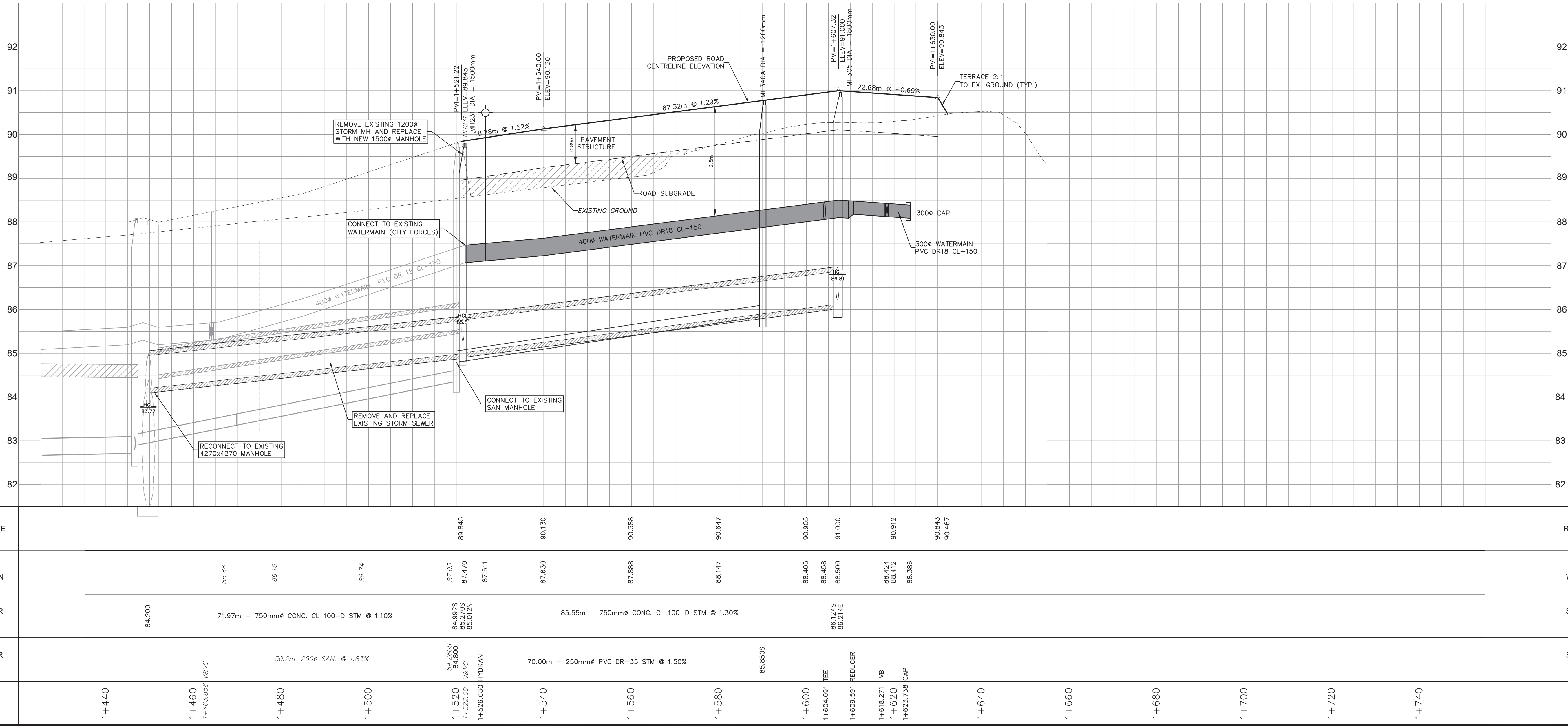
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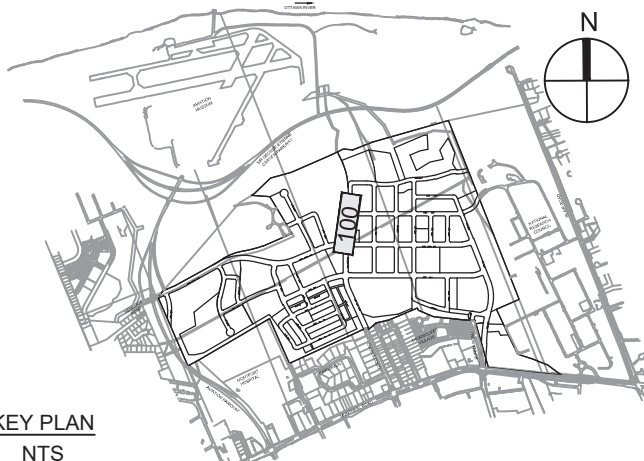
APPROVED

Richard Buchanan

RICHARD BUCHANAN, C.E.T.  
PROJECT MANAGER, CENTRAL BRANCH  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF  
OTTAWA



SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE,  
STREET SECTIONS AND DETAILS



| KEY PLAN |                                  |        |            |
|----------|----------------------------------|--------|------------|
| NTS      |                                  |        |            |
| 14       |                                  |        |            |
| 13       |                                  |        |            |
| 12       |                                  |        |            |
| 11       |                                  |        |            |
| 10       |                                  |        |            |
| 9        |                                  |        |            |
| 8        |                                  |        |            |
| 7        |                                  |        |            |
| 6        |                                  |        |            |
| 5        |                                  |        |            |
| 4        |                                  |        |            |
| 3        | MECP SUBMISSION                  | J.I.M. | 2019-04-17 |
| 2        | SUBMISSION NO. 2 FOR CITY REVIEW | J.I.M. | 2019-03-15 |
| 1        | SUBMISSION NO. 1 FOR CITY REVIEW | J.I.M. | 2018-12-20 |
| No.      | REVISIONS                        | By     | Date       |

**CANADA LANDS COMPANY**  
**SOCIÉTÉ IMMOBILIÈRE DU CANADA**

30 Metcalfe Street Suite 601  
Ottawa, On K1P 5L4  
613 998 7777

**IBI GROUP**  
400 - 333 Preston Street  
Ottawa ON K1S 5N4 Canada  
tel 613 225 1311 fax 613 225 9868  
ibigroup.com

Project Title  
**WATERIDGE VILLAGE  
AT ROCKCLIFFE**  
PHASE 2B

**LICENSÉ PROFESSIONNEL**  
**J. I. MOFFATT**  
2019/04/17  
PROVINCE OF ONTARIO

**N**

Drawing Title  
**CODDS ROAD**

STA. 1+440 TO STA. 1+625

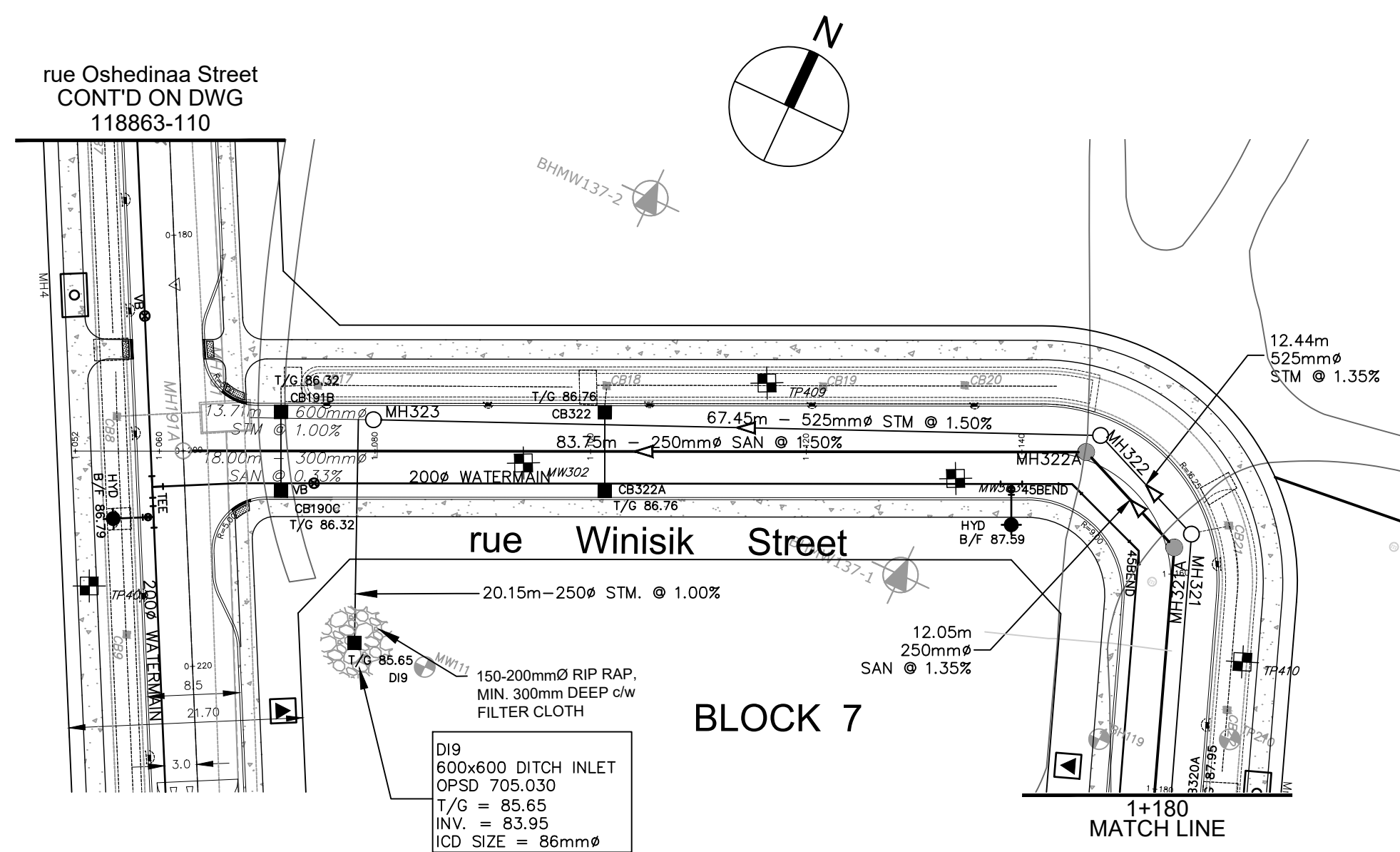
Scale  
HORIZ. SCALE 1:500  
VERT. SCALE 1:50

Design K.H./S.T. Date DECEMBER 2018

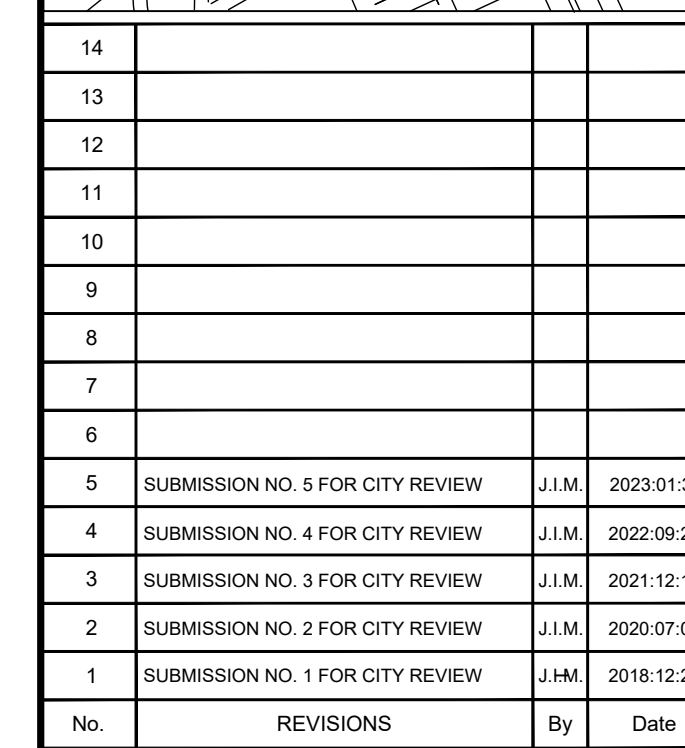
Drawn M.M. Checked J.I.M.

Project No. 118863 Drawing No. 100





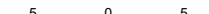
## PHASE 4 CONSTRUCTION LIMITS



A circular professional seal for the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "J. I. MOFFATT" is printed above a horizontal line, and the license number "20223/01/31" is printed below it. A handwritten signature is scrawled across the top half of the seal.

Scale

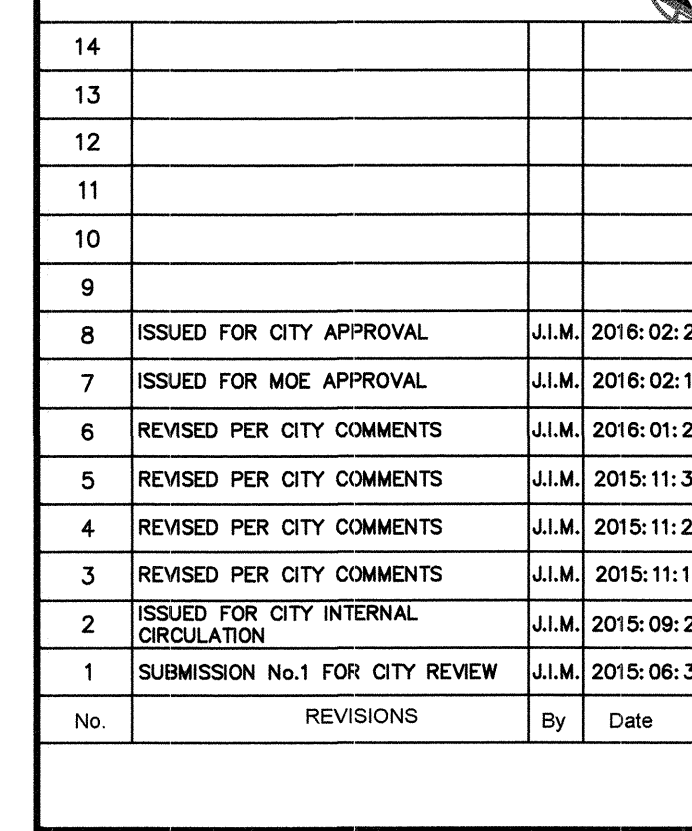
HORIZ.  1:500

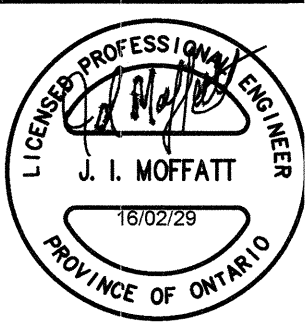
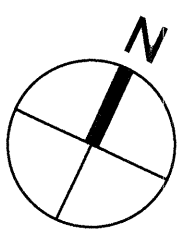
VERT.  1:50

|        |       |         |           |
|--------|-------|---------|-----------|
| Design | J.IM. | Date    | JUNE 2020 |
| Drawn  | M.M.  | Checked | A.C.      |

|             |             |
|-------------|-------------|
| Project No. | Drawing No. |
| 118863      | 109         |





|                                                                                                                                                                                                                                                 |                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
|  <div> <p>CANADA LANDS COMPANY</p> <p>SOCIÉTÉ IMMOBILIÈRE DU CANADA</p> <p>30 Metcalfe Street Suite 601<br/>Ottawa, On K1P 5L4<br/>613 998 7777</p> </div> |                                                                                                                                          |
|                                                                                                                                                            | <p><b>IBI GROUP</b><br/>400 – 333 Preston Street<br/>Ottawa ON K1S 5N4 Canada<br/>tel 613 225 1311 fax 613 225 9868<br/>ibigroup.com</p> |
| <p>Project Title</p> <p><b>WATERIDGE VILLAGE<br/>AT ROCKCLIFFE</b><br/>PHASE 1A</p>                                                                                                                                                             |                                                                                                                                          |
|                                                                                                                                                            |                                                     |
| <p>Drawing Title</p> <p><b>HEMLOCK ROAD</b><br/><br/>STA. 1+660 TO 2+000</p>                                                                                                                                                                    |                                                                                                                                          |
| <p>Scale</p> <p>HORIZ. SCALE      1 : 500</p> <p>VERT. SCALE        1 : 50</p>                                                                                                                                                                  |                                                                                                                                          |
| <p>Design</p> <p>J.I.M./M.B.</p>                                                                                                                                                                                                                | <p>Date</p> <p>JUNE 2015</p>                                                                                                             |
| <p>Drawn</p> <p>D.D. / M.M.</p>                                                                                                                                                                                                                 | <p>Checked</p> <p>J.I.M.</p>                                                                                                             |
| <p>Project No.</p> <p><b>38298</b></p>                                                                                                                                                                                                          | <p>Drawing No.</p> <p><b>119</b></p>                                                                                                     |



**BLOCKS 1, 2 AND 3**  
**REGISTERED PLAN 4M-1718**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Revised December 5, 2025 to show existing ground elevations after stock pile and boulder were removed.

Scale 1 : 300  
12 6 3 0 3 6 12 Metres

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

**Surveyor's Certificate**

I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.  
2. The survey was completed on the 20th day of July, 2025.

July 24, 2025

Date

Mimi Andradottir

Ontario Land Surveyor

**Notes & Legend**

| Denotes |                                    |
|---------|------------------------------------|
| —□—     | Survey Monument Planted            |
| —■—     | Survey Monument Found              |
| SSIB    | Short Standard Iron Bar            |
| IB      | Iron Bar                           |
| CC      | Cut Cross                          |
| Meas.   | Measured                           |
| (AOG)   | Annis, O'Sullivan, Vollebakk Ltd.  |
| (P)     | Registered Plan 4M-1718            |
| ○ M+ST  | Maintenance Hole (Storm Sewer)     |
| ○ M+H   | Maintenance Hole (Sanitary)        |
| ○ M+H   | Maintenance Hole (Hydro)           |
| ○ VC    | Valve Chamber (Watermain)          |
| — OHW — | Overhead Wires                     |
| — TP —  | Test Pit                           |
| ○ LS    | Light Standard                     |
| □ CB    | Catch Basin                        |
| ○ H-T   | Hydro Transformer                  |
| ○ FH    | Fire Hydrant                       |
| ○ B     | Bollard                            |
| ○ PO-W  | Wood Pole                          |
| T/G     | Top of Grate                       |
| TOS     | Top of Slope                       |
| BOS     | Bottom of Slope                    |
| SWC     | Concrete Sidewalk                  |
| TWIS    | Tactile Walking Surface Indicators |
| Ø       | Diameter                           |
| + 95.00 | Location of Elevations             |
| + 66.00 | Top of Concrete Curb Elevation     |
| — CAL — | Centreline                         |
| —       | Property Line                      |
| ○       | Deciduous Tree                     |

SITE AREA BLOCK 1 = 1192.5 m<sup>2</sup>  
SITE AREA BLOCK 2 = 6617.7 m<sup>2</sup>  
SITE AREA BLOCK 3 = 9959.8 m<sup>2</sup>

All found bars are AOG unless otherwise noted.

Bearings are grid, derived from the easterly limit of Rue Oshedinn Street on Registered Plan 4M-1718, shown to be N27°29'10"W thereon, are referred to the Central Meridian of MTM Zone 8 (75°30' West Longitude) NAD-83 (original).

**ELEVATION NOTES**

1. Elevations shown are geoid, and are referred to City of Ottawa Vertical Benchmark No. 396 (1919680138), having an elevation of 95.06 metres, CGVD 28.  
2. It is the responsibility of the user of this information to verify that the job benchmarks have not been altered or disturbed and that their relative elevation and description agrees with the information shown on this drawing.

**UTILITY NOTES**

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.  
2. Only visible surface utilities were located.  
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



September 17, 2025

Roberto Campos  
Figurr Architects Collective  
Via email: [r.campos@figurr.ca](mailto:r.campos@figurr.ca)

**Subject: Pre-Consultation: Meeting Feedback  
Proposed Site Plan Control Application – 800 Winisik Street & 370  
Codd's Road**

Please find below consolidated comments from the above-noted pre-consultation meeting held on September 9, 2025 as well as information regarding next steps.

### **Pre-Consultation Preliminary Assessment**

#### **Next Steps**

1. A review of the proposal and materials submitted for the above-noted pre-consultation has been undertaken. For your next submission, please submit the required Application Form, together with the necessary studies and/or plans to [planningcirculations@ottawa.ca](mailto:planningcirculations@ottawa.ca), copy (cc:) to the file lead and planning support.
2. In your subsequent application submission, please ensure that all comments or issues detailed herein are addressed. A detailed cover letter stating how each issue has been addressed is requested with the submission materials. Please coordinate the numbering of your responses within the cover letter with the comment number(s) herein.
3. Please note, if your development proposal changes significantly in scope, design, or density it is recommended that a subsequent pre-consultation application be submitted.

### **Consultation with Technical Agencies**

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

### **Planning Comments**

1. The subject properties are designated Neighborhood and Minor Corridor in the Inner Urban Transect of Schedule B2 of the Official Plan. The properties also fall within the Evolving Neighborhood Overlay. Both urban designations and associated policies will apply.

2. The subject properties are designated Low-Rise to Mid-Rise Mixed Use in the Wateridge Village Secondary Plan. The purpose of this designation is to allow for a variety of residential, commercial, and employment uses within medium to high density buildings.

For more information about the policy direction, please consult with the Wateridge Village Secondary Plan:

[https://documents.ottawa.ca/sites/default/files/waterridge\\_village\\_op\\_sec\\_plan\\_en.pdf](https://documents.ottawa.ca/sites/default/files/waterridge_village_op_sec_plan_en.pdf)

3. The subject properties are zoned GM31, H(20) in the City's Comprehensive Zoning By-law (2008-250). A mid-rise, mixed use apartment building under 20m in height is a permitted land use, subject to compliance with Sections 187 and 188 of the Zoning By-law.

Below is a summary of provisions that apply to mid-rise apartment buildings. Note, this is not an exhaustive list. For the full set of requirements, please refer to the Comprehensive Zoning By-law.

#### Zoning requirements

- a. Subject to Section 188(31)(c) of the Zoning By-law (ZBL), a building between 4 and 13 storeys is required to provide a minimum step back of 2m at and above the fourth storey of the building.
- b. Subject to Section 188(31)(e) of the ZBL, the maximum floorplate for Buildings 2.1 and 3.1 is capped at 3,000m<sup>2</sup>.
- c. Sections 188(31)(f) and (k) of the ZBL regulate the minimum separation distances between buildings at grade and at/above the fourth story. Please include the distance between buildings at these two intersections.
- d. Subject to Section 188(31)(c) of the ZBL, the minimum front, rear, and side yard setbacks for planned unit of developments are 5m.
- e. Subject to Section 188(31)(h) of the ZBL, each commercial use is required to provide a minimum fenestration ratio of 50% when fronting a public street.
- f. Subject to Section 188(31)(q) of the ZBL, each commercial occupancy on Hemlock must provide at least one active entrance on the ground floor.
- g. Required to provide amenity space in accordance with Section 137 of the ZBL.
  - i. With respect to the communal amenity space (including the basketball court and seating areas) located adjacent to the multi-use path, can you clarify if these amenities will be available for use by the general public, or are they intended for the exclusive use of

tenants? If the latter, please explain how tenant-only access will be managed and enforced.

#### Parking requirements

- a. Subject to Section 101(3) of the ZBL, there are no parking minimums commercial uses less than 200m<sup>2</sup> in ground floor area. Please identify the anticipated commercial occupancies within Buildings 2.1 and 3.1, as well as the ground floor area dedicated to each occupancy.
- b. Subject to Table 101 of the ZBL, the minimum parking ratio is 0.5 per dwelling unit. However, please note you are not required to provide parking for the first 12 residential units of each building, being Buildings 2.1 through 3.3.
  - i. Additionally, subject to Section 101(6) of the ZBL, if all required parking spaces are provided underground, the minimum parking requirement in Table 101 may be further reduced by the lesser of 10% of the required spaces or 20 spaces.
- c. Visitor parking rates must be provided in accordance to Table 102 of the ZBL.
  - i. Again, visitor parking is not required for the first 12 residential units of each building.
- d. Identify the dimensions of the typical parking spaces (min. 2.6m x 5.2m).
  - i. Subject to Section 106(3) of the ZBL, a maximum of 50% of the parking spaces may be reduced to 2.4m x 4.6m.
- e. Subject to Section 188(31)(o) of the ZBL, the maximum width of driveways and parking aisles is 6m.
- f. Bicycle parking must be provided for both the residential and commercial uses in accordance with Table 111A of the ZBL. We recommend you consider additional bike racks at grade (outside of the parking garage) for visitors accessing the site.

#### Other requirements

4. Please provide a Phasing Plan to help clarify the anticipated timing of construction at full build-out. The Plan should identify when the multi-use path and Winisik Street (to be constructed by Canada Lands Corporation) will be delivered.

Feel free to contact Dylan Geldart, Planner I, for follow-up questions.



## **Urban Design**

### Comments:

5. An Urban Design Brief is required. Please see attached customized Terms of Reference to guide the preparation.
6. The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of these Terms of Reference.
7. The site is located within a Design Priority Area, but staff have determined that UDRP is not required for this project based on the current design direction.
8. Additional drawings and studies are required as shown on the SPIL. Please follow the terms of references ([Planning application submission information and materials | City of Ottawa](#)) to prepare these drawings and studies. These include:
  - a. Site Plan
  - b. Landscape Plan
  - c. Building Elevations
  - d. Conceptual Floorplans

### Preliminary Design Comments:

9. Staff are generally supportive of the design direction shown at the pre-consultation meeting but are hoping to see some changes to improve the park edge.
10. Staff would like the parking garage entrances revisited so that they are internal to the site, or embedded within the building to improve the interface along the planned community park. Please explore whether or not both ramps could be integrated into the U-shaped pick-up/drop off area along Winisik Street.
11. The pick up drop off on Codd's Road should be removed or integrated into the ROW as a lay-by.
12. The park edge should be treated similar to the treatment shown for the MUP. There is an opportunity to connect Codd's Road and Winisik Street with an urban MUP or Woonerf with grade-related uses facing towards the park.
13. Active frontage critical for the success of the external and internal open spaces proposed. Staff appreciate the mix of commercial, amenity, and grade related units shown.
14. Please provide a higher ground floor for buildings with commercial uses at-grade.

15. Please delineate private (and gated) amenity spaces vs. publicly accessible connections through the site. There should be at least one publicly accessible east-west mid-block connection, in addition to the connection requested along the park frontage.
16. Staff appreciate the built form proposed, but think that there could be an opportunity to improve the interface with the park. Explore whether buildings can be enhanced to improve frontage along the park, similar to the scheme shown on page 18 of the design package:



17. Staff are supportive of the step backs shown above the 4 storey base buildings.
18. Staff are supportive of the overall architectural approach including the materials shown on the plans.
19. Staff also appreciate that the development will be built out as one phase.
20. Please provide a detailed landscaping strategy that demonstrates where trees and other planting might be feasible above the below-grade parking garage. Explore whether certain areas can be carved out or built up to provide soil volumes for medium to large trees.

Feel free to contact Nader Kadri, Urban Designer, for follow-up questions.

## **Engineering**

Comments:

21. The Stormwater Management Criteria, for the subject site, is to be based on the following:
  - a. Demonstrate the servicing strategy is consistent with higher-level studies and plans (Wateridge Phase 4 – Design Brief). Excerpts from relevant

higher level studies and plans will need to be discussed and provided in the Appendix of the Site Servicing and SWM report as supporting documentation to the design. Any deviations will require an update or addendum to the subdivision level MSS to support any changes at the discretion of the City.

- b. LID design shall conform to City Design Guidelines and Technical Bulletins (IWSTB-2024-04) and MECP Stormwater Planning and Design Manual (more specifically Sections 4 & 5) as amended. Please note the minimum 4m setback from face of footing requirement for soak away pits and infiltration practices. In addition, it is critical that reference is made to the Wateridge Phase 2B Developer's Checklist, dated May 13th, 2018 (specifically Table 2.1). which Page 11 of 21 although prepared for Phase 2B, is applicable to all other phases for LID design targets.
- c. Approved drainage patterns shall be respected as part of the proposed SWM solution otherwise an update or addendum to the subdivision level MSS will be required to support the project.
- d. HGL Analysis to be completed and included as part of the Site Servicing and SWM report if basement levels are contemplated.
- e. **Water Quality Control:** provided at the Eastern Stormwater Management Facility.
- f. **Water Quantity Control:** please refer to the Wateridge Phase 4 – Design Brief allocated flows for the subject blocks.
- g. Please provide 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.
- h. Ponding Notes:
  - i. 100-year spill elevation must be 300mm lower than any building opening or ramp.
  - ii. Demonstrate that the stress test spill elevation (100-year +20% event) does not spill onto any permanent structures.
  - iii. The maximum permissible ponding depth for the 100-year storm event is 350mm. No spilling to adjacent sites.
  - iv. Please note that as per Technical Bulletin PIEDTB-2016-01 section 8.3.11.1 (p.12 of 14) there shall be no surface ponding on private parking areas during the 2-year storm rainfall event. 100-year spill elevation must be 300mm lower than any building opening or ramp

- i. Document how any foundation drainage system will be integrated into the servicing design and show the positive outlet on the plan. Foundation drainage is to be independently connected to sewer main unless being pumped with appropriate back up power, sufficient sized pump and back flow prevention. It is recommended that the foundation drainage system be drained by a sump pump connection to the storm sewer to minimize risk of basement flooding as it will provide the best protection from the uncontrolled sewer system compared to relying on the backwater valve.
- j. Please note that the minimum orifice dia. for a plug style ICD is 83mm and the minimum flow rate from a vortex ICD is 6 L/s in order to reduce the likelihood of plugging.
- k. If rooftop control and storage is proposed as part of the SWM solutions, sufficient details (Cl. 8.3.8.4) shall be discussed and documented in the report and on the plans. Roof drains are to be connected downstream of any incorporated ICDs within the SWM system and not to the foundation drain system. Provide a Roof Drain Plan as part of the submission.
- l. **Underground Storage:** Please note that 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.
  - i. 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 modelers in the Water Resources Group. Regarding all proposed UG storage, ground water levels (and in particular HGW levels) will need to be reviewed to ensure that the proposed system does not become surcharged and thereby ineffective.
  - ii. Provide information on type of underground storage system including product name and model, number of chambers, chamber configuration, confirm invert of chamber system, top of chamber system, required cover over system and details, interior bottom slope (for self-cleansing), chart of storage values, length, width and



height, capacity, entry ports (maintenance) etc. UG storage to provide actual 5- and 100-year event storage requirements.

## 22. General Servicing

- a. Provide existing servicing information and the recommended location for the proposed connections. Services should ideally be grouped in a common trench to minimize the number of road cuts.
- b. Given that multiple buildings are proposed within one parcel of land, only one set of services (Storm, Sanitary and Water) will be allowed to connect to city infrastructure. Each building will have to be serviced from this one set of services. The one exception to this rule is for sites requiring water supply redundancy, where we will allow a second water connection to city watermain to meet this requirement.
- c. Where servicing involves three or more service trenches, either a full road width or full lane width 40 mm asphalt overlay will be required, as per amended Road Activity By-Law 2003-445 and City Standard Detail Drawing R10. The extent of the overlay must be shown on the grading plan or a road reinstatement plan.
- d. CCTV sewer inspection of city infrastructure is required to record pre and post construction conditions and ensure there is no damage to City Assets.
- e. If severance is planned, this needs to be addressed in servicing to satisfy severance requirements. Where a large parcel with multiple buildings is planned, City will require an ultimate servicing plan so as to appropriately understand how severance requirements are being met.
- f. There is a proposed bioswale to be built within the ROW on Winisik Street fronting Block 3. It is suggested that any proposed site entrances, sewer connections crossing the bioswale be coordinated with the developer at Wateridge Phase 4.
- g. The underground parking structure from the concept plan appears to be very close to the property lines. It is suggested to verify conflict with existing easements on Blocks fronting Winisik Street, Hemlock Road, Codd's Road and the park to the North.
- h. Sewer connections to be made above the springline of the sewer main as per:
  - i. Std Dwg S11.1 for flexible main sewers – connections made using approved tee or wye fittings.
  - ii. Std Dwg S11 (For rigid main sewers) – lateral must be less than 50% the diameter of the sewermain.

- iii. Std Dwg S11 (For rigid main sewers) – lateral must be less than 50% the diameter of the sewermain.
- iv. No submerged outlet connections.

### 23. Storm Sewer

- a. 370 Codd's Road (Block 2)
  - i. A 750mm dia. concrete storm sewer (2021) is available within Codd's Road.
- b. 800 Winisik Street (Block 3)
  - i. Per Wateridge Phase 4 design, block 3 is to outlet to Winisik Street. Sewers on Winisik Street as part of Wateridge Phase 4 are yet to be built. An ECA is required for installing the storm sewer on Winisik Street.
- c. 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) Monitoring Devices.

### 24. Sanitary Sewer

- a. 370 Codd's Road (Block 2)
  - i. A 250mm dia. PVC sanitary sewer (2021) is available within Codd's Road.
- b. 800 Winisik Street (Block 3)
  - i. Per Wateridge Phase 4 design, block 3 is to outlet to Winisik Street. Sewers on Winisik Street as part of Wateridge Phase 4 are yet to be built. An ECA is required for installing the sanitary sewer on Winisik Street.
- c. Please provide the new Sanitary sewer discharge and we will confirm if sanitary sewer main has the capacity.
- d. Include correspondence from the Architect within the Appendix of the report confirming the number of residential units per building and a unit type breakdown for each of the buildings to support the calculated building populations.
- e. Please apply the wastewater design flow parameters in Technical Bulletin PIEDTB-2018-01.

- f. 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) Monitoring Devices.
- g. A backwater valve is required on the sanitary service for protection.
- h. The proposed wastewater servicing design shall be consistent with higher-level studies and plans.
- i. Please provide confirmation and documentation of available capacity in the receiving and downstream sewer system. If the estimated wastewater flow is determined to be in excess of the allowable (as defined in the subdivision level MSS) for the site it shall be demonstrated that the receiving and downstream wastewater system has adequate residual capacity to support and accommodate any increase in wastewater flow.

25. Water:

- a. 370 Codd's Road (Block 2)
  - i. A 400mm dia. PVC watermain (2021) is available within Codd's Road.
- b. 800 Winisik Street (Block 3)
  - i. Per Wateridge Phase 4 design, block 3 is to outlet to Winisik Street. Sewers on Winisik Street as part of Wateridge Phase 4 are yet to be built. A form 1 is required for the installation of watermain on Winisik Street.
- c. Water Supply Redundancy: Residential buildings with a basic day demand greater than 50m<sup>3</sup>/day (0.57 L/s) or with 50+ units are required to be connected to a minimum of two water services, with each their own meter, separated by an isolation valve to avoid a vulnerable service area.
- d. Water Boundary condition requests must include the location of the service (map or plan with connection location(s) indicated) and the expected loads required by the proposed development, including calculations. Please provide the following information:
  - i. Plan showing the proposed location of service(s).
  - ii. Type of development and the amount of fire flow required (L/min).  
Note: The OBC method can be used if the fire demand for the private property is less than 9,000 L/min. If the OBC fire demand reaches 9000 L/min, then the FUS method is to be used.
  - iii. Average daily demand: \_\_L/s.

- iv. Maximum daily demand: \_\_L/s.
- v. Maximum hourly daily demand: \_\_L/s.
- vi. Note: 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 and use Table 4.2 of the Ottawa Design Guidelines, Water Distribution for 501 to 3,000 persons.
- e. Please review Technical Bulletin ISTB-2018-02, maximum fire flow hydrant capacity is provided in Section 3 Table 1 of Appendix I. A hydrant coverage figure shall be provided and demonstrate there is adequate fire protection for the proposal. Two or more public hydrants are anticipated to be required to handle fire flow.
- f. A Water Data Card will have to be submitted to size the water meter.
- g. Any proposed emergency route is to be to the satisfaction of Fire Services.

## 26. Grading and Erosion

- a. Post-development site grading shall match existing property line grades in order to minimize disruption to the adjacent residential properties. A topographical plan of survey shall be provided as part of the submission and a note provided on the plans.
- b. Erosion and sediment control plan must be provided.
- c. Any portion of the subject property which is intended to be used for permanent or temporary snow storage shall be as shown on the approved site plan and grading plan. Snow storage shall not interfere with approved grading and drainage patterns or servicing. Snow storage areas shall be setback from the property lines, foundations, fencing or landscaping a minimum of 1.5m. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance. If snow is to be removed from the site, please indicate this on the plan(s).
- d. Street catch basins are not to be located at any proposed entrances.
- e. Depressed driveways are discouraged and are not allowed in sag locations. For other locations, the builder must ensure that the maximum depth of flow on the street during the 100-year and stress test events will not spill onto the depressed driveway.
- f. If Window wells are proposed, they are to be indirectly connected to the footing drains. A detail of window well with indirect connection is required, as is a note at window well location speaking to indirect connection.



## 27. Environmental

- a. A Phase I ESA is required to be completed in accordance with Ontario Regulation 153/04 in support of this development proposal to determine the potential for site contamination. Depending on the Phase I recommendations a Phase II ESA may be required.
- b. The Phase I ESA shall provide all the required Environmental Source Information as required by O. Reg. 153/04. ERIS records are available to public at a reasonable cost and need to be included in the ESA report to comply with O.Reg. 153/04 and the Official Plan. The City will not be in a position to approve the Phase I ESA without the inclusion of the ERIS reports.
- c. [Official Plan: Section 10. Protection of Health and Safety \(ottawa.ca\)](#)

## 28. Record of Site Condition (RSC)

- a. An RSC is required to be filled with the MECP for any property where there is a proposed changes in land use to a more sensitive land use. An RSC will be required for this application.
- b. A memorandum prepared by an environmental consultant confirming that no potential contaminating activities have taken place within the RSC area since the filling of the RSC, may also be required.
- c. [Submitting a record of site condition | Ontario.ca](#)

## 29. Environmental Compliance Approval

- a. Due to the recent changes by the Ministry of Environment, effective September 1, 2025, all on site private stormwater management facilities, storm sewer, sanitary sewer which were subject to ECA are now subject to EASR. The consultant must demonstrate that the requirements have been met.

## 30. Geotechnical

- a. A Geotechnical Study/Investigation shall be prepared in support of this development proposal.
- b. Reducing the groundwater level in this area can lead to potential 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.

- c. Geotechnical Study shall be consistent with the Geotechnical Investigation and Reporting Guidelines for Development Applications. [Geotechnical Investigation and Reporting \(ottawa.ca\)](http://ottawa.ca/GeotechnicalInvestigationandReporting)
- d. If Sensitive marine clay soils are present in this area that are susceptible to soil shrinkage that can lead to foundation and building damages. All six (6) conditions listed in the Tree Planting in Sensitive Marine Clay Soils- 2017 Guidelines are required to be satisfied. Note that if the plasticity index of the soil is determined to be less than 40% a minimum separation between a street tree and the proposed building foundations of 4.5m will need to be achieved. A memorandum addressing the Tree in Clay Soil Guidelines prepared by a geotechnical engineer is required to be provided to the City. [Tree Planting in Sensitive Marine Clay Soils - 2017 Guidelines \(ottawa.ca\)](http://ottawa.ca/TreePlantinginSensitiveMarineClaySoils-2017Guidelines)

### 31. Slope Stability Assessment Reports

- a. A report addressing the stability of slopes, prepared by a qualified geotechnical engineer licensed in the Province of Ontario, should be provided wherever a site has slopes (existing or proposed) steeper than 5 horizontal to 1 vertical (i.e., 11 degree inclination from horizontal) and/or more than 2 meter in height.
- b. A report is also required for sites having retaining walls greater than 1 meter high, that addresses the global stability of the proposed retaining walls.
- c. [Slope Stability Guidelines for Development Applications \(ottawa.ca\)](http://ottawa.ca/SlopeStabilityGuidelinesforDevelopmentApplications)

### 32. Hydrogeological and terrain analysis requirements (refer to Hydrogeology comment section below)

### 33. Pre-Construction Survey

- a. Pre-Construction (Piling/Hoe Ramming or close proximity to City Assets) and/or Pre-Blasting (if applicable) Survey required for any buildings/dwellings in proximity of 75m of site and circulation of notice of vibration/noise to residents within 150 m of site. Conditions for Pre-Construction/ Pre-Blast Survey & Use of Explosives will be applied to agreements. Refer to City's Standard S.P. No. F-1201 entitled Use of Explosives, as amended.

### 34. Regarding Quantity Estimates

- a. Please note that external Garbage and/or bicycle storage structures are to be added to QE under Landscaping as it is subject to securities. In addition, sump pumps for Sanitary and Storm laterals and/or cisterns are to be added to QE under Hard items as it is subject to securities, even

though it is internal and is spoken to under SWM and Site Servicing Report and Plan.

Please refer to the City of Ottawa Guide to Preparing Studies and Plans [Engineering]: [Planning application submission information and materials](#). The guide outlines the requirement for a statement to be provided on the plan about where the property boundaries have been derived from.

Feel free to contact Anton Chettrar, Project Manager, for follow-up questions at [anton.chettrar@ottawa.ca](mailto:anton.chettrar@ottawa.ca).

## **Hydrogeology**

### Comments:

35. A scoped **Hydrogeological and Terrain Analysis Report** will be required with a focus on the Groundwater Impact Assessment. The report serves to confirm that existing well users in the area will not be impacted from either a water quantity or quality perspective as a result of the proposed works or construction activities. This is based on the private service enclave, Fairhaven Estates, approximately 480 meters to the south of the property.

- a. The report must provide support to confirm that wells are not impacted due to the proposed activities, which could include:
  - i. Rock removal and/or blasting,
  - ii. Dewatering impacts in both short and long term,
  - iii. Vibrations that could cause a change in water quality,
  - iv. Any other activities that could impact existing nearby wells or sensitive groundwater features.
- b. If there is a potential to impact nearby wells, then the report will need to identify a Baseline Water Quality Sampling Program and the details of the program. The wells to be sampled as part of the program will need to be identified based on construction activities (rock removal, dewatering, etc.), groundwater flow direction, and line of sight (residences with wells in direct line of sight of construction). The City must be consulted and agree to the wells to be included if a baseline water quality program is recommended. It is helpful to show the information on a map/figure. The program should include a sample letter, with myself listed on the letter as the City contact, along with details of how the program will be initiated, such as when the letters will be sent, how long residents will have to contact to arrange for the sampling, and how those who do not wish to participate in the program will be tracked and documented, etc.

Feel free to contact Travis Smith, Senior Project Manager, Hydrogeology, for follow-up questions.

## **Noise**

Comments:

### 36. Noise Study Requirements

- a. A Transportation Noise Assessment is required as the subject development is located adjacent to Hemlock Road.
- b. Rockliffe Airport Noise clause may be required.
- c. [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)

Feel free to contact Anton Chetlar, Infrastructure Project Manager for follow-up questions at [anton.chetlar@ottawa.ca](mailto:anton.chetlar@ottawa.ca) .

## **Transportation**

Comments:

### 37. Follow Transportation Impact Assessment Guidelines:

- a. Note that the TIA Guidelines have been updated, the changes are available on the City's website.
- b. A full Transportation Impact Assessment (TIA) is required.
- c. Please submit the Scoping/Forecasting report to [becca.conrod@ottawa.ca](mailto:becca.conrod@ottawa.ca) at your earliest convenience. The applicant is responsible to submit the Scoping Report prior to application and must allow for a 14-day circulation period. An application without the appropriate scoping report and review period may result additional delays for the proponent.
- d. As part of the scoping & forecasting report, the proponent should review the modal splits provided in the screening form. Additional justification should be provided on why the auto modal split should be reduced by over 30% from the TRANS Trip Generation Manual recommended mode shares for Beacon Hill when over 300 parking spaces are proposed on the site plan.
- e. The Strategy Report (including Synchro files) must be submitted with the formal submission to be deemed complete. The applicant is strongly

encouraged to submit the Strategy Report to the TPM prior to formal submission and allow for a 14-day circulation period.

- f. Complete and submit the Transportation Demand Management Measures Checklist and the Transportation Demand Management Supportive Development Design and Infrastructure Checklist in support of the application.
- g. The “Urban” area designation is based upon the Transportation Master Plan ‘Inner Urban’ area (i.e. 400m Radius for study area).

### 38. ROW Protection

- a. Ensure that the development proposal complies with the Right-of-Way protection requirements of the Official Plan's Schedule C16.
- b. Corner triangles are required (measure on the property line/ROW protected line; no structure above or below this triangle):
  - i. Local road to local: A 3 metre x 3 metre triangle.
- c. ROW and corner triangles must be unincumbered and conveyed at no cost to the City. Note that conveyance of the ROW/corner triangle will be required prior to registration of the SP agreement. Additional information on the conveyance process can be provided upon request.
- d. Any requests for exceptions to ROW protection requirements must be discussed with Transportation Planning and concurrence provided by Transportation Planning management.

### 39. Existing Road Network Features

- a. The site is within proximity of the following arterials/collectors, as per the OP:
  - i. Collector (2 UCU)
- b. An existing sidewalk and cycle track is located along the Hemlock frontage. Hemlock is part of the Cross-town Bikeway.
- c. An existing sidewalk is located along the Codd's frontage.

### 40. Planned Improvements

- a. No planned improvements.

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



- a. Ensure all crosswalks located internally on the site provide a TWSI at the depressed curb, per requirements of the Integrated Accessibility Standards Regulation under the AODA.
- b. Clearly define accessible parking stalls and ensure they meet AODA standards (include an access aisle next to the parking stall and a pedestrian curb ramp at the end of the access aisle, as required). Ensure a clear path of travel (defined in AODA standards) is provided from the parking stalls to an access door.
- c. It is strongly advised to use the City's Accessibility Design Standards, which provide a summary of AODA requirements.

42. On site/concept plan:

- a. Show all details of the roads abutting the site; include such items as pavement markings, signage, accesses, on-street parking, and/or sidewalks.
  - i. Sidewalk is to be continuous across access as per City Specification 7.1.
- b. Show all curb radii measurements; ensure that all curb radii are reduced as much as possible and fall within TAC guidelines (Figure 8.5.1).
- c. Show dimensions for site elements (i.e. lane/aisle widths, access width and throat length, parking stalls, sidewalks, pedestrian pathways, etc.)
- d. Ensure site access meets the City's Private Approach Bylaw. Corner clearances should follow minimum distances set out within TAC Figure 8.8.2.
  - i. For corner lots, "on a corner lot or a lot abutting on more than one road allowance, the minimum distance between the nearest limit of a private approach and an intersecting street line or its extension shall not be less than 6 metres." The "street line" means the lot line that abuts a public street.
- e. Show slope of garage ramp on site plan. Note that underground ramps should be limited to a 12% grade and must contain a subsurface melting device when exceeding 6%. Ramp grades greater than 15% can be psychological barriers to some drivers. When the underground parking ramp's break over slope exceeds 8%, a vertical-curve transition or a transition slope of half the ramp slope should be used. Without this transition, bottoming out of vehicles may occur.
- f. Parking stalls at the end of dead-end parking aisles require adequate turning around space.

- g. Grey out any area that will not be impacted by this application.
- h. Additional Site Plan Feedback
  - i. The layby on Codd's Road should be redesigned per City Specification R9 as the current design may result in challenges for snow clearing. The proponent may also consider curb extensions to delineate the loading zone instead. An RMA required for both options. As this is part of the ROW, the proponent should be aware that they City may change the use of this layby at any time.
  - ii. Consider coordinating with CLC for the construction of the driveways along Winisik Street.
  - iii. The proposed driveway located on Codd's Road should be reviewed to align with TAC Corner Clearances (Figure 8.8.2) and the City's Private Approach guidelines.
  - iv. Show the existing cycle track on Hemlock.
  - v. TWSIs are required at all public connections to the multi-use path. TWSIs are not required for walkways leading to a single dwelling unit.
  - vi. Identify width and size of driveway aisles and parking spaces, respectively.

#### 43. Turning Movement Diagrams

- a. Turning movement diagram required for all accesses showing the largest vehicle to access/egress the site.
- b. Turning movement diagram required for internal movements
  - i. Loading areas and garbage pickup areas if planned to occur on private property.
  - ii. to enter and exit the ramp into the parking lot (for both blocks).
  - iii. to turn around at the dead ends within the Block 2 parking.

44. A Transportation Noise Impact Study is not required for this site plan application.

Feel free to contact Becca Conrod, Transportation Project Manager, for follow-up questions.

## **Environment**

### Comments:

45. The Environmental Impact Study was completed as part of the subdivision.
46. Bird-Safe Design Guidelines - Please review and incorporate bird safe design elements, where feasible. Some of the risk factors include glass and related design traps such as corner glass and fly-through conditions, ventilation grates and open pipes, landscaping, light pollution. More guidance and solutions are available in the guidelines which can be found here: [https://documents.ottawa.ca/sites/documents/files/birdsafedesign\\_guidelines\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/birdsafedesign_guidelines_en.pdf)
47. Please consider if there are features that can be added reduce the urban heat island effect (see OP 10.3). For example, this impact can be reduced by adding large canopy trees, green roofs or vegetation walls, or incorporating building with low heat absorbing materials.

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

## **Forestry**

### Comments:

48. A Landscape Plan and Tree Conservation Report are submission requirements. The Tree Conservation Report can be combined with the Landscape Plan.
49. Sensitive marine clay soil is prevalent in this area. The Geotechnical Investigation must address any tree planting restrictions. Please identify any implications of tree planting in proximity to the underground parking garage.
50. The OP (Section 4.1.3) directs development to incorporate trees along streets:
  - a. Layby and drive isle locations must minimize impacts on tree planting.
  - b. Minimize pathway connections to provide as much contiguous soft landscaping as possible.
51. Plant trees along the MUP to provide shade for users.
52. Leave at least 3m of space between the parking garage and lot lines to ensure there is adequate space for tree planting. This recommended setback distance will be dependent on the result of the Geotechnical Investigation.
53. Provide space for large canopy trees at the rear of the property adjacent to the greenspace north of the site.

54. Minimize trees in planters and maximize in ground planting for the long term success of trees.

55. The City is working towards a 40% canopy cover target with equity as a guiding principle. Work to provide as close to 40% canopy cover as possible.

Tree Conservation Report requirements:

56. The following Tree Conservation Report (TCR) requirements have been adapted from the Schedule E of the Urban Tree Protection Guidelines – for more information on these requirements please contact [hayley.murray@ottawa.ca](mailto:hayley.murray@ottawa.ca)

- a. A Tree Conservation Report (TCR) must be supplied for review along with the suite of other plans/reports required by the City
- b. Any tree 10 cm in diameter or greater and City-owned trees of any diameter requires a tree permit issued under the Tree Protection Bylaw (Bylaw 2020 – 340); the permit will be based on an approved TCR and made available at or near plan approval.
- c. The TCR must contain 2 separate plans/maps:
  - i. Plan/Map 1 - show existing conditions with tree cover information.
  - ii. Plan/Map 2 - show proposed development with tree cover information.
- d. The TCR must list all trees on site, as well as off-site trees if the CRZ (critical root zone) extends into the developed area, by species, diameter, and health condition. Please note that averages can be used if there are forested areas.
- e. Please identify trees by ownership – private onsite, private on adjoining site, city owned, co-owned (trees on a property line)
- f. If trees are to be removed, the TCR must clearly show where they are, and document the reason they cannot be retained.
- g. The removal of trees on a property line will require the permission of both property owners.
- h. All retained trees must be shown, and all retained trees within the area impacted by the development process must be protected as per City guidelines available at Tree Protection Specification or by searching Ottawa.ca
- i. 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.

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

Landscape Plan (LP) requirements:

- a. Landscape Plan Terms of Reference must be adhered to for all tree planting: [Click Here](#). For more information on these requirements please contact [hayley.murray@ottawa.ca](mailto:hayley.murray@ottawa.ca)

Additional Elements for Tree Planting in the Right of Way:

- a. Please ensure any retained trees are shown on the LP
- b. Sensitive Marine Clay - Please follow the City's 2017 Tree Planting in Sensitive Marine Clay guidelines.
- c. Soil Volume - Please demonstrate as per the Landscape Plan Terms of Reference that the available soil volumes for new plantings will meet or exceed the minimum soil volumes requested.
- d. The city requests that consideration be given to planting native species wherever there is a high probability of survival to maturity.
- e. Efforts shall be made to provide as much future canopy cover as possible at a site level, through tree planting and tree retention. The Landscape Plan shall show/document that the proposed tree planting and retention will contribute to the City's overall canopy cover over time. Please provide a projection of the future canopy cover for the site to 40 years

Minimum Setbacks:

- a. Maintain 1.5m from sidewalk or MUP/cycle track or water service laterals.
- b. Maintain 2.5m from curb
- c. Coniferous species require a minimum 4.5m setback from curb, sidewalk, or MUP/cycle track/pathway.
- d. Maintain 7.5m between large growing trees, and 4m between small growing trees. Park or open space planting should consider 10m spacing, except where otherwise approved in naturalization / afforestation areas.
- e. Adhere to Ottawa Hydro's planting guidelines (species and setbacks) when planting around overhead primary conductors.



Tree specifications:

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

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

**Other**

57. The High Performance Development Standard (HPDS) is a collection of voluntary and required standards that raise the performance of new building projects to achieve sustainable and resilient design and will be applicable to Site Plan Control and Plan of Subdivision applications.

- a. The HPDS was passed by Council on April 13, 2022, but is not in effect at this time, as Council has referred the 2023 HPDS Update Report back to staff with the direction to bring forward an updated report to Committee at a later date. The timing of an updated report to Committee is unknown at this time, and updates will be shared when they are available.
- b. Please refer to the HPDS information at [ottawa.ca/HPDS](http://ottawa.ca/HPDS) for more information.

58. Under the Affordable Housing Community Improvement Plan, a Tax Increment Equivalent Grant (TIEG) program was created to incentivize the development of affordable rental units. It provides a yearly fixed grant for 20 years. The grant helps offset the revenue loss housing providers experience when incorporating affordable units in their developments.

- a. To be eligible for the TIEG program you must meet the following criteria:
  - i. the greater of five units OR 15 per cent of the total number of units within the development must be made affordable
  - ii. provide a minimum of 15 per cent of each unit type in the development as affordable

- iii. enter into an agreement with the city to ensure the units maintain affordable for a minimum period of 20 years at or below the city-wide average market rent for the entire housing stock based on building form and unit type, as defined by the Canada Mortgage and Housing Corporation
  - iv. must apply after a formal Site Plan Control submission, or Building Permit submission for projects not requiring Site Plan Control, and prior to Occupancy Permit issuance
- b. Please refer to the TIEG information at [Affordable housing community improvement plan](#) / [Plan d'améliorations communautaires pour le logement abordable](#) for more details or contact the TIEG coordinator via email at [affordablehousingcip@ottawa.ca](mailto:affordablehousingcip@ottawa.ca).

### **Supporting Information and Material Requirements**

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

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

### **Consultation with Technical Agencies**

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

All of the above comments or issues should be addressed to ensure the effectiveness of the application submission review.

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

Yours Truly,

Dylan Geldart, Planner I

Encl. Study and Plan Identification List

Urban Design Brief TOR  
List of Technical Agencies

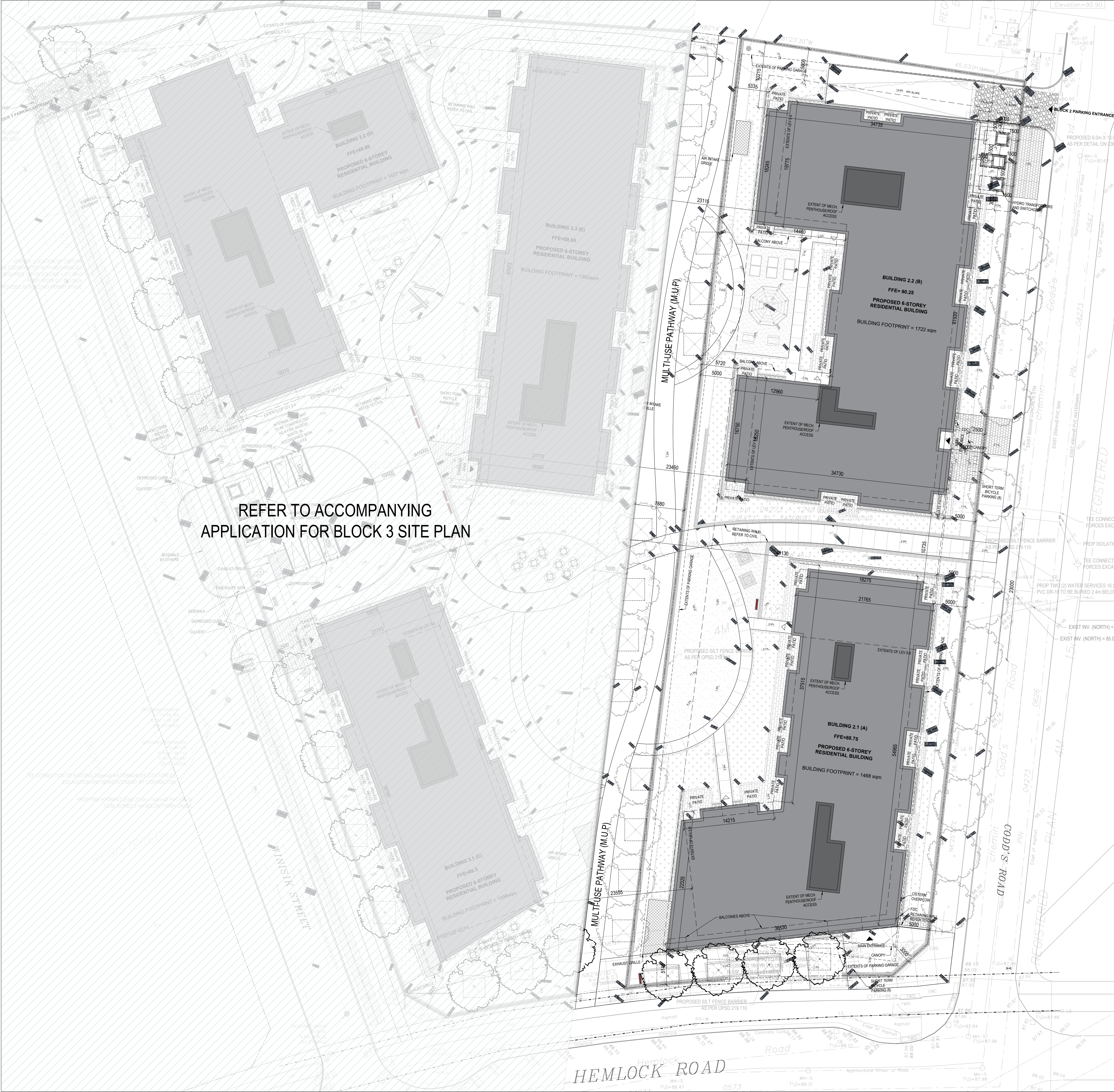
c.c. James Ireland, Planner III  
Solé Soyak, Planner II  
Nader Kadri, Urban Designer  
Anton Chettrar, Project Manager  
Becca Conrod, Transportation Project Manager  
Matthew Hayley, Environmental Planner  
Hayley Murray, Forester

## **APPENDIX B**

### **Site Plan**







KEY PLAN

PROPOSED SITE  
370 Codd's Road  
Block 2

PROPERTY DESCRIPTION

2x SIX STOREY RESIDENTIAL BUILDING

CITY OF OTTAWA PIN NUMBER

MUNICIPAL ADDRESS

04273 - 1247, 04273 - 1248 (LEASEHOLD)

360 Codd's Road

SITE INFORMATION

LOT AREA:

LOT FRONTAGE:

LOT DEPTH:

6616.36 m²

41.91 m

144.12 m

BUILDING INFORMATION

BUILDING AREA (OBC):

BUILDING FLOOR AREA (OBC):

Parking:

2.1: 1468 m²

2.2: 1722 m²

2.1: 7587m²

2.2: 9536m²

5550m²

GROSS FLOOR AREA (ZONING):

2.1: 6164m²

2.2: 8057m²

PROPOSED USE:

APARTMENT DWELLING, MID-RISE

BUILDING 2.1

FIRST FLOOR:

SECOND FLOOR:

THIRD FLOOR:

FOURTH FLOOR:

FIFTH FLOOR:

SIXTH FLOOR:

TOTAL:

14 UNITS

21 UNITS

21 UNITS

21 UNITS

15 UNITS

15 UNITS

107 UNITS

2- STUDIO, 7-1 BD, 4-2 BD, 1-3BD

2- STUDIO, 15-1 BD, 4-2 BD

2- STUDIO, 15-1 BD, 4-2 BD

2- STUDIO, 15-1 BD, 4-2 BD

1- STUDIO, 10-1 BD, 4-2 BD

1- STUDIO, 10-1 BD, 4-2 BD

10- STUDIO, 72-1 BD, 24-2 BD, 1-3BD

BUILDING 2.2

FIRST FLOOR:

SECOND FLOOR:

THIRD FLOOR:

FOURTH FLOOR:

FIFTH FLOOR:

SIXTH FLOOR:

TOTAL:

19 UNITS

23 UNITS

23 UNITS

23 UNITS

20 UNITS

20 UNITS

125 UNITS

0- STUDIO, 8-1 BD, 9-2 BD, 2-3BD

0- STUDIO, 12-1 BD, 9-2BD, 1-3BD

0- STUDIO, 12-1 BD, 9-2BD, 1-3BD

0- STUDIO, 12-1 BD, 9-2BD, 1-3BD

0- STUDIO, 12-1BD, 8-2BD

0- STUDIO, 12-1BD, 8-2BD

0- STUDIO, 68-1 BD, 52-2 BD, 5-3BD

TOTAL UNITS:

232 UNITS

ZONING TABLE

CM1A H(20)

\*Planned Unit Development

CITY OF OTTAWA ZONING BY-LAW  
No. 2008-250

REQUIRED

PROPOSED

MINIMUM LOT AREA

MINIMUM LOT WIDTH

FRONT YARD SETBACK

HYDRO SETBACK

ROAD WIDENING EASEMENT (ROW)

MINIMUM SIDE YARD SETBACK

MINIMUM REAR YARD SETBACK

MINIMUM SEPARATION DISTANCE

MAXIMUM BUILDING HEIGHT

MAXIMUM FLOOR SPACE INDEX

LANDSCAPED AREA

VEHICLE PARKING REQUIREMENTS  
(AREA X, SCHEDULE 1A)

VISITOR PARKING REQUIREMENTS  
(AREA X, SCHEDULE 1A)

AMENITY AREA REQUIREMENTS

BICYCLE PARKING SPACES  
(mid rise; apartment dwelling)

No minimum

No minimum

5m

6m

N/A

5m

5m

LEV 1-4: ref. article (31) (f) (the sum of the 25% of the height of the abutting buildings, per building)

20m

No maximum

Abutting a street: 3m  
Other Cases: No minimum

0 parking spaces for first 12 units  
Table 101 - Dwelling, Mid-high Rise Apartment  
0.5 per dwelling unit = 110spaces  
Retail Store: 1.25 per 100 m2 of gross floor area  
Electric vehicles (E.V.) = 25% of total parking space

0 parking spaces for first 12 units  
0.1 per dwelling unit = 22 spaces

6m² per dwelling unit = 1392m²  
50% Communal = 696m²

Required for Area B Inner Urban :  
long term : 1 per dwelling unit = 232  
short term: 1 per 20 dwelling unit +2 = 14  
inclusive bicycle parking: 5% of the total bicycle parking spaces

-

-

B 2.1: 5m  
11.7m

N/A

M.U.P  
B 2.1: 5m  
B2.2: 5m  
Codd's Rd:  
B 2.1: 5m  
B2.2: 5m  
B 2.2: 6.5m

LEV 1-4:  
25%(19.24+19.24)= 9.62m

LEV 5-6: 23m

2.1 : 19.24m / 2.2 : 19.24m

3046m² or 46% LANDSCAPED AREA

0.47 PARKING SPACES / UNIT  
132 TOTAL PARKING SPACES  
E.V. = 33

22 SPACES

COMMUNAL  
-160m² OUTDOOR PLAZA (FRONT)  
-359m² OUTDOOR PLAZA (SIDE)  
-410m² OUTDOOR GREENSPACE (SIDE)  
-313m² OUTDOOR GREENSPACE (REAR)  
-499m² ROOFTOP TERRACES  
TOTAL COMMUNAL: 1741m²  
BALCONIES  
-3.9m² X 232 units= 905m²  
TOTAL AMENITY= 2646m²

TOTAL: 232 + 16 = 248  
INCLUSIVE: 12  
LONG TERM: 220  
SHORT TERM: 16

LEGEND OF SYMBOLS

DESIGNATED BUILDING ENTRANCE / EXIT

FIRE HYDRANT. REFER TO CIVIL

CATCH BASIN

MANHOLE

FLOOR DRAIN

UTILITY POLE

LIGHT STANDARD

DEPRESSED CURB

PROPOSED TREES

TREES BY OTHERS

EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)

NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

370 Codd's Rd, Ottawa, ON K1K 3X3

Site Plan

Designé par / Drawn by

GS

Vérifié par / Verified by

RC

Echelle / Scale

1:300

Date de création du dessin / Drawing creation date

2025-01-20

No. projet / Project number

2513 / 2514

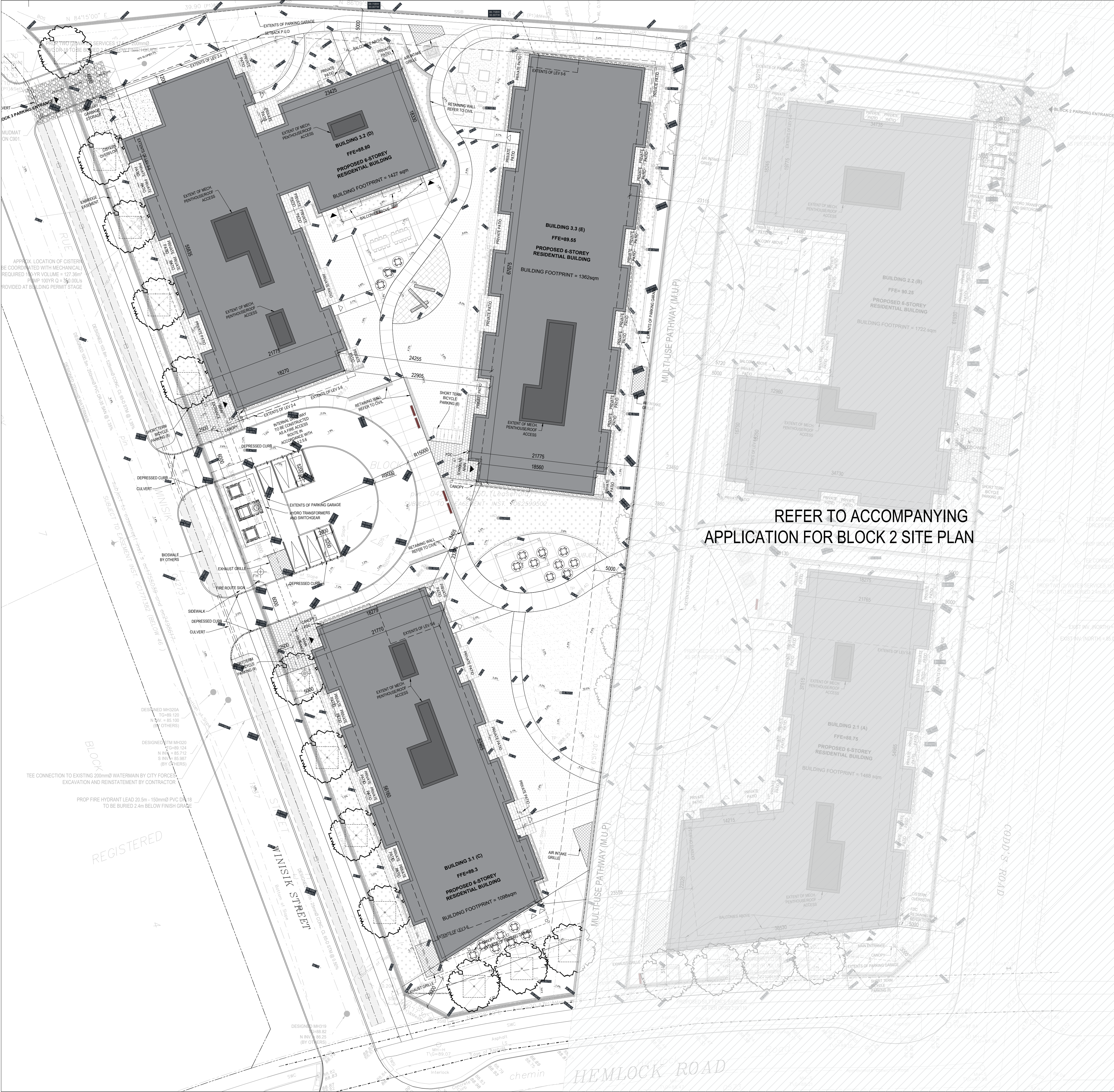
No. dessin / Drawing number

Revision / Revision

0

A100





KEY PLAN

PROPOSED SITE  
800 Winisk Street  
Block 3

PROPERTY DESCRIPTION

3x SIX STOREY RESIDENTIAL BUILDING

CITY OF OTTAWA PIN NUMBER04273 - 1249, 04273 - 1250 (LEASEHOLD)

MUNICIPAL ADDRESS800 Winisk Street

SITE INFORMATION

LOT AREA:9958.66 m²

LOT FRONTAGE:20.48 m

LOT DEPTH:155.64 m

BUILDING INFORMATION

BUILDING AREA (OBC):  
3.1: 1098 m²  
3.2: 1427 m²  
3.3: 1362 m²

BUILDING FLOOR AREA (OBC):  
3.1: 5736m²  
3.2: 7251m²  
3.3: 7553m²  
Parking: 8662m²

BUILDING FLOOR AREA (ZONING):  
3.1: 5000m²  
3.2: 6363m²  
3.3: 6597m²

PROPOSED USE:APARTMENT DWELLING, MID-RISE

BUILDING 3.1  
FIRST FLOOR:12 UNITS  
SECOND FLOOR:15 UNITS  
THIRD FLOOR:15 UNITS  
FOURTH FLOOR:15 UNITS  
FIFTH FLOOR:13 UNITS  
SIXTH FLOOR:13 UNITS  
TOTAL:83 UNITS

9-1 BD, 3-2 BD, 0-3 BD  
10-1 BD, 4-2BD, 1-3 BD  
10-1 BD, 4-2BD, 1-3 BD  
10-1 BD, 4-2BD, 1-3 BD  
9-1BD, 4-2BD  
9-1BD, 4-2BD

BUILDING 3.2  
FIRST FLOOR:13 UNITS  
SECOND FLOOR:18 UNITS  
THIRD FLOOR:18 UNITS  
FOURTH FLOOR:13 UNITS  
FIFTH FLOOR:13 UNITS  
SIXTH FLOOR:13 UNITS  
TOTAL:93 UNITS

5-1 BD, 7-2 BD, 1-3BD  
8-1 BD, 9-2BD, 1-3BD  
8-1BD, 9-2BD, 1-3BD  
8-1 BD, 9-2BD, 1-3BD  
5-1BD, 8-2BD  
5-1BD, 8-2BD

BUILDING 3.3  
FIRST FLOOR:16 UNITS  
SECOND FLOOR:17 UNITS  
THIRD FLOOR:17 UNITS  
FOURTH FLOOR:17 UNITS  
FIFTH FLOOR:17 UNITS  
SIXTH FLOOR:17 UNITS  
TOTAL:101UNITS

11-1 BD, 4-2 BD, 1-3BD  
9-1 BD, 6-2BD, 2-3BD  
9-1 BD, 6-2BD, 2-3BD  
9-1 BD, 6-2BD, 2-3BD  
11-1BD, 5-2BD, 1-3BD  
11-1BD, 5-2BD, 1-3BD  
60-1 BD, 32-2 BD, 9-3BD

TOTAL UNITS:277 UNITS

ZONING TABLE

CM1A H(20)  
\*Planned Unit Development

CITY OF OTTAWA ZONING BY-LAW  
No. 2008-250

REQUIRED

PROPOSED

MINIMUM LOT AREA

No minimum

MINIMUM LOT WIDTH

No minimum

FRONT YARD SETBACK

5m

HYDRO SETBACK

6m

ROAD WIDENING EASEMENT (ROW)

N/A

MINIMUM SIDE YARD SETBACK

5m

MINIMUM REAR YARD SETBACK

5m

MINIMUM SEPARATION DISTANCE

LEV 1-4: ref. article (31) (f) (the sum of the 25% of the height of the abutting buildings, per building)  
LEV 5-6: ref. article (31) (k) (2) (the minimum separation distance between portions of a building above four storeys is 23 metres)

LEV 1-4:  
25%(19.24+19.24)= 9.62m  
LEV 5-6: 23m

MAXIMUM BUILDING HEIGHT

20m

MAXIMUM FLOOR SPACE INDEX

No maximum

LANDSCAPED AREA

Abutting a street: 3m  
Other Cases: No minimum

5115m² or 51% LANDSCAPED AREA

VEHICLE PARKING REQUIREMENTS  
(AREA X, SCHEDULE 1A)

0 parking spaces for first 12 units  
Table 101 - Dwelling, Mid-high Rise Apartment  
0.5 per dwelling unit = 133spaces  
Electric vehicles (E.V.) = 25% of total parking space

0.77 PARKING SPACE / UNIT  
241 TOTAL PARKING SPACES  
E.V. = 65

VISITOR PARKING REQUIREMENTS  
(AREA X, SCHEDULE 1A)

0 parking spaces for first 12 units  
0.1 per dwelling unit = 27 spaces

27 SPACES (6 OUTSIDE)

AMENITY AREA REQUIREMENTS

6m² per dwelling unit = 1662m²  
50% Communal = 831m²

COMMUNAL  
-340m² OUTDOOR PLAZA (FRONT)  
-682m² OUTDOOR PLAZA (SIDE)  
-1359m² OUTDOOR GREENSPACE (REAR)  
-511m² ROOFTOP TERRACES  
TOTAL COMMUNAL: 2892m²  
BALCONIES  
-3.9m² X 277 units= 1080m²  
TOTAL AMENITY= 3972m²

BICYCLE PARKING SPACES  
(mid rise, apartment dwelling)

Required for Area B Inner Urban :  
long term: 1 per dwelling unit = 277  
short term: 1 per 20 dwelling unit +2 = 16  
inclusive bicycle parking: 5% of the total bicycle parking spaces

INCLUSIVE: 15  
LONG TERM: 262  
SHORT TERM: 24

LEGEND OF SYMBOLS

DESIGNATED BUILDING ENTRANCE / EXIT

FH FIRE HYDRANT. REFER TO CIVIL

CB CATCH BASIN

MH MANHOLE

FD FLOOR DRAIN

UP UTILITY POLE

L.S. LIGHT STANDARD

DC DEPRESSED CURB

PROPOSED TREES

TREES BY OTHERS  
(TO DETERMINE EXISTING AVERAGE GRADE)

NEW GROUND ELEVATION  
REFER TO CIVIL

No Date Ems pour / Object

01 2026-06-19 DRAFT SPC SITE PLAN

Architect / Architect  
(Structure / Structure)

Architect / Architect  
(Landscape / Landscape)

Engineer / Engineer  
(Civil / Civil)

Client / Client

Architect / Architect  
Fig. 1  
3050, Saint-Antoine O.  
Montréal QC H4C 1A9  
T. 514 861-5122

Fig. 2  
252 Argyle Ave  
Ottawa ON K2P 1B9  
T. 613 985-4122

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Sceau / Seal

Note:  
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et enlever immédiatement l'architecte de toutes erreurs ou omissions.  
Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project

Wateridge Village Block 3

800 Winisk Street, Ottawa, ON K1K 3X3

Titre / Title

Site Plan

Dessiné par / Drawn by

GS

Vérifié par / Verified by

RC

Echelle / Scale

1:300

Date de création du dessin / Drawing creation date

2025-01-20

No. projet / Project number

2513 / 2514

No. dessin / Drawing number

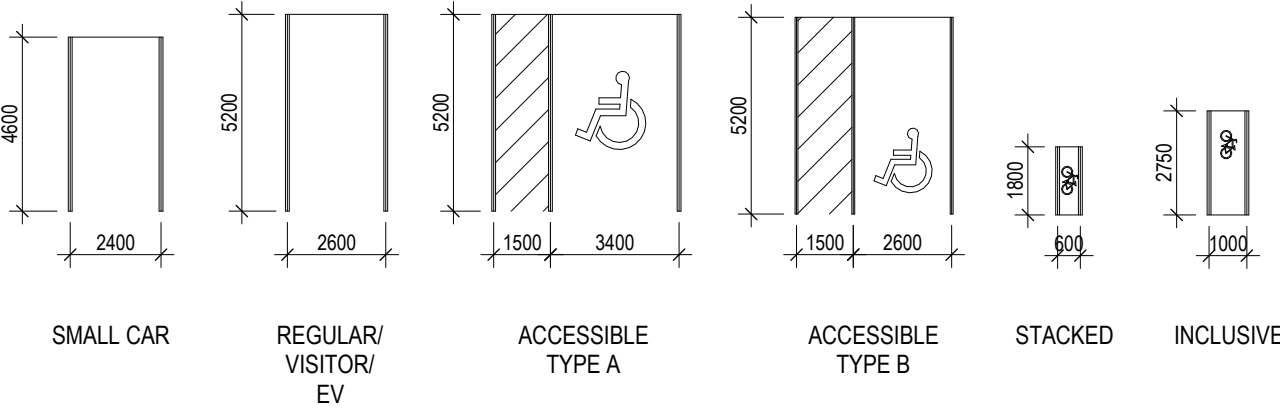
Revision / Revision

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A100



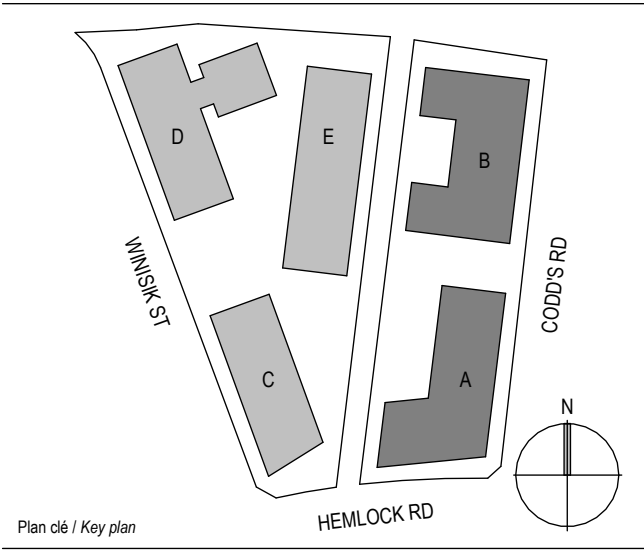
PARKING LEGEND



| PARKING                       |       |
|-------------------------------|-------|
| Type                          | Count |
| BF TYPE A                     | 2     |
| BF TYPE B                     | 3     |
| EV 2.6m X 5.2m                | 33    |
| MOTORBIKE - 1.4m X 5.2m       | 2     |
| REGULAR 2.6m X 5.2m           | 66    |
| SMALL CAR 2.6m X 4.6m         | 6     |
| VISITOR 2.6m X 5.2m           | 22    |
| TOTAL: 132 CAR PARKING SPACES |       |

| BIKE PARKING                      |          |
|-----------------------------------|----------|
| Type                              | Count    |
| 1800 x 600mm - STACKED            | 110 (x2) |
| 2750mm x 1000mm - INCLUSIVE       | 12       |
| TOTAL: 232 BICYCLE PARKING SPACES |          |

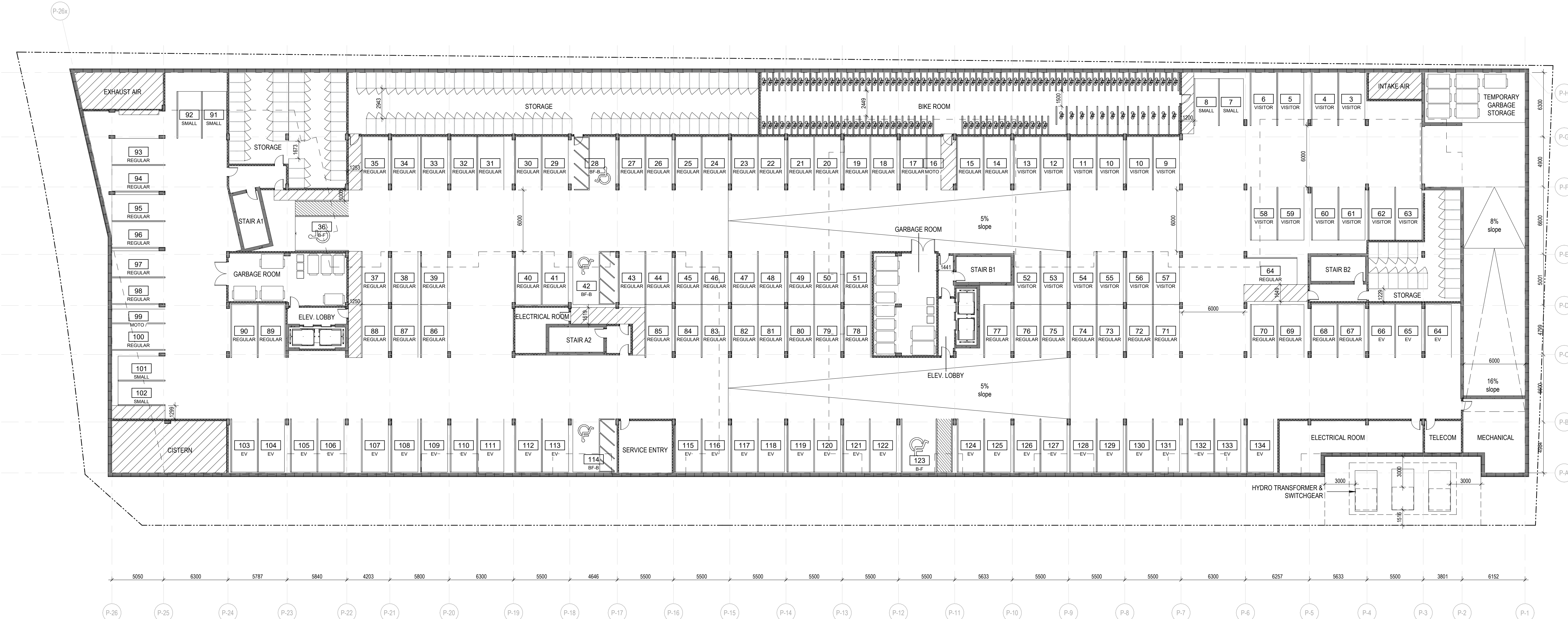
| STORAGE LOCKERS |       |
|-----------------|-------|
| Type            | Count |
| 1441-11 LOCKERS | 138   |
| TOTAL: 138      |       |



GARBAGE CALCULATIONS

Building A (104 units)  
4 CY Garbage: 0.11 x 104 units = 11.44 CY, requiring 3 containers.  
2 CY GMP: 0.018 x 104 units = 1.87 CY, requiring 1 container.  
2 CY Fibre: 0.038 x 104 units = 3.95 CY, requiring 2 containers.  
240 L Organics: 104 x 50 units = 2.08, requiring 3 carts.

Building B (128 units)  
4 CY Garbage: 0.11 x 128 units = 14.08 CY, requiring 4 containers.  
2 CY GMP: 0.018 x 128 units = 2.30 CY, requiring 2 containers.  
2 CY Fibre: 0.038 x 128 units = 4.86 CY, requiring 3 containers.  
240 L Organics: 128 x 50 units = 2.56, requiring 3 carts.



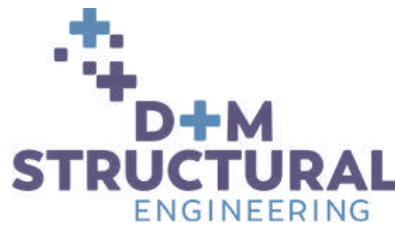
| No. | Date       | Émis par / Issued by | Par / By |
|-----|------------|----------------------|----------|
| 5   | 2026-06-30 | ISPC APPLICATION     |          |

PAS POUR  
CONSTRUCTION /  
NOT FOR  
CONSTRUCTION

NAK  
design strategies



Structural Engineer



333 Preston St Suite 110, Ottawa, ON K1S 5N4  
613-651-9907

Mechanical & Electrical Engineer



1686 Woodward Dr. Ottawa, ON K2C 3R8  
613-727-5111

Client



400-119 Spadina Ave., Toronto, ON M5V 2L1  
604-614-7441

Architecte / Architect



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Seau / Seal

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Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Project

Wateridge Village Block 2

Wateridge Village Block 2  
360 Codd's Rd, Ottawa ON, K1K 3X3

Title / Titre

BLOCK 2 - PARKING PLAN

Dessiné par / Drawn by

ES

Vérifié par / Verified by

R.C

Scalé par / Stamped by

No. projet / Project number

2514

Révision / Revision

2514

Echelle / Scale

No. dessin / Drawing number

5

1 : 200

Date de création de la feuille / Sheet creation date

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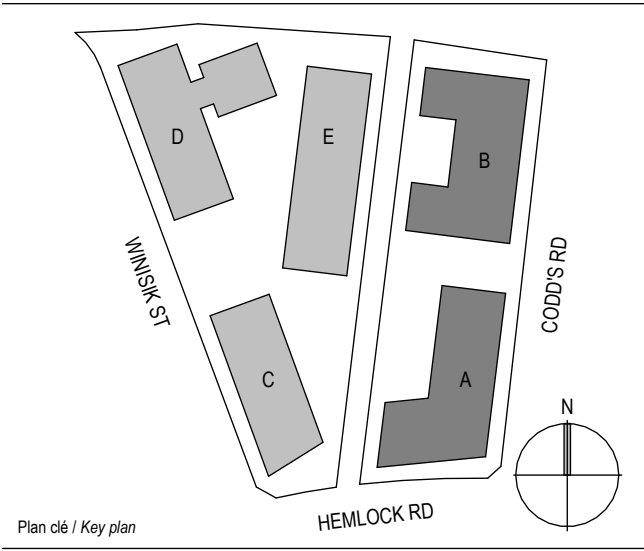
A.120



4.8%

2.8%

| UNIT COUNT LEV 1 |             |       |
|------------------|-------------|-------|
| Level            | Name        | Count |
| B2.1 LEVEL 1     | 1 BEDROOM   | 7     |
| B2.1 LEVEL 1     | 2 BED + DEN | 1     |
| B2.1 LEVEL 1     | 2 BEDROOM   | 3     |
| B2.1 LEVEL 1     | 3 BEDROOM   | 1     |
| B2.1 LEVEL 1     | CACF        | 1     |
| B2.1 LEVEL 1     | OFFICE      | 1     |
| B2.1 LEVEL 1     | POST        | 1     |
| B2.1 LEVEL 1     | STUDIO      | 2     |
| B2.2 LEVEL 1     | 1 BED + DEN | 2     |
| B2.2 LEVEL 1     | 1 BEDROOM   | 7     |
| B2.2 LEVEL 1     | 2 BED + DEN | 2     |
| B2.2 LEVEL 1     | 2 BEDROOM   | 6     |
| B2.2 LEVEL 1     | 3 BEDROOM   | 2     |
| B2.2 LEVEL 1     | CACF        | 1     |
| B2.2 LEVEL 1     | POST        | 1     |

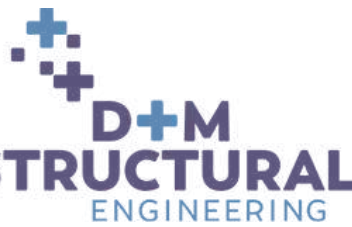


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CONSTRUCTION /  
NOT FOR  
CONSTRUCTION

NAK  
design strategies



Structural Engineer



333 Preston St Suite 110, Ottawa, ON K1S 5N4  
613-651-9907

Mechanical & Electrical Engineer



1686 Woodward Dr, Ottawa, ON K2C 3R8  
613-727-5111

Client



400-119 Spadina Ave., Toronto, ON M5V 2L1  
604-614-7441

Architect / Architect



fig. 1 257 Apple Ave.  
Ottawa, ON K2P 1B9  
T 613 695-6122

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Seau / Seal

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Project / Project

Wateridge Village Block 2

Wateridge Village Block 2  
360 Codo's Rd, Ottawa ON, K1K 3X3

Title / Titre

BLOCK 2 - LEVEL 1

Dessiné par / Drawn by

ES

Vérifié par / Verified by

R.C

Scalé par / Stamped by

No. projet / Project number

2514

Révision / Revision

5

Echelle / Scale

1 : 200

No. dessin / Drawing number

Date de création de la feuille / Sheet creation date

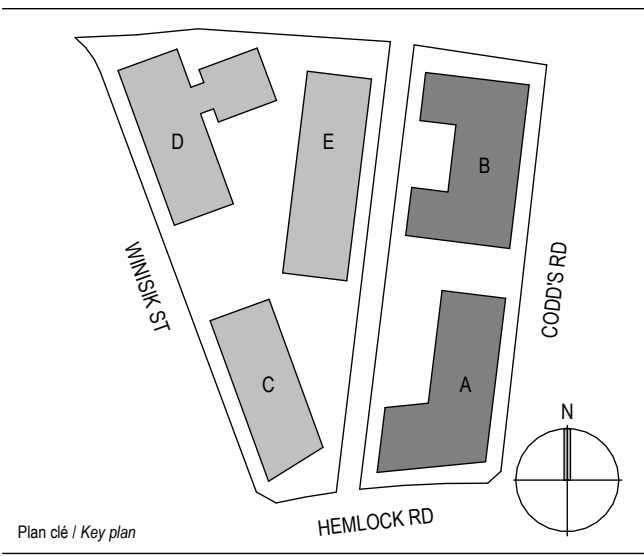
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A.121





| UNIT COUNT LEV 2-4 |             |       |
|--------------------|-------------|-------|
| Level              | Name        | Count |
| B2.1 LEVEL 2       | 1 BED + DEN | 2     |
| B2.1 LEVEL 2       | 1 BEDROOM   | 13    |
| B2.1 LEVEL 2       | 2 BED + DEN | 1     |
| B2.1 LEVEL 2       | 2 BEDROOM   | 3     |
| B2.1 LEVEL 2       | STUDIO      | 2     |
| B2.2 LEVEL 2       | 1 BED + DEN | 1     |
| B2.2 LEVEL 2       | 1 BEDROOM   | 11    |
| B2.2 LEVEL 2       | 2 BED + DEN | 1     |
| B2.2 LEVEL 2       | 2 BEDROOM   | 8     |
| B2.2 LEVEL 2       | 3 BEDROOM   | 1     |



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Structural Engineer



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Mechanical & Electrical Engineer



1686 Woodward Dr, Ottawa, ON K2C 3R8  
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Client



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Project / Project

Wateridge Village Block 2

Wateridge Village Block 2  
360 Codo's Rd, Ottawa ON, K1K 3X3

Title / Titre

BLOCK 2 - LEVEL 2-4

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R.C

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2514

Révision / Revision

5

Echelle / Scale

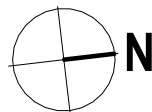
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Date de création de la feuille / Sheet creation date

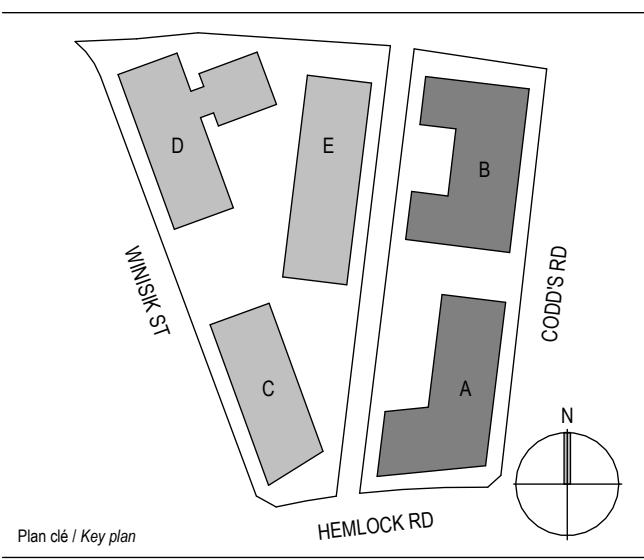
20260112

A.122





| UNIT COUNT LEV 5-6 |             |       |
|--------------------|-------------|-------|
| Level              | Name        | Count |
| B2.1 LEVEL 5       | 1 BED + DEN | 1     |
| B2.1 LEVEL 5       | 1 BEDROOM   | 9     |
| B2.1 LEVEL 5       | 2 BEDROOM   | 4     |
| B2.1 LEVEL 5       | STUDIO      | 1     |
| B2.2 LEVEL 5       | 1 BED + DEN | 1     |
| B2.2 LEVEL 5       | 1 BEDROOM   | 11    |
| B2.2 LEVEL 5       | 2 BED + DEN | 2     |
| B2.2 LEVEL 5       | 2 BEDROOM   | 6     |

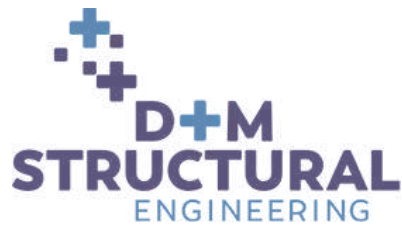


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Project / Project

Wateridge Village Block 2

Wateridge Village Block 2  
360 Codd's Rd, Ottawa ON, K1K 3X3

Title / Title

BLOCK 2 - LEVEL 5

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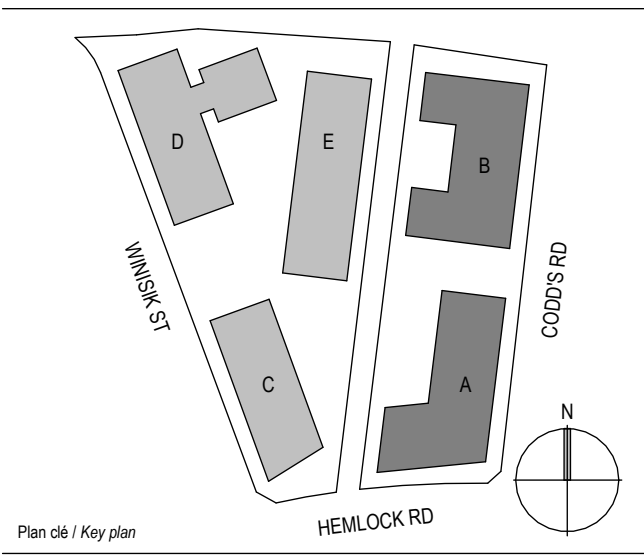
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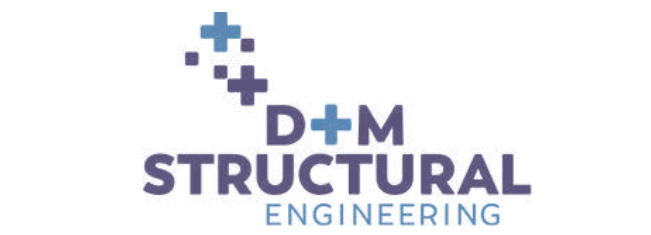
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Project / Project

Wateridge Village Block 2

Wateridge Village Block 2  
360 Codd's Rd, Ottawa ON, K1K 3X3

Titre / Title  
BLOCK 2 - ROOF PLAN

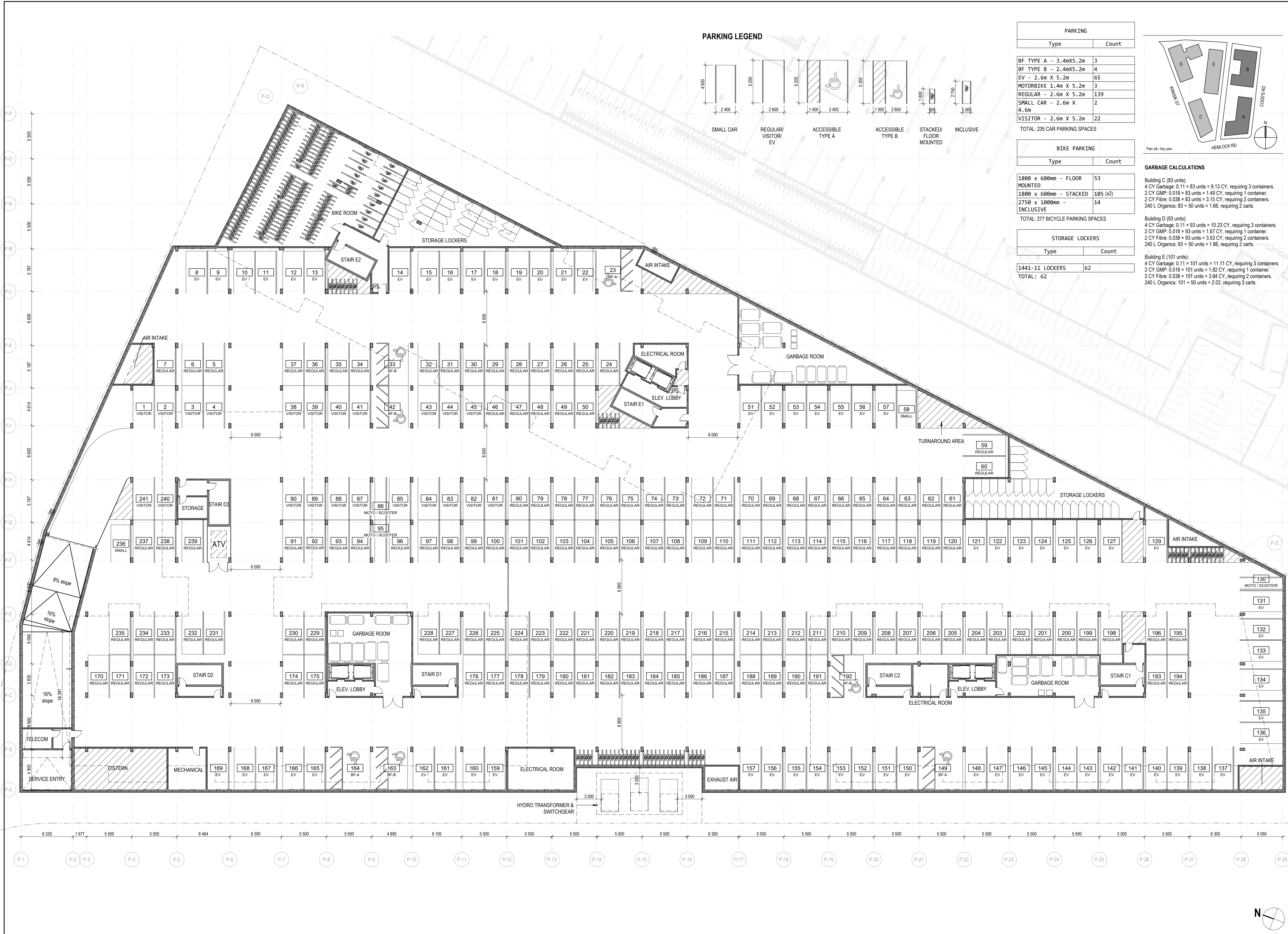
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| ES                     | RC                          |
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| Echelle / Scale        | No. dessin / Drawing number |
| 1 : 200                | 5                           |

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08/25/25

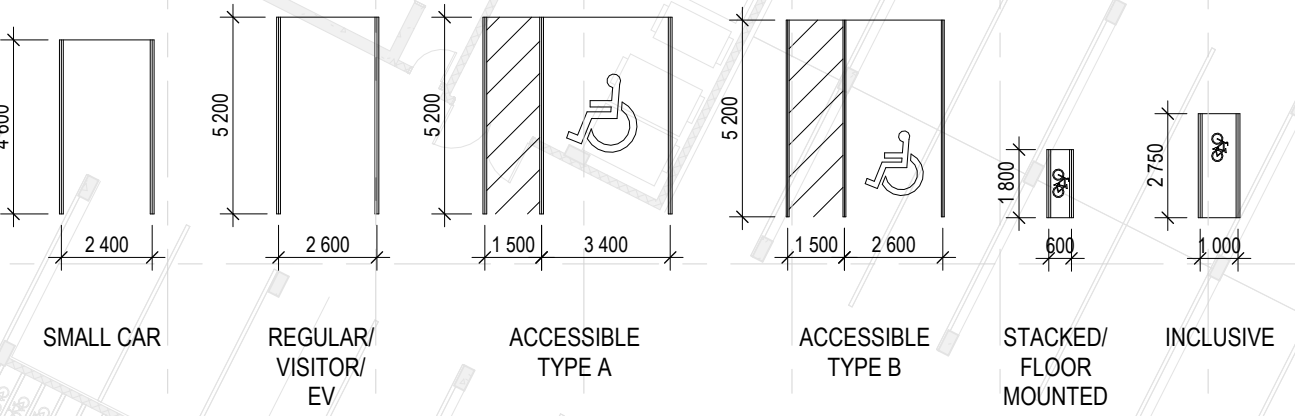
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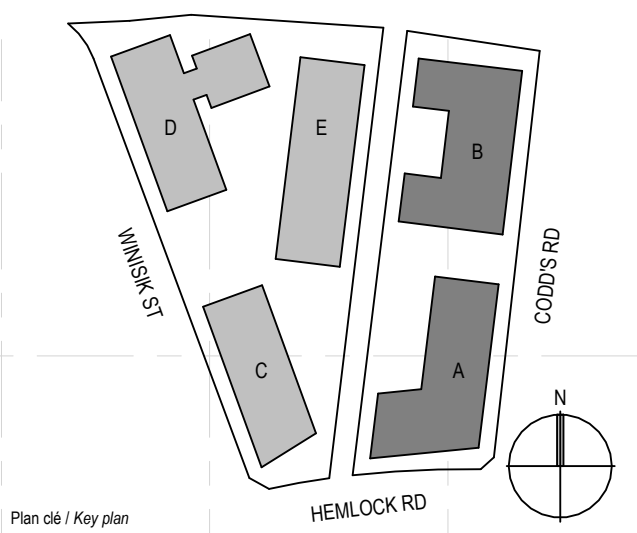
PARKING LEGEND



| PARKING                       |       |
|-------------------------------|-------|
| Type                          | Count |
| BF TYPE A - 3.4mX5.2m         | 3     |
| BF TYPE B - 2.4mX5.2m         | 4     |
| EV - 2.6m X 5.2m              | 65    |
| MOTORBIKE 1.4m X 5.2m         | 3     |
| REGULAR - 2.6m X 5.2m         | 139   |
| SMALL CAR - 2.6m X 4.6m       | 2     |
| VISITOR - 2.6m X 5.2m         | 22    |
| TOTAL: 235 CAR PARKING SPACES |       |

| BIKE PARKING                      |          |
|-----------------------------------|----------|
| Type                              | Count    |
| 1800 x 600mm - FLOOR MOUNTED      | 53       |
| 1800 x 600mm - STACKED            | 105 (x2) |
| 2750 x 1000mm - INCLUSIVE         | 14       |
| TOTAL: 277 BICYCLE PARKING SPACES |          |

| STORAGE LOCKERS |       |
|-----------------|-------|
| Type            | Count |
| 1441-11 LOCKERS | 62    |
| TOTAL: 62       |       |



GARBAGE CALCULATIONS

Building C (83 units):  
4 CY Garbage: 0.11 x 83 units = 9.13 CY, requiring 3 containers.  
2 CY GMP: 0.018 x 83 units = 1.49 CY, requiring 1 container.  
2 CY Fibre: 0.038 x 83 units = 3.15 CY, requiring 2 containers.  
240 L Organics: 83 + 50 units = 1.66, requiring 2 carts.

Building D (93 units):  
4 CY Garbage: 0.11 x 93 units = 10.23 CY, requiring 3 containers.  
2 CY GMP: 0.018 x 93 units = 1.67 CY, requiring 1 container.  
2 CY Fibre: 0.038 x 93 units = 3.53 CY, requiring 2 containers.  
240 L Organics: 93 + 50 units = 1.86, requiring 2 carts.

Building E (101 units):  
4 CY Garbage: 0.11 x 101 units = 11.11 CY, requiring 3 containers.  
2 CY GMP: 0.018 x 101 units = 1.82 CY, requiring 1 container.  
2 CY Fibre: 0.038 x 101 units = 3.84 CY, requiring 2 containers.  
240 L Organics: 101 + 50 units = 2.02, requiring 3 carts.

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figuiri

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fig. 2

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Projet / Project

Wateridge Village Block 3  
800 Winsik St, Ottawa, ON, K1K 3X3

Titre / Title  
BLOCK 3 - PARKING PLAN

Dessiné par / Drawn by  
G.S.

Vérifié par / Verified by  
R.C.

Scalé par / Stamped by  
2513/2514

No. projet / Project number  
2513/2514

Revison / Revision  
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1 : 200

No. dessin / Drawing number  
A.120

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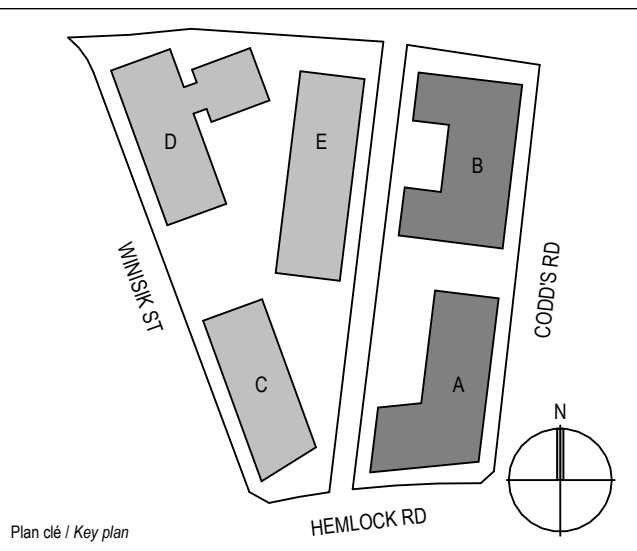


| LEVEL 1 UNITS |      |       |
|---------------|------|-------|
| Level1        | Type | Count |

|                |           |   |
|----------------|-----------|---|
| B3.1 - LEVEL 1 | BED + DEN | 1 |
| B3.1 - LEVEL 1 | BEDROOM   | 8 |
| B3.1 - LEVEL 1 | 2 BEDROOM | 3 |
| B3.1 - LEVEL 1 | CACF      | 1 |
| B3.1 - LEVEL 1 | POST      | 1 |

|                |             |   |
|----------------|-------------|---|
| B3.2 - LEVEL 1 | BED + DEN   | 1 |
| B3.2 - LEVEL 1 | BEDROOM     | 4 |
| B3.2 - LEVEL 1 | 2 BED + DEN | 2 |
| B3.2 - LEVEL 1 | 2 BEDROOM   | 5 |
| B3.2 - LEVEL 1 | 3 BEDROOM   | 1 |
| B3.2 - LEVEL 1 | CACF        | 1 |
| B3.2 - LEVEL 1 | POST        | 1 |

|                |             |    |
|----------------|-------------|----|
| B3.3 - LEVEL 1 | BEDROOM     | 11 |
| B3.3 - LEVEL 1 | 2 BED + DEN | 2  |
| B3.3 - LEVEL 1 | 2 BEDROOM   | 2  |
| B3.3 - LEVEL 1 | 3 BEDROOM   | 1  |
| B3.3 - LEVEL 1 | CACF        | 1  |
| B3.3 - LEVEL 1 | POST        | 1  |



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Project / Project

**Wateridge Village Block 3**

Wateridge Village Block 3  
800 Winsik St, Ottawa, ON, K1K 3K3

**BLOCK 3 - LEVEL 1**

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**GS**

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**R.C**

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Revision

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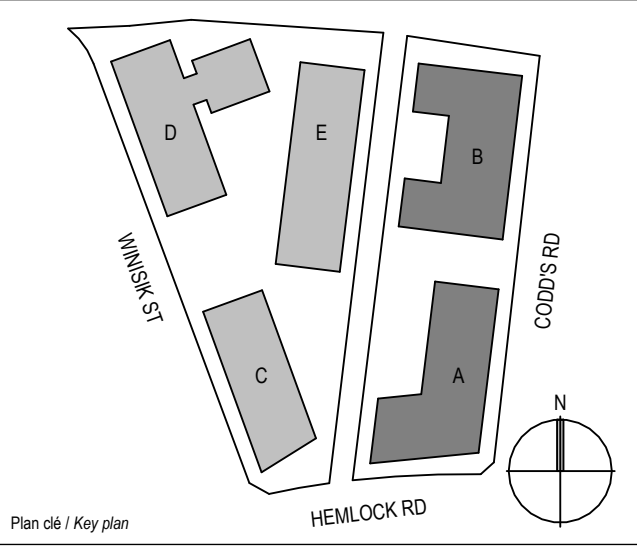
12/15/25

**A.121**





| LEVEL 2-4 UNITS |             |       |
|-----------------|-------------|-------|
| Level           | Type        | Count |
| B3.1 - LEVEL 2  | 1 BEDROOM   | 9     |
| B3.1 - LEVEL 2  | 2 BEDROOM   | 5     |
| B3.1 - LEVEL 2  | 3 BEDROOM   | 1     |
| B3.2 - LEVEL 2  | 1 BED + DEN | 1     |
| B3.2 - LEVEL 2  | 1 BEDROOM   | 7     |
| B3.2 - LEVEL 2  | 2 BED + DEN | 4     |
| B3.2 - LEVEL 2  | 2 BEDROOM   | 5     |
| B3.2 - LEVEL 2  | 3 BEDROOM   | 1     |
| B3.3 - LEVEL 2  | 1 BEDROOM   | 9     |
| B3.3 - LEVEL 2  | 2 BED + DEN | 2     |
| B3.3 - LEVEL 2  | 2 BEDROOM   | 4     |
| B3.3 - LEVEL 2  | 3 BEDROOM   | 2     |



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Project / Project

Wateridge Village Block 3

800 Winskill St. Ottawa ON, K1K 3K3

Titre / Title

BLOCK 3 - LEVEL 2-4

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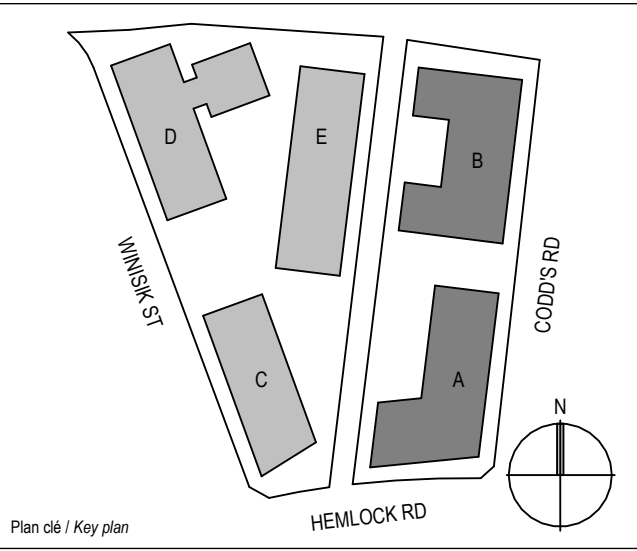
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A.122





| LEVEL 5-6 UNITS |             |       |
|-----------------|-------------|-------|
| Level           | Type        | Count |
| B3.1 - LEVEL 5  | 1 BEDROOM   | 9     |
| B3.1 - LEVEL 5  | 2 BEDROOM   | 4     |
| B3.2 - LEVEL 5  | 1 BED + DEN | 1     |
| B3.2 - LEVEL 5  | 1 BEDROOM   | 4     |
| B3.2 - LEVEL 5  | 2 BEDROOM   | 8     |
| B3.3 - LEVEL 5  | 1 BEDROOM   | 11    |
| B3.3 - LEVEL 5  | 2 BEDROOM   | 5     |
| B3.3 - LEVEL 5  | 3 BEDROOM   | 1     |



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Project / Project

Wateridge Village Block 3  
800 Winsik St, Ottawa ON, K1K 3K3

Title / Titre

BLOCK 3 - LEVEL 5

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fig. 2

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Project / Project

Wateridge Village Block 3  
800 Winsk St, Ottawa ON, K1K 3K3

Time / Title

BLOCK 3 - ROOF PLAN

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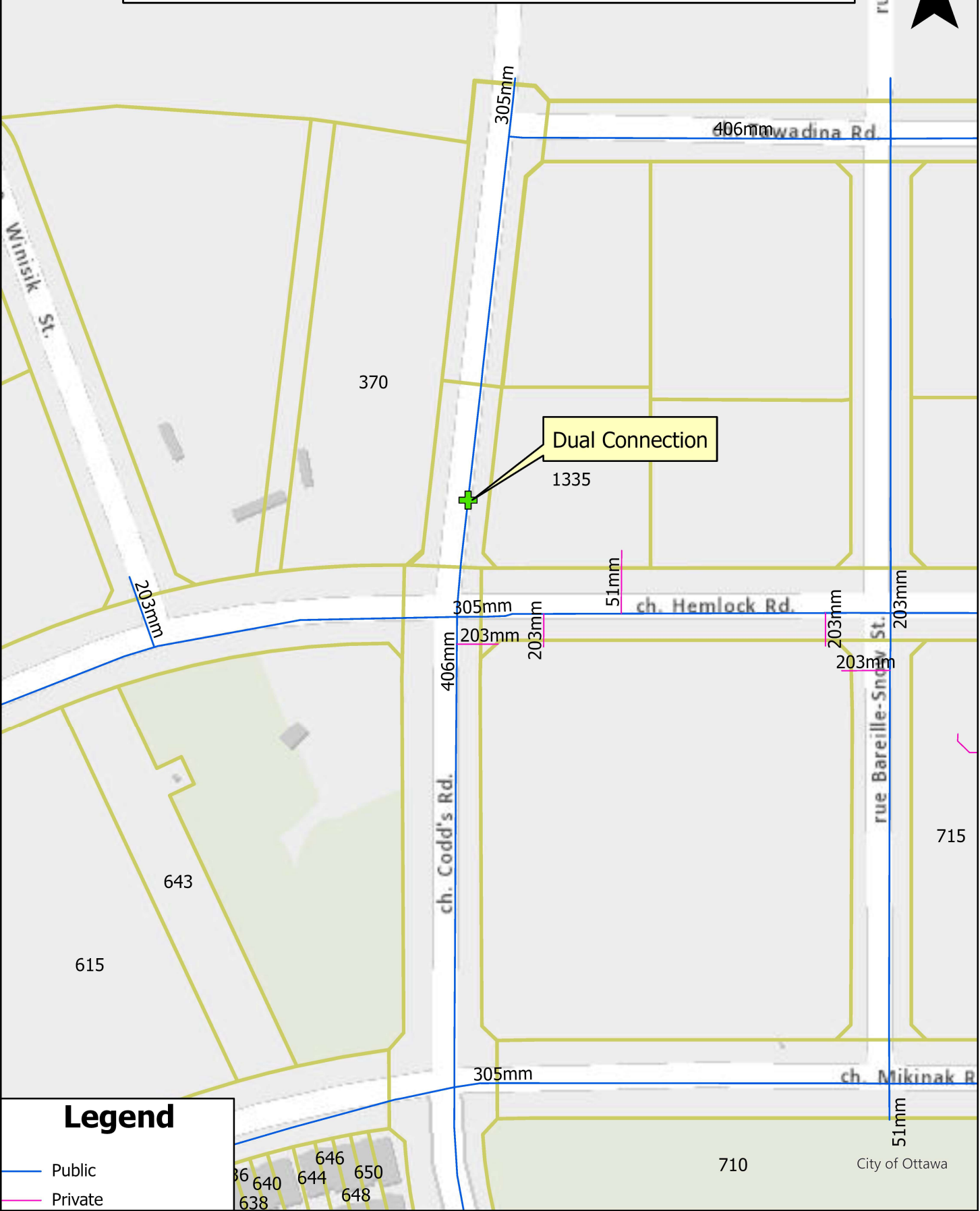
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A.125

**APPENDIX C**  
**WATER DEMAND CALCULATIONS**  
**Boundary Conditions**  
**Fire Hydrant Coverage**



# Boundary Condition for 370 Codd's Road

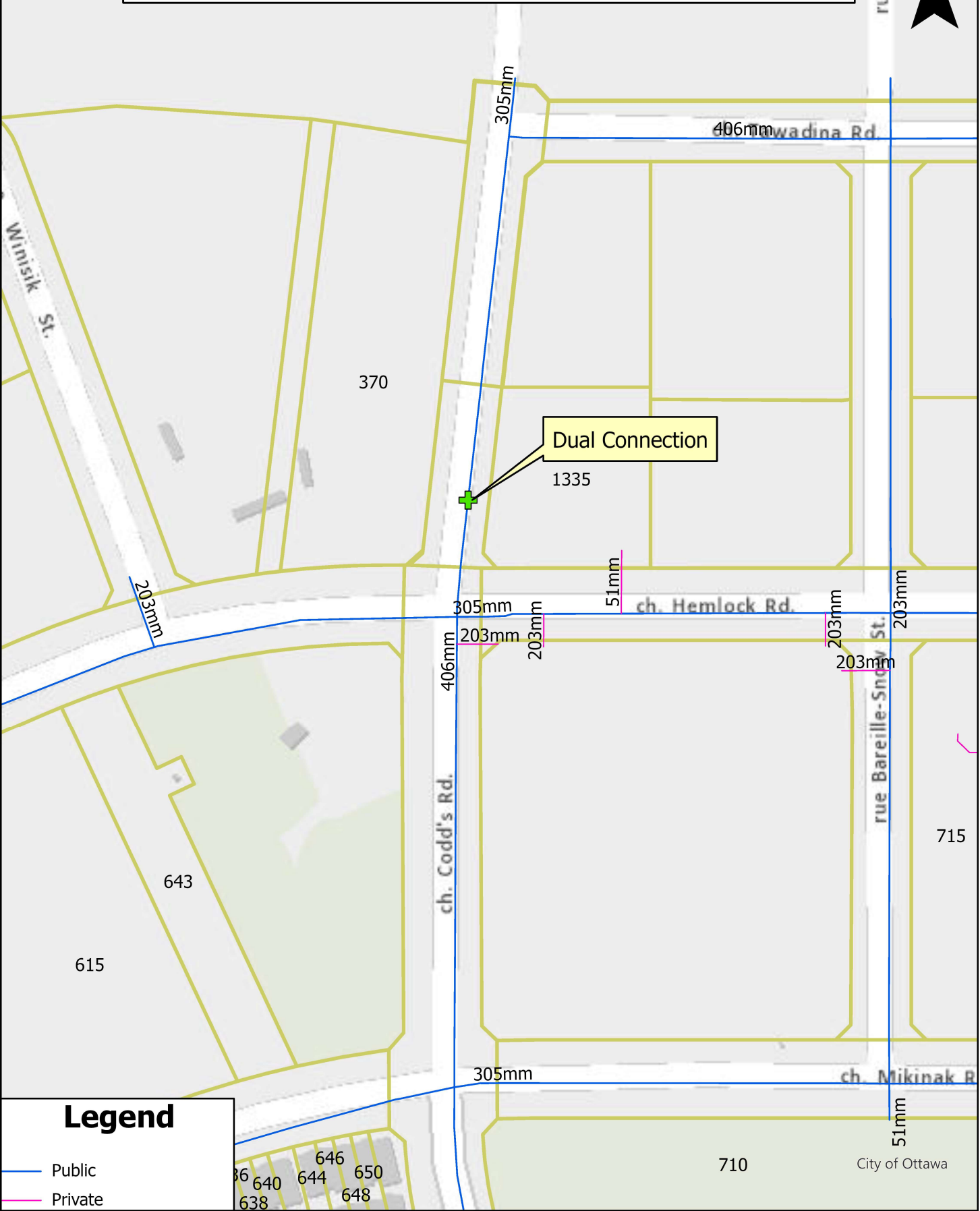


## Legend

- Public
- Private

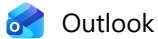


# Boundary Condition for 370 Codd's Road



## Legend

- Public
- Private



---

**FW: LRL250290- 370 Codd's Road (Block 2)\_Boundary Conditions Request & Sanitary Sewer Capacity**

---

**From** Maxime Longtin <mlongtin@lrl.ca>

**Date** Wed 2026-06-24 1:26 PM

**To** Kelly Paradis <kparadis@lrl.ca>

 2 attachments (2 MB)

370 Codd's Road May 2026.pdf; 370 Codd's Road May 2026.pdf;

**Maxime Longtin**, Civil Project Manager



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**From:** Chettrar, Anton <anton.chettrar@ottawa.ca>

**Sent:** Friday, May 15, 2026 2:12 PM

**To:** Sarthak Vora <svora@lrl.ca>

**Cc:** Maxime Longtin <mlongtin@lrl.ca>; Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>

**Subject:** RE: LRL250290- 370 Codd's Road (Block 2)\_Boundary Conditions Request & Sanitary Sewer Capacity

Hi Sarthak,

Please find attached updated boundary conditions for 370 Codd's Road.

The following are boundary conditions, HGL, for hydraulic analysis at 370 Codd's Road (zone MONT) assumed to be dually connected via the 406mm watermain of Codd's Road (see attached PDF for location).

Minimum HGL = 143.3 m

Maximum HGL = 143.6 m

Max Day + Fire Flow (216.7 L/s) = 141.5 m

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

Notes:

Any connection to a watermain 406 mm or larger must be approved by DWS as per the Water Design Guidelines Section 2.4.

*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.*

Thanks,

**Anton Chettrar | P. Eng**

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

Development Review – South Services | Direction de l'examen des projets d'aménagement – Service Sud  
Planning, Development and Building Services Department (PDBS) and Direction générale des services de la  
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**From:** Chettrar, Anton

**Sent:** March 18, 2026 2:23 PM

**To:** 'Sarthak Vora' <[svora@lrl.ca](mailto:svora@lrl.ca)>

**Cc:** Maxime Longtin <[mlongtin@lrl.ca](mailto:mlongtin@lrl.ca)>; Mottalib, Abdul <[Abdul.Mottalib@ottawa.ca](mailto:Abdul.Mottalib@ottawa.ca)>

**Subject:** RE: LRL250290- 370 Codd's Road (Block 2)\_Boundary Conditions Request & Sanitary Sewer Capacity

Hi Sarthak,

Please find attached boundary conditions for 370 Codd's Road. I will send the Winisik site BC's in a separate e-mail.

The following are boundary conditions, HGL, for hydraulic analysis at 370 Codd's Ave (zone MONT) assumed to be dually connected via the 406 mm watermain on Codd's Ave (see attached PDF for location).

Minimum HGL = 143.3 m

Maximum HGL = 143.6 m

Max Day + Fire Flow (166.7 L/s) = 142.1 m

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

Notes:

Any connection to a watermain 400 mm or larger should be approved by DWS as per the Water Design Guidelines Section 2.4 Review by Drinking Water Services.

*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 watermain 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.*

Also, find response to your questions below in red. Let us know if you require further clarification.

Thanks,

**Anton Chettrar | P. Eng**

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

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**From:** Sarthak Vora <[svora@lrl.ca](mailto:svora@lrl.ca)>

**Sent:** March 12, 2026 1:49 PM

**To:** Chettrar, Anton <[anton.chettrar@ottawa.ca](mailto:anton.chettrar@ottawa.ca)>

**Cc:** Maxime Longtin <[mlongtin@lrl.ca](mailto:mlongtin@lrl.ca)>; Mottalib, Abdul <[Abdul.Mottalib@ottawa.ca](mailto:Abdul.Mottalib@ottawa.ca)>

**Subject:** RE: LRL250290- 370 Codd's Road (Block 2)\_Boundary Conditions Request & Sanitary Sewer Capacity

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Hi Anton,



Kindly following up on the status of the Boundary Conditions.

Moreover, regarding the Sanitary Sewer capacity on Codd's Road for Block 2, the pre-con comment 24(c) states that the city will confirm it. The Phase 4 report doesn't provide any sanitary sewer capacity on Codd's Road. Could you help us confirm that? (The provided Design Brief for Phase 4 does have approved sanitary drainage plan/population and it appears that there is a significant population increase on the proposed side plan. Please provide a memo from CLC stating that CLC is aware of the population increase for both Block 2 – 370 Codd's Road and Block 3 – 800 Winsik Street and that there is capacity in the sanitary sewer downstream as a result of this population increase and provide updated sanitary spreadsheet to demonstrate available capacity.)

### **Sanitary Connection**

We also determined that the sanitary sewer discharge from the site would be equal to **5.41L/s**. We are proposing to tie into the 250mm sanitary sewer located within Codd's Road (see pdf attached for tentative connection point). Please confirm if the existing sanitary sewer will have sufficient capacity to accommodate our site. (See above response.)

Thanks,

**Sarthak Vora**, Civil E.I.T



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**From:** Sarthak Vora  
**Sent:** Tuesday, March 3, 2026 1:36 PM  
**To:** 'Chetrrar, Anton' <[anton.chetrrar@ottawa.ca](mailto:anton.chetrrar@ottawa.ca)>  
**Cc:** Maxime Longtin <[mlongtin@lrl.ca](mailto:mlongtin@lrl.ca)>; Mottalib, Abdul <[Abdul.Mottalib@ottawa.ca](mailto:Abdul.Mottalib@ottawa.ca)>  
**Subject:** RE: LRL250290- 370 Codd's Road (Block 2)\_Boundary Conditions Request & Sanitary Sewer Capacity

Hi Anton,

Below is my combined request for both the sites, with separate FUS calculations for each building.

### **370 Codd's Rd- Block 2**

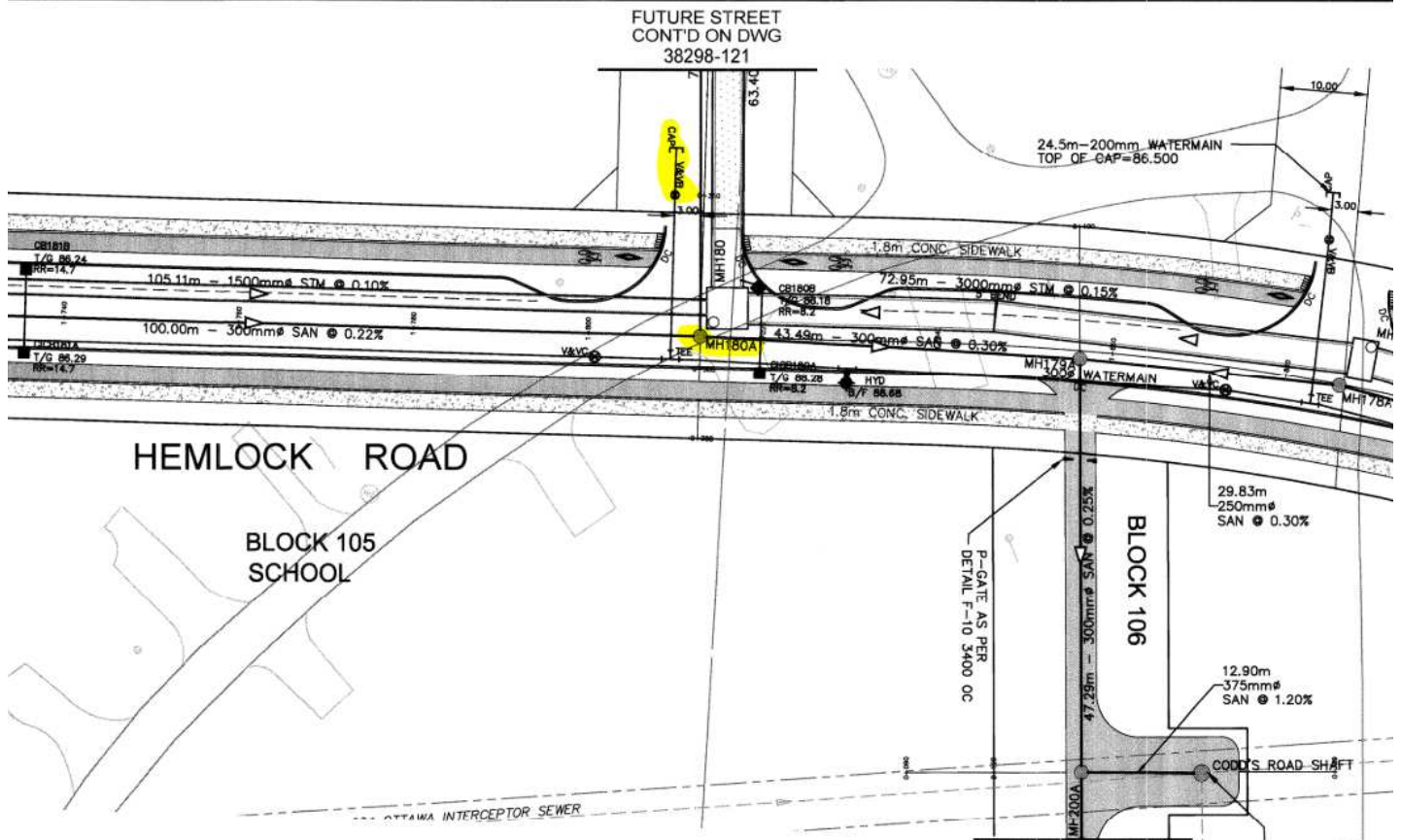
I would like to request boundary conditions for the proposed development located at 370 Codd's Road- (Block 2). It is proposed that two 6-storey buildings with one common underground parking will be developed on this site. The building will house a total of 232 units (Building 2.1- 109 units and Building 2.2- 123 units). The highest fire demand as per FUS was determined for Building 2.2 and considered for the request. We are proposing a dual service connection to the 406mm municipal watermain in Codd's Road (see pdf attached for tentative connection points). Could you please provide the boundary conditions for the two connections, using the following proposed development demands:

|                       | <b>Demand (L/s)</b> |
|-----------------------|---------------------|
| <b>Avg. Daily</b>     | 1.35                |
| <b>Max. Day + FUS</b> | 4.21 + 166.7        |
| <b>Peak Hour</b>      | 6.31                |

### **800 Winsik St- Block 3**

I would like to request boundary conditions for the proposed development located at 800 Winsik St- (Block 3). It is proposed that three 6-storey buildings with one common underground parking will be developed on this site. The building will house a total of 277 units (Building 3.1- 80 units, Building 3.2- 85 units and Building 3.3- 112 units). The highest fire demand as per FUS was determined for Building 3.3 and considered for the request. We are proposing a dual service connection to the proposed 200mm municipal watermain in Winsik St (see pdf attached for tentative connection points). Based on current information, the watermain within Winsik Street has not yet been constructed. As such, could boundary conditions as per the proposed development demands be provided at the service stub located within Hemlock Road, which is intended to feed the future Winsik watermain? (see the snip of the service stubs below):

|                       | <b>Demand (L/s)</b> |
|-----------------------|---------------------|
| <b>Avg. Daily</b>     | 1.67                |
| <b>Max. Day + FUS</b> | 4.76 + 133.3        |
| <b>Peak Hour</b>      | 7.15                |



Thanks,

**Sarthak Vora**, Civil E.I.T



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**From:** Chettrar, Anton <[anton.chettrar@ottawa.ca](mailto:anton.chettrar@ottawa.ca)>

**Sent:** Friday, February 27, 2026 7:35 AM

**To:** Sarthak Vora <[svora@lrl.ca](mailto:svora@lrl.ca)>

**Cc:** Maxime Longtin <[mlongtin@lrl.ca](mailto:mlongtin@lrl.ca)>; Mottalib, Abdul <[Abdul.Mottalib@ottawa.ca](mailto:Abdul.Mottalib@ottawa.ca)>

**Subject:** RE: LRL250290- 370 Codd's Road (Block 2)\_Boundary Conditions Request & Sanitary Sewer Capacity

Good morning Sarthak,

Please revise and resubmit the FUS calculations (for both sites – 370 Codd's Road and 800 Winisik St) to show minimum required fireflow for each building individually and show the governing fireflow.

Also, for a fully supervised sprinkler system, it will need to be discussed and demonstrated in the water section of the servicing brief how the system will function, as well as noted on the servicing drawings that a fully supervised sprinkler system will be used. Additionally, if a fully sprinkler system is being proposed, it will need to be included as a condition of approval.

Regarding sanitary capacity confirmation, reports (Wateridge Phase 1A and Phase 4) were provided to Kelly Paradis on January 29. Sanitary capacity for the subject sites can be verified against those reports.

Please let us know if you have any questions on the above.

Thanks,

**Anton Chettrar | P. Eng**

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

Development Review – South Services | Direction de l'examen des projets d'aménagement – Service Sud  
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Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne

**From:** Sarthak Vora <[svora@lrl.ca](mailto:svora@lrl.ca)>

**Sent:** February 23, 2026 12:30 PM

**To:** Chettrar, Anton <[anton.chettrar@ottawa.ca](mailto:anton.chettrar@ottawa.ca)>

**Cc:** Maxime Longtin <[m-longtin@lrl.ca](mailto:m-longtin@lrl.ca)>

**Subject:** RE: LRL250290- 370 Codd's Road (Block 2)\_Boundary Conditions Request & Sanitary Sewer Capacity

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Good Morning Anton,

I would like to request boundary conditions and confirmation on the Sanitary sewer capacity for the proposed development located at 370 Codd's Road- (Block 2). It is proposed that two 6-storey buildings with one common underground parking will be developed on this site. The building will house a total of 232 units (Building 2.1- 109 units and Building 2.2- 123 units). We are proposing a dual service connection to the 406mm municipal watermain in Codd's Road (see pdf attached for tentative connection points). Could you please provide the boundary conditions for the two connections, using the following proposed development demands:

|                       | Demand (L/s) |
|-----------------------|--------------|
| <b>Avg. Daily</b>     | 1.35         |
| <b>Max. Day + FUS</b> | 4.21 + 233.3 |
| <b>Peak Hour</b>      | 6.31         |

**Sanitary Connection**

We also determined that the sanitary sewer discharge from the site would be equal to **5.41L/s**. We are proposing to tie into the 250mm sanitary sewer located within Codd's Road (see pdf attached for tentative connection point). Please confirm if the existing sanitary sewer will have sufficient capacity to accommodate our site.

Thanks,

**Sarthak Vora**, Civil E.I.T



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## Water Supply Calculations

LRL File No. : 250290

Project: Block 2- Wateridge Village Development

Location: 370 Codd's Rd, Ottawa

Date: 2026-06-24

Dwg Reference: C.401

### Water Demand based on the City of Ottawa Design Guidelines-Water Distribution, 2010

#### Domestic Demand- Building 2.1 (A) + Building 2.2 (B)

| Unit Type | Persons Per Unit | Number of Units | Population   |
|-----------|------------------|-----------------|--------------|
| Studio    | 1.4              | 10              | 14.0         |
| 1 Bedroom | 1.4              | 140             | 196.0        |
| 2 Bedroom | 2.1              | 76              | 159.6        |
| 3 Bedroom | 3.1              | 6               | 18.6         |
|           | <b>Total</b>     | <b>232</b>      | <b>388.2</b> |

|                                  |                    |                                 |  |
|----------------------------------|--------------------|---------------------------------|--|
| Average Water Consumption Rate = | 280 L/c/d          |                                 |  |
| <b>Average Day Demand =</b>      | <b>108,696 L/d</b> | <b>1.26 L/s</b>                 |  |
| Maximum Day Factor =             | 3.23               | (Table 3-3 MOE Peaking Factors) |  |
| <b>Maximum Daily Demand =</b>    | <b>351,036 L/d</b> | <b>4.06 L/s</b>                 |  |
| Peak Hour Factor =               | 4.82               | (Table 3-3 MOE Peaking Factors) |  |
| <b>Maximum Hour Demand =</b>     | <b>523,874 L/d</b> | <b>6.06 L/s</b>                 |  |

#### Amenity Demand

| Property Type | Unit Rate (L/ha/d) | Area (ha) | Demand (L/d) |
|---------------|--------------------|-----------|--------------|
| Amenity Space | 28000              | 0.2646    | 7408.8       |

|                             |                   |                                                  |  |
|-----------------------------|-------------------|--------------------------------------------------|--|
| <b>Average Day Demand</b>   | <b>7,409 L/d</b>  | <b>0.086 L/s</b>                                 |  |
| Maximum Day Factor          | 1.5               | (Design Guidelines-Water Distribution Table 4.2) |  |
| <b>Maximum Daily Demand</b> | <b>11,113 L/d</b> | <b>0.129 L/s</b>                                 |  |
| Peak Hour Factor            | 1.8               | (Design Guidelines-Water Distribution Table 4.2) |  |
| <b>Maximum Hour Demand</b>  | <b>20,004 L/d</b> | <b>0.232 L/s</b>                                 |  |

| TOTAL DEMAND                |                    |                 |  |
|-----------------------------|--------------------|-----------------|--|
| <b>Average Day Demand</b>   | <b>116,105 L/d</b> | <b>1.34 L/s</b> |  |
| <b>Maximum Daily Demand</b> | <b>362,149 L/d</b> | <b>4.19 L/s</b> |  |
| <b>Maximum Hour Demand</b>  | <b>543,878 L/d</b> | <b>6.29 L/s</b> |  |

#### Water Service Pipe Sizing

$$Q = VA$$

Where: V = velocity (m/s)

A = area of pipe (m<sup>2</sup>)

Q = flow rate (L/s)

Assuming a maximum velocity of 1.8m/s, the diameter of pipe is calculated as:

$$\begin{aligned} \text{Minimum pipe diameter (d)} &= (4Q/\pi V)^{1/2} \\ &= 0.067 \text{ m} \\ &= 67 \text{ mm} \end{aligned}$$

$$\begin{aligned} \text{Proposed pipe diameter (d)} &= 200 \text{ mm} \\ &= 8 \text{ Inches} \end{aligned} \quad \text{(to be confirmed with hydraulic pressure analysis)}$$



# Fire Flow Calculations

LRL File No. 250290

Project: Block 2- Wateridge Village Development

Location: 370 Codd's Rd, Ottawa

Date: June 24, 2026

Method: Fire Underwriter's Survey (FUS)

Prepared by: KP

## BUILDING 2.2 (B)

| Step                              | Task                                                                                           | Term                                                 | Options                                                                        | Multiplier  | Choose:                              | Value | Unit           | Fire Flow |        |
|-----------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------------------------|-------------|--------------------------------------|-------|----------------|-----------|--------|
| Construction Coefficient (C)      |                                                                                                |                                                      |                                                                                |             |                                      |       |                |           |        |
| 1                                 | Choose frame used for building                                                                 | Coefficient C related to the type of construction    | Wood Frame Construction (Type V)                                               | 1.5         | Mass Timber Construction (Type IV-B) | 0.9   |                |           |        |
|                                   |                                                                                                |                                                      | Mass Timber Construction (Type IV-A)                                           | 0.8         |                                      |       |                |           |        |
|                                   |                                                                                                |                                                      | Mass Timber Construction (Type IV-B)                                           | 0.9         |                                      |       |                |           |        |
|                                   |                                                                                                |                                                      | Mass Timber Construction (Type IV-C)                                           | 1.0         |                                      |       |                |           |        |
|                                   |                                                                                                |                                                      | Mass Timber Construction (Type IV-D)                                           | 1.5         |                                      |       |                |           |        |
|                                   |                                                                                                |                                                      | Ordinary Construction (Type III)                                               | 1.0         |                                      |       |                |           |        |
|                                   |                                                                                                |                                                      | Noncombustible Construction (Type II)                                          | 0.8         |                                      |       |                |           |        |
|                                   | Fire Resistive Construction (Type I)                                                           | 0.6                                                  |                                                                                |             |                                      |       |                |           |        |
| Floor Area (A)- Building 2.2 (B)  |                                                                                                |                                                      |                                                                                |             |                                      |       |                |           |        |
| 2                                 | Total Effective Floor Area (Bldg Area First = 1722s.m +second 1722s.m. + 4 floors 1722 at 50%) |                                                      |                                                                                |             |                                      | 6,888 | m <sup>2</sup> |           |        |
| 3                                 | Obtain fire flow before reductions                                                             | Required fire flow (rounded to nearest 1000)         | Fire Flow = 220 x C x A <sup>0.5</sup>                                         |             |                                      |       |                | L/min     | 17,000 |
| Occupancy and Contents Adjustment |                                                                                                |                                                      |                                                                                |             |                                      |       |                |           |        |
| 4                                 | Choose combustibility of contents                                                              | Occupancy hazard reduction or surcharge              | Noncombustible                                                                 | -25%        | Limited combustible                  | -15%  | L/min          | 14,450    |        |
|                                   |                                                                                                |                                                      | Limited combustible                                                            | -15%        |                                      |       |                |           |        |
|                                   |                                                                                                |                                                      | Combustible                                                                    | 0%          |                                      |       |                |           |        |
|                                   |                                                                                                |                                                      | Free burning                                                                   | 15%         |                                      |       |                |           |        |
|                                   |                                                                                                |                                                      | Rapid burning                                                                  | 25%         |                                      |       |                |           |        |
| Sprinkler Protection              |                                                                                                |                                                      |                                                                                |             |                                      |       |                |           |        |
| 5                                 | Choose reduction for sprinklers                                                                | Sprinkler reduction                                  | Automatic sprinkler protection designed & installed in accordance with NFPA 13 | -30%        | True                                 | -30%  | L/min          | 7,225     |        |
|                                   |                                                                                                |                                                      | Water supply is standard for both the system and fire department hose lines    | -10%        | True                                 | -10%  |                |           |        |
|                                   |                                                                                                |                                                      | Fully supervised system                                                        | -10%        | True                                 | -10%  |                |           |        |
| Exposure Adjustment               |                                                                                                |                                                      |                                                                                |             |                                      |       |                |           |        |
| 6                                 | Choose separation                                                                              | Exposure distance                                    | North side                                                                     | >30m        | 0%                                   | 40%   | L/min          | 13,005    |        |
|                                   |                                                                                                |                                                      | East side                                                                      | 20.1 to 30m | 10%                                  |       |                |           |        |
|                                   |                                                                                                |                                                      | South side                                                                     | 10.1 to 20m | 15%                                  |       |                |           |        |
|                                   |                                                                                                |                                                      | West side                                                                      | 10.1 to 20m | 15%                                  |       |                |           |        |
| Net Required Fire Flow            |                                                                                                |                                                      |                                                                                |             |                                      |       |                |           |        |
| 7                                 | Obtain fire flow and duration                                                                  | Minimum required fire flow (rounded to nearest 1000) |                                                                                |             |                                      |       | L/min          | 13,000    |        |
|                                   |                                                                                                | Minimum required fire flow                           |                                                                                |             |                                      |       | L/s            | 216.7     |        |
|                                   |                                                                                                | Required duration of fire flow                       |                                                                                |             |                                      |       | hr             | 2.75      |        |





# Fire Flow Calculations

LRL File No. 250290

Project: Block 2- Wateridge Village Development

Location: 370 Codd's Rd, Ottawa

Date: June 24, 2026

Method: Fire Underwriter's Survey (FUS)

Prepared by: KP

## BUILDING 2.1 (A)

| Step                                 | Task                                                                                           | Term                                                 | Options                                                                        | Multiplier  | Choose:                              | Value | Unit  | Fire Flow |        |
|--------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------------------------|-------------|--------------------------------------|-------|-------|-----------|--------|
| Construction Coefficient (C)         |                                                                                                |                                                      |                                                                                |             |                                      |       |       |           |        |
| 1                                    | Choose frame used for building                                                                 | Coefficient C related to the type of construction    | Wood Frame Construction (Type V)                                               | 1.5         | Mass Timber Construction (Type IV-B) | 0.9   |       |           |        |
|                                      |                                                                                                |                                                      | Mass Timber Construction (Type IV-A)                                           | 0.8         |                                      |       |       |           |        |
|                                      |                                                                                                |                                                      | Mass Timber Construction (Type IV-B)                                           | 0.9         |                                      |       |       |           |        |
|                                      |                                                                                                |                                                      | Mass Timber Construction (Type IV-C)                                           | 1.0         |                                      |       |       |           |        |
|                                      |                                                                                                |                                                      | Mass Timber Construction (Type IV-D)                                           | 1.5         |                                      |       |       |           |        |
|                                      |                                                                                                |                                                      | Ordinary Construction (Type III)                                               | 1.0         |                                      |       |       |           |        |
|                                      |                                                                                                |                                                      | Noncombustible Construction (Type II)                                          | 0.8         |                                      |       |       |           |        |
| Fire Resistive Construction (Type I) | 0.6                                                                                            |                                                      |                                                                                |             |                                      |       |       |           |        |
| Floor Area (A)- Building 2.1 (A)     |                                                                                                |                                                      |                                                                                |             |                                      |       |       |           |        |
| 2                                    | Total Effective Floor Area (Bldg Area First = 1468s.m +second 1468s.m. + 4 floors 1468 at 50%) |                                                      |                                                                                |             |                                      | 5,872 | m²    |           |        |
| 3                                    | Obtain fire flow before reductions                                                             | Required fire flow (rounded to nearest 1000)         | Fire Flow = 220 x C x A <sup>0.5</sup>                                         |             |                                      |       |       | L/min     | 16,000 |
| Occupancy and Contents Adjustment    |                                                                                                |                                                      |                                                                                |             |                                      |       |       |           |        |
| 4                                    | Choose combustibility of contents                                                              | Occupancy hazard reduction or surcharge              | Noncombustible                                                                 | -25%        | Limited combustible                  | -15%  | L/min | 13,600    |        |
|                                      |                                                                                                |                                                      | Limited combustible                                                            | -15%        |                                      |       |       |           |        |
|                                      |                                                                                                |                                                      | Combustible                                                                    | 0%          |                                      |       |       |           |        |
|                                      |                                                                                                |                                                      | Free burning                                                                   | 15%         |                                      |       |       |           |        |
|                                      |                                                                                                |                                                      | Rapid burning                                                                  | 25%         |                                      |       |       |           |        |
| Sprinkler Protection                 |                                                                                                |                                                      |                                                                                |             |                                      |       |       |           |        |
| 5                                    | Choose reduction for sprinklers                                                                | Sprinkler reduction                                  | Automatic sprinkler protection designed & installed in accordance with NFPA 13 | -30%        | True                                 | -30%  | L/min | 6,800     |        |
|                                      |                                                                                                |                                                      | Water supply is standard for both the system and fire department hose lines    | -10%        | True                                 | -10%  |       |           |        |
|                                      |                                                                                                |                                                      | Fully supervised system                                                        | -10%        | True                                 | -10%  |       |           |        |
| Exposure Adjustment                  |                                                                                                |                                                      |                                                                                |             |                                      |       |       |           |        |
| 6                                    | Choose separation                                                                              | Exposure distance                                    | North side                                                                     | 10.1 to 20m | 15%                                  | 40%   | L/min | 12,240    |        |
|                                      |                                                                                                |                                                      | East side                                                                      | 20.1 to 30m | 10%                                  |       |       |           |        |
|                                      |                                                                                                |                                                      | South side                                                                     | >30m        | 0%                                   |       |       |           |        |
|                                      |                                                                                                |                                                      | West side                                                                      | 10.1 to 20m | 15%                                  |       |       |           |        |
| Net Required Fire Flow               |                                                                                                |                                                      |                                                                                |             |                                      |       |       |           |        |
| 7                                    | Obtain fire flow and duration                                                                  | Minimum required fire flow (rounded to nearest 1000) |                                                                                |             |                                      |       | L/min | 12,000    |        |
|                                      |                                                                                                | Minimum required fire flow                           |                                                                                |             |                                      |       | L/s   | 200.0     |        |
|                                      |                                                                                                | Required duration of fire flow                       |                                                                                |             |                                      |       | hr    | 2.5       |        |

## **APPENDIX D**

### **SANITARY CALCULATIONS**



LRL Associates Ltd.  
Sanitary Sewer Design Sheet

| <div><div><div>LRL</div><div>ENGINEERING   INGÉNIERIE</div></div><div><div>LRL File No.: 250290</div><div>Project: Block 2- Wateridge Village Development</div><div>Location: 370 Codd's Rd, Ottawa</div><div>Date: June 28, 2026</div><div>DWG. Reference: C.401</div></div></div> |                             |             |             |       |       |       |               |              | <div><div>Sanitary Design Parameters</div><div>Commercial &amp; Amenity Flow = 28000 L/ha/day<br/>Average Daily Flow = 280 L/p/day<br/>Extraneous Flow = 0.33 L/s/ha<br/>Maximum Residential Peak Factor = 4.0<br/>Commercial &amp; Institutional Peak Factor = 1.5</div><div>Pipe Design Parameters</div><div>Maximum Velocity = 3.00 m/s<br/>Minimum Velocity = 0.60 m/s<br/>Manning's n = 0.013</div></div> |            |              |               |               |                 |                  |        |      |       |          |                 |                 |                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------|-------------|-------|-------|-------|---------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|---------------|---------------|-----------------|------------------|--------|------|-------|----------|-----------------|-----------------|-------------------|
| LOCATION                                                                                                                                                                                                                                                                                                                                                             |                             |             | RESIDENTIAL |       |       |       |               |              | COMMERCIAL/ AMENITY                                                                                                                                                                                                                                                                                                                                                                                            |            |              | INFILTRATION  |               |                 | TOTAL<br>FLOW, Q | PIPE   |      |       |          |                 |                 |                   |
| STREET                                                                                                                                                                                                                                                                                                                                                               | FROM                        | TO          | AREA        | POP.  | ACCU. |       | PEAK<br>FACT. | PEAK<br>FLOW | AREA                                                                                                                                                                                                                                                                                                                                                                                                           | ACCU. AREA | PEAK<br>FLOW | TOTAL<br>AREA | ACCU.<br>AREA | INFILT.<br>FLOW |                  | LENGTH | DIA. | SLOPE | MATERIAL | CAP.<br>Q(FULL) | VEL.<br>V(FULL) | RATIO<br>Q /QFULL |
|                                                                                                                                                                                                                                                                                                                                                                      |                             |             | (Ha)        |       | AREA  | POP.  |               | (L/s)        | (Ha)                                                                                                                                                                                                                                                                                                                                                                                                           | (Ha)       | (L/s)        | (Ha)          | (Ha)          | (L/s)           |                  | (L/s)  | (m)  | (mm)  | (%)      |                 | (L/s)           | (m/s)             |
| Codd's Rd                                                                                                                                                                                                                                                                                                                                                            | BLDG 2.1+ 2.2               | Ex. SAN     | 0.662       | 388.2 | 0.662 | 388.2 | 3.4           | 4.31         | 0.265                                                                                                                                                                                                                                                                                                                                                                                                          | 0.265      | 0.13         | 0.662         | 0.662         | 0.22            | 4.65             | 9.5    | 200  | 2.00% | PVC      | 46.38           | 1.48            | 0.10              |
|                                                                                                                                                                                                                                                                                                                                                                      | Ex Building 3 -<br>Phase 1A | Ex SAMH301  | 0.375       | 253.0 |       |       | 3.5           | 2.86         |                                                                                                                                                                                                                                                                                                                                                                                                                |            |              | 0.375         | 0.375         | 0.12            | 2.98             |        |      |       |          |                 |                 |                   |
| Townsquare                                                                                                                                                                                                                                                                                                                                                           |                             |             | 0.753       |       |       |       |               |              |                                                                                                                                                                                                                                                                                                                                                                                                                |            |              | 0.753         | 0.753         | 0.25            | 0.25             |        |      |       |          |                 |                 |                   |
|                                                                                                                                                                                                                                                                                                                                                                      | ExSANMH231A                 | EX BULK176A |             |       |       |       |               |              |                                                                                                                                                                                                                                                                                                                                                                                                                |            |              |               |               |                 | 7.89             | 50.2   | 250  | 1.83% | PVC      | 80.45           | 1.64            | 0.10              |
|                                                                                                                                                                                                                                                                                                                                                                      |                             |             |             |       |       |       |               |              |                                                                                                                                                                                                                                                                                                                                                                                                                |            |              |               |               |                 |                  |        |      |       |          |                 |                 |                   |
|                                                                                                                                                                                                                                                                                                                                                                      |                             |             |             |       |       |       |               |              |                                                                                                                                                                                                                                                                                                                                                                                                                |            |              |               |               |                 |                  |        |      |       |          |                 |                 |                   |

Notes: Existing inverts and slopes are estimated. They are to be confirmed on-site.





## **APPENDIX E**

### **Stormwater Management Design Calculations**



# LRL Associates Ltd.

## Storm Watershed Summary



**LRL File No.** 250290

**Project:** Block 2- Wateridge Village Development

**Location:** 370 Codd's Rd, Ottawa

**Date:** June 28, 2026

**Designed:** S.V

**Checked:** ML

**Dwg Reference:** C701, C702

### Pre-Development Catchments

| Watershed             | C = 0.20     | C = 0.80     | C = 0.90     | Total Area (ha) | Combined C  |
|-----------------------|--------------|--------------|--------------|-----------------|-------------|
| ECA-01 (uncontrolled) | 0.662        | 0.000        | 0.000        | 0.662           | 0.20        |
| <b>Total</b>          | <b>0.662</b> | <b>0.000</b> | <b>0.000</b> | <b>0.662</b>    | <b>0.20</b> |

### Post-Development Catchments

| Watershed             | C = 0.20     | C = 0.8      | C = 0.90     | Total Area (ha) | Combined C  |
|-----------------------|--------------|--------------|--------------|-----------------|-------------|
| CA-01 (un-controlled) | 0.005        | 0.000        | 0.000        | 0.005           | 0.20        |
| CA-02 (un-controlled) | 0.013        | 0.001        | 0.000        | 0.014           | 0.25        |
| CA-03 (un-controlled) | 0.010        | 0.001        | 0.006        | 0.016           | 0.47        |
| CA-04 (un-controlled) | 0.012        | 0.001        | 0.004        | 0.016           | 0.39        |
| CA-05 (un-controlled) | 0.001        | 0.000        | 0.000        | 0.001           | 0.20        |
| CA-06 (un-controlled) | 0.002        | 0.000        | 0.001        | 0.003           | 0.43        |
| CA-07 (un-controlled) | 0.000        | 0.000        | 0.008        | 0.008           | 0.90        |
| CA-10 (un-controlled) | 0.015        | 0.001        | 0.005        | 0.021           | 0.40        |
| CA-16 (un-controlled) | 0.006        | 0.001        | 0.001        | 0.008           | 0.36        |
| CA-19 (un-controlled) | 0.012        | 0.001        | 0.004        | 0.017           | 0.40        |
| CA-08 (controlled)    | 0.011        | 0.000        | 0.001        | 0.012           | 0.28        |
| CA-09 (controlled)    | 0.000        | 0.000        | 0.021        | 0.021           | 0.90        |
| CA-11 (controlled)    | 0.000        | 0.000        | 0.172        | 0.172           | 0.90        |
| CA-12 (controlled)    | 0.023        | 0.017        | 0.017        | 0.056           | 0.59        |
| CA-13 (controlled)    | 0.000        | 0.000        | 0.006        | 0.006           | 0.90        |
| CA-14 (controlled)    | 0.013        | 0.002        | 0.018        | 0.033           | 0.62        |
| CA-15 (controlled)    | 0.006        | 0.001        | 0.001        | 0.008           | 0.40        |
| CA-17 (controlled)    | 0.053        | 0.005        | 0.023        | 0.082           | 0.44        |
| CA-18 (controlled)    | 0.000        | 0.000        | 0.147        | 0.147           | 0.90        |
| CA-20 (controlled)    | 0.006        | 0.000        | 0.010        | 0.016           | 0.65        |
| <b>Total</b>          | <b>0.186</b> | <b>0.030</b> | <b>0.445</b> | <b>0.662</b>    | <b>0.70</b> |





LRL File No. 250290  
Project: Block 2- Wateridge Village Development  
Location: 370 Cods Rd, Ottawa  
Date: 2026-06-30  
Designed: S.V  
Checked: KP  
Drawing Ref.: C601

Stormwater Management  
Design Sheet

STORM - 100 YEAR

Runoff Equation

$$Q = 2.78CIA \text{ (L/s)}$$
$$C = \text{Runoff coefficient}$$
$$I = \text{Rainfall intensity (mm/hr)} = A / (T_d + C)^B$$
$$A = \text{Area (ha)}$$
$$T_d = \text{Time of duration (min)}$$

Restricted Release Rate = 144 L/s as per Phase 4 Servicing Report

Post-development Stormwater Management

|  | Total Site Area =     | 0.662 | ha | $\sum R_{255}$ | $\sum R_{100}$ |
|--|-----------------------|-------|----|----------------|----------------|
|  | CA-08 (controlled)    | 0.012 | ha | R = 0.28       | 0.35           |
|  | CA-09 (controlled)    | 0.021 | ha | R = 0.90       | 1.00           |
|  | CA-11 (controlled)    | 0.172 | ha | R = 0.90       | 1.00           |
|  | CA-12 (controlled)    | 0.056 | ha | R = 0.59       | 0.73           |
|  | CA-13 (controlled)    | 0.006 | ha | R = 0.90       | 1.00           |
|  | CA-14 (controlled)    | 0.033 | ha | R = 0.62       | 0.77           |
|  | CA-15 (controlled)    | 0.008 | ha | R = 0.40       | 0.50           |
|  | CA-17 (controlled)    | 0.082 | ha | R = 0.44       | 0.55           |
|  | CA-18 (controlled)    | 0.147 | ha | R = 0.90       | 1.00           |
|  | CA-20 (controlled)    | 0.016 | ha | R = 0.65       | 0.81           |
|  | Total (controlled)    | 0.552 | ha | R = 0.75       | 0.94           |
|  | CA-01 (un-controlled) | 0.005 | ha | R = 0.20       | 0.25           |
|  | CA-02 (un-controlled) | 0.014 | ha | R = 0.25       | 0.31           |
|  | CA-03 (un-controlled) | 0.016 | ha | R = 0.47       | 0.59           |
|  | CA-04 (un-controlled) | 0.016 | ha | R = 0.39       | 0.49           |
|  | CA-05 (un-controlled) | 0.001 | ha | R = 0.20       | 0.25           |
|  | CA-06 (un-controlled) | 0.003 | ha | R = 0.43       | 0.54           |
|  | CA-07 (un-controlled) | 0.008 | ha | R = 0.90       | 1.00           |
|  | CA-10 (un-controlled) | 0.021 | ha | R = 0.40       | 0.50           |
|  | CA-16 (un-controlled) | 0.008 | ha | R = 0.36       | 0.45           |
|  | CA-19 (un-controlled) | 0.017 | ha | R = 0.40       | 0.51           |
|  | Total (uncontrolled)  | 0.109 | ha | R = 0.41       | 0.52           |
|  | Total                 | 0.662 | ha | R = 0.70       | 0.87           |

100 Year Post-development Stormwater Management ( CA 03-09)

| Time (min) | Intensity (mm/hr) | Controlled Runoff (L/s) | Storage Volume (m <sup>3</sup> ) | Controlled Release Rate (L/s) | Uncontrolled Runoff (L/s) | Total Release Rate (L/s) |
|------------|-------------------|-------------------------|----------------------------------|-------------------------------|---------------------------|--------------------------|
| 10         | 178.56            | 258.70                  | 85.62                            | 116.00                        | 28.00                     | 144.00                   |
| 15         | 142.89            | 207.03                  | 81.93                            | 116.00                        | 22.41                     | 138.41                   |
| 20         | 119.95            | 173.79                  | 69.35                            | 116.00                        | 18.81                     | 134.81                   |
| 25         | 103.85            | 150.46                  | 51.69                            | 116.00                        | 16.28                     | 132.28                   |
| 30         | 91.87             | 133.10                  | 30.79                            | 116.00                        | 14.41                     | 130.41                   |
| 35         | 82.58             | 119.64                  | 7.65                             | 116.00                        | 12.95                     | 128.95                   |
| 40         | 75.15             | 108.87                  | 0.00                             | 116.00                        | 11.78                     | 127.78                   |
| 45         | 69.05             | 100.04                  | 0.00                             | 116.00                        | 10.83                     | 126.83                   |
| 50         | 63.95             | 92.66                   | 0.00                             | 116.00                        | 10.03                     | 126.03                   |
| 55         | 59.62             | 86.39                   | 0.00                             | 116.00                        | 9.35                      | 125.35                   |
| 60         | 55.89             | 80.98                   | 0.00                             | 116.00                        | 8.76                      | 124.76                   |
| 65         | 52.65             | 76.28                   | 0.00                             | 116.00                        | 8.26                      | 124.26                   |
| 70         | 49.79             | 72.14                   | 0.00                             | 116.00                        | 7.81                      | 123.81                   |
| 75         | 47.26             | 68.47                   | 0.00                             | 116.00                        | 7.41                      | 123.41                   |
| 80         | 44.99             | 65.18                   | 0.00                             | 116.00                        | 7.06                      | 123.06                   |
| 85         | 42.95             | 62.23                   | 0.00                             | 116.00                        | 6.74                      | 122.74                   |
| 90         | 41.11             | 59.56                   | 0.00                             | 116.00                        | 6.45                      | 122.45                   |
| 95         | 39.43             | 57.13                   | 0.00                             | 116.00                        | 6.18                      | 122.18                   |
| 100        | 37.90             | 54.92                   | 0.00                             | 116.00                        | 5.94                      | 121.94                   |
| 105        | 36.50             | 52.88                   | 0.00                             | 116.00                        | 5.72                      | 121.72                   |
| 110        | 35.20             | 51.00                   | 0.00                             | 116.00                        | 5.52                      | 121.52                   |
| 115        | 34.01             | 49.27                   | 0.00                             | 116.00                        | 5.33                      | 121.33                   |
| 120        | 32.89             | 47.66                   | 0.00                             | 116.00                        | 5.16                      | 121.16                   |

0.00

100 Year Post-development Stormwater Management ( CA 03-09)

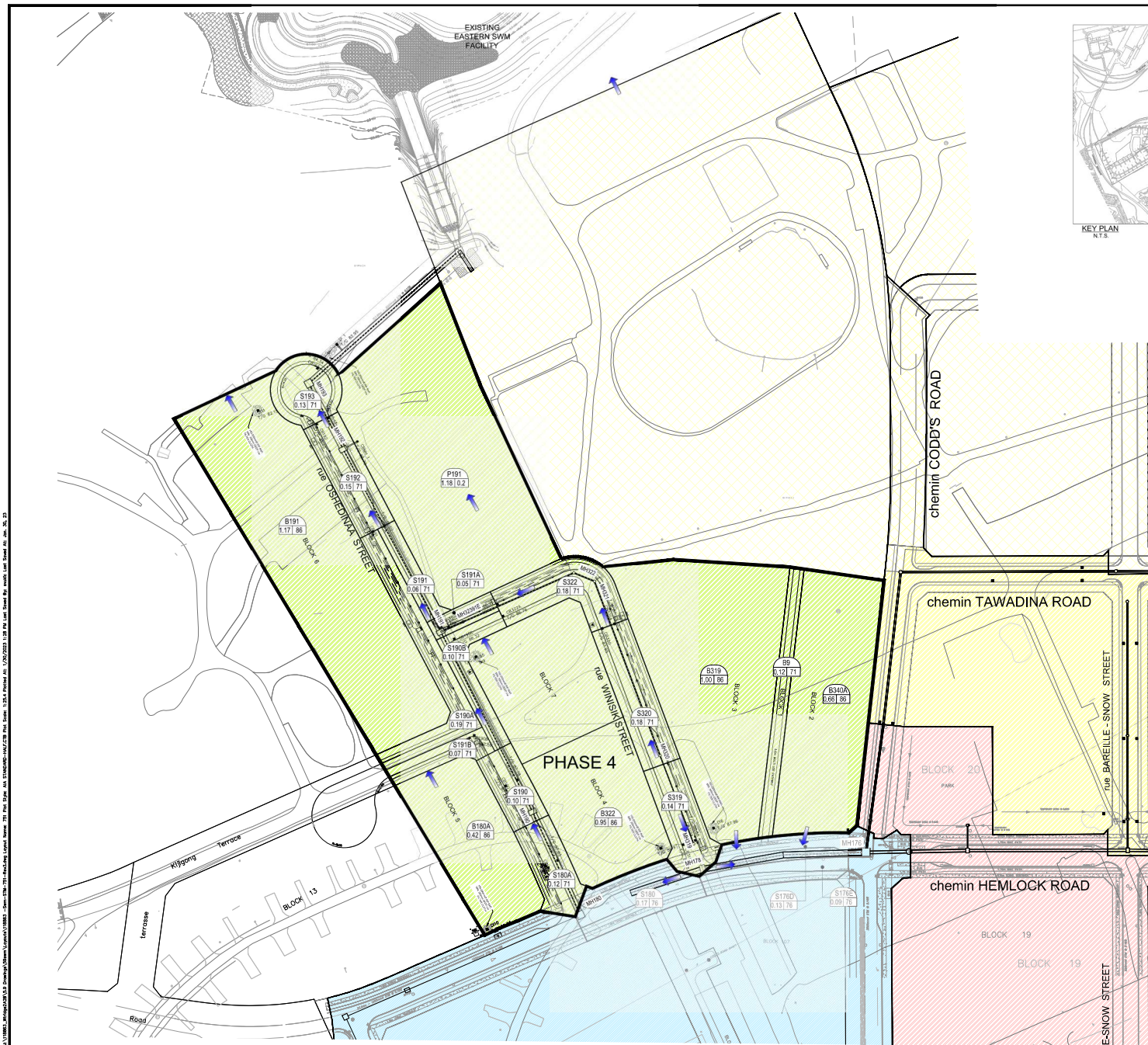
50% of the Controlled Release Rate considered for Storage Calculations

| Time (min) | Intensity (mm/hr) | Controlled Runoff (L/s) | Storage Volume (m <sup>3</sup> ) | Controlled Release Rate (L/s)* | Uncontrolled Runoff (L/s) | Total Release Rate (L/s) |
|------------|-------------------|-------------------------|----------------------------------|--------------------------------|---------------------------|--------------------------|
| 10         | 178.56            | 258.70                  | 120.42                           | 58.00                          | 28.00                     | 86.00                    |
| 15         | 142.89            | 207.03                  | 134.13                           | 58.00                          | 22.41                     | 80.41                    |
| 20         | 119.95            | 173.79                  | 138.95                           | 58.00                          | 18.81                     | 76.81                    |
| 25         | 103.85            | 150.46                  | 138.69                           | 58.00                          | 16.28                     | 74.28                    |
| 30         | 91.87             | 133.10                  | 135.19                           | 58.00                          | 14.41                     | 72.41                    |
| 35         | 82.58             | 119.64                  | 129.45                           | 58.00                          | 12.95                     | 70.95                    |
| 40         | 75.15             | 108.87                  | 122.10                           | 58.00                          | 11.78                     | 69.78                    |
| 45         | 69.05             | 100.04                  | 113.52                           | 58.00                          | 10.83                     | 68.83                    |
| 50         | 63.95             | 92.66                   | 103.98                           | 58.00                          | 10.03                     | 68.03                    |
| 55         | 59.62             | 86.39                   | 93.67                            | 58.00                          | 9.35                      | 67.35                    |
| 60         | 55.89             | 80.98                   | 82.74                            | 58.00                          | 8.76                      | 66.76                    |
| 65         | 52.65             | 76.28                   | 71.28                            | 58.00                          | 8.26                      | 66.26                    |
| 70         | 49.79             | 72.14                   | 59.38                            | 58.00                          | 7.81                      | 65.81                    |
| 75         | 47.26             | 68.47                   | 47.10                            | 58.00                          | 7.41                      | 65.41                    |
| 80         | 44.99             | 65.18                   | 34.49                            | 58.00                          | 7.06                      | 65.06                    |
| 85         | 42.95             | 62.23                   | 21.59                            | 58.00                          | 6.74                      | 64.74                    |
| 90         | 41.11             | 59.56                   | 8.44                             | 58.00                          | 6.45                      | 64.45                    |
| 95         | 39.43             | 57.13                   | 0.00                             | 58.00                          | 6.18                      | 64.18                    |
| 100        | 37.90             | 54.92                   | 0.00                             | 58.00                          | 5.94                      | 63.94                    |
| 105        | 36.50             | 52.88                   | 0.00                             | 58.00                          | 5.72                      | 63.72                    |
| 110        | 35.20             | 51.00                   | 0.00                             | 58.00                          | 5.52                      | 63.52                    |
| 115        | 34.01             | 49.27                   | 0.00                             | 58.00                          | 5.33                      | 63.33                    |
| 120        | 32.89             | 47.66                   | 0.00                             | 58.00                          | 5.16                      | 63.16                    |

On-site stormwater detention

Storage required = 138.95 m<sup>3</sup>  
Storage provided = 160.00 m<sup>3</sup>

Submersible pump with constant release rate.  
(Refer to DWG C601)



**LEGEND:**

|                                                                                     |                                             |
|-------------------------------------------------------------------------------------|---------------------------------------------|
|  | PHASE 4 DRAINAGE AREA                       |
|  | PHASE 2B DRAINAGE AREA<br>(DESIGN COMPLETE) |
|  | PHASE 2C 2D DRAINAGE AREA (FUTURE)          |
|  | PHASE 1B DRAINAGE AREA (EXISTING)           |
|  | PHASE 1A DRAINAGE AREA (EXISTING)           |
|  | EXTERNAL DRAINAGE AREA                      |


 AREA ID  
 Imp.(%)  
 AREA (ha)  
 MAJOR FLOW  
 MANHOLE ID

|     |                                  |      |            |
|-----|----------------------------------|------|------------|
| 14  |                                  |      |            |
| 13  |                                  |      |            |
| 12  |                                  |      |            |
| 11  |                                  |      |            |
| 10  |                                  |      |            |
| 9   |                                  |      |            |
| 8   |                                  |      |            |
| 7   |                                  |      |            |
| 6   |                                  |      |            |
| 5   |                                  |      |            |
| 4   | SUBMISSION No. 4 FOR CITY REVIEW | P.L. | 2019-07-27 |
| 3   | SUBMISSION No. 3 FOR CITY REVIEW | P.L. | 2019-12-10 |
| 2   | SUBMISSION No. 2 FOR CITY REVIEW | P.L. | 2019-07-09 |
| 1   | SUBMISSION No. 1 FOR CITY REVIEW | P.L. | 2018-12-20 |
| No. | REVISIONS                        | By   | Date       |



Project Title

**WATERIDGE VILLAGE  
AT ROCKCLIFFE**

**PHASE 4**



Drawing Title

DDSWMM  
MODEL SCHEMATIC

Scale

|                       |                    |
|-----------------------|--------------------|
| Design<br>M.B.        | Date<br>DEC. 2018  |
| Drawn<br>S.V.         | Checked<br>P.S.    |
| Project No.<br>118863 | Drawing No.<br>751 |







## **APPENDIX F**

### **CIVIL ENGINEERING DRAWINGS**





# BLOCK 2 - WATERIDGE VILLAGE DEVELOPMENT OTTAWA, ON

## REVISION 01



KEY PLAN (N.T.S.)



# LRL

ENGINEERING | INGÉNIERIE

5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lrl.ca | (613) 842-3434

### DRAWING INDEX

|                                   |      |
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| GRADING AND DRAINAGE PLAN         | C301 |
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| PRE-DEVELOPMENT WATERSHED PLAN    | C701 |
| POST-DEVELOPMENT WATERSHED PLAN   | C702 |
| CONSTRUCTION DETAIL PLAN          | C901 |

#### USE AND INTERPRETATION OF DRAWINGS

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

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CADD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

#### UNAUTHORIZED CHANGES

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

#### GENERAL NOTES

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

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#### CLIENT

FIGURR ARCHITECTS COLLECTIVE

|              |           |              |
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| DESIGNED BY: | DRAWN BY: | APPROVED BY: |
| S.V. / M.L.  | M.L.      | K.P.         |

#### PROJECT

BLOCK 2  
WATERIDGE VILLAGE DEVELOPMENT  
OTTAWA, ON

#### DRAWING TITLE

TITLE PAGE

#### PROJECT NO.

250290

C000



GENERAL NOTES

1. ALL WORKS MATERIALS SHALL CONFIRM TO THE LAST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
2. THE CONTRACTORS SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION , TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTORS TO CONFIRM UTILITY LOCATIONS AND POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT CONTRACTORS EXPENSE.
4. ANY AREA BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE. RELOCATING OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DETECTED BY THE ENGINEER AT THE EXPENSE OF DEVELOPERS.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS'. THE GENERAL CONTRACTORS SHALL BE DEEMED TO BE THE 'CONTRACTOR' AS DEFINED IN THE ACT.
6. ALL THE CONSTRUCTION SIGNAGE MUST CONFIRM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
7. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THE CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
8. ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
9. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
10. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
11. FOR DETAILS RELATING TO STORMWATER MANAGEMENT AND ROOF DRAINAGE REFER TO THE SITE SERVICES AND STORMWATER MANAGEMENT REPORT.
12. ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPSD IS EXCEEDED.
15. ALL PIPE/CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
16. SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
17. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING/REMOVAL.
18. DRAWINGS SHALL BE READ ON CONJUNCTION WITH ARCHITECTURAL SITE PLAN.
19. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ON SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
20. BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL

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 .

THE CONTRACTOR ACKNOWLEDGES THAT SURFACE EROSION AND SEDIMENT RUNOFF RESULTING FROM THEIR CONSTRUCTION OPERATIONS HAS POTENTIAL TO CAUSE A DETRIMENTAL IMPACT TO ANY DOWNSTREAM WATERCOURSE OR SEWER, AND THAT ALL CONSTRUCTION OPERATIONS THAT MAY IMPACT UPON WATER QUALITY SHALL BE CARRIED OUT IN MANNER THAT STRICTLY MEETS THE REQUIREMENT OF ALL APPLICABLE LEGISLATION AND REGULATIONS.

AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THEIR OPERATIONS, AND SUPPLYING AND INSTALLING ANY APPROPRIATE CONTROL MEASURES, SO AS TO PREVENT SEDIMENT LADEN RUNOFF ENTERING ANY SEWER OR WATERCOURSE WITHIN OR DOWNSTREAM OF THE WORKING AREA.

THE CONTRACTOR ACKNOWLEDGES THAT NO ONE MEASURE IS LIKELY TO BE 100% EFFECTIVELY FOR EROSION PROTECTION AND CONTROLLING SEDIMENT RUNOFF AND DISCHARGES FROM THE SITE. THEREFORE, WHERE NECESSARY THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES ARRANGED IN SUCH MANNER AS TO MITIGATE SEDIMENT RELEASE FROM THE CONSTRUCTION OPERATIONS AND ACHIEVE SPECIFIC MAXIMUM PERMITTED CRITERIA WHERE APPLICABLE. SUGGESTED ON-SITE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE FOLLOWING METHODS: SEDIMENT PONDS, FILTER BAGS, PUMP FILTERS, SETTLING TANKS, SILT FENCE, STRAW BALES, FILTER CLOTHS, CATCH BASIN FILTERS, CHECK DAMS AND/OR OTHER RECOGNIZED TECHNOLOGIES AND METHOD AVAILABLE AT THE TIME OF CONSTRUCTION. SPECIFIC MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF OPSS 577 WHERE APPROPRIATE, OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

WHERE, IN THE OPINION OF THE CONTRACT ADMINISTRATOR OR REGULATORY AGENCY, THE INSTALLED CONTROL MEASURES FAIL TO PERFORM ADEQUATELY, THE CONTRACTOR SHALL SUPPLY AND INSTALL ADDITIONAL OR ALTERNATIVE MEASURES AS DIRECTED BY THE CONTRACT ADMINISTRATOR OR REGULATORY AGENCY, AS SUCH, THE CONTRACTOR SHALL HAVE ADDITIONAL CONTROL MATERIALS ON SITE AT ALL TIME WHICH ARE EASILY ACCESSIBLE AND MAY BE IMPLEMENTED BY HIM AT THE MOMENTS NOTICE.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT TO THE CONTRACT ADMINISTRATOR SIX COPIES OF A DETAILED EROSION AND SEDIMENT CONTROL PLAN (ESCP). THE ESCP WILL CONSIST OF WRITTEN DESCRIPTION AND DETAILED DRAWINGS INDICATING THE ON-SITE ACTIVITIES AND MEASURES TO BE USED TO CONTROL EROSION AND SEDIMENT MOVEMENT FOR EACH STEP OF THE WORK.

CONTRACTOR'S RESPONSIBILITIES

THE CONTRACTOR SHALL ENSURE THAT ALL WORKERS, INCLUDING SUB-CONTRACTOR, IN THE WORKING ARE ARE AWARE OF THE IMPORTANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES AND INFORMED OF THE CONSEQUENCES OF THE FAILURE TO COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES.

THE CONTRACTOR SHALL PERIODICALLY, AND WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENT DEPOSITS AS REQUIRED AT THE SEDIMENT CONTROL DEVICES, INCLUDING THOSE DEPOSITS THAT MAY ORIGINATE FROM OUTSIDE THE CONSTRUCTION AREA. ACCUMULATED SEDIMENT SHALL BE REMOVED IN SUCH A MANNER THAT PREVENTS THE DEPOSITION OF THIS MATERIAL INTO THE SEWER WATERCOURSE AND AVOIDS DAMAGE TO CONTROL MEASURES. THE SEDIMENT SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE AND MANAGED IN COMPLIANCE WITH REQUIREMENTS FRO EXCESS EARTH MATERIAL, AS SPECIFIED ELSEWHERE IN THE CONTRACT.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE CONTRACT ADMINISTRATOR ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO EITHER THE WATERCOURSE OR THE STORM SEWER SYSTEM. FAILURE TO REPORT WILL BE CONSTITUTE A BRACH OF THIS SPECIFICATION AND THE CONTRACTOR MAY ALSO BE SUBJECT TO THE PENALTIES IMPOSED BY THE APPLICABLE REGULATORY AGENCY. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.

THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURE OR MEASURES, IS NO LONGER REQUIRED. NO CONTROL MEASURE MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS THE ENTRY OF ANY EQUIPMENT, OTHER THAN HAND-HELD EQUIPMENT, INTO ANY WATERCOURSE, AND PREVENTS THE RELEASE OF ANY SEDIMENT OR DEBRIS INTO ANY SEWER OR WATERCOURSE WITHIN OR DOWNSTREAM OF THE WORKING AREA. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE WORKING AREA AT THE CONTRACTOR'S EXPENSE AND MANAGED IN COMPLIANCE WITH THE REQUIREMENTS FOR EXCESS EARTH MATERIAL.

WHERE, IN THE OPINION OF EITHER THE CONTRACT ADMINISTRATOR OR A REGULATORY AGENCY, ANY OF THE TERMS SPECIFIED HEREIN HAVE NOT BEEN COMPLIED WITH OR PERFORMED IN A SUITABLE MANNER, OR YAT ALL, THE CONTRACTOR ADMINISTRATOR OR A REGULATORY AGENCY HAS THE RIGHT TO IMMEDIATELY WITHDRAW ITS PERMISSION TO CONTINUE THE WORK BUT MAY REVEW ITS PERMISSION UPON BEING SATISFIED THAT THE DEFAULTS OR DEFICIENCIES IN THE PERFORMANCE OF THIS SPECIFICATION BY THE CONTRACTOR HAVE BEEN REMEDIED.

SPILL CONTROL NOTES

1. ALL CONSTRUCTION EQUIPMENT SHALL BE RE-FUELED, MAINTAINED, AND STORED NO LESS THAN 30 METRES FROM WATERCOURSE, STREAMS, CREEKS, WOODLOTS, AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR AS OTHERWISE SPECIFIED.
2. THE CONTRACTOR MUST IMPLEMENT NECESSARY MEASURES TO PREVENT OR REDUCE DISCHARGES OR SPILLS OF POLLUTANTS, DELETERIOUS MATERIALS, OR OTHER SUCH MATERIALS OR SUBSTANCES WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT.
3. IN THE EVENT OF A LEAK, DISCHARGE OR SPILL OF POLLUTANT, DELETERIOUS MATERIAL OR OTHER SUCH MATERIAL OR SUBSTANCE WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT, THE CONTRACTOR SHALL:
  - 3.1. IMMEDIATELY NOTIFY APPROPRIATE FEDERAL, PROVINCIAL, AND LOCAL GOVERNMENT MINISTRIES, DEPARTMENTS, AGENCIES, AND AUTHORITIES OF THE INCIDENT IN ACCORDANCE WITH ALL CURRENT LAWS, LEGISLATION, ACTS, BY-LAWS, PERMITS, APPROVALS, ETC.
  - 3.2. TAKE IMMEDIATE MEASURES TO CONTAIN THE MATERIAL OR SUBSTANCE, AND TO TAKE SUCH MEASURES TO MITIGATE AGAINST ADVERSE IMPACTS TO THE NATURAL ENVIRONMENT.
  - 3.3. RESTORE THE AFFECTED AREA TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.

MUD MAT NOTES

1. THE GRANULAR MATERIAL WILL REQUIRE PERIODIC REPLACEMENT AS IT BECOMES CONTAMINATED BY VEHICLE TRAFFIC.
2. SEDIMENT SHALL BE CLEANED FROM PUBLIC ROADS AT THE END OF EACH DAY.
3. SEDIMENT SHALL BE REMOVED FROM PUBLIC ROADS BY SHOVELING OR SWEEPING AND DISPOSED OR PROPERLY IN A CONTROLLED SEDIMENT DISPOSAL AREA.

SITE GRADING NOTES

1. PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS, ALL SILTATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL PER EROSION CONTROL PLAN.
2. ALL GRANULAR AND PAVEMENT FOR ROADS/PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
3. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD AND PARKING AREAS ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. CONCRETE CURB SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. SC1.1 OR OPSD 600.110. PROVISION SHALL BE MADE OR CURB DEPRESSIONS AS INDICATED ON ARCHITECTURAL SITE PLAN. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD SC1.4.
5. ALL CURBS, CONCRETE ISLANDS, AND SIDEWALKS SHOWN O THIS DRAWING ARE TO BR PRICED IN SITE WORKS PORTION OF THE CONTRACT.
6. PAVEMENTS FOR POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT CONTRACTORS EXPENSE.
7. PAVEMENTS FOR STATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. R10 AND OPSD 509.010 AND OPS3 310.
8. GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 300MM AROUND ALL STRUCTURES WITHIN THE PAVEMENT AREA.
7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300MM LIFTS.
8. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR BACKFILLING.
9. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE, IF REQUIRED BY THE MUNICIPALITY.
10. ALL PAVEMENT MARKING FEATURES AND SITE SIGNAGE SHALL BE PLACED PER ARCHITECTURAL SITE PLAN. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT PAINT.
11. REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
12. STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT. ALL JOINTS MUST BE SEALED.
13. SIDEWALKS TO BE 13MM & BEVELED AT 2:1 OR 6MM WITH NO BEVEL REQUIRED BELOW THE FINISHED FLOOR SLAB ELEVATION AT ENTRANCES REQUIRED TO BE BARRIER-FREE, UNLESS OTHERWISE NOTED. ALL IN ACCORDANCE WITH OBC 3.8.1.3 & OTTAWA ACCESSIBILITY DESIGN STANDARDS.
14. WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.

ROADWORK SPECIFICATIONS

15. ROADWORK TO BE COMPLETED IN ACCORDANCE WITH GEOTECHNICAL REPORT.
16. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND STOCK PILLED ON SITE AS DIRECTED BY NATIONAL MUNICIPALITY.
17. THE SUBGRADE SHALL BE CROWNED AND SLOPED AT LEAST 2% AND PROOF ROLLED WITH HEAVY ROLLERS.
18. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'A' TYPE II COMPACTED IN MAXIMUM 300MM LIFTS.
19. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO MINIMUM OF 100% STANDARD PROCTOR DENSITY MAXIMUM DRY DENSITY (SPMD0).
20. CONCRETE RAMP C/W TACTILE WALKING SURFACE INDICATORS COMPONENT AS PER OPSD 310.039. TACTILE WALKING SURFACE INDICATORS TO BE INSTALLED AT ALL RAMPS. MATERIAL TO BE POLYMER COMPOSITE, COLOR GREY.

SANITARY, FOUNDATION DRAIN, STORM SEWER AND WATERMAIN NOTES

GENERAL

1. LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
2. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S6. THE SEALS SHOULD BE AT LEAST 1.5M LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. THE SEALS SHOULD EXTEND FROM THE FRONT LINE AND FULLY PENETRATE THE BEDDING, SUB-BEDDING, AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPATIBLE BROWN SILTY CLAY PLACED IN MAXIMUM 225MM LIFTS AND COMPACTED TO A MINIMUM OF 95% SPMD0. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT 60M INTERVALS IN THE SERVICE TRENCHES.
3. SERVICES TO BUILDING TO BE TERMINATED 1.0M FROM THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL MAINTENANCE STRUCTURE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY. A MINIMUM OF 300MM AROUND STRUCTURES.
5. 'MODULOG' OR APPROVED PRE-CAST MAINTENANCE STRUCTURE AND CATCH BASIN ADJUSTERS TO BE USED IN LIEU OF BRICKING. PARGE ADJUSTING UNITS ON THE OUTSIDE ONLY.
6. SAFETY PLATFORMS SHALL BE PER OPSD 404.02.
7. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH OPSD 1003.01, IF APPLICABLE.
8. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SEWERS, INCLUDING PICTORIAL REPORT, ONE (1) CD COPY AND TWO (2) VIDEO RECORDING IN A FORMAT ACCEPTABLE TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER.
9. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF WEAR COURSE ASPHALT.

SANITARY

10. ALL SANITARY SEWER INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
11. ALL SANITARY GRAVITY SEWER SHALL BE PVC SDR 35, IPEX 'RING-TITE' (OR APPROVED EQUIVALENT) PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS SPECIFIED OTHERWISE.
12. EXISTING MAINTENANCE STRUCTURES TO BE RE-BENCHED WHERE A NEW CONNECTION IS MADE.
13. SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' BEDDING, UNLESS SPECIFIED OTHERWISE.
14. SANITARY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24 AND S25.
15. SANITARY MAINTENANCE STRUCTURES SHALL BE BENCHED PER OPSD 701.021.
16. 100MM THICK HIGH-DENSITY GRADE 'A' POLYSTYRENE INSULATION TO BE INSTALLED IN ACCORDANCE WITH CITY STD W22 WHERE INDICATED ON DRAWING SSP-1.

STORM

17. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2, OR LATEST AMENDMENT. ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1, OR LATEST AMENDMENT. PIPE SHALL BE JOINED WITH STD. RUBBER GASKETS AS PER CSA A257.1, OR LATEST AMENDMENT.
18. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
19. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
20. CATCH BASIN SHALL BE IN ACCORDANCE WITH OPSD 705.010.
21. CATCH BASIN LEADS SHALL BE IN 200MM DIA. AT 1% SLOPE (MIN) UNLESS SPECIFIED OTHERWISE.
22. ALL CATCH BASINS SHALL HAVE 600MM SUMPS, UNLESS SPECIFIED OTHERWISE.
23. ALL CATCH BASIN LEAD INVERTS TO BE 1.5M BELOW UNFINISHED GRADE UNLESS SPECIFIED OTHERWISE.
24. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR IS REQUIRED TO PROVIDE AND SHALL BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
25. ALL ROAD AND PARKING LOT CATCH BASINS TO BE INSTALLED WITH ORTHOGONALLY PLACED SUBDRAINS IN ACCORDANCE WITH DETAIL. PERFORATED SUBDRAIN FOR ROAD AND PARKING LOT CATCH BASIN SHALL BE INSTALLED PER CITY STD R1 UNLESS OTHERWISE NOTED.
26. PERFORATED SUBDRAIN FOR REAR YARD AND LANDSCAPING APPLICATIONS SHALL BE INSTALLED PER CITY STD S29, S30 AND S31, WHERE APPLICABLE.
27. RIP-RAP TREATMENT SEWER AND CULVERT OUTLETS PER OPSD 810.010.
28. ALL STORM SEWER/ CULVERTS TO BE INSTALLED WITH FROST TREATMENT PER OPSD 803.031 WHERE APPLICABLE.
29. ALL STORM MANHOLES WITH PIPE LESS THAN 900MM IN DIAMETER SHALL BE CONSTRUCTED WITH A 300MM SUMP AS PER SDG, CLAUSE 6.2.6.

WATERMAIN

30. ALL WATERMAIN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
31. ALL PVC WATERMAINS SHALL BE AWWA C-600 CLASS 150, SDR 18 OR APPROVED EQUIVALENT.
32. ALL WATER SERVICES LESS THAN OR EQUAL TO 50MM IN DIAMETER TO BE TYPE 'K' COPPER.
33. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17. UNLESS SPECIFIED OTHERWISE, BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
34. ALL PVC WATERMAINS, SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWOJ OR RWJ TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W.36.
35. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS PER CITY OF OTTAWA STD.25.5 AND W25.6.
36. VALVE BOXES SHALL BE INSTALLED PER CITY OF OTTAWA STD W24.
37. WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS PER CITY OF OTTAWA STD.25.5 AND W25.6.
38. THRUST BLOCKING OF WATERMAINS TO BE INSTALLED PER CITY OF OTTAWA STD. W25.3 AND W25.4.
39. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS, BLOW-OFFS, AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
40. WATERMAIN CROSSING OVER AND BELOW SEWERS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY.
41. WATER SERVICES ARE TO BE INSULATED PER CITY STD. W23 WHERE SEPARATION BETWEEN SERVICES AND MAINTENANCE HOLES ARE LESS THAN 2.4M.
42. THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.6M PER MCE GUIDELINES. FOR CROSSING UNDER SEWERS, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING TO ENSURE THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
43. ALL WATERMAINS SHALL HAVE A MINIMUM COVER OR 2.4M, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD DWG W22.
44. GENERAL WATER PLANT TO UTILITY CLEARANCE AS PER STD DWG R20.
45. FIRE HYDRANT INSTALLATION AS PER STD DWG W19, ALL BOTTOM OF HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.10M ABOVE PROPOSED FINISHED GRADE AT HYDRANT. FIRE HYDRA ST LOCATION AS PER STD DWG W19.
46. BUILDING SERVICE TO BE CAPPED 1.0M OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12M BACK FROM STUB.
47. ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
48. ALL WATERMAINS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL CHLORINATED WATER TO BE DISCHARGED AND PRETREATED TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE. DISCHARGED WATER MUST BE CONTROLLED AND TREATED SO AS NOT TO ADVERSELY EFFECT ENVIRONMENT. IT IS RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MUNICIPAL AND/OR PROVINCIAL REQUIREMENTS ARE FOLLOWED.
49. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50MM BLOW OFF UNLESS OTHERWISE NOTED.

PAVEMENT STRUCTURE

| COURSE     | MATERIAL                  | THICKNESS (mm)     |                             |
|------------|---------------------------|--------------------|-----------------------------|
|            |                           | AUTOMOBILE PARKING | TRUCK ROUTE (HEAVY TRAFFIC) |
| SURFACE    | HL.3 A/C (PG 58-34)       | 40                 | 50                          |
| BINDER     | HL.8 A/C (PG 58-34)       | 50                 | 60                          |
| BASECOURSE | OPSS GRANULAR "A"         | 150                | 150                         |
| SUBBASE    | OPSS GRANULAR "B" TYPE II | 300                | 300                         |

NOTE:  
IN PREPARATION FOR PAVEMENT CONSTRUCTION AT THIS SITE, ANY SURFICIAL OR NEAR SURFACE/SUBGRADE LEVEL TOPSOIL AND ANY SOFT, WET OR DELETERIOUS MATERIALS SHOULD BE REMOVED FROM THE PROPOSED PAVED AREAS. THE EXPOSED SUBGRADE SHOULD BE INSPECTED AND APPROVED BY GEOTECHNICAL PERSONNEL. AND ANY SOFT AREAS EVIDENT SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE EARTH BORROW APPROVED BY THE GEOTECHNICAL ENGINEER. THE SUBGRADE SHOULD BE SHAPED AND CROWNED TO PROMOTE DRAINAGE OF THE SITE DRAINAGE STRUCTURES. FOLLOWING APPROVAL OF THE PREPARATION OF THE SUBGRADE, THE PAVEMENT GRANULARS MAY BE PLACED.

REFER TO GEOTECHNICAL REPORT PREPARED BY EXP SERVICES INC., DATED AUGUST 11 2025.

USE AND INTERPRETATION OF DRAWINGS

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|     |                     |      |             |
|-----|---------------------|------|-------------|
| 01  | ISSUED FOR APPROVAL | M.L. | 30 JUN 2026 |
| No. | REVISIONS           | BY   | DATE        |



NOT AUTHENTIC UNLESS SIGNED AND DATED



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www.lrl.ca | (613) 842-3434

CLIENT

FIGURR ARCHITECTS COLLECTIVE

|              |           |              |
|--------------|-----------|--------------|
| DESIGNED BY: | DRAWN BY: | APPROVED BY: |
| S.V. / M.L.  | M.L.      | K.P.         |

PROJECT

BLOCK 2  
WATERIDGE VILLAGE DEVELOPEMENT  
OTTAWA, ON

DRAWING TITLE

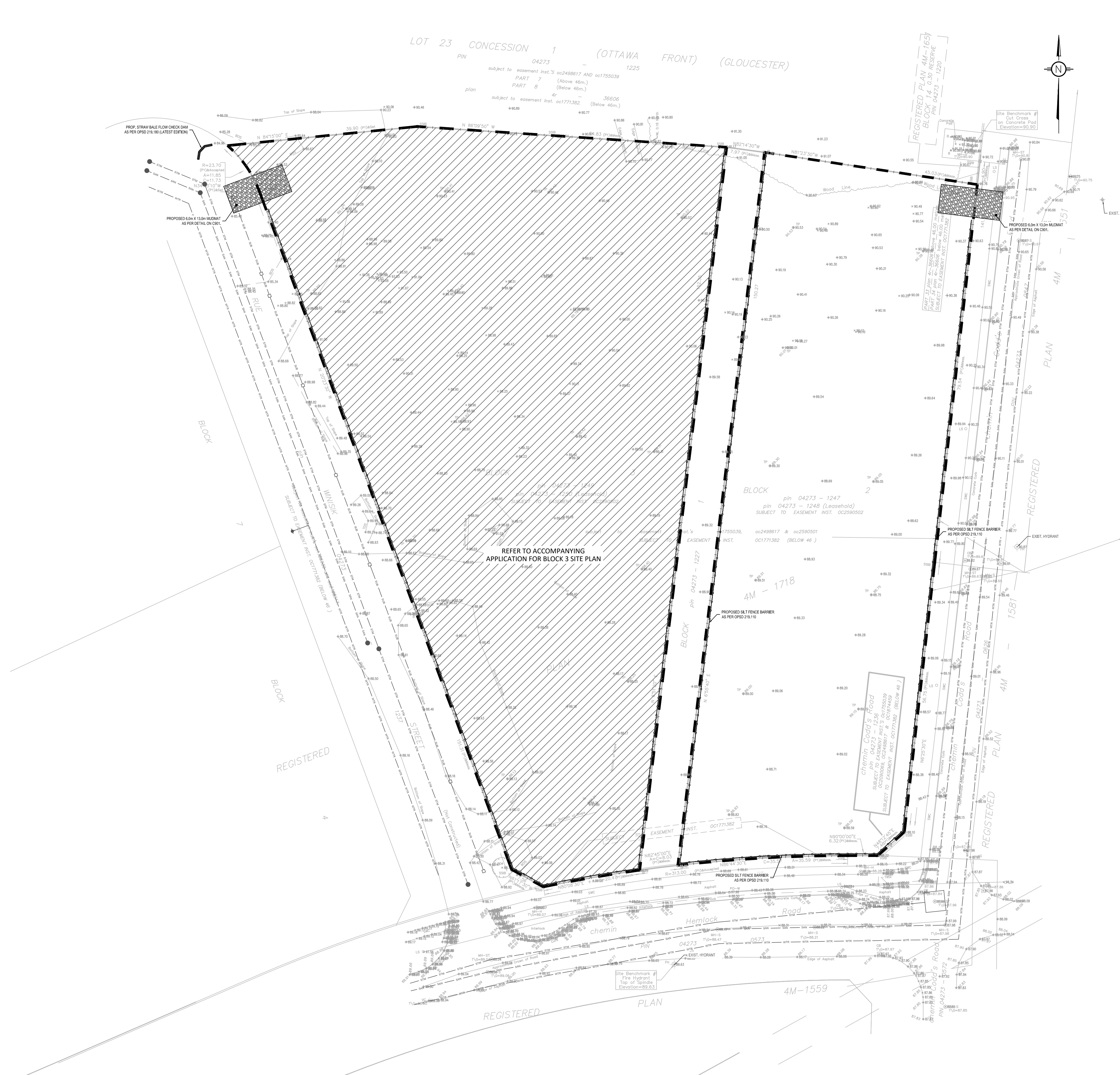
GENERAL NOTES

PROJECT NO.

250290

C001





**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
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No. REVISIONS BY DATE

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www.lrl.ca | (613) 842-3434

CLIENT: FIGURR ARCHITECTS COLLECTIVE

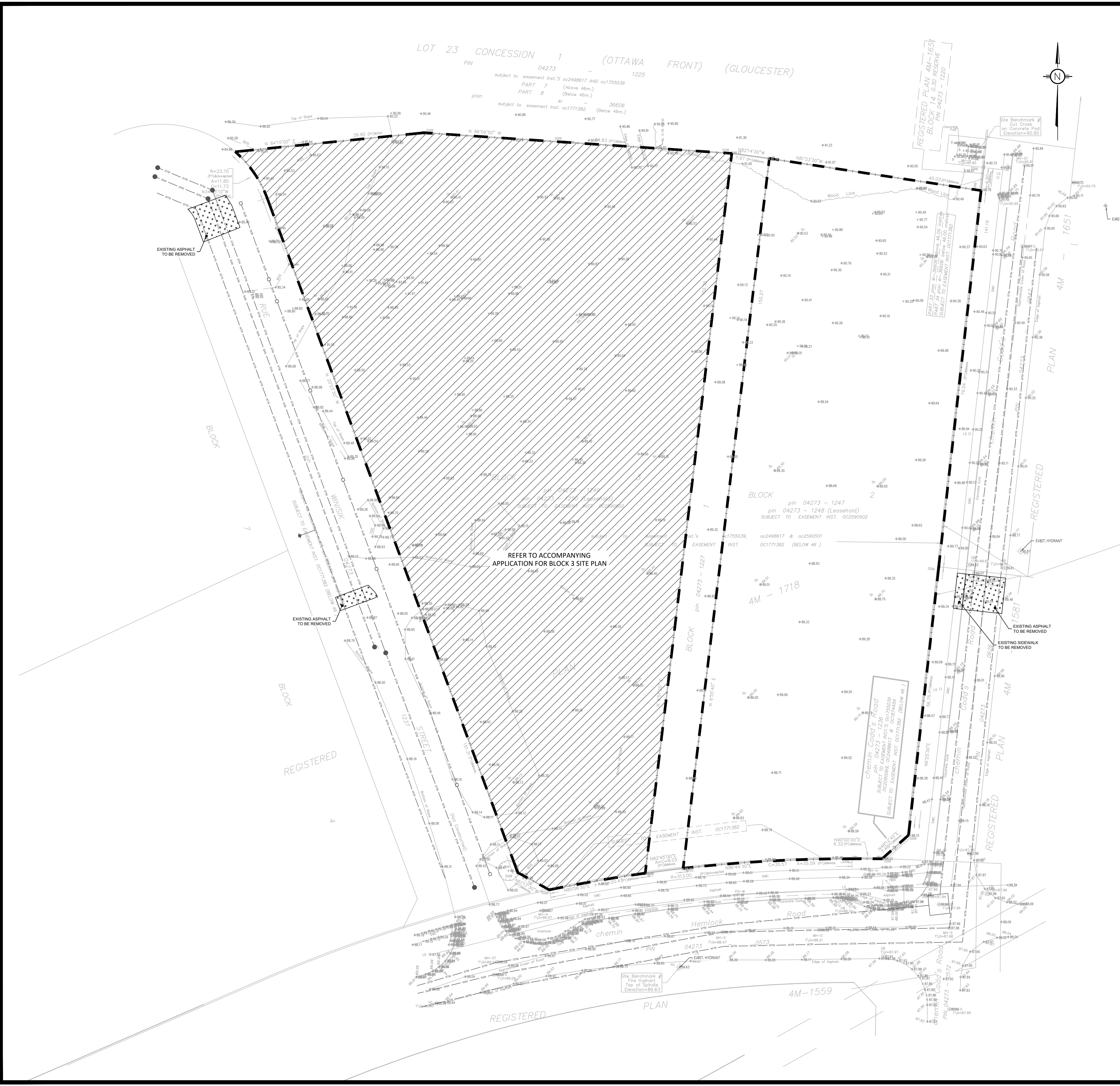
DESIGNED BY: S.V. / M.L. DRAWN BY: M.L. APPROVED BY: K.P.

PROJECT: BLOCK 2 WATERIDGE VILLAGE DEVELOPEMENT OTTAWA, ON

DRAWING TITLE: EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO. 250290 C101





**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
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- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
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- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
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- PROPOSED WATERMAIN
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www.lrl.ca | (613) 842-3434

CLIENT: FIGURR ARCHITECTS COLLECTIVE

DESIGNED BY: S.V. / M.L. DRAWN BY: M.L. APPROVED BY: K.P.

PROJECT: BLOCK 2 WATERIDGE VILLAGE DEVELOPEMENT OTTAWA, ON

DRAWING TITLE: DEMOLITION PLAN

PROJECT NO. 250290 C102









**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
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- PROPOSED ELEVATION
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- PROPOSED WATERMAIN
- EXISTING STORM SEWER
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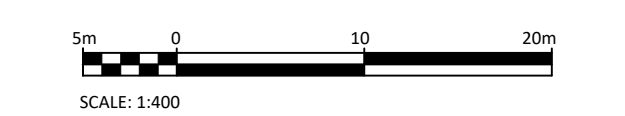
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**FIGURR ARCHITECTS COLLECTIVE**

DESIGNED BY: S.V. / M.L. DRAWN BY: M.L. APPROVED BY: K.P.

PROJECT: BLOCK 2 WATERIDGE VILLAGE DEVELOPEMENT OTTAWA, ON

DRAWING TITLE: SERVICING PLAN

PROJECT NO: 250290 C401









**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
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- PROPOSED 100mmØ PERFORATED SUBDRAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
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- EXISTING WATERMAIN
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- EXISTING MANHOLE
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- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
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PROJECT

**BLOCK 2  
WATERIDGE VILLAGE DEVELOPEMENT  
OTTAWA, ON**

DRAWING TITLE

**PRE-DEVELOPMENT  
WATERSHED PLAN**

PROJECT NO.

**250290 C701**





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PROJECT

BLOCK 2  
WATERIDGE VILLAGE DEVELOPEMENT  
OTTAWA, ON

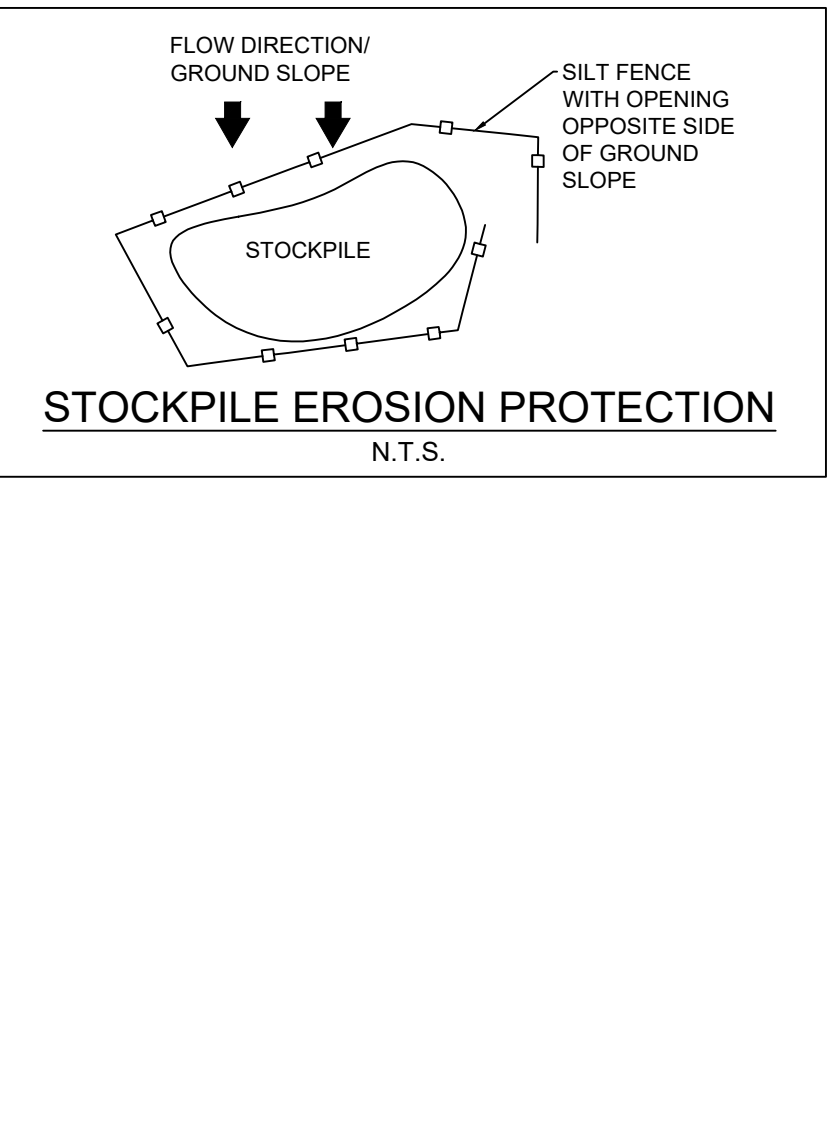
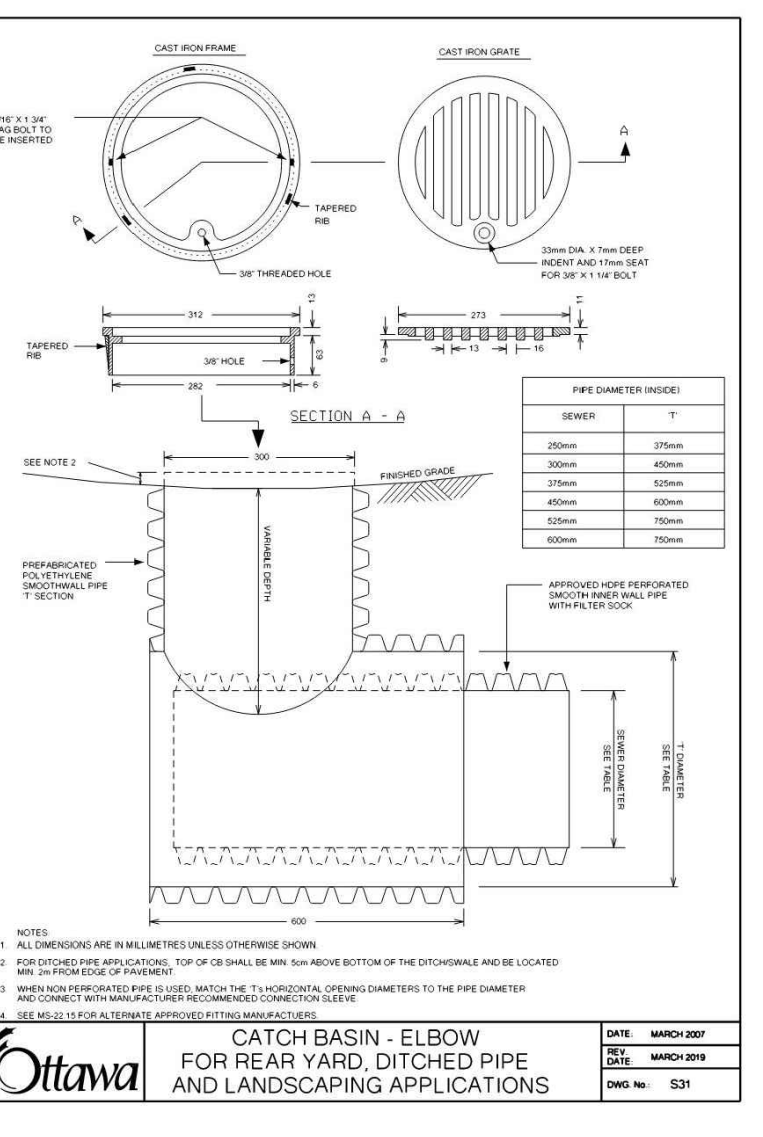
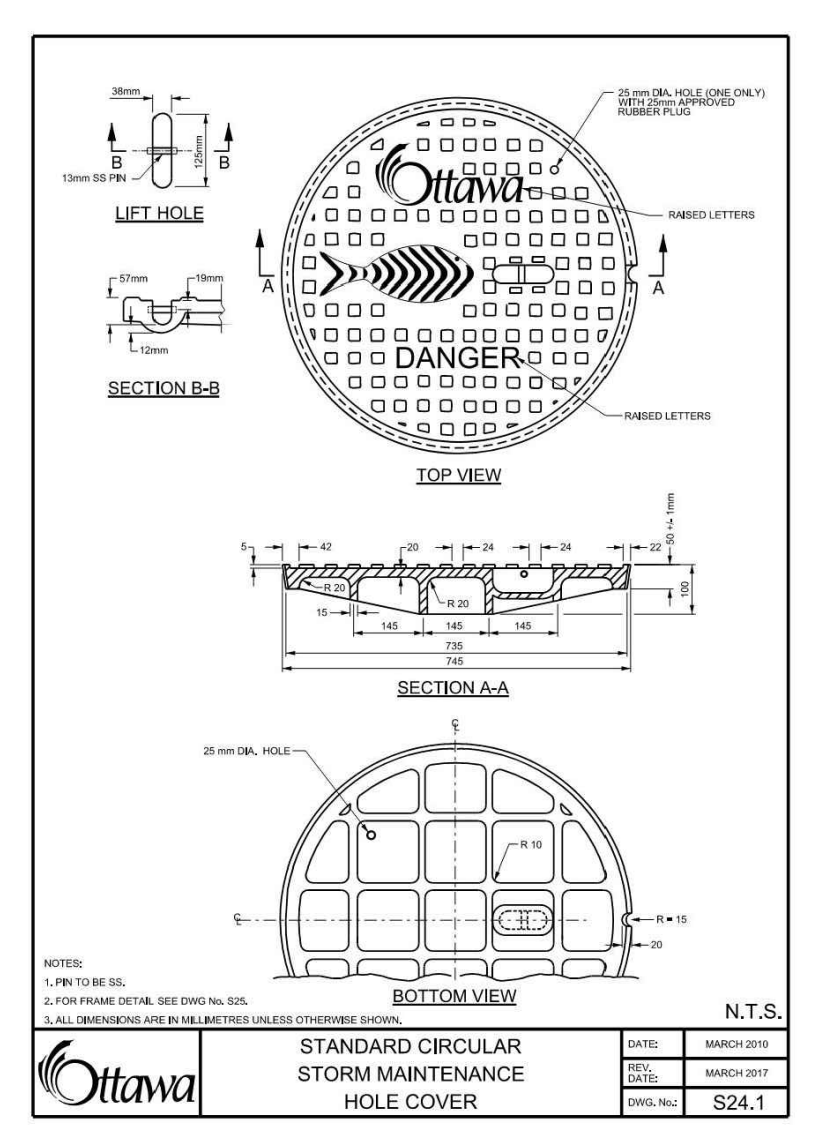
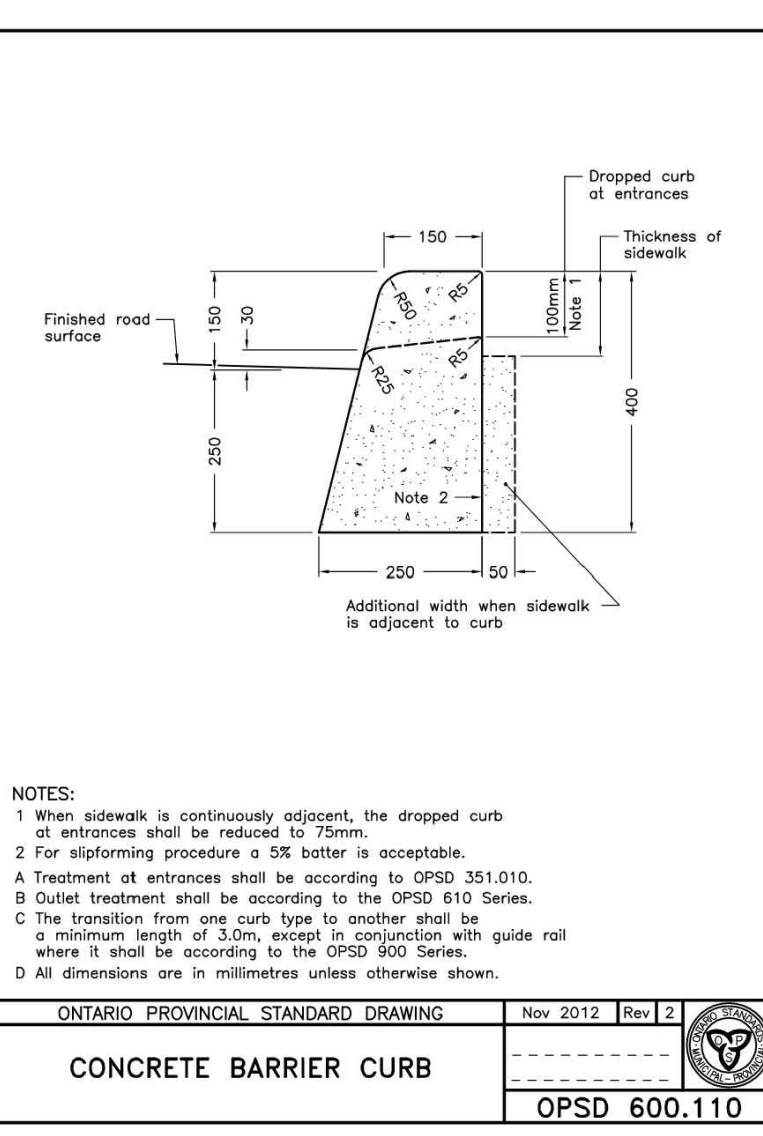
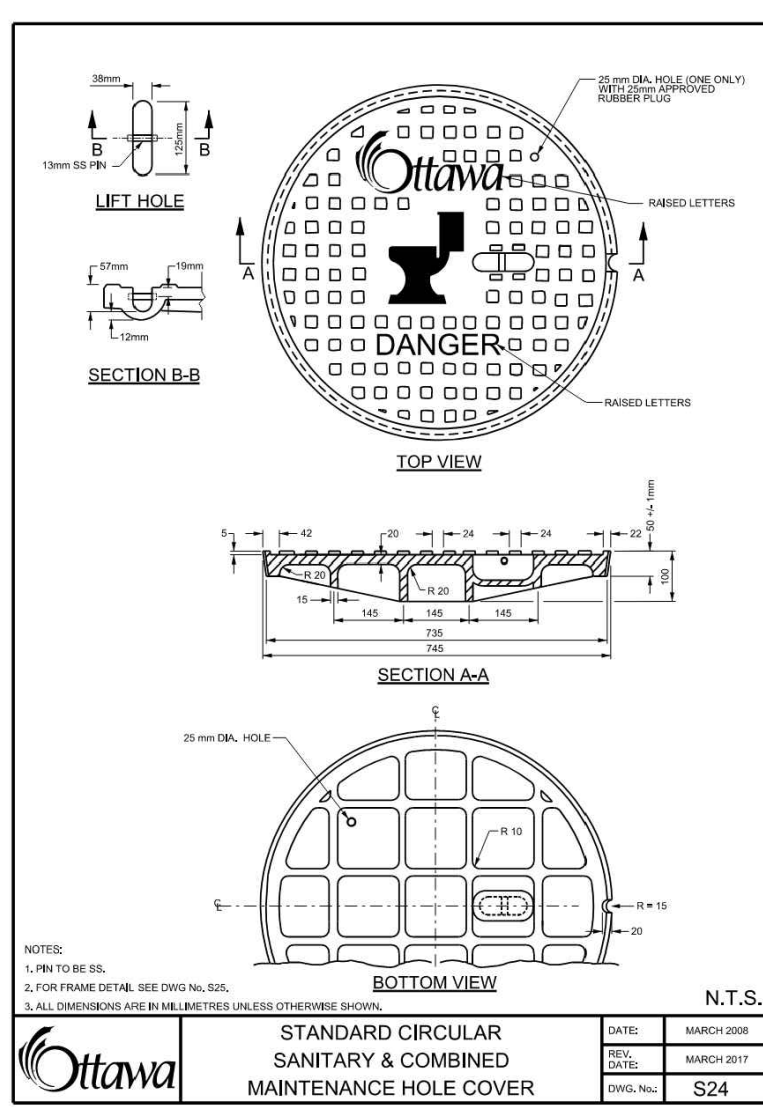
DRAWING TITLE

POST-DEVELOPMENT  
WATERSHED PLAN

PROJECT NO.

250290C702





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## **APPENDIX G**

**Design Brief Wateridge Village at Rockcliffe  
335 St. Laurent Boulevard Phase 4**







CANADA LANDS COMPANY  
SOCIÉTÉ IMMOBILIÈRE DU CANADA

REPORT

Project: 118863-5.2.2

# DESIGN BRIEF WATERIDGE VILLAGE AT ROCKCLIFFE 335 ST. LAURENT BOULEVARD PHASE 4

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Prepared for CANADA LANDS COMPANY  
by IBI GROUP  
MARCH 2023

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- |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Appendix A</b> | <ul style="list-style-type: none"><li>- Draft 4M- Plan</li><li>- December 24, 2020 e-mail from City of Ottawa</li><li>- December 5, 2018 e-mail from RVCA</li><li>- December 19, 2018 e-mail from MECP Ottawa Office</li><li>- Permit To Take Water</li><li>- ECA No. 6929-A7MRBC for Phase 1A sewers</li><li>- ECA No. 0824-A8CR5H for Eastern SWM facility</li><li>- Notice of Completion of Class Environmental Assessment (EA)</li></ul> |
| <b>Appendix B</b> | <ul style="list-style-type: none"><li>- Figure 4.4 Proposed Pipe alignment and Diameters</li><li>- Watermain Demand Calculation Sheet</li><li>- Boundary Conditions</li><li>- Water Quality Calculations</li><li>- Hydraulic Modeling Results</li></ul>                                                                                                                                                                                      |
| <b>Appendix C</b> | <ul style="list-style-type: none"><li>- Figure 5.1 – Recommended Wastewater Plan (MSS)</li><li>- Figure 3.1 – Recommended Wastewater Plan</li><li>- Temporary ICD Calculations</li><li>- Sanitary Sewer Design Sheets</li><li>- Sanitary Drainage Area Plans - Drawings 118863-410</li></ul>                                                                                                                                                 |
| <b>Appendix D</b> | <ul style="list-style-type: none"><li>- Figure 6.7 – Recommended Storm Sewer System (MSS)</li><li>- Figure 4.1 – Recommended Minor Storm Plan</li><li>- Storm Sewer Design Sheets</li><li>- Storm Drainage Area Plans - Drawing 118863-510,</li><li>- Temporary Ditch Inlet ICD Calculations</li><li>- Time of Concentration Calculations</li><li>- Major Overflow Ditch Design</li></ul>                                                    |
| <b>Appendix E</b> | <ul style="list-style-type: none"><li>- Drawing 118863-910, Erosion and Sedimentation Control Plan</li></ul>                                                                                                                                                                                                                                                                                                                                 |
| <b>Appendix F</b> | <ul style="list-style-type: none"><li>- Drawing 118863-751 DDSWMM Model Schematic</li><li>- Drawing 118863-601</li><li>- Velocity x Depth Calculation</li><li>- XPSWMM Schematic</li><li>- HGL results</li><li>- Model Files</li></ul>                                                                                                                                                                                                       |
| <b>Appendix G</b> | <ul style="list-style-type: none"><li>- Pilot Project Information Form</li></ul>                                                                                                                                                                                                                                                                                                                                                             |

# 1 Introduction

## 1.1 Scope

The purpose of this Design Brief is to provide stakeholder regulators with the project background together with the design philosophy and criteria incorporated in the sub-division design. This report will provide a logical framework to assist reviewers with evaluation of the design of the development.

## 1.2 Background

### 1.2.1 General

In 2011, Canada Lands Company (CLC), bought and took ownership of about 125 ha of the former CFB Rockcliffe air base site. The acquisition of the decommissioned base by CLC offers the opportunity today to reconnect this site back into the urban fabric of the City and create a highly desirable mixed-use community for approximately 10,000 residents. The long-term development period to full build out is estimated to be 15-20 years. There is also the opportunity to provide space for a variety of employment uses providing up to 2,600 permanent jobs.

Due to the proximity to the downtown, the new community will allow for more intensive development than in the outer suburbs, yet at a lower scale than one would see closer to the core.

A variety of housing types will be built to provide a range of choices for people with different housing needs. A community core will have the greatest mix of land uses to provide amenities to the new neighbourhoods, and it will also have the most active and vibrant streets in the community.

### 1.2.2 Previous Studies

In anticipation of development of the subject site, numerous reports and studies have been completed over the last five years. The most significant of these is the Community Design Plan (CDP) for which a Master Servicing Study was also prepared as a supporting document. Those documents were approved by City Council on October 14, 2015.

The “Former CFB Rockcliffe Community Design Plan, August 14, 2015”, includes a Draft Preferred Plan – Land Use which is shown in **Figure 1.1**. That figure illustrates the overall land use, road and block pattern for the community. That land use plan provides guidance and information upon which the balance of the development will be based.

In support of the CDP, there were numerous supporting documents including the “Former CFB Rockcliffe Master Servicing Study” (MSS), August 2015, prepared by IBI Group. That report provided a plan for provision of major infrastructure needed to support the proposed development of the subject site. The first three developments in the sub-division were Phases 1A, 1B and 2. Those phases are currently under construction. The design of these phases built upon the infrastructure recommendations of the earlier MSS document including the Eastern Stormwater Management Facility with an outlet to the Ottawa River; major trunk sewer outlets and most of the backbone watermain designs. Municipal services in Phase 4 will connect to infrastructure previously installed in Phase 1A.

In July 2020, at the request of the City of Ottawa, and on behalf of CLC, IBI Group completed an update to the 2015 MSS. In accordance with the 2015 MSS, the storm sewer outlet for the northern portion of Phase 2 was a trunk storm sewer proposed to be constructed through the “northern” community park which is now known as Kishkabika Park. Because of Records of Site Condition issues, the original outlet storm sewer pipe could not be constructed through the community park in a timely manner to service Phase 2. Instead, it was agreed to re-route the impacted Phase 2



stormwater flows to an existing storm sewer built during Phases 1A and 1B. Accordingly, the MSS was updated to reflect that change. That change has a negligible impact on Phase 4.

### 1.2.3 Municipal Infrastructure

The former site was serviced with central municipal services including a potable water supply and combined sewers. The water distribution system that previously serviced the property has been decommissioned and is no longer in service. The combined sewers discharged to the Ottawa Interceptor Sewer (IOS) which is a large diameter trunk combined sewer servicing a large portion of the City of Ottawa and a portion of which is located about 40 m below the Wateridge Village at Rockcliffe site. Combined sewage from the west portion of the site previously discharged to the Alvin Heights Pullback Sewer and combined flows from the eastern portion of the site discharged to the RCAF Pullback Sewer. Both these connections are fitted with overflow mechanisms which divert some flow away from the IOS sewer towards the Ottawa River during infrequent storm events. There is a third sewer connection to the IOS sewer which is located in the center of the sub-division and which was upgraded in Phase 1A. That connection is a dedicated sanitary sewer structure with no stormwater flows.

## 1.3 Subject Property

CLC plans to develop the Wateridge Village property in several phases. Phases 1A, 1B and 2, which cover about 50 ha, are currently under development. The current location now planned for development is Phase 4. The draft M-Plan for that location is shown in **Figure 1.2**. This phase covers about 5.72 ha and includes 2 low to mid-rise residential blocks and 3 low to mid-rise mixed use blocks and one multi-use pathway block. The draft 4M-Plan is also included in drawing format in **Appendix A**.

In 2018 when this Phase was originally submitted to the City for review, it was known as Phase 2A. In 2020, Canada Lands Company revised the Phasing Plan for the entire property and the subject site has been renamed Phase 4 and the former Phase 2B has been re-named Phase 2. This report will refer to these phases based on the current Phasing Plan which is now included in **Figure 1.7**.

## 1.4 Watercourses

There are two significant watercourses downstream of the Rockcliffe property. Please refer to **Figure 1.3**, Existing Water Courses. These are the Western Creek located west of the Aviation Parkway and the Eastern Creek located east of the Aviation Museum. Runoff from the former site not yet re-developed presently drains to both those watercourses. However, runoff from Phases 1 and 2 will be directed away from those two creeks and routed to the Eastern Stormwater Facility which was constructed and put into service in 2017 and discharges directly to the Ottawa River.

There is an existing shallow ditch that runs along the southern and western edges of Phase 1A of Wateridge Village site. That ditch collects runoff from adjacent upstream developments, including Codd's Road, the Fairhaven Community and the Montfort Woods. The upper reaches of that swale were improved as part of the Phase 1A sub-division and runoff from the ditch which is known as the Southwest Swale, is temporarily routed to the local storm sewer system and outlets to an existing ditch upstream of Hemlock Road. That runoff eventually discharges to the Western Creek.

The second remaining storm sewer on the property empties over the northeast escarpment and directs its runoff to the Eastern Creek. As with the storm sewer on the western side of the site, the "eastern" storm sewer was once the outlet from the original Burma Storm Pond. As development advances towards the northeast of the property the "eastern" storm sewer will be removed.

The Phase 4 development will have no physical impact on the downstream watercourses.

## 1.5 Limits of Existing Infrastructure

**Figures 1.4 to Figure 1.6** indicate the limits of the existing municipal infrastructure which was constructed to provide the servicing requirements of the former CFB Rockcliffe airbase and subsequently revised as per the previous development Phases. **Figure 1.4** indicates the limits of existing water plant infrastructure and **Figure 1.5** and **Figure 1.6** respectively show the locations of existing sanitary/combined and storm sewers. Both the Brittany Drive Pump Station and Montreal Road Pump Station provide water to both the Zone 1E and Zone Mont. The subject site is located in Zone Mont. The Ottawa Interceptor Sewer (IOS) is a 2400 mm diameter combined sewer to which wastewater and some storm runoff from the property presently outlets. Codd's Road was the approximate drainage divide for the former development and combined site sewers to the west of Codd's Road discharged to the existing 300 mm diameter Airbase Pullback sewer which empties into the Alvin Heights Pullback Sewer which discharges to the IOS at the Peach Tree Road Shaft located west of the CLC property. Wastewater flows from the east portion of the site previously outletted to the existing 300 mm diameter RCAP Pullback sewer which connects to the IOS via the NRC shaft.

Sanitary flows from the Thorncliffe Village Community were previously routed through the subject site and connected to the IOS at the Codd's Road Shaft which is located in the center of the site. Development of Phase 1A and 1B included a permanent interception of the sanitary sewer from the Thorncliffe Village development and an improved connection at the Codd's Road Shaft.

All existing site sewers in the former airbase are proposed to be eventually removed in favour of new sewers. There were no existing stormwater management facilities servicing the former development.

Development of Phase 1A included a large diameter storm sewer in Oshedinaa Street. That 3000 mm dia sewer was designed to carry stormwater flows from most of the subdivision. The proposed Phase 4 storm sewer will connect to the existing trunk sewer. Development of Phase 1A also included construction of a local sanitary sewer in Oshedinaa Street. The proposed sanitary sewer in Phase 4 will connect to that existing sanitary sewer.

## 1.6 Pre-Consultation

### 1.6.1 City of Ottawa

A pre-consultation meeting with the City of Ottawa was held on November 20, 2018. Attached and included in **Appendix A** is a November 29, 2018 summary e-mail from the City. While the usual host of requirements needed at registration were reviewed, some of the highlights included discussions about the Low Impact Development (LID) features and related modelling approach and the situation concerning development of a Composite Utility Plan.

### 1.6.2 Conservation Authority

The Rideau Valley Conservation Authority (RVCA) was contacted and asked if any permits for the proposed Phase 4 construction would be required. None are. Please refer to a November 24, 2020 e-mail response from the RVCA confirming same in **Appendix A**.

### 1.6.3 MECP

The local MECP office was contacted to initiate the pre-consultation process with the province. IBI has reached out to the local MECP office for a pre-consultation for Phase 4. Attached is a copy of a December 19, 2018 e-mail from the MECP in Ottawa that recommends that the LID features, as well as services, can be approved under the transfer of review program. Please refer to a December 19, 2018 e-mail response from the local MECP located in **Appendix A**.



## 1.7 Geotechnical Considerations

Terrapex Environmental Ltd. prepared the October 14, 2020, Geotechnical Investigation Report Proposed Mixed-Use Development Phase 4 Wateridge Village Ottawa, Ontario. The objectives of the investigation were to prepare a report to:

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

Terrapex Environmental Ltd. completed a supplementary investigation as requested by the City on March 11, 2022. The objectives of the supplementary investigation were to:

- Install additional monitoring wells that would extend below the invert of the proposed sewers
- Complete test pits along Winisik Street and Oshedinaa Street to determine the depth of the bedrock

The investigations revealed that the site consists of grey limestone bedrock overlaid by gravelly sand in some areas, clay and silt in other areas and silty sand to sand in other areas. The bedrock depths range from 0.4 m to 3.1 m below grade. Some of the recommendations of the report include:

- Tree planting in sensitive clay soils
- Building construction
- Clay seals every 100 m in service trenches
- Pavement designs
- Earthquake design
- Chemical characterization
- Permit to take water – one already exists and is included in **Appendix A**.
- Grading comments.

## 1.8 Existing Private Services

There are existing private services within the Fairhaven Community located south of and adjacent to Phase 4 and at the Aviation Museum. None of the private services will be impacted by Phase 4 construction.

## 1.9 Phasing

The development of the Wateridge Village at Rockcliffe site will be completed in multiple phases. **Figure 1.7** shows the limits of the proposed phase. Phases 1A, 1B and 2 are currently under construction. The timing of development of future phases after Phase 4 will be confirmed by CLC. The current vision is that full build out will take 15 to 20 years. Based on that schedule, the property may not be fully developed until the early 2030's.

## 1.10 Legal Outlet

Phase 1A construction in 2016-2017 included installation of a 3000 mm dia trunk storm sewer in Oshedinaa Street. Included in **Appendix A** is a copy of the provincial ECA number 6929-A7MRBC dated March 3, 2016 which includes approval for the trunk sewer. That trunk sewer eventually empties into the Eastern SWM facility for which a separate EPA was obtained from the province. Also included in **Appendix A** is a copy of ECA number 0824-A8CR5H dated April 12, 2016 which is the ECA for the Eastern SWM facility. The existing 3000 mm dia trunk sewer in Oshedinaa Street is the legal outlet for the proposed Winisik Street storm sewers.

Part of the Phase 1A development included construction of a local sanitary sewer in Oshedinaa Street. That sewer was granted provincial approval by the then Ministry of Environment and Climate Change. This sanitary sewer is also included in the 6929-A7MRBC ECA dated March 3, 2016 included in **Appendix A**. The existing sanitary sewer in Oshedinaa Street will be the legal outlet for the proposed Winisik Street sanitary sewer.

## 1.11 Municipal Class EA

All proposed municipal infrastructure in the Wateridge Village subdivision including watermains, sewers and SWM facilities were the subject of a Municipal Class Environmental Assessment (EA) process. The Notice of Completion of Class Environmental Assessment (EA) was published on October 31, 2015. A copy of the Notice is included in **Appendix A**.

The details of the Assessment are included in the MSS. The Assessment included an integrated approach under the Environmental Assessment Act and the Planning Act. The proposed watermains and sewers in Phase 4 will now be planned and approved through the development application process under Section 51 of the Planning Act in a manner that fulfils the requirements of Phases 1 and 2 of the Municipal Class EA process. As such these projects will require no additional EA approvals after completion of that process. All that remains to complete Phase 2 of the Municipal Class EA is for the Phase 4 watermains and sewers to be granted City and provincial approval under the Planning Act.



## 2 Water Supply

### 2.1 Existing Conditions

Phase 4 of Wateridge Village at Rockcliffe will be serviced with potable water from the City of Ottawa's Montreal Road Pressure Zone (Zone MONT). The water distribution system that previously serviced the property has been decommissioned. An existing 406 mm diameter watermain on Montreal Road will supply the site with connections at Codd's Road and Winaki Road.

The MSS water plan recommended that a 300 mm dia watermain be constructed in Hemlock Road in the area adjacent to Phase 4. The previous development Phase 1A included construction of that pipe which was commissioned in 2016. Existing watermain in the Wateridge Village development are shown on **Figure 1.4**.

### 2.2 Master Servicing Study

A recommended water distribution plan was included in the former CFB Rockcliffe Master Servicing Study, August 2015 by IBI Group. A copy of Figure 4.4 Proposed Pipe Alignment and Diameters from the Master Servicing Study is included in **Appendix B**. The recommended plan for the previous Phase 1A was implemented in accordance with the MSS recommendations as discussed in Section 2.1.

The Phase 4 water plan, which will be in general accordance with the MSS recommendations, will include connections to the Hemlock Road pipe.

### 2.3 Design Criteria

#### 2.3.1 Water Demands

Water demands for Phase 4 are based on Table 4.2 – Consumption Rates for Subdivisions of 501 to 3,000 Persons of the Ottawa Design Guidelines – Water Distribution. The preferred Concept Plan from the Master Servicing Study for land uses in Phase 4 consists of low rise residential, mid-rise mixed use. Populations for this phase are determined by the conceptual site plan which consists of 4 to 8 storey residential buildings. A watermain demand calculation sheet is included in **Appendix B** and the total water demands for Phase 4 are summarized as follows:

- Average Day 2.98 l/s
- Maximum Day 7.44 l/s
- Peak Hour 16.36 l/s

#### 2.3.2 System Pressure

The 2010 City of Ottawa Water Distribution Guidelines state that the preferred practice for design of a new distribution system is to have normal operating pressures 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 in 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. |

### 2.3.3 Fire Flow Rate

In the recent Technical Bulletin 'ISDTB-2014-02, Revisions to Ottawa Design Guidelines – Water', the fire flow requirements for single detached dwellings and traditional town and row houses can be capped at 10,000 l/min providing that there is a minimum separation of 10 meters between the backs of adjacent units and that the town and row house blocks are limited to 600 square meters of building areas and seven dwelling units.

Fire flow calculations have been conducted using the Fire Underwriters Survey (FUS) method for representative buildings shown on the conceptual site plan. A calculation was performed for Building B on Winisik, Building A on Hemlock which represents 6 and 8 storey residential buildings and Building B on Oshedinaa which represents the 4 storey residential buildings. Results of the analysis result in fire flows of 233.3 l/s, 216.7 l/s and 183.3 l/s respectively. A fire flow demand of 183.3 l/s has been added to the nodes adjacent to the 4 story building and a demand of 233.3 l/s has been added to all other nodes. A copy of the FUS calculations is included in **Appendix B**.

### 2.3.4 Boundary Conditions

The City of Ottawa has provided two hydraulic boundary conditions on Hemlock Road at the two watermain connections to Phase 4.

A copy of the boundary conditions contained in a September 23, 2021 email, is included in **Appendix B** and summarized as follows:

|                                        |         |
|----------------------------------------|---------|
| Max HGL (Basic Day)                    | 143.0 m |
| Min HGL (Peak Hour)                    | 143.0 m |
| Max Day + Fire (183.3 l/min Fire Flow) | 137.7 m |
| Max Day + Fire (233.3 l/s Fire Flow)   | 134.8 m |

### 2.3.5 Hydraulic Model

A computer model for the Phase 4 site has been developed using the InfoWater program produced by Innovyze. The model incorporates the boundary conditions at Hemlock Road. Basic day (max HGL), Peak hour (min HGL) and max day plus fire scenarios were run using the HGLs discussed in **Section 2.3.4**.

### 2.3.6 Proposed Water Plan

The hydraulic model has a 200 mm diameter watermain on Winisik Road from Hemlock Road to Oshedinaa Street. A 200 mm watermain is required on Oshedinaa Street from Hemlock to the intersection of Winisik to meet the required fire flows. A 200 mm watermain is proposed on the



northern portion of Oshedinaa however, to meet the fire flow requirement and to improve water quantity, a 200 mm watermain is required in Block 6 to loop back from Oshedinaa Street to the 200 mm watermain on Street No. 1 at the west limit of the site. As the site plan is only conceptual at this point, the ultimate design and location of the 200 mm watermain will be determined when the Block 6 site plan is developed.

Results of the hydraulic model are included in **Appendix B** and summarized as follows:

| <u>Scenario</u>               | <u>Results</u>   |
|-------------------------------|------------------|
| Basic Day (Max HGL) kPa       | 527.19 to 573.21 |
| Peak Hour (Min HGL) kPa       | 527.15 to 573.08 |
| Max Day + Fire Flow           | (233.3 l/s)      |
| Minimum Residual Pressure kPa | 276.49           |

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

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Maximum Pressure</u> | Under the basic day (Max HGL) scenario several nodes exceed 552 kPa (80 psi) requiring pressure reducing control by means of pressure reducing valves as outlined in Technical Bulletin ISDTB-2014-02. The location of the nodes are at the north end of the site below the road elevation of 87.00. There are no areas where the pressure exceeds 689 kPa (100 psi).                                                                                                                                                                                                                                                                                                                                                                |
| <u>Minimum Pressure</u> | The minimum peak hour pressures at all nodes exceed the minimum requirement of 276 kPa (40 psi).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <u>Fire Flow</u>        | As per Section 2.3.3 there are nodes with a 183.3 l/s fire flow demand and nodes with a 233.3 l/s demand. In the boundary conditions in Section 2.3.4 a separate condition has been provided for a 183.3 l/s and 233.3 l/s fire. The model was run for only the 233.3 l/s boundary condition. Results of the analysis results show all nodes exceeding the minimum residual pressure of 140 kPa (20 psi) therefore the fire flow requirement has been achieved.                                                                                                                                                                                                                                                                      |
| <u>Water Age</u>        | A calculation is included in <b>Appendix B</b> to determine how long it will take to turn over the water in all the mains in Phase 4 assuming buildout and a basic day consumption rate of 200 l/cap/day. Results of the analysis shows a turnover time 3.6 hours due to the population based on the conceptual site plan. Should the phase be constructed in advance of final site plans it is recommended that the watermains not be commissioned until required. An automatic flusher unit is another method to turn over the water in advance of the buildings, however, a large quantity of water could be “wasted” if there is a long period between the construction of the watermains and the construction of the buildings. |

## 3 Wastewater Disposal

### 3.1 Existing Conditions

The existing wastewater collection system for the Wateridge Village at Rockcliffe property consists of the new Phases 1A, 1B and 2 sanitary sewers together with the remaining older combined sewers not already impacted by the re-development of the property. All wastewater flow from the former air base development was directed to the Ottawa Interceptor Sewer (IOS). That sewer is a 2.4 m diameter trunk facility which bisects the Rockcliffe site about 40 meters below ground. The IOS is a large combined sewer which services a large portion of the City of Ottawa.

Combined wastewater flow from the former development was directed to the IOS via one of two existing connections. **Figure 1.5** shows the existing wastewater network in and around the subject site. Prior to the re-development of the Rockcliffe Base site, generally wastewater flow from lands located west of Codd's Road was directed to the IOS sewer via the Air Base and Alvin Heights pull-back sewers. Wastewater flows east of Codd's Road were routed and connected to the IOS via the RCAF pull back sewer.

There are also three external areas which pass wastewater flows through the CLC lands and also outlet to the IOS. The Montfort Hospital is located adjacent to and immediately southwest of the CLC property. Sanitary wastewater flow from the hospital outlets to an existing combined sewer located near the west portion of the CLC lands which in turn outlets to the Air Base Pull back sewer and the Alvin Heights sewer. That pull back sewer system will remain in service and will not be impacted by the early phases of development of Wateridge Village, including Phase 4.

The National Research Council (NRC) campus abuts the CLC property to the east. Combined wastewater from the NRC campus was previously collected in a 750 mm diameter combined sewer and routed through the CLC property to the NRC Shaft at the IOS. In 2017, the NRC completed a sewer separation plan and the 750 mm diameter sewer is no longer in service. The development of Phase 4 will also not impact the NRC outlet sewer.

The Thorncliffe Community is located south of the Wateridge Village at Rockcliffe site. Wastewater from the community was originally routed in a dedicated sanitary sewer through the CLC property and connected to the IOS combined sewer at the Codd's Road Shaft which is located near the middle of the property. This connection to the Interceptor Outfall Sewer was added in 1991 as part of the development of the Thorncliffe Village community and subsequently upgraded as part of Phase 1A. The Thorncliffe Village Sanitary sewer was intercepted by the Phase 1 development and the wastewater flows from the Thorncliffe Village, as well as both Phases 1A and 1B, were re-routed to the IOS sewer via the Codd's Road Shaft. The Codd's Road Shaft location is indicated on **Figure 1.5**.

### 3.2 Master Servicing Study

Canada Lands Company completed a Community Design Plan (CDP) in 2015. To support that plan, a number of technical reports were prepared including the 'Former CFB Rockcliffe Master Servicing Study, August, 2015' (MSS). As stated earlier in Section 1.2.2, the 2015 document was updated in 2020. Both reports recommended that the existing combined sewers on the subject site be abandoned in favour of dedicated sanitary and storm sewer systems.

In particular, the MSS recommended that future wastewater flow from Phase 4 be directed to the Codd's Road Shaft. Accordingly, wastewater flows from the subject site will be designed to outlet to that location. The previous Phase 1A design included the new connection to that shaft and the proposed Phase 4 sanitary sewers will connect to the Phase 1A system. For reference, a copy of Figure 5.1, Recommended Wastewater Plan, from the MSS document is included in **Appendix C**.



Figure 5.1 shows that the recommended sanitary sewers in Winisik Street should be 250 mm dia. In 2015 during the MSS development, the City of Ottawa requested that the minimum sanitary sewer size in the re-development of the property be 250 mm dia. The reason for this is that there is a Sewer Design Guideline that states that all sanitary sewers for developments inside the Greenbelt must be a minimum of 250 mm dia.

### 3.3 Design Criteria

The City of Ottawa recently revised its wastewater design criteria in 2018. The MSS Report, which was completed in 2015, recommended that the wastewater system proposed for the re-development of the Rockcliffe Airbase site be designed with the City's criteria in effect in 2015. However, because of the recent changes, the Phase 4 sanitary sewers are proposed to be designed with the current criteria. Table 3.1 shows a comparison of the two criteria. Because the new criteria predicts less wastewater flows, the existing downstream sewers will have sufficient capacity for predicted flows from Phase 4.

**Table 3.1 – Comparison of City of Ottawa Wastewater Criteria**

|                                         | CITY OF OTTAWA DESIGN CRITERIA |                 |
|-----------------------------------------|--------------------------------|-----------------|
|                                         | PRE 2018                       | 2018            |
| Minimum Velocity                        | 0.60 m/s                       | 0.60 m/s        |
| Maximum Velocity                        | 3.00 m/s                       | 3.00 m/s        |
| Roughness Coefficient                   | 0.013                          | 0.013           |
| Average Residential Flow                | 350 l/c/r                      | 280 l/c/d       |
| Residential Peaking Factor              | Harmon (2.00 – 4.00)           | Modified Harmon |
| Commercial Flow                         | 50,000 l/ha/d                  | 27,000 l/ha/d   |
| Institutional Flow                      | 50,000 l/ha/d                  | 23,000 l/ha/d   |
| Commercial/Institutional Peaking Factor | 1.5                            | 1.5             |
| Infiltration Rate                       | 0.28 l/s/ha                    | 0.33 l/s/ha     |

Minimum allowable slopes as listed below remain unchanged:

| DIAMETER (mm)  | SLOPE (%) |
|----------------|-----------|
| 250            | 0.240     |
| 300            | 0.186     |
| 375            | 0.140     |
| 450            | 0.111     |
| 525 and larger | 0.100     |

Where practical and where there are less than 10 residential connections, the first lengths of sanitary sewers are designed as 250 mm diameter pipes with a minimum slope of 0.65%.

The population densities identified in the CFB Rockcliffe MSS are:

- Single Family Units 3.4 ppu

- Semi Detached Units 2.7 ppu
- Freehold Townhouses 2.7 ppu
- Apartments 1.8 ppu

### 3.4 Proposed Wastewater Plan

The recommended wastewater plan for Phase 4 is shown on **Figure 3.1** which is included in **Appendix C**. In accordance with the recommendations from the 2020 MSS report, all wastewater flows from Phase 4 will be directed and connected to the Phase 1A sewers. All new sanitary sewers proposed for the subject site will be 250 mm diameter.

It is noted that the only new sanitary sewers in Phase 4 are those in Winisik Street. The Oshedinaa Street sanitary sewers were the subject of our earlier review and approval and were put into service in 2016. Given that the specific drainage limits and characteristics of the Phase 4 area may have changed since then, the sanitary sewer design street also includes an updated review of the Oshedinaa Street sanitary sewers to demonstrate available capacity and is included at this time only for information purposes.

The new sewers are proposed to be fitted with temporary Inlet Control Devices (ICDs) at MH 191B on Oshedinaa Street and at MH 322A on Winisik Street. The ICDs are intended to ensure that existing downstream sewers are not accidentally flooded during construction. The ICDs will remain in place until the time of preliminary acceptance, at which time they will be removed. The locations are shown on **Figure 3.1** and on the working drawings and the detail sizing calculations are included in **Appendix C**.

### 3.5 Local Extraneous Flows

Ground water levels are expected to be in a clay or rock stratum. All new sanitary sewers will be tested to the City of Ottawa standards prior to being put into service. For the subject site, there are no unusual local conditions that are expected to contribute to extraneous flows that are higher than those noted in the City's guidelines.

### 3.6 Wastewater Outlet

As stated above, the wastewater outlet for the subject site will be the Ottawa Interceptor Sewer. That sewer bisects the CLC property and previously accepted combined flows from the site and wastewater from the Thorncliffe Village Community. The Phase 1A and 1B wastewater plan included new local sewers that were routed to the reconstructed Codd's Road Shaft. Wastewater flows from Phase 4 are proposed to connect to the upper reaches of the Phase 1A sewer system.

### 3.7 Sewer Calculations

Detailed sewer design spreadsheets, using MECP and City design criteria, together with the Sanitary Drainage Area Plan Drawing 118863-410 is included in **Appendix C**. In accordance with the recommendations of the MSS document, wastewater flows from the Phase 4 site will be routed to the IOS trunk sewer via the Phase 1A sewers.

### 3.8 Environmental Constraints

There are limited environmental constraints related to the development of Phase 4. The Tree Conservation Report recommended that a number of the trees near the north perimeter of Block 2 be retained. Tree 36 in that report is very close to the north limit of Block 2 so the proposed



grading in that area is to match original ground to ensure there will be no grading impact to that tree.

Other than scattered roadside ditches remaining from the former airbase development, there are no significant water courses on the subject site which will be impacted by the development of Phase 4.

### 3.9 Emergency Overflow

All wastewater flows from the Wateridge Village at Rockcliffe property, including the subject site, are proposed to be directed to their outlets by gravity. Therefore, no pumping stations and related emergency overflows are needed for this development.

## 4 Minor Storm System

### 4.1 Existing Conditions

**Figure 1.6** shows the existing storm sewers in and around the Wateridge Village at Rockcliffe site. Prior to the re-development of the property, most of the existing site sewers were combined sewers. Ultimately the existing combined sewers are proposed to be abandoned in favour of separated sanitary and storm sewers. Accordingly, Phase 4 will include both dedicated storm and sanitary sewers.

Previously, the only dedicated storm sewers on the CLC property include two 1050 mm diameter sewer outlet pipes from the existing Burma Road SWM Facility. Development of the previous Phase 1A, 1B and 2 included interception and de-commissioning of most of the two existing storm sewers. Flows from the Burma Pond are now directed to the Eastern SWM facility before release to the Ottawa River.

### 4.2 Master Servicing Study

CLC completed the servicing report, “Former CFB Rockcliffe Master Servicing Study” in 2015. As noted earlier, that report was updated in 2020. That report recommended a preferred Stormwater Management Plan for the Wateridge Village at Rockcliffe site, which including construction of two stormwater ponds and related appurtenances to service the CLC property; the Western Stormwater Management Facility and the Eastern Stormwater Management Facility.

The Eastern Pond is proposed to provide management of flows from most of the CLC property including the subject site. The Eastern pond construction was included as part of the development of Phase 1A and the facility was put into service in 2017.

The MSS reports also recommends a series of local and trunk storm sewers to collect runoff from Phases 1 and 2 and route those flows to the Eastern Facility. The Phase 1 design followed the recommendations of the MSS report, including construction of the large diameter sewers, which outlets to the Eastern Stormwater Management Facility. The Phase 1A development included construction of a 3000 mm diameter storm trunk sewer in Oshedinaa Street in Phase 4. For reference, a copy of Figure 6.7, Recommended Storm Sewer System from the MSS Report, is included in **Appendix D**. The Phase 4 minor storm sewer plan will follow the recommendations of the MSS document.

### 4.3 Minor Storm Sewer Design Criteria

In keeping with guidelines published by the City of Ottawa for storm sewers, the storm drainage system proposed for the Wateridge Village at Rockcliffe Phase 4 lands will follow the principles of dual drainage.

The minor storm flow estimates were calculated by the Rational Method. Some of the significant criteria used in the minor storm sewer design are:

- Initial Time of Concentration 10 min
- Runoff Coefficients
  - 0.70 roadways
  - 0.80 blocks
  - 0.30 parks
- Velocities 0.80 m/s to 3.0 m/s



- Manning roughness coefficients 0.013 (smooth wall pipes)
- Minimal allowable slopes

| DIAMETER (MM) | SLOPE (%) |
|---------------|-----------|
| 250           | 0.43      |
| 300           | 0.34      |
| 375           | 0.25      |
| 450           | 0.20      |
| 525           | 0.16      |
| 600           | 0.13      |
| 675           | 0.11      |

- Minimum depth of cover of 2.0 m
- Inlet-control rate to capture 2 year peak flows
- 100 year Hydraulic Grade Line (HGL) separation to be greater than 0.30 m from the underside of footings. In this instance where basement elevations are unknown, USF's are assumed to be 2.0 m below adjacent finished street grades.
- HGL analysis calculated with XPSWMM

#### 4.4 Proposed Minor Storm Sewer Plan

**Figure 4.1**, which is also included in **Appendix D**, shows the recommended minor storm plan. All new Phase 4 sewers will connect to the existing 3000 mm diameter sewer which was installed in Oshedinaa Street as part of the Phase 1A development. The new sewers will range in size from 250 mm diameter to 600 mm diameter. The minor storm sewer design sheet together with the Storm Drainage Area Plans Drawing 118863-510 is included in **Appendix D**.

It is noted that the only new storm sewers in Phase 4 are those in Winisik Street. The Oshedinaa Street storm sewer was the subject of an earlier review and approval and was put into service in 2016. Given that the specific drainage limits and characteristics of the Phase 4 area may have change since then, the storm sewer design sheet also includes another review of the Oshedinaa storm sewers and included at this time only for information purposes to demonstrate available capacity.

The new sewers are proposed to be fitted with a temporary Inlet Control Device (ICD) at MH 323 on Winisik Street. The ICD is intended to ensure that existing downstream sewers are not accidentally flooded during construction. The ICDs will remain in place until the time of preliminary acceptance, at which time they will be removed. The locations are shown on **Figure 4.1** and on the working drawings and the detail sizing calculation is included in **Appendix D**.

The development of Phase 4 will also impact existing surface runoff patterns. A series of temporary drainage ditches is recommended to ensure existing undeveloped areas do not flood. These temporary ditches are included in **Figure 4.1**, Proposed Minor Storm Plan. Signing calculations for the temporary DI's are included on the storm sewer design sheet. ICD calculations and Time of Concentrations are also included in Appendix D. When appropriate, each of the proposed temporary drainage ditches will be removed.

There is also one proposed permanent ditch near the north end of Oshedinaa Street. This ditch is designed to carry the 100 year major overflow from the subdivision. The approximately 10 m long ditch is proposed to drain to DI1 which will outlet to the existing 3000 mm dia trunk storm sewer. The ditch design is included in **Appendix D**. The ditch is designed to carry a flow of 283 l/s.

## 4.5 Erosion and Sedimentation Control

Development of a subdivision such as Phase 4 of the Wateridge Village at Rockcliffe site can potentially create deleterious material which can enter the natural environment and gain access to fish habitat. In order to prevent site generated sediments from entering the environment, an Erosion and Sedimentation Control Plan will be implemented prior to development.

The erosion and sedimentation strategy for the subject site will include erection of silt fences around most of the site perimeter. The silt fences will ensure protection of both adjacent developments and the natural environment including the Western and Eastern Creeks and the Ottawa River.

It is expected that installation of municipal infrastructure on the subject site will include some dewatering. Accordingly, the Erosion and Sedimentation Control Plan also includes the installation of dewatering traps (OPSD 219-240). The final Erosion and Sedimentation Plan will be designed by the site's civil contractor.

A copy of the Erosion and Sedimentation Control Plan, Drawing 118863-910, is included in **Appendix E**.

## 4.6 Miscellaneous Elements

The following section includes brief comments for items indicated in the current Servicing Study Guidelines for which the proposed development will have little or no impact.

These include:

- Setbacks
- Drainage catchment diversions
- Municipal drains
- 100 year flood lands
- Floodplains

The geotechnical report completed as part of the supporting documents for the CDP included recommended setbacks along the northern escarpment of the CLC lands. **Figure 4.2** shows the proposed development setbacks along the northern escarpment. These setbacks do not impact the proposed Phase 4 development.

Any runoff from the site, as with all future developments in Wateridge Village at Rockcliffe, will have end of pipe quality treatment. Any impacts to receiving watercourses will therefore be mitigated.

There are no municipal drains in the vicinity of the subject development and there are no drainage catchment diversions proposed by the current development.

Because the site is located well above the receiving waters of the Ottawa River, there will be no 1:100 yr water levels in that watercourse that will impact the site development.



## 5 Stormwater Management

### 5.1 Background

Wateridge Phase 4 is part of the larger development referred to as the Former CFB Rockcliffe. The stormwater management strategy was outlined in the “Former CFB Rockcliffe Master Servicing Study” (MSS) (IBI Group, August 2015).

The subject Phase 4 site is part of the drainage area that ultimately discharges to the Eastern SWM Facility. The trunk storm sewer to the pond and the pond itself were constructed as part of Wateridge Phase 1A.

### 5.2 Objective

The purpose of this evaluation is to prepare the dual drainage design, including the minor and major system, of Phase 4.

The dual drainage evaluation includes assessment of the on-site detention versus cascading major flow, maximum depth and velocity of flow on the street segments, sizing of inlet control devices and hydraulic grade line analysis.

The design takes into consideration the August 2015 MSS, the “Design Brief Wateridge Village at Rockcliffe Phase 2B” (IBI Group, April 2019), the “Design Brief Wateridge Village at Rockcliffe Phase 1B” (IBI Group, June 2017), the “Design Brief Wateridge Village at Rockcliffe Phase 1A” (IBI Group, April 2016), the City of Ottawa Sewer Design Guidelines (OSDG) (October 2012), and the February 2014 Technical Bulletin ISDTB-2014-01.

### 5.3 Stormwater Management Design

The site was designed with dual drainage features, accommodating minor and major system flow. Minor flow will be conveyed through storm sewer connections to the existing trunk storm sewer to the Eastern SWM Facility. There are multiple major flow outlets, outlined in detail this section.

#### 5.3.1 Dual Drainage System

Due to the flat topography of the majority of street segments within the site, on-site detention is available to facilitate ponding in street sags (see **Drawings 601**). Inlet control devices (ICDs) are proposed to minimize the surcharge in the minor system during infrequent storm events and maximize use of available on-site storage. The minor system capture of ICDs is generally based on the 5 year simulated flow for individual catchments, consistent with the MSS. The balance of the surface flow not captured by the minor system will be conveyed via the major system.

The dual drainage system has been evaluated using the DDSWMM hydrological model, while the minor system hydraulic grade line analysis has been evaluated using the XPSWMM dynamic model and is discussed in **Section 5.5**.

#### Street segments

As noted, the site includes a combination of continuous and saw-tooth road grade pattern. The saw-tooth road grade pattern is based on maximum 350 mm separation between the low point at the catchbasin and the high overflow point at the downstream end of the segment. Inflow into the minor system will be controlled by ICDs to meet the flow allowance of the downstream system. **Table 5.3** indicates whether a street segment is continuous or sawtoothed.

Further details regarding the street segment minor and major system design are presented in **Section 0**.

### Rear yards

Rear yards have minor system inflow restriction with major flow cascading to a street segment. ICDs will control the inflow into the minor system from rear yards. Further discussion regarding the rear yard minor and major system design is presented in **Section 0**.

### Development Blocks

Development blocks have minor system inflow restriction with major flow cascading to a street segment. At the time of detailed design of each block, the developer's engineering consultant will be required to limit the minor system inflow in accordance with **Table 5.3**.

### External Areas

Areas external to Phase 4 considered in this design submission are those existing Phase 1B drainage areas on Hemlock Road that receive major flow from Phase 4. Refer to **Drawing 751**.

### Summary of dual drainage design

The sewer design and rational method spreadsheet for the subject site for the 5 year storm event is enclosed in **Appendix D** (and corresponding drainage areas indicated on **Drawing 510**). The rational method design indicates that the 5 year rational flow for local roads is conveyed to the storm sewer under free flow conditions. For the subject site, ICD sizing has been based on a 5 year level of service for all local streets and the majority of development blocks, consistent with the MSS. Minor system capture at two development blocks has been increased to the 100 year due to downstream major system constraints.

With respect to the minor system, runoff from Phase 4 is conveyed to the Eastern SWM Facility via the existing trunk storm sewer on Oshedinaa Street.

Major flow from the southern and eastern part of Phase 4 is conveyed south to Hemlock Road (constructed as part of Phase 1A). Major flow on Winisik Street and Oshedinaa Street is conveyed north on Oshedinaa Street to a ditch provided with a DICB that ties into the storm sewer downstream of MH193 (for more information, refer to **Section 4.4**). Major flow from B191 and P191 cascades north over the escarpment, towards the existing Eastern SWM Facility.

As part of the stormwater evaluation, where major flow from Phase 4 enters existing development, the surface conveyance of flow was evaluated and is reported in **Table 5.5** and



**Table 5.6.**

## 5.4 Hydrological Analysis

Hydrological analysis of the proposed dual drainage system of the subject site was conducted using DDSWMM. This technique offers a single storm event flow generation and routing. Land use, selected modeling routines, and input parameters are discussed in the following sections. A drainage area plan is presented in **Drawing 751** and the model files are included as part of the digital submission.

The model was based on the existing detailed Phase 2B modeling of the Rockcliffe development, updated to account for detailed design of Phase 4. The overall model includes drainage areas from Phase 2B, relevant drainage areas from Phases 1A and 1B, and semi-lumped drainage areas in Phases 2C and 2D. Only Phase 4 is part of the current submission.

The primary focus of the hydrological analysis was to generate minor flow hydrographs for the hydraulic analysis, and to evaluate surface flow and ponding conditions during the 100 year storm event in order to satisfy City of Ottawa Sewer Design Guidelines with respect to velocity and depth. The parameters used to model the subject site are presented in **Table 5.2**.

### 5.4.1 Summary of Model Files

For ease of review, the following is a reference list of the model files including file names and storm events evaluated. The files are included as part of digital submission.

DDSWMM:

- 5 year 3 hour Chicago: 118863-3CHI5.DAT
- 100 year 3 hour Chicago: 118863-3CHI100.DAT
- 100 year 3 hour Chicago + 20%: 118863-3CHI120.DAT
- 100 year 24 hour SCS Type II (103.2 mm): 118863-24SCS100.DAT
- July 1979: 118863-JUL79.DAT
- August 1988: 118863-AUG88.DAT
- August 1996: 118863-Aug96.DAT

SWMHYMO – Velocity x Depth:

- 118863VD.DAT

XPSWMM Subdivision:

- 25 mm 4 hour Chicago: 118863-25MM\_SUB2\_2021-10-13.xp
- 2 year 24 hour SCS Type II: 118863-24SCS002\_SUB2\_2021-10-13.xp
- 5 year 24 hour SCS Type II: 118863-24SCS005\_SUB2\_2021-10-13.xp
- 100 year 24 hour SCS Type II: 118863-24SCS100\_SUB2\_2021-10-13.xp
- 100 year 24 hour SCS Type II+20%: 118863-24SCS120\_SUB2\_2021-10-13.xp
- 100 year 3 hour Chicago: 118863-3CHI100\_SUB2\_2021-10-13.xp
- 100 year 3 hour Chicago + 20%: 118863-3CHI120\_SUB2\_2021-10-13.xp
- July 1979: 118863-JUL1979\_SUB2\_2021-10-13.xp
- August 1988: 118863-AUG1988\_SUB2\_2021-10-13.xp
- August 1996: 118863-AUG1996\_SUB2\_2021-10-13.xp

XPSWMM Pond:

- 25 mm 4 hour Chicago: 118863-ESWM-PH4\_25MM.xp
- 2 year 24 hour SCS Type II: 118863-ESWM-PH4\_24SCS002.xp
- 5 year 24 hour SCS Type II: 118863-ESWM-PH4\_24SCS005.xp
- 100 year 24 hour SCS Type II: 118863-ESWM-PH4\_24SCS100.xp
- 100 year 24 hour SCS Type II+20%: 118863-ESWM-PH4\_24SCS120.xp
- July 1979: 118863-ESWM-PH4\_JUL1979.xp
- August 1988: 118863-ESWM-PH4\_AUG1988.xp
- August 1996: 118863-ESWM-PH4\_AUG1996.xp



## 5.4.2 Storm and Design Parameters

The following storms and design parameters have been used in the evaluation of the stormwater management system for the subject site.

### Land Use

Phase 4 will be developed as mix of low- to mid-rise residential and low to mid-rise mixed-use, and parks.

### Storms and Drainage Area Parameters

The main hydrological parameters are outlined below and summarized in **Table 5.2**.

- **Design Storms:** The subject site was evaluated with the following storms:
  - 25 mm 4 hour Chicago storm, the water quality design storm for the pond;
  - 2, 5 and 100 year 24 hour SCS Type II storm events, and associated stress test; applied in the evaluation of the pond;
  - 5 and 100 year 3 hour Chicago storm events, and associated stress test; applied for the evaluation of the trunk storm sewers;
  - July 1979, August 1988, August 1996 historical storms per the OSD.
- **Area and Imperviousness:** Catchment areas are based on the rational method spreadsheet. See **Drawing 751** for the catchment areas used in the DDSWMM modeling for the subject site.

Imperviousness values are based on runoff coefficients used in the rational method. Park areas were assigned an imperviousness of 14%.
- **Infiltration:** Infiltration losses were selected to be consistent with the OSDG. The Horton values are as follows:  $f_0 = 76.2 \text{ mm/h}$ ,  $f_c = 13.2 \text{ mm/h}$ ,  $k = 0.00115 \text{ s}^{-1}$ .
- **Subcatchment Width:** The catchment width was based on the conveyance route length of the drainage area and multiplied by two. The multiplier of two was only used if the drainage area had runoff contribution from both sides of the drainage area. For the future external areas the subcatchment width of 225 m/ha was used.
- **Slope:** The ground slope was based upon the average slope for both impervious and pervious area. Generally, the slope is approximately 2% (0.02 m/m). This assumes a slope of approximately 1% for impervious or road surfaces and 3% for pervious surfaces (lot grading).
- **Initial Abstraction (Detention Storage):** Detention storage depths of 1.5 mm and 4.67 mm were used for impervious and pervious areas, respectively. These values are consistent with the OSDG.
- **Manning's roughness:** Manning's roughness coefficients of 0.013 and 0.25 were used for impervious and pervious areas, respectively.
- **Baseflow:** No baseflow components were assumed for any of the areas contributing runoff to the minor system within the DDSWMM model.
- **Minor System Capture:** The minor system from the subject site is conveyed via the existing trunk storm sewer to the Eastern SWM Facility.

Inlet control devices (ICDs) are proposed to limit the flow into the minor system during the 100 year event. The ICD sizes for street and rear yard segments were selected from the

standard orifice sizes summarized in the City of Ottawa Standard Tender Documents MS-18.4 (March 2017).

**Table 5.1 Standard ICD Sizes per City of Ottawa Standard Tender Documents MS-18.4**

| ICD DIAMETER (MM) | ORIFICE AREA (M2) |
|-------------------|-------------------|
| 83                | 0.0054            |
| 94                | 0.0069            |
| 102               | 0.0082            |
| 108               | 0.0092            |
| 127               | 0.0127            |
| 152               | 0.0181            |
| 178               | 0.0249            |

Standard head values were applied in the calculation of flow rates. A head of 1.65 m was used for street segments and 1.3 m for rear yards. In addition to the above, the Vortex ICD was considered for street segments. The minor system inflow rate was optimized to minimize ponding at street segments during the 5 year storm event. Further information on the ICDs can be found in the catchbasin table (refer to Drawing 020).

Park areas are assumed to be restricted to the 5 year modeled flow.

- **Major System Storage and Routing:** The subject site contains street segments with a saw-tooth design grade pattern with catchbasins installed with inlet control devices (ICDs) at the low points. The flow is attenuated within these localized low points with potential overflow cascading to the next segment downstream. The total volume at each low point, up to the overflow depth, is the maximum static storage.

For street segments, the cascading overflow to the next segment or low point, utilizes the static storage available plus an additional amount of storage equivalent to the depth required for the flow to carry over the high point. The attenuation in street sags was evaluated to account for static storage and, if overflow occurs, dynamic storage. Within this report it is referred to as double routing.

The DDSWMM model does not have a direct way of coding double routing since it does not allow the user to code dynamic storage over the high point. For this analysis, an alternative method was employed where the overflow from a street segment (regular static storage at a sag) is conveyed to a dummy segment. In other words, a regular low point segment was provided with a downstream dummy segment for further flow attenuation to account for the dynamic ponding during overflow.

The dummy segment does not have any drainage area attributes associated with it since it is a segment for routing. In addition, there is no inflow to the minor system from these dummy segments. The overflow hydrograph from the upstream catchment is routed in the dummy segment to the next “real” downstream segment. The dummy segments have specific characteristics which are noted below:

- Segment Length – equivalent to length of maximum static storage from the street segment contributing to it.
- Road Type – equivalent to appropriate right-of-way characteristics from the segment contributing to it, but with a longitudinal slope is 0.01% (0.0001 m/m).



The double routing method noted above, and applied to DDSWMM, is a recommended double routing method presented within the February 2014 City of Ottawa Technical Bulletin.

The dummy segments for major system routing were applied to the analysis of the subject site. The segments are referenced as D1, D2, D3, etc. within the DDSWMM modelling file. The DDSWMM schematic presented in **Drawing 751** does not show the dummy segments, but DDSWMM computer output file shows the dummy segments immediately following the corresponding major segment which cascades into that dummy segment.

### Street segments

Where surface storage is available, the storage-outflow characteristics for each low point were taken into consideration. The evaluation was undertaken assuming static conditions. The ponding plan for the subject site is presented on **Drawings 601**.

For continuous grade profiles, the computer simulations were based on the approach-capture characteristics of the catchbasin with the constraint that during the critical storms the maximum cascading flow would not exceed 350 mm.

### Rear yards

Rear yards were considered independently of street segments. DDSWMM simulations were based on the total interception of runoff by the storm inlets. This was done by specifying a one-to-one relationship between approach flow and capture flow. No storage volume was accounted for in rear yards. Overflow from the rear yards cascades to a major system road segment via swales.

### Development blocks

Development blocks were considered independently. As previously noted, DDSWMM simulations were generally based on a minor system capture between the 5 and 100 year, with major flow cascading to an adjacent street segment. No on-site storage has been assumed.

The below table summarizes the main hydrological parameters used in the DDSWMM model. The storm drainage area plan (**Drawing 751**) is provided in **Appendix F**. Model files are enclosed with the digital submission.

**Table 5.2 Hydrological Parameters**

| DRAINAGE<br>AREA ID | AREA (HA) | D/S<br>SEGMENT<br>ID | XPSWMM<br>NODE ID | IMP RATIO<br>[TP (H)] | SEGMENT<br>LENGTH<br>(M) | SUBCATCHMENT<br>WIDTH (M) | AVAILABLE<br>STATIC<br>PONDING<br>(M <sup>3</sup> ) |
|---------------------|-----------|----------------------|-------------------|-----------------------|--------------------------|---------------------------|-----------------------------------------------------|
| <b>Phase 4</b>      |           |                      |                   |                       |                          |                           |                                                     |
| B340A               | 0.66      | S176D                | MH231             | 0.86                  | 74                       | 149                       | 0 <sup>(1)</sup>                                    |
| S319                | 0.144     | S180                 | MH319             | 0.71                  | 66                       | 131                       | 46.17                                               |
| B319                | 0.995     | S176D                | MH322             | 0.86                  | 112                      | 224                       | 0 <sup>(1)</sup>                                    |
| S320                | 0.18      | S322                 | MH320             | 0.71                  | 83                       | 166                       | 0                                                   |
| S322                | 0.181     | S191A                | MH322             | 0.71                  | 85                       | 171                       | 0                                                   |
| B322                | 0.95      | S190B                | MH322             | 0.86                  | 107                      | 214                       | 0 <sup>(1)</sup>                                    |
| S190                | 0.098     | S190B                | MH190             | 0.71                  | 99                       | 198                       | 1                                                   |
| S190A               | 0.189     | S192                 | MH191             | 0.71                  | 171                      | 171                       | 0                                                   |
| S190B               | 0.099     | S191A                | MH190             | 0.71                  | 109                      | 109                       | 0.56                                                |
| S191A               | 0.045     | S191                 | MH191             | 0.71                  | 38                       | 38                        | 0                                                   |
| S191B               | 0.066     | S190A                | MH190             | 0.71                  | 61                       | 61                        | 0                                                   |

| DRAINAGE AREA ID                  | AREA (HA) | D/S SEGMENT ID       | XPSWMM NODE ID | IMP RATIO [TP (H)] | SEGMENT LENGTH (M) | SUBCATCHMENT WIDTH (M) | AVAILABLE STATIC PONDING (M <sup>3</sup> ) |
|-----------------------------------|-----------|----------------------|----------------|--------------------|--------------------|------------------------|--------------------------------------------|
| S191                              | 0.063     | S192                 | MH191          | 0.71               | 59                 | 118                    | 0                                          |
| S192                              | 0.148     | S193                 | MH192          | 0.71               | 69                 | 137                    | 0                                          |
| S193                              | 0.126     | DITCH                | MH193          | 0.71               | 39                 | 78                     | 0.12                                       |
| P191                              | 1.176     | NORTH <sup>(3)</sup> | MH192          | 0.20               | 133                | 266                    | 0                                          |
| B180A                             | 0.418     | S191B                | MH190          | 0.86               | 47                 | 95                     | 0 <sup>(1)</sup>                           |
| B191                              | 1.166     | NORTH <sup>(3)</sup> | MH193          | 0.86               | 132                | 263                    | 0 <sup>(1)</sup>                           |
| B9                                | 0.12      | S176D                | MH305          | 0.07               | 151                | 302                    | 0 <sup>(1)</sup>                           |
| S180A                             | 0.118     | S190                 | MH180          | 0.71               | 57                 | 115                    | 7                                          |
| <b>Relevant Existing Phase 1A</b> |           |                      |                |                    |                    |                        |                                            |
| S176D                             | 0.13      | DS142 <sup>(2)</sup> | MH176          | 0.76               | 95                 | 95                     | 2.60                                       |
| S176E                             | 0.09      | DS142 <sup>(2)</sup> | MH176          | 0.76               | 80                 | 80                     | 0                                          |
| S180                              | 0.16      | DNCC <sup>(4)</sup>  | MH180          | 0.76               | 68                 | 68                     | 0                                          |

(1) Assumed ponding volume

(2) Existing Phase 1B

(3) North towards existing SWM facility

(4) West to future phase

**Table 5.3 Minor Flow Capture**

| DRAINAGE AREA ID | CONTINUOUS/ SAG <sup>(1),(2)</sup> | ROAD TYPE             | MINOR SYSTEM DESIGN TARGET | GENERATED FLOW ON INDIVIDUAL SEGMENT FOR MINOR SYSTEM DESIGN TARGET (DDSWMM SIMULATION) (L/S) | ICD (L/S) | NOTE                                                  |
|------------------|------------------------------------|-----------------------|----------------------------|-----------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------|
| <b>Phase 4</b>   |                                    |                       |                            |                                                                                               |           |                                                       |
| B340A            | Block                              | N/A                   | 5                          | 144                                                                                           | 204       | Minor system restriction for future development block |
| S319             | Sag                                | 22m Row, 8.5m asphalt | 5                          | 26                                                                                            | 38        |                                                       |
| B319             | Block                              | N/A                   | 100                        | 398                                                                                           | 490       | Minor system restriction for future development block |
| S320             | Continuous                         | 22m Row, 8.5m asphalt | 5                          | 32                                                                                            | 12        | CB on continuous grade, capture in downstream sag     |
| S322             | Continuous                         | 22m Row, 8.5m asphalt | 5                          | 30                                                                                            | 25        | CB on continuous grade, capture in downstream sag     |
| B322             | Block                              | N/A                   | 5                          | 200                                                                                           | 200       | Minor system restriction for future development block |
| S190             | Sag                                | 22m Row, 8.5m asphalt | 5                          | 17                                                                                            | 76        |                                                       |
| S190A            | Continuous                         | 22m Row, 8.5m asphalt | 5                          | 21                                                                                            | 24        | CB on continuous grade, capture in downstream sag     |



| DRAINAGE AREA ID                  | CONTINUOUS/<br>SAG <sup>(1),(2)</sup> | ROAD TYPE             | MINOR SYSTEM DESIGN TARGET | GENERATED FLOW ON INDIVIDUAL SEGMENT FOR MINOR SYSTEM DESIGN TARGET (DDSWMM SIMULATION) (L/S) | ICD (L/S) | NOTE                                                  |
|-----------------------------------|---------------------------------------|-----------------------|----------------------------|-----------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------|
| S190B                             | Sag                                   | 22m Row, 8.5m asphalt | 5                          | 19                                                                                            | 24        |                                                       |
| S191A                             | Sag                                   | 22m Row, 8.5m asphalt | 5                          | 7                                                                                             | 63        |                                                       |
| S191B                             | Continuous                            | 22m Row, 8.5m asphalt | 5                          | 19                                                                                            | 19        | CB on continuous grade, capture in downstream sag     |
| S191                              | Continuous                            | 22m Row, 8.5m asphalt | 5                          | 23                                                                                            | 19        |                                                       |
| S192                              | Continuous                            | 22m Row, 8.5m asphalt | 5                          | 25                                                                                            | 12        |                                                       |
| S193                              | Sag                                   | 22m Row, 8.5m asphalt | 5                          | 21                                                                                            | 86        |                                                       |
| P191                              | Park                                  | N/A                   | 5                          | 22                                                                                            | 24        |                                                       |
| B180A                             | Block                                 | N/A                   | 5                          | 145                                                                                           | 120       | Minor system restriction for future development block |
| B191                              | Block                                 | N/A                   | 5                          | 162                                                                                           | 162       | Minor system restriction for future development block |
| B9                                | Park                                  | N/A                   | 5                          | 12                                                                                            | 0         | No CBs located in this green space block              |
| S180A                             | Sag                                   | 22m Row, 8.5m asphalt | 5                          | 21                                                                                            | 25        |                                                       |
| <b>Relevant Existing Phase 1A</b> |                                       |                       |                            |                                                                                               |           |                                                       |
| S176D                             | Sag                                   | 26m Row, 9.5m asphalt | 5                          |                                                                                               | 37        | Replacing existing ICDs                               |
| S176E                             | Continuous                            | 26m Row, 9.5m asphalt | 5                          |                                                                                               | 11.4      | ICD(s) installed                                      |
| S180                              | Continuous                            | 26m Row, 9.5m asphalt | 5                          |                                                                                               | 16.3      | ICD(s) installed                                      |

(1) Capture on continuous grade is limited to capacity of grate

(2) The minor flow restriction has been increased in sags to allow full capture of overflow from upstream segments on continuous grade during the design storm event without ponding.

## 5.4.3 Results of Hydrological Modeling

### 5.4.3.1 Street Segment Storage

The storage available on-site storage and the results of the DDSWMM major system evaluation for the design storm are presented in **Table 5.4**. The ponding plan for the subject site is presented in **Appendix F** on **Drawings 601**. The DDSWMM output files are presented in **Appendix F**.

**Table 5.4 Summary of On-site Storage during Target Minor System Design Storm**

| STREET SEGMENT ID | MINOR SYSTEM DESIGN STORM | AVAILABLE STATIC STORAGE (M <sup>3</sup> ) | TOTAL STORAGE USED DURING 5 YEAR STORM (DDSWMM SIMULATION) (M <sup>3</sup> ) | OVERFLOW (DDSWMM SIMULATION) (L/S) |
|-------------------|---------------------------|--------------------------------------------|------------------------------------------------------------------------------|------------------------------------|
| <b>Phase 4</b>    |                           |                                            |                                                                              |                                    |
| S319              | 5                         | 46.17                                      | 0                                                                            | 0                                  |
| S190B             | 5                         | 0.56                                       | 0                                                                            | 0                                  |
| S191A             | 5                         | 0.19                                       | 0                                                                            | 0                                  |
| S193              | 5                         | 0.12                                       | 0                                                                            | 0                                  |
| S180A             | 5                         | 7.44                                       | 0                                                                            | 0                                  |
| S190              | 2                         | 1                                          | 0                                                                            | 0                                  |

The results of the on-site detention analysis show that during the 5 year storm event there is no ponding on the street segments.

#### **5.4.3.2 Velocity x Depth**

According to the City of Ottawa Sewer Design Guidelines (October 2012), the maximum depth of flow should not exceed 350 mm and the product of velocity x depth on all the street segments should not exceed 0.6 m<sup>2</sup>/s during the 100 year storm event.

The cascading overflow is the flow exiting a drainage area when maximum minor system inflow and maximum available ponding has been utilized. To determine velocity of the cascading overflow, a SWMHYMO file was created (118863VD.dat).

To determine velocity of the cascading overflow at critical locations, SWMHYMO was used. The ROW sections were entered into the model with the appropriate longitudinal slopes to obtain the maximum velocity of flow using the Route Channel routine. The output files are provided as part of the digital submission. The overflow is obtained from the respective DDSWMM output file and is noted in the title in the tables below.

To determine depth of the cascading overflow, the *Calculation Sheet: Overflow From Typical Road Ponding Area* provided at the February 2014 Technical Bulletin ISDTB-2014-01 was used. The exception to this is where the road is on grade in which case the depths were obtained from the SWMHYMO model.

The results are presented in **Table 5.5** and

**Table 5.6** and the supporting calculations are included in **Appendix F**. The results of velocity by depth for the Phase 1A streets included in the DDSWMM model are also included in the below tables.

Major flow from the southern and eastern part of Phase 4 is conveyed south to Hemlock Road, constructed as part of Phase 1A. The major flow hydrographs generated by the current modeling exercise were compared to those in the Phase 1A model to assure that there is no increase in major flow to the existing system. Major flow from Phase 4 has been kept at or below that accounted for in the Phase 1A model.

**Table 5.5 Summary of Cascading Flow during the 100 year 3 hour Chicago storm**

| DRAINAGE AREA ID                   | DUMMY SEGEMENT ID | OVERFLOW (L/S) <sup>(1)</sup> | VELOCITY (M/S) <sup>(2)</sup> | MAX. STATIC PONDING DEPTH UTILIZED (WHERE APPLICABLE) (M) | DYNAMIC DEPTH OF FLOW (WHERE APPLICABLE) (M) <sup>(3)</sup> | MAX. DEPTH (STATIC + DYNAMIC, WHERE APPLICABLE) (M) | VELOCITY X DEPTH (M <sup>2</sup> /S) |
|------------------------------------|-------------------|-------------------------------|-------------------------------|-----------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------|--------------------------------------|
| <b>Phase 4</b>                     |                   |                               |                               |                                                           |                                                             |                                                     |                                      |
| S319                               | D20               | 0                             | N/A                           | N/A                                                       | N/A                                                         | N/A                                                 | N/A                                  |
| S320                               |                   | 0.054                         | 0.74                          | N/A                                                       | 0.05                                                        | 0.05                                                | 0.03                                 |
| S322                               |                   | 0.094                         | 0.86                          | N/A                                                       | 0.06                                                        | 0.06                                                | 0.05                                 |
| S190                               | D21               | 0                             | N/A                           | N/A                                                       | N/A                                                         | N/A                                                 | N/A                                  |
| S190A                              |                   | 0.084                         | 0.79                          | N/A                                                       | 0.11                                                        | 0.11                                                | 0.09                                 |
| S190B                              | D22               | 0.161                         | 0.97                          | 0.09                                                      | 0.14                                                        | 0.23                                                | 0.13                                 |
| S191A                              | D23               | 0.201                         | 1.06                          | 0.06                                                      | 0.15                                                        | 0.21                                                | 0.16                                 |
| S191B                              |                   | 0.043                         | 1.18                          | N/A                                                       | 0.07                                                        | 0.07                                                | 0.08                                 |
| S191                               |                   | 0.202                         | 0.83                          | N/A                                                       | 0.12                                                        | 0.12                                                | 0.10                                 |
| S192                               |                   | 0.315                         | 1.55                          | N/A                                                       | 0.08                                                        | 0.08                                                | 0.12                                 |
| S193                               | D24               | 0.266                         | 1.25                          | 0.05                                                      | 0.13                                                        | 0.18                                                | 0.16                                 |
| S180A                              | D26               | 0.002                         | 0.25                          | 0.13                                                      | 0.02                                                        | 0.15                                                | 0.01                                 |
| <b>Relevant Existing Phases 1A</b> |                   |                               |                               |                                                           |                                                             |                                                     |                                      |
| S176D                              | D19               | 0.042                         | 0.48                          | 0.15                                                      | 0.07                                                        | 0.22                                                | 0.03                                 |
| S176E                              |                   | 0.025                         | 0.44                          | N/A                                                       | 0.04                                                        | 0.04                                                | 0.02                                 |
| S180                               |                   | 0.042                         | 0.53                          | N/A                                                       | 0.05                                                        | 0.05                                                | 0.03                                 |

(1) Overflow from DDSWMM output 118863-3CHI100.out

(2) Velocity from SWMHYMO output 118863VD.out

(3) Depth of the cascading overflow was determined from the Calculation Sheet: Overflow From Typical Road Ponding Area provided in the February 2014 Technical Bulletin ISDTB-2014-01. For those areas which have a continuous road grade (or no dummy segment), the depth was taken from SWMHYMO VxD simulation.



**Table 5.6 Summary of Cascading Flow during the 100 year 3 hour Chicago storm + 20% increase in intensity**

| DRAINAGE AREA ID                   | DUMMY SEGEMENT ID | OVERFLOW (L/S) <sup>(1)</sup> | VELOCITY (M/S) <sup>(2)</sup> | MAX. STATIC PONDING DEPTH UTILIZED (WHERE APPLICABLE) (M) | DYNAMIC DEPTH OF FLOW (WHERE APPLICABLE) (M) <sup>(3)</sup> | MAX. DEPTH (STATIC + DYNAMIC, WHERE APPLICABLE) (M) | VELOCITY X DEPTH (M <sup>2</sup> /S) |
|------------------------------------|-------------------|-------------------------------|-------------------------------|-----------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------|--------------------------------------|
| <b>Phase 4</b>                     |                   |                               |                               |                                                           |                                                             |                                                     |                                      |
| S319                               | D20               | 0                             | N/A                           | N/A                                                       | N/A                                                         | N/A                                                 | N/A                                  |
| S320                               |                   | 0.072                         | 0.80                          | N/A                                                       | 0.05                                                        | 0.05                                                | 0.04                                 |
| S322                               |                   | 0.128                         | 0.47                          | N/A                                                       | 0.06                                                        | 0.06                                                | 0.03                                 |
| S190A                              |                   | 0.143                         | 0.86                          | N/A                                                       | 0.14                                                        | 0.14                                                | 0.12                                 |
| S190B                              | D22               | 0.254                         | 0.46                          | 0.09                                                      | 0.16                                                        | 0.25                                                | 0.07                                 |
| S191A                              | D23               | 0.331                         | 1.28                          | 0.06                                                      | 0.18                                                        | 0.24                                                | 0.23                                 |
| S191B                              |                   | 0.085                         | 1.40                          | N/A                                                       | 0.09                                                        | 0.09                                                | 0.12                                 |
| S191                               |                   | 0.336                         | 0.99                          | N/A                                                       | 0.14                                                        | 0.14                                                | 0.14                                 |
| S192                               |                   | 0.518                         | 1.76                          | N/A                                                       | 0.09                                                        | 0.09                                                | 0.16                                 |
| S193                               | D24               | 0.477                         | 1.45                          | 0.05                                                      | 0.15                                                        | 0.20                                                | 0.22                                 |
| S180A                              | D26               | 0.022                         | 0.45                          | 0.13                                                      | 0.05                                                        | 0.18                                                | 0.02                                 |
| <b>Relevant Existing Phases 1A</b> |                   |                               |                               |                                                           |                                                             |                                                     |                                      |
| S176D                              | D19               | 0.150                         | 1.29                          | 0.15                                                      | 0.10                                                        | 0.25                                                | 0.13                                 |
| S176E                              |                   | 0.032                         | 0.46                          | N/A                                                       | 0.04                                                        | 0.04                                                | 0.02                                 |
| S180                               |                   | 0.057                         | 0.58                          | N/A                                                       | 0.05                                                        | 0.05                                                | 0.03                                 |

(1) Overflow from DDSWMM output 118863-3CHI120.out

(2) Velocity from SWMHYMO output 118863VD.out

(3) Depth of the cascading overflow was determined from the Calculation Sheet: Overflow From Typical Road Ponding Area provided in the February 2014 Technical Bulletin ISDTB-2014-01. For those areas which have a continuous road grade (or no dummy segment), the depth was taken from SWMHYMO VxD simulation.

During the 100 year 3 hour Chicago storm, the summation of depth of ponding and depth of cascading flow for all street segments is less than the City guideline of 0.35 m. The product of depth and velocity is also less than the City guideline of 0.6 m<sup>2</sup>/s.

During the sensitivity analysis applying the 100 year 3 hour Chicago storm increased by 20%, the summation of depth of ponding and depth of cascading flow for all street segments is less than the City guideline of 0.35 m. At all locations, the product of depth and velocity is less than the City guideline of 0.6 m<sup>2</sup>/s.

To assist in the design of future site plan proposals, a summary of major flow from development blocks is summarized in the below table. Refer also to **Drawing 751** for major flow connectivity.

**Table 5.7 Summary of Major Flow from Development Blocks (100 year 3 hour Chicago storm and corresponding stress test)**

| DRAINAGE AREA ID | MAJOR FLOW RECIPIENT       |                        | MAJOR FLOW (L/S)              |                                     |
|------------------|----------------------------|------------------------|-------------------------------|-------------------------------------|
|                  | STREET                     | MODEL DRAINAGE AREA ID | 100 YEAR 3 HOUR CHICAGO STORM | 100 YEAR 3 HOUR CHICAGO STORM + 20% |
| B340A            | Hemlock                    | S176D                  | 0.042                         | 0.101                               |
| B319             | Hemlock                    | S176D                  | 0                             | 0                                   |
| B322             | Winisik                    | S190B                  | 0.155                         | 0.240                               |
| B180A            | Street No. 1               | S191B                  | 0.036                         | 0.074                               |
| B191             | North (towards escarpment) | NORTH                  | 0.274                         | 0.378                               |
| B9               | Hemlock                    | S176D                  | 0                             | 0                                   |

## 5.5 Storm Hydraulic Grade Line Analysis

The hydraulic grade line (HGL) was evaluated using the XPSWMM hydraulic model. The existing overall model for the Wateridge site was expanded to include the detailed design of the storm sewer laterals within the subject site.

The minor system hydrographs for Phase 4 was obtained from the DDSWMM evaluation undertaken as outlined in **Section 5.4**. Minor system losses along the storm sewer pipes were accounted for in accordance with Appendix 6-B of the City of Ottawa Sewer Design Guidelines.

XPSWMM simulations were conducted for the 100 year 3 hour Chicago storm to ensure that the HGL is at least 0.3 m below the underside of footing elevations. For locations at which under-side of footing (USF) elevations are not available, it was assumed that the USF elevations are 2.4 m below ground elevation. A sensitivity analysis was also performed using the 100 year Chicago storm with a 20% increase in intensity and the July 1 1979 historical storm to ensure that there would be no severe flooding to properties. Hydraulic grade line values for the various storms are presented in the below table, along with a comparison of USF elevations. A summary of the entire HGL for the entire Wateridge Village site is included in **Appendix F**.

The XPSWMM model schematic and files are provided within **Appendix F**.

**Table 5.8 Storm Hydraulic Grade Line**

| XPSWMM<br>NODE | PROPOSED<br>GROUND<br>ELEV. (M) | USF<br>(M) | 100 YEAR 3 HOUR<br>CHICAGO |                     | 100 YEAR 3<br>HOUR CHICAGO<br>+ 20% |                     | 100 YEAR 24<br>HOUR SCS TYPE<br>II |                     | JULY 1 1979 |                     |
|----------------|---------------------------------|------------|----------------------------|---------------------|-------------------------------------|---------------------|------------------------------------|---------------------|-------------|---------------------|
|                |                                 |            | HGL (M)                    | USF –<br>HGL<br>(M) | HGL<br>(M)                          | USF –<br>HGL<br>(M) | HGL<br>(M)                         | USF –<br>HGL<br>(M) | HGL (M)     | USF –<br>HGL<br>(M) |
| Phase 4        |                                 |            |                            |                     |                                     |                     |                                    |                     |             |                     |
| MH319          | 88.81                           | 86.61      | 86.13                      | 0.48                | 86.12                               | 0.49                | 86.12                              | 0.49                | 86.12       | 0.49                |
| MH320          | 89.12                           | 86.92      | 85.49                      | 1.43                | 85.49                               | 1.43                | 85.49                              | 1.43                | 85.49       | 1.43                |
| MH321          | 87.67                           | 85.47      | 84.18                      | 1.29                | 84.39                               | 1.08                | 84.10                              | 1.37                | 84.11       | 1.36                |
| MH322          | 87.50                           | 85.30      | 84.18                      | 1.12                | 84.39                               | 0.91                | 84.10                              | 1.20                | 84.10       | 1.20                |

| XPSWMM<br>NODE                 | PROPOSED<br>GROUND<br>ELEV. (M) | USF<br>(M) | 100 YEAR 3 HOUR<br>CHICAGO |                     | 100 YEAR 3<br>HOUR CHICAGO<br>+ 20% |                     | 100 YEAR 24<br>HOUR SCS TYPE<br>II |                     | JULY 1 1979 |                     |
|--------------------------------|---------------------------------|------------|----------------------------|---------------------|-------------------------------------|---------------------|------------------------------------|---------------------|-------------|---------------------|
|                                |                                 |            | HGL (M)                    | USF –<br>HGL<br>(M) | HGL<br>(M)                          | USF –<br>HGL<br>(M) | HGL<br>(M)                         | USF –<br>HGL<br>(M) | HGL (M)     | USF –<br>HGL<br>(M) |
| MH323                          | 86.57                           | 84.37      | 83.40                      | 0.97                | 83.48                               | 0.89                | 83.31                              | 1.06                | 83.32       | 1.05                |
| <b>Existing Phase 1A Trunk</b> |                                 |            |                            |                     |                                     |                     |                                    |                     |             |                     |
| MH176                          | 88.03                           | 85.63      | 83.77                      | 1.86                | 83.86                               | 1.77                | 83.67                              | 1.96                | 83.75       | 1.88                |
| MH178                          | 89.00                           | 86.60      | 83.41                      | 3.19                | 83.48                               | 3.12                | 83.33                              | 3.27                | 83.40       | 3.20                |
| MH180                          | 88.23                           | 85.83      | 82.20                      | 3.63                | 82.54                               | 3.29                | 81.91                              | 3.92                | 82.17       | 3.66                |
| MH190                          | 88.10                           | 85.70      | 81.90                      | 3.80                | 82.13                               | 3.57                | 81.58                              | 4.12                | 81.87       | 3.83                |
| MH191                          | 86.36                           | 83.96      | 81.66                      | 2.30                | 81.88                               | 2.09                | 81.40                              | 2.56                | 81.63       | 2.33                |
| MH192                          | 85.92                           | 83.52      | 81.41                      | 2.11                | 81.60                               | 1.92                | 81.19                              | 2.33                | 81.38       | 2.14                |
| MH193                          | 84.85                           | 82.45      | 81.08                      | 1.37                | 81.25                               | 1.20                | 80.90                              | 1.55                | 81.06       | 1.39                |
| MH194                          | 82.44                           | N/A        | 80.45                      | N/A                 | 80.54                               | N/A                 | 80.34                              | N/A                 | 80.44       | N/A                 |

The results indicate that the minimum 0.3 m clearance between the USF and HGL is maintained across Phase 4, as well as in the existing Phase 1A trunk sewer, during the 100 year 3 hour Chicago storm, sensitivity analysis and historical storm.

## 5.6 Eastern SWM Facility

### 5.6.1 Water Quality Control

The Eastern SWM Facility is designed to provide an Enhanced Level of Protection. According to the MOE Stormwater Management Planning and Design Manual, March 2003, the treatment volume is a function of the drainage area, the urban imperviousness ratio and the level of protection.

The water quality calculations have been updated as the detailed design of various phases has been completed. Corresponding water quality volume requirements are summarized in the below table.

**Table 5.9 Water Quality Volume Calculations**

| LEVEL OF<br>PROTECTION | URBAN DRAINAGE<br>AREA,<br>TYPE OF FACILITY,<br>% IMP | PERMANENT<br>STORAGE (HA-M) |           | EXTENDED STORAGE<br>(HA-M) |           | TOTAL STORAGE<br>(HA-M) |           |
|------------------------|-------------------------------------------------------|-----------------------------|-----------|----------------------------|-----------|-------------------------|-----------|
|                        |                                                       | REQ.                        | PROV. (1) | REQ.                       | PROV. (1) | REQ.                    | PROV. (1) |
| Enhanced               | 163.54<br>Wet Pond<br>67%                             | 2.69                        | 2.95      | 0.87                       | 1.92      | 3.56                    | 4.87      |

(1) From 2016 Pond Design Brief

As development within the Eastern SWM Facility drainage area has progressed, there have been minor changes to the overall contributing drainage area and corresponding imperviousness. The



above table indicates that the Eastern SWM Facility is adequately sized to provide water quality treatment for the contributing drainage area.

## 5.6.2 Performance of the SWM Facility

The hydraulic evaluation of the Eastern SWM Facility has been updated to reflect the most up-to-date hydrograph from the contributing development. The performance of the facility is summarized in the below table.

**Table 5.10 Performance of the Eastern SWM Facility**

|                                                          |             | Table 4-1 from 2016 Design Brief |                 |               | Current Evaluation      |                 |               |
|----------------------------------------------------------|-------------|----------------------------------|-----------------|---------------|-------------------------|-----------------|---------------|
| Storm Event                                              |             | Extended Storage (ha-m)          | Discharge (cms) | Elevation (m) | Extended Storage (ha-m) | Discharge (cms) | Elevation (m) |
| Permanent                                                |             | 2.95                             | N/A             | 56.00         | 2.95                    | N/A             | 56.00         |
| 25 mm 4 hour Chicago Storm                               |             | 1.92                             | 0.43            | 57.00         | 2.02                    | 0.45            | 57.05         |
| 24 hour SCS Type II                                      | 2 year      | 2.62                             | 2.38            | 57.35         | 2.63                    | 2.44            | 57.36         |
|                                                          | 5 year      | 2.98                             | 4.81            | 57.53         | 3.09                    | 5.46            | 57.58         |
|                                                          | 100 year    | 3.92                             | 12.37           | 57.96         | 4.48                    | 18.51           | 58.21         |
| Sensitivity Analysis                                     |             |                                  |                 |               |                         |                 |               |
| Historical Storms                                        | August 1988 | 3.94                             | 13.21           | 57.97         | 4.23                    | 15.63           | 58.09         |
|                                                          | August 1996 | 3.45                             | 8.44            | 57.75         | 3.24                    | 6.60            | 57.64         |
|                                                          | July 1979   | 4.20                             | 15.61           | 58.09         | 4.45                    | 17.81           | 58.19         |
| 100 year 24 Hour SCS Type II + 20% increase in intensity |             | 4.21                             | 15.47           | 58.09         | 4.58                    | 19.34           | 58.25         |

Results indicate that the function of the Eastern SWM Facility during the design storms corresponds closely with the maximum water levels results presented in the 2016 Pond Design Brief. During the stress test, the water level will not trigger an overflow at the emergency weir.

## 5.7 Coordination of Conventional SWM and LID Models

The modeling outlined in the previous sections has been completed to demonstrate the design of the conventional stormwater infrastructure satisfies the City of Ottawa's guidelines with respect to depth and velocity of flow on the surface and hydraulic grade line of the storm sewers.

The modeling to support the LID features has been completed in PCSWMM and is presented in **Section Error! Reference source not found.** The existing Phases 1A and 1B PCSWMM model has been expanded to include critical elements of the conventional SWM design for Phase 4 (as well as Phase 2B). These elements are as follows:

- Drainage Areas: Areas are consistent with those simulated in DDSWMM
- Imperviousness: Values are consistent with those applied in DDSWMM. PCSWMM provides an opportunity to specify direct and indirect routing to a pervious or impervious area. For this evaluation, all street segments were assumed to be 100% routed to an impervious surface and all rear yards were assumed to be 100% routed to a pervious surface.
- Infiltration: Values are consistent with those applied in the Phases 1A and 1B PCSWMM model.
- Subcatchment Width: Values are consistent with those applied in DDSWMM.
- Slope: Values are consistent with those applied in DDSWMM.
- Initial Abstraction (Detention Storage): Values are consistent with those applied in DDSWMM.
- Manning's Roughness: Values are consistent with those applied in DDSWMM.
- Baseflow: No baseflow components assumed, consistent with DDSWMM.
- Major System Connectivity and Routing: The major system has been accounted for in a consistent manner as the existing Phases 1A 1B PCSWMM model. Specifically, the major system has been coded in PCSWMM catchbasin to catchbasin. Each drainage area has one node representative of the top of grate elevation of the catchbasin. For drainage areas with two catchbasins, one node has been entered with the greater of the two top of grate elevations.
- Minor System Capture: Minor system restrictions are consistent with those applied in DDSWMM. Standard ICD sizes presented in **Table 5.1** were considered. For street segments where there are two catchbasins represented by one node in PCSWMM, a composite rating curve representative of the ICDs in both catchbasins was applied.
- Storm Sewers: Pipe data, including losses, are consistent with XPSWMM.

## 6 LID Design

Phase 4 of the Wateridge Village Subdivision LID pilot project, includes the following LID practices:

### *Future Municipal Property:*

1. **Bioswales** on Oshedinaa Street and Winisik Street
2. **Soil Amendments** including all boulevard areas that do not have bioswales as detailed above.

The subsequent sections include the LID field investigations, additional detail for each LID practice, and the PCSWMM LID model. **Appendix G** includes the Pilot Project Information Form per ISD Directive SDD-2011-02 regarding Pilot Projects.

### 6.1 LID Targets

LID targets were developed based on the approved MSS/ LID Pilot Scoping Study. All LID measures implemented in Phase 4 of the Wateridge Village development shall be designed to achieve the infiltration, erosion, and water quality design targets summarized in **Table 6.1**. The proposed LID practices, as described in the subsequent sections, will achieve these targets as shown in the table.

**Table 6.1 LID Design Targets**

|                  | TARGET                                        | PROVIDED |
|------------------|-----------------------------------------------|----------|
| Infiltration*    | 4mm applied to the full catchment area        | 28mm     |
| Erosion Control* | 4mm applied to the full catchment area        |          |
| Water Quality†   | Minimum Target: 15mm<br>Enhanced Target: 25mm |          |

\* *Catchment Based Target* – target applied over the full catchment area

† *Contributing Impervious Area Target* – applied to the directly contributing impervious area to the LID control and should focus on the “treatment” of the required event through a combination of filtration, storage and release, evaporation and infiltration. Note: the water quality target shall include the required water balance (infiltration) targets i.e. water quality treatment = 15mm water quality event – 4mm infiltration

### 6.2 Field Investigations – Infiltration Testing

Infiltration testing was completed using Guelph Permeameter Testing protocols to facilitate the design and construction of the proposed LID facilities. Testing was performed on September 12<sup>th</sup> and 13<sup>th</sup>, 2019. Weather conditions were warm and frost penetration into the ground had not yet occurred. Testing was completed at four (4) sites corresponding to locations within the proposed bioswales along Oshedinaa Street and Winisik Street and the formerly proposed permeable multi-use trail (subsequently removed from the design). These locations are displayed in **Figure 6.1**.

Testing was conducted at 0.45-1.3m below the ground surface within the fill layer implemented as part of the grade raise required for Phase 4.

Guelph Permeameter testing was performed in order to determine the field saturated hydraulic conductivity (Kfs) of the in-situ soils. The experimentally determined Kfs was then converted to a calculated infiltration rate (mm/hr) and a factor of safety was applied as per Appendix C of the Low Impact Development Planning and Design Guide (2010). The safety factors were selected based on the ratio of the tested infiltration rate versus the infiltration rate of the least permeable soil horizon (the native clay) within 1.5 metres below the proposed bottom elevation of the BMP. **Table 6.2** summarizes the Guelph Permeameter testing results completed in 2019 for the purposes of detailed design.



**Table 6.2 - Detailed In-situ Infiltration Testing Results (2019)**

| TEST LOCATION  | UTM EASTING | UTM NORTHING | KFS (CM/S) | CALCULATED INFILTRATION RATE (MM/HR) | SAFETY FACTOR (SF) | DESIGN INFILTRATION RATE (MM/HR) |
|----------------|-------------|--------------|------------|--------------------------------------|--------------------|----------------------------------|
| #1             | 450127      | 5033725      | 8.81E-06   | 24.32                                | 3.5                | 6.9                              |
| #2             | 450177      | 5033619      | 1.04E-06   | 13.82                                | 3.5                | 3.9                              |
| #3             | 450245      | 5033479      | 7.29E-05   | 42.54                                | 3.5                | 12.2                             |
| #4             | 450349      | 5033641      | 1.06E-04   | 46.97                                | 3.5                | 13.4                             |
| <b>Average</b> |             |              |            |                                      |                    | <b>9.1</b>                       |



**Figure 6.1 2019 In-Situ Infiltration Locations**

### 6.3 Bioswales

Bioswales are proposed for the west side of Oshedinaa and east side of Winisik Street. The bioswales will accept runoff from ½ of the adjacent roadway (center-line to curb) and provide water quality and quantity improvements, encourage infiltration to meet water balance requirements and reduce downstream erosion.

Bioswale facilities are linear systems which act as media filter systems that temporarily store and then filter the desired water quality volume. Bioswales are generally comprised of three components: filtering bed, gravel storage layer and underdrain. During storms, runoff temporarily ponds above the filter bed surface and then filters through the media to the gravel storage reservoir below. A portion of the filtrated runoff is stored below the underdrain embedded with the gravel layers and allowed to infiltrate back into the native sub-soils over a 24-72 hour period (see **Table 6.3**). Excess stormwater not infiltrated is conveyed by the perforated underdrain and discharged either to a storm sewer network or watercourse. The bioswales at Wateridge village will discharge to the proposed conventional storm sewer network and are controlled by a series of inlet control devices.



Figure 6.2 Example Bioswales - Mississauga, ON

A bioswale can be applied in most soils or topography, since underdrains which collect and return filtered water to the surface system may be used when full infiltration into native soils is not feasible (as is the case with the Wateridge Village). If infiltration rates in native soils permit, filtration practices can be designed without an underdrain for full infiltration and water balance benefits. Generally, a combination of these methods is used to infiltrate a portion of the filtered runoff and to avoid prolonged periods of media saturation. Bioswales may also be used in a treatment train with traditional detention practices to meet the geomorphic peak discharge requirements.

Bioswales themselves also act as snow storage areas. To function as snow storage, bioswales should include an internal overflow for snow melt in excess of the designed ponding depth. Internal overflows have been included within the bioswales at Wateridge Village in the form of an OPSD 705.010 catch basin with no sump.

Additionally, the plant material must be salt-tolerant, perennial, and tolerant of periodic inundation (shrub type plants are not recommended due to anticipated snow loads and potential salt impacts). Conveyance of excessive flows can be directed out or away from the bioswales by using an overflow structure with its invert set at the maximum ponding depth.

Bioswales are well suited to meet water quality objectives but can also be used to meet water balance objectives by reducing runoff volume through evapotranspiration and infiltration of runoff. A conservative runoff reduction rate of 80% is assigned to designs that rely upon full infiltration (Note: Runoff reductions correspond to rain events up to a 25 mm rainfall). Bioswales may also be used in a treatment train with traditional detention practices that meet the geomorphic peak discharge requirements. The most recent studies indicate that bioswales provides effective pollutant removal for many pollutants as a result of sedimentation, filtering, plant uptake, soil adsorption, and microbial processes and can do so with and without an underdrain.

The proposed bioswales for Wateridge Village are designed to accept road runoff from the urbanized roadway. Multiple curb cut inlets have been integrated within the proposed curb and gutter system to direct runoff to the bioswales in the form of un-concentrated sheet flow. The following inlet width calculation was used to determine the maximum design flow for the inlet width. The maximum design flow was then used to back-calculate the maximum drainage area per inlet, and therefore the maximum inlet spacing of 15 m.

$$W_T = 0.817Q^{0.42}S_0^{0.3}\left(\frac{1}{nS_x}\right)^{0.6}$$

Where:

| PARAMETER | DESCRIPTION                                                | VALUE                              |
|-----------|------------------------------------------------------------|------------------------------------|
| $W_T$     | width of the inlet for complete capture (m)                | 0.3 (1.5SF applied to become 0.45) |
| Q         | design flow perpendicular to the inlet (m <sup>3</sup> /s) | $2.55 \times 10^{-5}$              |
| $S_0$     | longitudinal slope ratio                                   | 0.02                               |
| n         | Manning's 'n' for concrete                                 | 0.015                              |
| $S_x$     | cross-slope ratio (typically between 0.015 and 0.04)       | 0.03                               |

Filtered stormwater collected within the gravel storage layer is either infiltrated or conveyed by an underdrain which is directly connected to the proposed storm sewer network. Inlet control devices have been included within catch basins which are upstream of the main storm sewer connection. Bioswales have been designed to conform to City of Ottawa accessibility standards through the provision of 0.6m turf strip abutting the sidewalk areas and back of curb at a 2% slope and 3:1 side slopes for the bioswale feature. Maximum bioswale depth is 0.3m and maximum corresponding ponding depth is 0.15m.

**Table 6.3** below summarizes the physical attributes of the proposed bioswale facilities and provides the overall storage volumes which can be accommodated.

**Table 6.3 – Summary of the Bioswale Physical Attributes**

| ATTRIBUTE                                                                 | UNITS                | OSHEDINAA AND WINISIK STREET |
|---------------------------------------------------------------------------|----------------------|------------------------------|
| Drainage Area                                                             | ha                   | 0.45                         |
| Impervious Area                                                           | ha                   | 0.18                         |
| I/P Ratio                                                                 | -                    | 2.5:1                        |
| Length                                                                    | m                    | 521                          |
| Typical Bottom width                                                      | m                    | 2.2                          |
| Depth of 19mmØ clear stone and pea gravel                                 | m                    | 0.7                          |
| Void ratio of Granular 'O' clear stone and pea gravel                     | n/a                  | 0.4                          |
| Depth below underdrain                                                    | m                    | 0.50                         |
| Storage Volume below underdrain (Infiltration volume with 0.4 Void Ratio) | m <sup>3</sup>       | 229.2                        |
| Design infiltration rate*                                                 | mm/hr                | 9.1                          |
| Drawdown time                                                             | hrs                  | 48                           |
| Media depth                                                               | m                    | 0.7                          |
| Void ratio of media                                                       | n/a                  | 0.4                          |
| Media side slope (trench wall)                                            | Rise:Run             | 3:1                          |
| Nominal Surface ponding depth                                             | m                    | 0.15                         |
| <b>Total Storage Volume</b>                                               | <b>m<sup>3</sup></b> | <b>882.6</b>                 |

\* Includes safety factor (SF) of 3.5



## 6.4 Soil Amendments

Soil Amendments are proposed on municipal property and all boulevard areas that do not have bioswales as detailed previously as well as all residential properties within Wateridge Village.

Soil amendments are typically composed of the addition of additional organic matter in the form of compost. Compost amendments are tilled or mixed into existing soils thereby enhancing or restoring soil properties by reversing the loss of organic matter and compaction.

In general, soils with appropriate levels of organics, nutrients and good structure are capable of supporting plant and animal life while also providing important stormwater management functions. Healthy soils efficiently infiltrate and store water, adsorb excess nutrients, filter sediments, remove pollutants through biological decomposition, as well as moderate peak stream flows and temperatures. In addition, healthy soils support vigorous plant and tree growth that also intercepts rainfall and return it to the atmosphere through evaporation and transpiration. Healthy soils also support urban tree canopy cover, a focus of many urban planners and ecologists.

The large body of evidence which now existing shows that urban construction activities negatively affect the ability of native soils to infiltrate water and support healthy vegetation. Standard construction practices commonly involve the removal and temporary stockpiling of topsoil during and through the many phases of the construction process. Often the existing topsoil is replaced with only a shallow layer (typically 10 to 15cm) of the previously stockpiled topsoil, as one of the final site operations. These soils are typically placed over the now compacted subsoil. General construction activities, use of heavy equipment, material storage, even repeated foot traffic can cause damage to the soil structure by increasing compaction.

Healthy soils cannot by definition be overly compacted. When a soil is compacted the porosity decreases and the bulk density increases (dry mass divided by volume). This inverse relationship of porosity and bulk density:

- Affects the soil's ability to infiltrate and store rainwater by reducing the pore spaces between individual soil particles,
- Limits the diversity of soils organisms
- Reduces the ability of vegetation to uptake nutrients
- Impedes root growth and healthy development. Generally, once bulk density exceeds  $1.7\text{g/cm}^3$  roots are no longer able to penetrate soils (Morris and Lowery, 1998)
- Reduces the exchange of gases resulting in aeration-related issues.
- Produces a poor quality growing environment that requires excessive irrigation and fertilizer
- Increases the likelihood that surface that should be pervious can become a source of contaminated runoff during storm events
- Reduces beneficial mycorrhizal fungi which have a mutualistic relationship with the roots of plants whereby the plant provides carbohydrates and the plant gains higher absorptive capacity of water and nutrients

In general, soils with a higher percentage of clay and silt have more pore space and a lower bulk density than sandier soil, but sandy soils are better able to withstand compaction than clay soils (Pitt, 2009a).

Efforts to alter construction practices to prevent these undesired consequences have been largely thwarted by common agricultural myths and misconceptions (UME, 2001) including that “mother nature” and freeze-thaw cycles will alleviate soil compaction and return the soils to their original state. In fact, even in cold climates where the frost-line can extend to 1.2m or greater, only the top 50mm to 100mm will experience more than a single freeze thaw cycle per year and is insufficient to reverse negative impacts. USEPA (1999) and Webb (2002) indicated that



**Figure 6.3 Example Soil Amendments – Wateridge Village Phase 1A**

several decades to over 70 years respectively may be necessary before compacted loam soils recover to conditions similar to pre-development. Similarly, Schueler (2000) reported that even the best tillage practices could only reverse one-third of the expected increase in bulk density during construction.

By amending poor quality topsoil and compacted subsoil with enriched organic matter content, it improves the potential of the soil to absorb, infiltrate and evapotranspire a greater amount of precipitation, thereby providing hydrologic and stormwater management benefits. The organic matter content increases the moisture and pollutant retention capacity and permeability and reduces bulk density and erosivity. Amended soils also provide a better growing environment for grass, shrub and tree plantings, requiring less irrigation and fertilizer to become established than plantings in more shallow, unimproved topsoil overlying compacted subsoil (TRCA, 2012).

Hydrologically speaking, soil amendments are used to make Hydrologic Group C and D soils suitable for on-site stormwater control and infiltration. Soil amendments benefits include increased infiltration, stormwater storage in the soil matrix, survival rate of new plantings, root growth and stabilization against erosion, improved overall tree and plant health and decreased need for irrigation and fertilization of landscaping. Amended soils are suitable for any pervious area where soils have been or will be compacted by the grading and construction process.

While soil amendments will never be used solely to meet stormwater management objectives, they are effective in reducing the overall runoff volume, will contribute to a lower peak discharge, and can help reduce the size of total runoff storage needed.

**Table 6.4** below summarizes the attributes of the proposed soil amendments.

**Table 6.4 – Summary of the Soil Amendments Physical Attributes**

| ATTRIBUTE                                        | UNITS | SOIL AMENDMENTS     |
|--------------------------------------------------|-------|---------------------|
| Minimum Amendment Depth                          | mm    | 300mm               |
| Organic Content (by loss on ignition)            | %     | 8-15% by dry weight |
| pH                                               | n/a   | 6.0 to 8.0          |
| Min. Depth of Native Soil Ripping (decompaction) | mm    | 100                 |

## 6.5 PCSWMM LID Modelling

The main objective of the PCSWMM model is to assess the capacity and performance of the stormwater management system before and after the installation of the Bioswales. The assessment includes the evaluation of the runoff volume and peak flows for pre- and post-LID implementation for the Phase 4 area. Note: soil amendments have not been modelled to ensure the Phase 4 model is conservative and based on quantifiable inputs (facility dimensions, soils parameter etc.). It is intended that the effect of the soil amendments will be added to model as part of model calibration, such that they can be accurately reflect within the model (note: an industry standard method does not currently exist for modelling LID soils amendments).

The modelling approaches of LID controls are summarized as follows:

**Bioswales along Oshedinaa and Winisik Street:** Were modelled as LID controls within the catchments. The LID controls varied in coverage within each catchment based on the designed geometry, but had the same characteristics in terms of vegetation cover, engineered soil, underdrain, and storage characteristics.

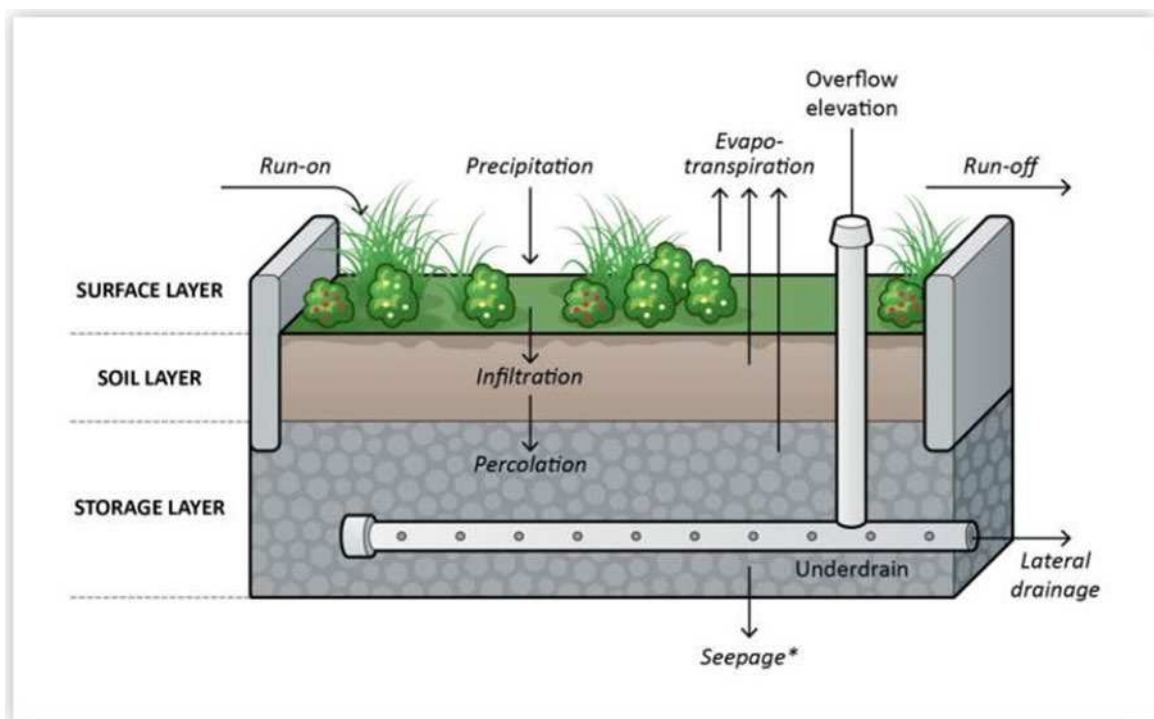
LID controls are low impact development practices and green infrastructure designed to capture surface runoff and provide some combination of detention, infiltration, and evapotranspiration in an attempt to mimic natural hydrology. LID controls are considered as properties of a given subcatchment within SWMM's hydrology module, similar to how Aquifers and Snow packs are treated. LID controls area created in the LID Control Editor.

For more information on hydrology and LID modeling used in SWMM, please see the SWMM Reference Manual Volume I - Hydrology and SWMM Reference Manual Volume III - Water Quality.

Bio-swales include surface depressions with vegetation grown in an engineered soil mixture placed above a gravel drainage bed. They provide storage, infiltration and evaporation of both direct rainfall and runoff captured from surrounding areas.

**Figure 6.4** shows the components of a modelled Bio-Swale in PCSWMM. There are three components:

- **Infiltration:** The infiltration model was based on the Green-Ampt Method. According to geotechnical testing in the project area, the average infiltration is approximately 9.1 mm/hr, therefore, seepage rate of the storage layer is set to the infiltration rate. Green and Ampt was selected for use in the PCSWMM model as it allows for the use of field verified in-situ soil parameters derived from infiltration testing (See section 4.0) to be utilized in the modelling which more accurately represents soil performance as it relates to infiltration capacity.
- **Percolation:** Engineered soil media was modelled as sand with hydraulic conductivity of 50 mm/hr. Percolation into a storage layer of gravel was also modelled.
- **Underdrainage:** Each Bioswale contains a 200mm outlet pipe that connects to the sewer system. The excess of storage was modelled to drain to the sewer system through the outlet pipes.



**Figure 6.4 - Schematic Showing Drainage within a Typical Bio-Swale in PCSWMM**



Table 6.5.2 Summarizes the LID devices implemented in the Phase 4 dual drainage model.

| LID              |              | DRAINAGE AREA   |                      |                    |                        |                           |                    | LID PARAMETERS    |            |                   |           |                                  |
|------------------|--------------|-----------------|----------------------|--------------------|------------------------|---------------------------|--------------------|-------------------|------------|-------------------|-----------|----------------------------------|
| Drainage Area ID | CB Outlet ID | Total Area (m2) | Impervious Area (m2) | Pervious Area (m2) | % Area Treated by LIDs | Area Treated by LIDs (m2) | Runoff Coefficient | Surface Area (m2) | Length (m) | Surface Width (m) | Depth (m) | Infiltration Storage Volume (m3) |
| S322             | CB322A       | 1810            | 1292.86              | 517.14             | 50                     | 905                       | 0.39               | 193.6             | 86.76      | 2.2               | 0.85      | 65.82                            |
| S320             | CB320A       | 1800            | 1285.72              | 514.28             | 50                     | 900                       | 0.39               | 186.7             | 83.42      | 2.2               | 0.85      | 63.48                            |
| S319             | CB319A       | 1440            | 1028.58              | 411.42             | 40                     | 576                       | 0.49               | 114               | 51.9       | 2.2               | 0.85      | 38.76                            |
| S192             | CB192A       | 1482            | 1058.58              | 423.42             | 50                     | 741                       | 0.40               | 142.7             | 45.6       | 2.2               | 0.85      | 48.52                            |
| S191A            | CB191        | 450             | 321.43               | 128.57             | 58                     | 261                       | 0.32               | 57.1              | 25.4       | 2.2               | 0.85      | 19.41                            |
| S190             | CB190        | 1890            | 1350.01              | 539.99             | 100                    | 1890                      | 0.15               | 113               | 114.5      | 2.2               | 0.85      | 38.42                            |
| S190             | CB190A       | 976             | 697.15               | 278.85             | 50                     | 488                       | 0.38               | 115               | 52         | 2.2               | 0.85      | 39.1                             |
| S180A            | CB180A       | 1178            | 841.43               | 336.57             | 50                     | 589                       | 0.53               | 55.7              | 49.2       | 2.2               | 0.85      | 18.94                            |

Table 6.5.2 - LID Summary (Phase 4)

|                  | Total Phase 4 Drainage Area (ha) | Total % of Phase 4 Drainage Area Controlled by LIDs | Total Drainage Area Treated by LIDs (ha) | Catchment Impervious Area (ha) | I/P Ratio Drainage Area Controlled By LIDs | Infiltration Rate (mm/hr) with 3.5 SF |
|------------------|----------------------------------|-----------------------------------------------------|------------------------------------------|--------------------------------|--------------------------------------------|---------------------------------------|
| <b>Bio-Swale</b> | <b>6.94</b>                      | 9.22%                                               | 0.64                                     | 0.78                           | 2.5:1                                      | 9.1                                   |

### **6.5.1 Water Balance Modelling**

In addition to the event based modelling, water balance models were also setup to investigate the long term hydrologic performance of the proposed condition. The general approach of the Water Balance model is summarized as follows:

- Historical precipitation and temperature data from August 1st, 1996 to January 1st, 2014 were used as continuous model input
  - The Ropec rain gauge was used because of long record (1996-2013) and proximity to the study area. Since the Ropec gauge included only rainfall data, snowfall data was augmented by Environment Canada station (45°23'00.000" N, 75°43'00.000" W, 79.2 masl).
- Average monthly evaporation data was used for evaporation input

The input data for rainfall, temperature, and evaporation can be found in Appendix G.

### **6.5.2 Event Based Model Results**

Results of the dual drainage model without LID devices were compared to that of the model with LID devices. The performance of the LID devices was compared at junction CB192, directly downstream of the Phase 4 bioswales on Oshedinaa and Winisik Street. The permeable multi-use trail treats the runoff that intercepts the trail, therefore reducing the runoff entering the main storm sewer running along Hemlock Road. Figure 6.5 illustrates the location of the junction utilized to complete the performance comparison.

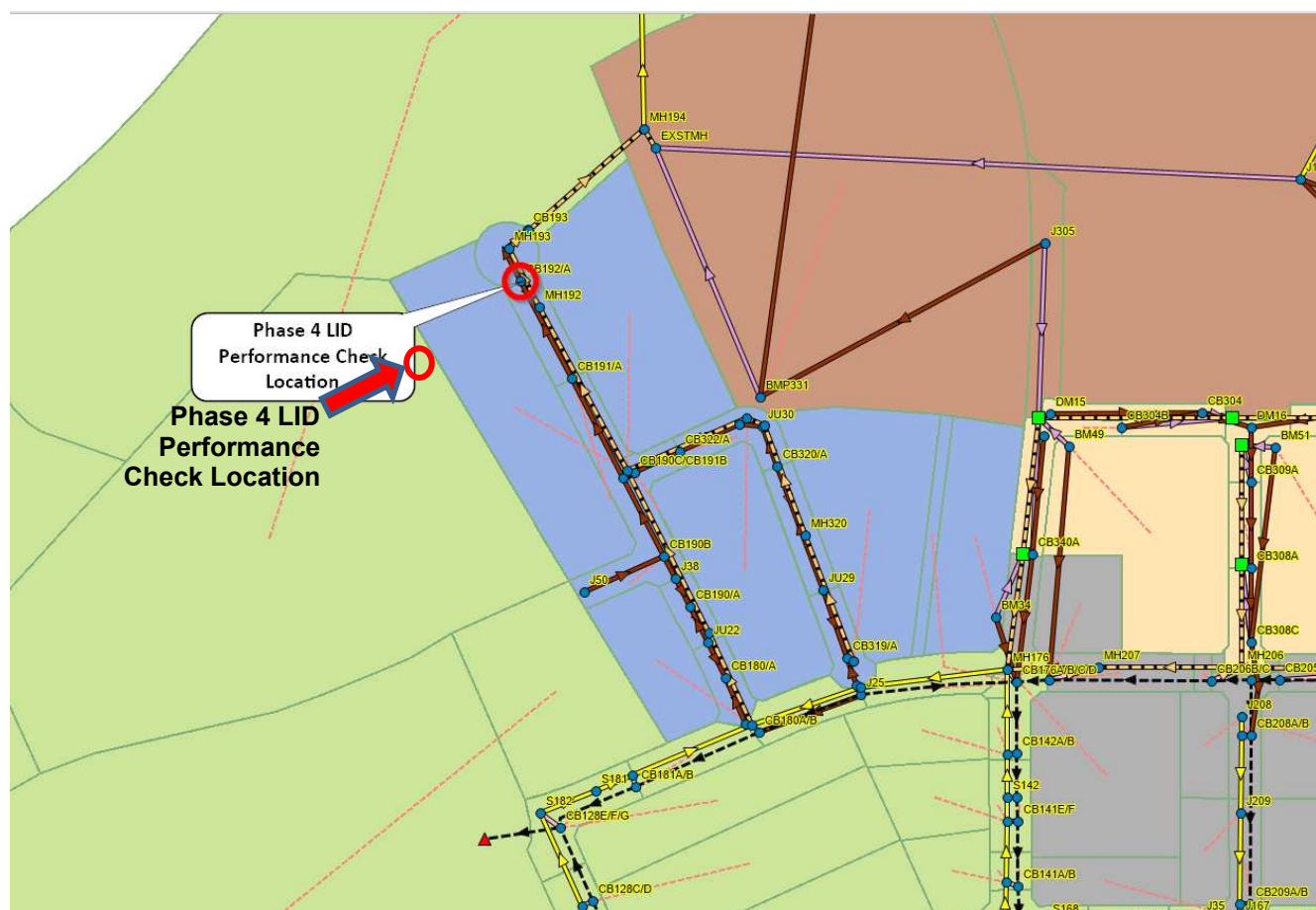


Figure 6.5 PCSWMM LID Model Comparison Location

The models were run for the 25mm 4hr Chicago, 2 year 24hr SCS II, and 5 year 24hr SCS II storm event. The peak flow and volume results for the Proposed Development model with and without LIDs are summarized in **Table 6.5** and **Table 6.6** respectively.

Table 6.5 - Phase 4 LID Performance Comparison Peak Flows (cms)

| Scenario                       | 25mm<br>4hr Chicago | 2year 24hr<br>SCS II | 5year 24hr<br>SCS II |
|--------------------------------|---------------------|----------------------|----------------------|
| Proposed Development (No LIDs) | 0.023               | 0.027                | 0.043                |
| Proposed Development with LIDs | 0.014               | 0.019                | 0.034                |
| <b>Reduction</b>               | <b>39%</b>          | <b>30%</b>           | <b>21%</b>           |

Table 6.6 - LID Performance Comparison Volumes (10<sup>6</sup> L)

| Scenario                       | 25mm<br>4hr Chicago | 2year 24hr<br>SCS II | 5year 24hr<br>SCS II |
|--------------------------------|---------------------|----------------------|----------------------|
| Proposed Development (No LIDs) | 0.032               | 0.064                | 0.09                 |
| Proposed Development with LIDs | 0.015               | 0.033                | 0.05                 |
| <b>Reduction</b>               | <b>53%</b>          | <b>48%</b>           | <b>44%</b>           |



It can be noted from the above tables that the implementation of LID devices results in significant reductions in peak flows of 21-39% and reductions of volumes of 44-53% during more frequent events, which is the intended use of LID devices.

### 6.5.3 Soil Amendment Benefits

Although soil amendments have not been modelled to ensure the Phase 4 model is conservative and based on quantifiable inputs (facility dimensions, soils parameter etc.), it is intended that the effect of the soil amendments will be added to model as part of model calibration, such that they can be accurately reflect within the model (note: an industry standard method does not currently exist for modelling LID soils amendments).

The following section summarizes the stormwater benefits of soil amendments from various small-scale test plots, field studies, and catchment scale studies. **Table 6.7** has been adapted from TRCA, 2012 and summarizes the stormwater benefits of amended topsoil and shall be used as parameter/ performance guidelines for the integration of soil amendments into the EPA SWMM model.

**Table 6.7 - Summary of Stormwater Benefits of Amended Topsoil**

| RESEARCH FOCUS                                                                                                 | RESULT                                                                                                                                                                                                                                                       | REFERENCE                    |
|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Hydrologic response of residential lawns on compacted soils vs. amended soils                                  | <ul style="list-style-type: none"> <li>Reduces surface runoff by 29 to 50%</li> <li>Bulk density reduced by as much as 0.35 g/cm<sup>3</sup></li> </ul>                                                                                                      | Kosti (1995)                 |
| Effect of compost amendments on water and nutrient retention                                                   | <ul style="list-style-type: none"> <li>2:1 soil to compost amendment nearly doubled water holding capacity</li> <li>Greater lag times from the start of the event to time of peak flow</li> </ul>                                                            | Harrison et al. (1997)       |
| Infiltration rates                                                                                             | <ul style="list-style-type: none"> <li>Infiltration rates of compost amended soil were 1.5 to 10.5 times higher than un-amended soils</li> </ul>                                                                                                             | US EPA (1999)                |
| Reversing the effects of soil compaction                                                                       | <ul style="list-style-type: none"> <li>deep tilling followed by chisel plowing and amendment with compost derived from municipal yard waste reduced runoff by 74 to 91% compared to un-amended soil</li> </ul>                                               | Balousek (2003)              |
| Downspout redirection to pervious surfaces                                                                     | <ul style="list-style-type: none"> <li>flow reductions ranging from 25% to 62% for rainfall depths between 6 and 25.4 mm</li> </ul>                                                                                                                          | Kaufmann et al (1997)        |
| Water holding capacity of organic matter                                                                       | <ul style="list-style-type: none"> <li>For every 1% of organic matter in a soil of 30cm in depth can hold 16 litres of plant available water/m<sup>2</sup></li> </ul>                                                                                        | Tyler et al., 2010           |
| Stormwater benefits – initial abstraction, runoff volumes and reduced soil erosion under 50yr and 100yr events | <ul style="list-style-type: none"> <li>Compared to bare soils, compost depth of 37.5mm <ul style="list-style-type: none"> <li>absorbed 51 to 65% more water</li> <li>reduced runoff by 30 to 60%</li> <li>reduced soil erosion by 95%</li> </ul> </li> </ul> | Faucette et al., 2005 & 2007 |
| Water use by turf                                                                                              | <ul style="list-style-type: none"> <li>Turf planted on amended topsoil used 30% less water, fertilizer and pesticides</li> </ul>                                                                                                                             | USEPA, 1997                  |

### 6.5.4 Maintenance Requirements

In preparing this section the following documents were reviewed:

- MECP Stormwater Management Planning and Design Manual (2003)
- Low Impact Development Stormwater Management Design Guide (2010)

Adequate maintenance is essential to ensure the long-term achievement of stormwater management performance targets. In recognition of this, Aquafor Beech Limited has developed typical operations and maintenance requirements for LID facilities which set out maintenance and monitoring objectives and procedures for all of the functional components of stormwater management facilities. The following section sets out management and maintenance recommendations that are specific to the proposed LID facilities.

#### **6.5.4.1 Clogging**

The most frequent maintenance item common to LID facilities is the clogging of inlets. Large storms transport significant amounts of debris into the facility. Monitoring should include the periodic (typically three times per year) inspection of the following components:

- Inlets/Outlets;
- Downstream Pipes;
- Underdrains;

Maintenance activities of piping may be relatively straightforward. Most clogging is resolved by removing the debris by hand or by high velocity spray devices.

#### **6.5.4.2 Pipe Repairs**

Poor construction practice or inadequate maintenance may result in damage to pipes. If the pipes are damaged, then the functions of the facility may be impacted.

Physical inspections of the piping conditions should be carried out 3 times per year. The inspections may involve identification of obvious failures such as damaged inlet pipes.

Maintenance activities will typically involve repair or replacement of the deficient pipe. Various methods that may be used to repair or rehabilitate piping include joint sealing, invert protection, pipe replacement, slip-lining, spray lining, pipe-pulling, pipe bursting, cure-in-place pipe and folded liners.

#### **6.5.4.3 Weed Control**

Weeds are generally defined as any kind of vegetation which is unwanted in a particular area. In terms of LID facilities, weeds are generally invasive species which cannot provide the intended function of the planting strategy. Weed control by-laws should be consulted for local requirements. Weed control may be required annually.

Weeding should be done by hand to prevent the destruction of surrounding vegetation. The use of herbicides and insecticides is prohibited near LID facilities. The use of fertilizer should also be limited.

#### **6.5.4.4 Vegetation Management**

Vegetation is an integral functional component of stormwater management facilities, contributing to the maintenance of infiltration rates, erosion protection, evapotranspiration rates and filtration of stormwater. Consequently, it is important that the vegetation community within LIDs be maintained appropriately in order to ensure that the facility performs as originally intended over the long-term.

All vegetation communities should be monitored to confirm their health and identify any factors that may act as stressors and contribute to the eventual decline of specific species or the entire vegetation community. At a minimum, vegetation communities should be assessed at least twice a year to identify signs of dieback, infestation or disease.

The following maintenance activities should be implemented.

A. Tree and Shrub Maintenance and Management

- Adjust stakes and guys to prevent girdling
- Ensure rodent protection measures are functional and remain in contact with the ground.
- Prune out dead or damaged limbs of the plant
- Water trees as required to maintain tree health when necessary.
- Top up mulch as required

B. Seeded Area Maintenance

- Monitor after initial seeding to ensure that adequate cover density is achieved.
- Overseed as required to eliminate bare patches.
- Repair and reseed any rills or gullies that may have formed.
- Remove any weeds that may have become established during the germination and grow-in periods.
- Irrigate seeded areas as required to ensure adequate germination and growth.

C. Shrubs and Shrub Beds

- Prune out dead or damaged branches.
- Remove weeds from mulched beds, ensure that adequate levels of mulch are maintained.
- Water shrubs to ensure healthy growth as dictated by meteorological trends and species requirements.

**6.5.4.5 Routine Maintenance**

**Table 6.8** describes routine maintenance tasks organized by BMP component, along with recommended minimum frequencies. It also suggests higher frequencies for certain tasks that may be warranted for BMPs located in highly visible locations or those receiving flow from large or high traffic (vehicle or pedestrian) drainage areas. Tasks involving removal of trash, debris and sediment and weeding/trimming of vegetation for BMPs in such contexts may need to be done more frequently (i.e. higher standards may be warranted).

**Table 6.8 - Routine Maintenance Tasks**

| Component                               | Routine Maintenance Task                                                                                                                   | Frequency <sup>1</sup> |                   |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------|
|                                         |                                                                                                                                            | Minimum <sup>2</sup>   | High <sup>3</sup> |
| <b>Contributing drainage area (CDA)</b> | Remove trash, natural debris, clippings and sediment.                                                                                      | BA                     | Q                 |
|                                         | Re-plant or seed bare soil areas.                                                                                                          | A                      | BA                |
| <b>Overflow Outlets</b>                 | Remove trash, natural debris and clippings.                                                                                                | BA & MS                | Q & MS            |
|                                         | Remove accumulated sediment.                                                                                                               | A                      | BA                |
| <b>Vegetation</b>                       | Watering during first two months after planting.                                                                                           | BW                     | BW                |
|                                         | Watering for the remainder of the first two (2) growing seasons (i.e. May to September) after planting or until vegetation is established. | W                      | W                 |
|                                         | Watering for the remainder of the BMP lifespan                                                                                             | PD                     | PD                |
|                                         | Mow turf grass to maintain height between 10 and 15 cm.                                                                                    | M                      | BM                |



| Component                              | Routine Maintenance Task                                                                                  | Frequency <sup>1</sup> |                   |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------|------------------------|-------------------|
|                                        |                                                                                                           | Minimum <sup>2</sup>   | High <sup>3</sup> |
|                                        | Remove undesirable vegetation (e.g. tree seedlings, invasive/weeds).                                      | A                      | BA                |
|                                        | Overseed and top dress bare areas with compost to maintain a minimum of 80% turfgrass cover. <sup>4</sup> | A                      | BA                |
| <b>Sub-drain &amp; Monitoring well</b> | Flush out accumulated sediment with hose or pressure washer.                                              | A                      | A                 |

Notes:

1. A = Annually; AN = As needed based on Routine Operation inspections; BA = Bi-annually or twice per year, ideally in the spring and late fall/early winter; BM = Bi-monthly; BW = Biweekly or twice per week; M = Monthly; MS = After a major storm event (i.e. 5 year return period storm event or greater); PD = After a prolonged dry weather period (e.g. 21 days with less than 5 mm of rainfall); Q = Quarterly or four times per year, ideally in the spring, summer, early fall and late fall/early winter.
2. These frequencies are recommended as the minimum necessary to ensure the BMP functions adequately over its expected lifespan.
3. BMPs located in prominent locations or those receiving flow from large or high traffic drainage areas (vehicles or pedestrians) may warrant a higher frequency of routine maintenance tasks involving removal of trash/debris/sediment and mowing/weeding/trimming of vegetation.
4. Aim to achieve 80% turfgrass cover by the end of the establishment/warranty period for the original plantings (e.g. two years after planting).

### 6.5.5 LID Status

The proposed LID implementation process for former CFB Rockcliffe was developed using a phased Adaptive Management System (AMS) approach whereby a science-based methodology is developed and applied to understand and quantify the function, potential benefits and drawbacks from the proposed LID approaches. In this regard, each phase of potential LID implementation corresponding to the phases of development involve the completion of six steps. These steps are summarized in **Table 6.9**, which also outlines the current status of each step.

**Table 6.9 - LID Implementation Status**

| STEP                                                        | PHASE 1A STATUS                                                                                | PHASE 2B STATUS                                                                                     | PHASE 4 STATUS             |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------|
| 1. Planning<br>(subject of the LID SWM Pilot Project Study) | Complete                                                                                       | Complete                                                                                            | Under way                  |
| 2. Construction                                             | Enhanced Swales and Soakaways complete<br><br>Bioswales completion anticipated by October 2022 | Bioswales and Permeable Pavement Layby completion anticipated in spring and fall 2023, respectively | Pending planning approvals |
| 3. Monitoring                                               | Year 1 monitoring report submitted for Soakaways. Year 2                                       |                                                                                                     | N/A                        |
| 4. Reporting                                                |                                                                                                |                                                                                                     | N/A                        |

|                                   |                                                                                             |                                                           |                                      |
|-----------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------|
| 5. Quantification of Benefits     | report pending completion.<br><br>Bioswales monitoring anticipated to begin in spring 2023. | Bioswales monitoring anticipated to begin in spring 2023. | N/A                                  |
| 6. Refinement of the LID Approach | N/A - first phase, so no results available                                                  | N/A - insufficient results available                      | N/A (insufficient results available) |

### 6.5.6 Summary

The results of the dual drainage model show up to 39% reduction in peak flows and up to 53% reduction in volume by implementing LID devices in the Phase 4 area during frequent storm events.

It should be noted that the model setup for this study is not calibrated and includes drainage systems in the Phase 1A, 1B, and 4 area. Ultimate build-out conditions were applied for the external catchments. Verification of model results and calibration of the model using additional flow monitoring data is recommended. The model should also be refined and additional modelling completed as the design of future developments take place.

## 7 Approvals and Permit Requirements

### 7.1 City of Ottawa

The City of Ottawa reviews all development documents including this report and working drawings. Upon completion, the City will approve the local watermain under Permit No. 008-202, submit the sewer ECA application to the province, and eventually issue a Commence Work Notification.

### 7.2 Province of Ontario

The Ministry of Environment, Conservation and Parks (MECP) will approve the local sewers under Section 53 of the Ontario Water Resources Act and issue an Environmental Compliance Approval. A Permit To Take Water for the subject site has been provided by the MECP. The permit, number 0565-A5AMP8, expires on December 31, 2025.

### 7.3 Conservation Authority

Since no watercourses are impacted by the proposed development, no permits will be required from the local Conservation Authority (Rideau Valley Conservation Authority).

### 7.4 Federal Government

There are no federal permits, authorizations or approvals needed for this development.



## 8 Conclusions and Recommendations

### 8.1 Conclusions

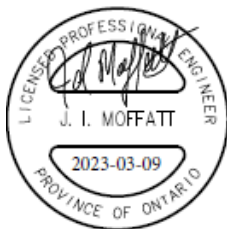
This report and the accompanying working drawings clearly indicate that the proposed development meets the requirements of the stakeholder regulators, including the City of Ottawa, provincial MECP and RVCA. The proposed development is in general conformance with the 'Former CFB Rockcliffe Master Servicing Study, August 2015', and the subsequent 2020 Update including provision of major municipal infrastructure such as water supply, wastewater collection and disposal, and management of stormwater runoff.

### 8.2 Recommendations

It is recommended that the regulators review this submission with an aim of providing the requisite approvals to permit the owners to proceed to the development stage of the subject site.

Report Prepared by:

**IBI Group**



James Moffatt, P. Eng.  
Associate



Meghan Black, P. Eng.  
Associate

## **APPENDIX A**

- Draft 4M- Plan
- December 24, 2020 e-mail from City of Ottawa
- December 5, 2018 e-mail from RVCA
- December 19, 2018 e-mail from MECP Ottawa Office
- Permit To Take Water
- ECA No. 6929-A7MRBC for Phase 1A sewers
- ECA No. 0824-A8CR5H for Eastern SWM facility
- Notice of Completion of Class Environmental Assessment (EA)





## Jim Moffatt

---

**From:** O'Connell, Erin <Erin.O'Connell@Ottawa.ca>  
**Sent:** Thursday, November 29, 2018 12:01 PM  
**To:** Jean Lachance; 'Mary Jarvis'; 'Coffey, Matt'; 'Whyte, Pamela'; Buchanan, Richard; Dubyk, Wally; Franklin, Carol; Jim Moffatt; Conway, Darlene; Jolliet, Laurent; Meghan Black; 'Chris Denich'  
**Subject:** Phase 2 Wateridge Follow up from November 20th meeting  
**Attachments:** Proposed Land Use Summary Table-subdivisions.docx; Wateridge Village\_Subdivision Conditions\_Registration of Phases 2A and 2....pdf

Good morning all,

As a follow up from the Wateridge Phase 2 meeting on November 20<sup>th</sup>, here are some notes and plan for next steps:

- In order to officially start the process for Phase 2 registration, I will require from CLC a draft 4M plan, five paper copies and a filled out land use table (attached)
- Once the above is received, I will contact legal to start drafting the agreement
- The target date for registration is the end of March 2019 and this Phase will contain approximately 1100 units
- The attached table will be used to track conditions and requirements prior to registration moving forward
- On the attached table, it looks like from the draft conditions, 38 (traffic calming measures), 79 (EIS) and 118 (Conservation Handbook) could be added to ensure they are tracked
- We spoke at the meeting on some of the conditions that could be removed from the table that are not relevant such as the gateway ones
- The street naming process should commence as street names need to be included on plan for registration and addresses should be assigned to blocks
- There will likely be an additional transportation condition for a pavement markings and signage plan prior to registration
- CLC requested that parks timing be extended until 2024, I will follow up with parks staff regarding this possibility
- The intended approach for LID measures is to submit one set of drawings for review, but consolidated modelling will not be used until likely Phase 3A/3B
- It is likely that there will be LID measures in Phase 2A, but not 2B
- I will provide Chris with the storm brief and servicing plans approved as part of Phase 1B
- Following that, Chris will provide a memo indicating tracking targets, how they have been met, and send the tracking tool. This will be provided to all on this email
- A tracking tool is required prior to registration to ensure targets are met
- Prior to registration, we need the monitoring plan for LID measures for previous phases
- CLC requested we investigate whether slope stability studies can be delayed until the site plan stage for Block 78 on the draft plan
- IBI indicated they are running into difficulty in designing the CUP at the plan of subdivision stage as the utilities are not cooperating until the stage when specifics are better known (site plan control)
- IBI requested confirmation on turning radii for intersections, as other groups are modifying them from approved 9 m to 5 m now

- CLC indicated for Phase 2A soil has been remediated, but there is an issue with groundwater. City suggested that a proposal for addressing this be provided and the city will review accordingly
- CLC requested confirmation if an IERS is required prior to registration
- Prior to registration, all relevant clearances are required
- The plans and studies required prior to registration are as follows:
  - Surveyor certificate
  - 4M plan for registration
  - Transportation Impact Study
  - Construction traffic management plan
  - Traffic calming measures/memo
  - Pavement markings and signage plan
  - Conservation Authority handbook
  - Environmental Impact Study
  - Geotechnical study and slope stability study
  - Tree Conservation Report
  - Landscape plan
  - Stormwater management plan
  - LID measures
  - Waste collection plan
  - Servicing study/plan
  - Grading and drainage plan
  - Erosion and sediment control plan
  - Noise study
  - Confirmation of RSCs
  - CUP (to be discussed further)

Please feel free to amend the above based on your own notes or understanding.

Sincerely,

**Erin O'Connell, MCIP, RPP**

Planner III

Development Review (Urban Services)

Urbaniste III

Examen des projets d'aménagement (Services urbains)

**Planning, Infrastructure and Economic Development Department**

City of Ottawa | Ville d'Ottawa

☎ 613.580.2424 ext./poste 27967

[ottawa.ca/planning](http://ottawa.ca/planning) / [ottawa.ca/urbanisme](http://ottawa.ca/urbanisme)

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## Jim Moffatt

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**From:** Hal Stimson <hal.stimson@rvca.ca>  
**Sent:** Wednesday, December 5, 2018 3:22 PM  
**To:** Ed Ireland  
**Cc:** Jim Moffatt; Jamie Batchelor  
**Subject:** RE: RVCA Consultation for Standard Sewage Works - Transfer of Review at Wateridge Phase 2 in the City of Ottawa  
**Attachments:** wateridge.pdf

Hi Ed,

I don't believe there are any other issues for RVCA from a permit perspective.

I've attached a map showing the two water courses at Hemlock Private and Burma.

These would be the only areas of concern for RVCA if anything is proposed that impacts these watercourses (Hemlock intersection improvements?).

I know all the work at the river is complete per previous permits.

Unless there are Planning issues for the development agreement to be resolved I don't think there is any further RVCA involvement.

Regards,

Hal Stimson  
Inspector, RVCA  
[hal.stimson@rvca.ca](mailto:hal.stimson@rvca.ca) ext. 1127



3889 Rideau Valley Drive  
PO Box 599, Manotick ON K4M 1A5  
T 613-692-3571 | 1-800-267-3504 F 613-692-0831 | [www.rvca.ca](http://www.rvca.ca)

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**From:** Ed Ireland <ed.ireland@IBIGroup.com>  
**Sent:** Wednesday, December 05, 2018 1:50 PM  
**To:** Hal Stimson <hal.stimson@rvca.ca>  
**Cc:** Jim Moffatt <jmoffatt@IBIGroup.com>  
**Subject:** RVCA Consultation for Standard Sewage Works - Transfer of Review at Wateridge Phase 2 in the City of Ottawa

Good afternoon Hal,



IBI is preparing a servicing report and drawings for phase 2 at Wateridge Village in the City of Ottawa. The storm and sanitary sewers are all in public right of ways and will discharge into existing previously ECA approved storm and sanitary sewers with Phase 1. The project is located off Montreal Road and access to the site is from Codd's Road and Burma (now Wanaki) Road.

Does IBI need to do any further consultation with RVCA or do we just continue working with the City of Ottawa on this project?

I can speak with you about this project if you want more information.

Thank you.

Ed

Ed Ireland

**IBI GROUP**

400-333 Preston Street

Ottawa ON K1S 5N4 Canada

tel +1 613 225 1311 ext 64033 fax +1 613 225 9868



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# Wateridge Development



## Legend

- Lot
- RVCA Admin Boundary
- Regulation Limit
- 100yr Floodline
- Floodplain
- Area of Reduced Flood Risk
- Area of Shallow Flooding
- Reg Limit Dominant Hazard
- Floodplain
- Geo-technical Hazard Limit
- Meander Belt
- Spill Line
- Stable-Toe Slope
- Top of Slope
- Unstable-Toe Slope
- Wetland
- Regulated Wetlands
- OMAFRA Constructed Drains
- Award Drain
- Municipal Drain
- Natural
- Private Drain
- Municipal Drains
- RVCA Sub-Watersheds
- RVCA Catchments
- Water Control Structures
- Lock-Gate
- Dam

## Notes

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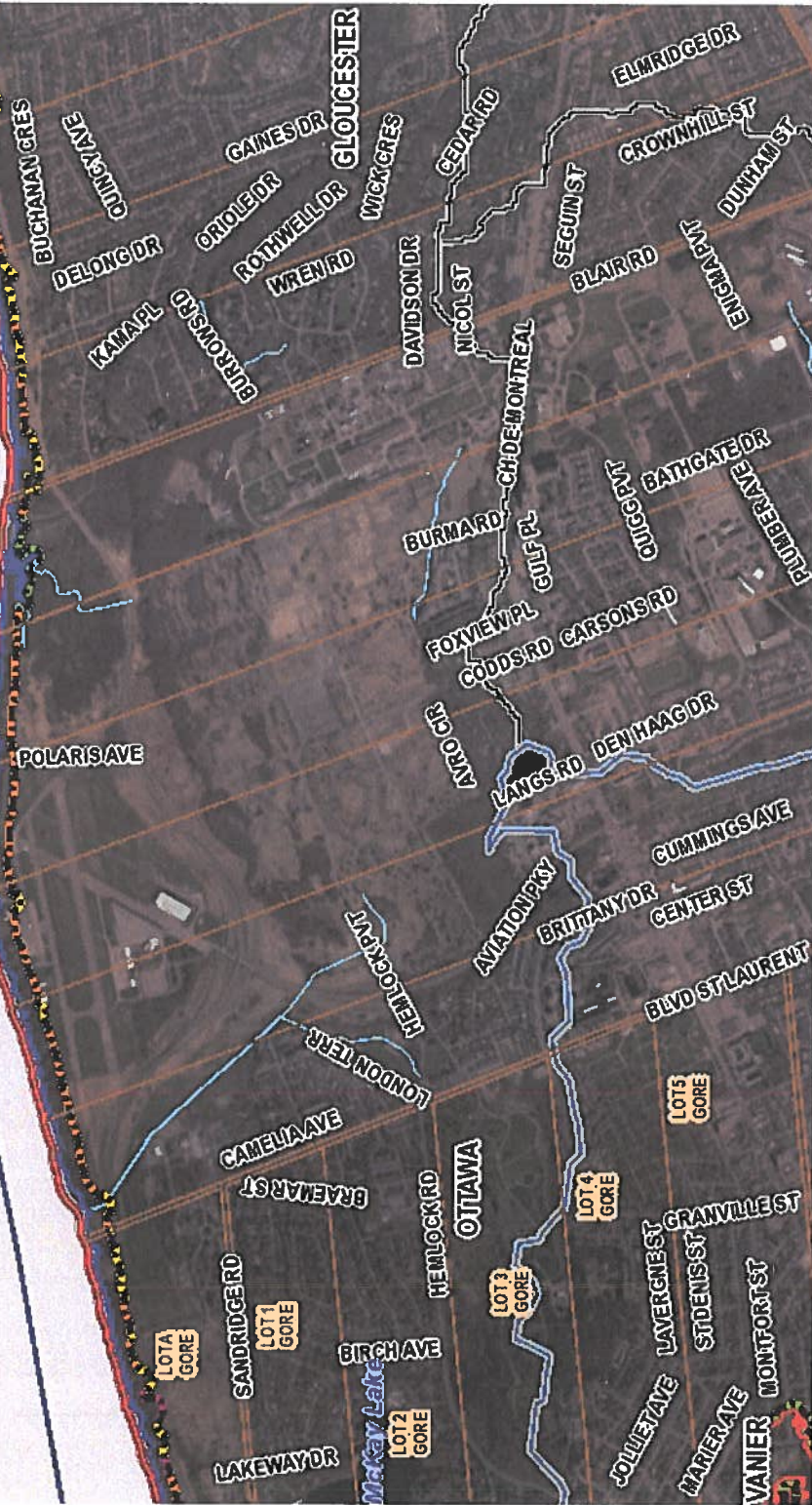


1: 25,534.73

WCS\_1984\_Web\_Mercator\_ Auxiliary\_Sphere  
Map Projection

Duck Island

Lac Dollard-des-Ormeaux



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1,297.2 0 648.58 1,297.2

Meters

© Rideau Valley Conservation Authority

Map created: 12/5/2018

## Ed Ireland

---

**From:** Des Rochers, Christina (MECP) <Christina.Desrochers@ontario.ca>  
**Sent:** Wednesday, December 19, 2018 11:02 AM  
**To:** Ed Ireland  
**Cc:** Jim Moffatt  
**Subject:** RE: MOE Consultation for Sewage Works - Wateridge Phase 2 in the City of Ottawa

Good morning Ed,

I recommend reviewing the proposed LID in phase 2A against the ToR agreement. Specifically, Schedule A, 2.0 Additional Works Allowed, c. Lot Level and Conveyance Control (Low Impact Development) Measures permits:

“installing new LID measures, including storm water outfalls, provided that:

- if the proposed works are required to provide quality control, the LID measures are designed to achieve Enhanced Level water quality control and erosion protection (i.e. 80% TSS removal);
- any attenuation design requirements are satisfied; and
- the design considers corrective and remediation measure in the event of lack of performance of the LID measures.”

If the project complies with the provisions and the City agrees, a single application can be submitted under the ToR-Additional Works process for all of Phase 2.

Thanks and Happy New Year!

Christina

**Christina Des Rochers**

Water Inspector | Inspectrice de l'eau

Safe Drinking Water Branch | Direction du contrôle de la qualité de l'eau potable

Ministry of the Environment, Conservation and Parks | Ministère de l'Environnement, de la Protection de la nature et des Parcs

Tel. 613-521-3450 ex. 231

Fax. 613-521-5437

Spills Action Centre | Centre d'intervention en cas de déversement 1-800-268-6060

Please consider the environment before printing this email note

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**From:** Ed Ireland [mailto:ed.ireland@IBIGroup.com]  
**Sent:** December-13-18 5:02 PM  
**To:** Des Rochers, Christina (MECP)  
**Cc:** Jim Moffatt  
**Subject:** MOE Consultation for Sewage Works - Wateridge Phase 2 in the City of Ottawa



Good afternoon Christina,

IBI coordinated with the City and they asked us to confirm the following with your office.

Phase 2 has a couple of sub-phases – 2A and 2B

2A has Lids (bioswales) and storm and sanitary sewers

2B no Lids – just storm and sanitary sewers

IBI proposes to prepare 2 separate applications:

1. A Transfer of Review Application that includes all of Phase 2A and 2B storm and sanitary sewers
2. A Direct Submission Application for the Phase 2A Lids

Is this how we should proceed? I believe this is what was done on a previous phase of the project. IBI prepared a transfer of review application for sewage works – storm and sanitary pipes - while another consultant prepared a direct submission application for LIDs.

Ed

Ed Ireland

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**PERMIT TO TAKE WATER**  
Surface and Ground Water  
NUMBER 0565-A5AMP8

*Pursuant to Section 34.1 of the Ontario Water Resources Act, R.S.O. 1990 this Permit To Take Water is hereby issued to:*

Canada Lands Company CLC Limited  
Suite 601 - 30 Metcalfe St  
Ottawa, Ontario, K1P 5L4  
Canada

*For the water*  
*taking from:* Excavation Dewatering

*Located at:* Lot 20 & 22-25, Concession 1 Ottawa Front, Geographic Township of Gloucester  
Ottawa

*For the purposes of this Permit, and the terms and conditions specified below, the following definitions apply:*

**DEFINITIONS**

- (a) "Director" means any person appointed in writing as a Director pursuant to section 5 of the OWRA for the purposes of section 34.1, OWRA.
- (b) "Provincial Officer" means any person designated in writing by the Minister as a Provincial Officer pursuant to section 5 of the OWRA.
- (c) "Ministry" means Ontario Ministry of the Environment and Climate Change.
- (d) "District Office" means the Ottawa District Office.
- (e) "Permit" means this Permit to Take Water No. 0565-A5AMP8 including its Schedules, if any, issued in accordance with Section 34.1 of the OWRA.
- (f) "Permit Holder" means Canada Lands Company CLC Limited.
- (g) "OWRA " means the *Ontario Water Resources Act*, R.S.O. 1990, c. O. 40, as amended.

*You are hereby notified that this Permit is issued subject to the terms and conditions outlined below:*

## **TERMS AND CONDITIONS**

### **1. Compliance with Permit**

- 1.1 Except where modified by this Permit, the water taking shall be in accordance with the application for this Permit To Take Water, dated November 3, 2015 and signed by George Thomas, and all Schedules included in this Permit.
- 1.2 The Permit Holder shall ensure that any person authorized by the Permit Holder to take water under this Permit is provided with a copy of this Permit and shall take all reasonable measures to ensure that any such person complies with the conditions of this Permit.
- 1.3 Any person authorized by the Permit Holder to take water under this Permit shall comply with the conditions of this Permit.
- 1.4 This Permit is not transferable to another person.
- 1.5 This Permit provides the Permit Holder with permission to take water in accordance with the conditions of this Permit, up to the date of the expiry of this Permit. This Permit does not constitute a legal right, vested or otherwise, to a water allocation, and the issuance of this Permit does not guarantee that, upon its expiry, it will be renewed.
- 1.6 The Permit Holder shall keep this Permit available at all times at or near the site of the taking, and shall produce this Permit immediately for inspection by a Provincial Officer upon his or her request.
- 1.7 The Permit Holder shall report any changes of address to the Director within thirty days of any such change. The Permit Holder shall report any change of ownership of the property for which this Permit is issued within thirty days of any such change. A change in ownership in the property shall cause this Permit to be cancelled.

### **2. General Conditions and Interpretation**

- 2.1 Inspections  
The Permit Holder must forthwith, upon presentation of credentials, permit a Provincial Officer to carry out any and all inspections authorized by the OWRA, the *Environmental Protection Act*, R.S.O. 1990, the *Pesticides Act*, R.S.O. 1990, or the *Safe Drinking Water Act*, S. O. 2002.



## 2.2 Other Approvals

The issuance of, and compliance with this Permit, does not:

- (a) relieve the Permit Holder or any other person from any obligation to comply with any other applicable legal requirements, including the provisions of the *Ontario Water Resources Act* , and the *Environmental Protection Act* , and any regulations made thereunder; or
- (b) limit in any way any authority of the Ministry, a Director, or a Provincial Officer, including the authority to require certain steps be taken or to require the Permit Holder to furnish any further information related to this Permit.

## 2.3 Information

The receipt of any information by the Ministry, the failure of the Ministry to take any action or require any person to take any action in relation to the information, or the failure of a Provincial Officer to prosecute any person in relation to the information, shall not be construed as:

- (a) an approval, waiver or justification by the Ministry of any act or omission of any person that contravenes this Permit or other legal requirement; or
- (b) acceptance by the Ministry of the information's completeness or accuracy.

## 2.4 Rights of Action

The issuance of, and compliance with this Permit shall not be construed as precluding or limiting any legal claims or rights of action that any person, including the Crown in right of Ontario or any agency thereof, has or may have against the Permit Holder, its officers, employees, agents, and contractors.

## 2.5 Severability

The requirements of this Permit are severable. If any requirements of this Permit, or the application of any requirements of this Permit to any circumstance, is held invalid or unenforceable, the application of such requirements to other circumstances and the remainder of this Permit shall not be affected thereby.

## 2.6 Conflicts

Where there is a conflict between a provision of any submitted document referred to in this Permit, including its Schedules, and the conditions of this Permit, the conditions in this Permit shall take precedence.

# 3. Water Takings Authorized by This Permit

## 3.1 Expiry

This Permit expires on **December 31, 2025**. No water shall be taken under authority of this Permit after the expiry date.

## 3.2 Amounts of Taking Permitted

The Permit Holder shall only take water from the source, during the periods and at the rates and amounts of taking specified in Table A. Water takings are authorized only for the purposes specified in Table A.

**Table A**

|   | Source Name / Description:           | Source: Type:  | Taking Specific Purpose: | Taking Major Category: | Max. Taken per Minute (litres): | Max. Num. of Hrs Taken per Day: | Max. Taken per Day (litres): | Max. Num. of Days Taken per Year: | Zone/ Easting/ Northing: |
|---|--------------------------------------|----------------|--------------------------|------------------------|---------------------------------|---------------------------------|------------------------------|-----------------------------------|--------------------------|
| 1 | Western SWM Pond                     | Pond<br>Dugout | Other - Construction     | Construction           | 281                             | 24                              | 405,000                      | 365                               | 18<br>459576<br>5033167  |
| 2 | Northern SWM Pond                    | Pond<br>Dugout | Other - Construction     | Construction           | 1,995                           | 24                              | 2,815,500                    | 365                               | 18<br>450223<br>5034056  |
| 3 | Trench - Southern Portion            | Pond<br>Dugout | Other - Construction     | Construction           | 8                               | 24                              | 12,000                       | 365                               | 18<br>450855<br>5033249  |
| 4 | Trench - Southern Portion            | Pond<br>Dugout | Other - Construction     | Construction           | 8                               | 24                              | 12,000                       | 365                               | 18<br>450227<br>5033167  |
| 5 | Trench - Center/North                | Pond<br>Dugout | Other - Construction     | Construction           | 49                              | 24                              | 70,500                       | 365                               | 18<br>450530<br>5033558  |
| 6 | Trench - South of Rockcliffe Parkway | Pond<br>Dugout | Other - Construction     | Construction           | 10                              | 24                              | 15,000                       | 365                               | 18<br>450420<br>5034102  |
| 7 | Trench - South of Rockcliffe Parkway | Pond<br>Dugout | Other - Construction     | Construction           | 10                              | 24                              | 15,000                       | 365                               | 18<br>450057<br>5034931  |
| 8 | Trench - North of Rockcliffe         | Pond<br>Dugout | Other - Construction     | Construction           | 1                               | 24                              | 1,500                        | 365                               | 18<br>450319<br>5034331  |
| 9 | Trench - North of Rockcliffe         | Pond<br>Dugout | Other - Construction     | Construction           | 125                             | 24                              | 180,000                      | 365                               | 18<br>450397<br>5034607  |
|   |                                      |                |                          |                        |                                 | <b>Total Taking:</b>            | 3,824,000                    |                                   |                          |

#### 4. Monitoring

- 4.1 The Permit Holder shall maintain a record of all water takings. This record shall include the dates and times of water takings, the rates of taking, and an estimated calculation of the total amounts of water taken per day for each day that water is taken under the authorization of this Permit. A separate record shall be maintained for each source. The Permit Holder shall keep all required records up to date and available at or near the site of the taking and shall produce the records immediately for inspection by a Provincial Officer upon his or her request.

- 4.2 The Permit Holder shall provide written confirmation to the Director that all soil and groundwater remediation on the site has been completed prior to the taking of water authorized by this Permit. The Permit Holder shall also retain the services of a qualified professional (practising Professional Geoscientist or Professional Engineer) to determine if there is any potential for water takings authorized by this Permit to mobilize any remaining groundwater contamination following remediation activities on the site. The written opinion of the qualified professional shall be provided to the Director along with the confirmation of site remediation. If it is determined that groundwater contamination may be mobilized by water takings authorized by this Permit, the qualified person shall develop and submit a groundwater monitoring and mitigation plan to the Director for ministry review and approval. This plan must be accepted in writing by the Director prior to the taking of water authorized by this Permit.
- 4.3 The Permit Holder shall retain the services of a qualified professional (practising Professional Geoscientist or Professional Engineer) to develop a groundwater monitoring program for the Fairhaven Community in accordance with Section 5.2 of the report entitled "Hydrogeological Study In Support of Category 3 Application for Permit to Take Water, Former Canadian Forces Base Rockcliffe, Canada Lands Company CLC Limited, Ottawa Ontario" completed by DST Consulting Engineers and dated October 2015.

## **5. Impacts of the Water Taking**

### **5.1 Notification**

The Permit Holder shall immediately notify the local District Office of any complaint arising from the taking of water authorized under this Permit and shall report any action which has been taken or is proposed with regard to such complaint. The Permit Holder shall immediately notify the local District Office if the taking of water is observed to have any significant impact on the surrounding waters. After hours, calls shall be directed to the Ministry's Spills Action Centre at 1-800-268-6060.



5.2 For Surface-Water Takings

The taking of water (including the taking of water into storage and the subsequent or simultaneous withdrawal from storage) shall be carried out in such a manner that streamflow is not stopped and is not reduced to a rate that will cause interference with downstream uses of water or with the natural functions of the stream.

For Groundwater Takings

If the taking of water is observed to cause any negative impact to other water supplies obtained from any adequate sources that were in use prior to initial issuance of a Permit for this water taking, the Permit Holder shall take such action necessary to make available to those affected, a supply of water equivalent in quantity and quality to their normal takings, or shall compensate such persons for their reasonable costs of so doing, or shall reduce the rate and amount of taking to prevent or alleviate the observed negative impact. Pending permanent restoration of the affected supplies, the Permit Holder shall provide, to those affected, temporary water supplies adequate to meet their normal requirements, or shall compensate such persons for their reasonable costs of doing so.

If permanent interference is caused by the water taking, the Permit Holder shall restore the water supplies of those permanently affected.

5.3 Prevention of Adverse Effects:

The Permit Holder shall ensure the taking of water under authority of this Permit does not result in an adverse effect on area waters.

5.4 Prevention of Structural Adverse Effects:

The Permit Holder shall take all measures necessary to prevent damage to buildings, bridges, structures, roads and/or railway lines that may be impacted either directly or indirectly by this taking.

5.5 Discharge Control Measures for Water that is Discharged to the Natural Environment:

Siltation control measures shall be installed at the discharge site(s) and shall be sufficient to control the volumes. Continuous care shall be taken to properly maintain the siltation control devices.

5.6 The discharge of water shall be controlled in such a way as to avoid erosion and sedimentation in the receiving stream.

5.7 The Permit Holder shall ensure that any water discharged to the natural environment does not result in scouring, erosion or physical alteration of stream channels or banks and that there is no flooding in the receiving area or water body, downstream water bodies, ditches or properties caused or worsened by this discharge.

5.8 The Permit Holder shall not discharge turbid water to any watercourse. Turbid water shall be defined as any discharge water from the excavation or diverted water with a maximum increase of 8 NTUs above the receiving stream's background levels.

- 5.9 **Discharged Water to the Sanitary or Storm Sewer System:**  
The Permit Holder shall ensure that any water that is taken for dewatering purposes and discharged to the City of Ottawa sewer system is in accordance with a City of Ottawa Sewer Use Agreement.

**6. Director May Amend Permit**

The Director may amend this Permit by letter requiring the Permit Holder to suspend or reduce the taking to an amount or threshold specified by the Director in the letter. The suspension or reduction in taking shall be effective immediately and may be revoked at any time upon notification by the Director. This condition does not affect your right to appeal the suspension or reduction in taking to the Environmental Review Tribunal under the *Ontario Water Resources Act*, Section 100 (4).

*The reasons for the imposition of these terms and conditions are as follows:*

1. Condition 1 is included to ensure that the conditions in this Permit are complied with and can be enforced.
2. Condition 2 is included to clarify the legal interpretation of aspects of this Permit.
3. Conditions 3 through 6 are included to protect the quality of the natural environment so as to safeguard the ecosystem and human health and foster efficient use and conservation of waters. These conditions allow for the beneficial use of waters while ensuring the fair sharing, conservation and sustainable use of the waters of Ontario. The conditions also specify the water takings that are authorized by this Permit and the scope of this Permit.

*In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, you may by written notice served upon me, the Environmental Review Tribunal and the Environmental Commissioner, **Environmental Bill of Rights**, R.S.O. 1993, Chapter 28, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 101 of the Ontario Water Resources Act, as amended provides that the Notice requiring a hearing shall state:*

1. The portions of the Permit or each term or condition in the Permit in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

*In addition to these legal requirements, the Notice should also include:*

3. The name of the appellant;
4. The address of the appellant;
5. The Permit to Take Water number;
6. The date of the Permit to Take Water;
7. The name of the Director;
8. The municipality within which the works are located;

*This notice must be served upon:*

*The Secretary  
Environmental Review Tribunal  
655 Bay Street, 15th Floor  
Toronto ON  
M5G 1E5  
Fax: (416) 326-5370  
Email:  
ERTTribunalsecretary@ontario.ca*

AND

*The Environmental Commissioner  
1075 Bay Street  
6th Floor, Suite 605  
Toronto, Ontario M5S 2W5*

AND

*The Director, Section 34.1,  
Ministry of the Environment and  
Climate Change  
1259 Gardiners Rd, PO Box  
22032  
Kingston, ON  
K7P 3J6*

***Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal:***

by Telephone at

(416) 212-6349

Toll Free 1(866) 448-2248

by Fax at

(416) 326-5370

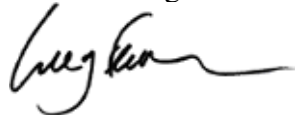
Toll Free 1(844) 213-3474

by e-mail at

www.ert.gov.on.ca

*This instrument is subject to Section 38 of the **Environmental Bill of Rights** that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek to appeal for 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry, you can determine when the leave to appeal period ends.*

Dated at Kingston this 9th day of March, 2016.



Greg Faaren

Director, Section 34.1

*Ontario Water Resources Act* , R.S.O. 1990



## **Schedule A**

This Schedule "A" forms part of Permit To Take Water 0565-A5AMP8, dated March 9, 2016.

Section 5.2 of the report entitled "Hydrogeological Study In Support of Category 3 Application for Permit to Take Water, Former Canadian Forces Base Rockcliffe, Canada Lands Company CLC Limited, Ottawa Ontario" completed by DST Consulting Engineers and dated October 2015.



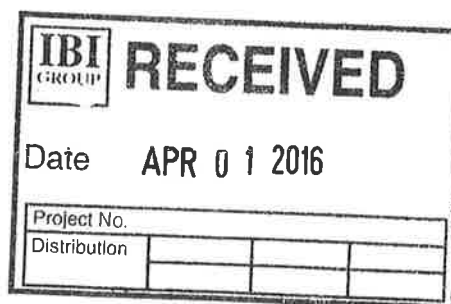
Ministry of the Environment and Climate Change  
Ministère de l'Environnement et de l'Action en  
matière de changement climatique

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 6929-A7MRBC  
Issue Date: March 3, 2016

Canada Lands Company CLC Limited  
30 Metcalfe Street, Suite 601  
Ottawa, Ontario  
K1P 5L4

Site Location: Wateridge at Rockcliffe Subdivision  
335 St. Laurent Boulevard  
City of Ottawa, Ontario



*You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:*

sanitary and storm sewers to be constructed in the City of Ottawa, on Block 126 and Burma Road (from Station 1+300 to Station 1+682.25), Chemin Wanaki Road (from Station 1+300 to Station 1+510), Codd's Road (from Montreal to Station 0+980, from Station 0+980 to Station 1+330, and from Station 1+330 to Station 1+480), Chemin Mikinak Road (from Voie Chêne Way to Station 0+430, from Station 430 to Station 0+780, from Station 0+780 to Station 1+120, and from Station 1+120 to Wanaki Road), Voie Chêne Way (from Station 0+360 to Station 0+620, Voie Vedette Way (from Hemlock to Avro Circle), Place Lysander Place (from Chêne Way to Avro Circle), Cercle Avro Circle (from Chêne Way to Avro Circle, from Station 0+100 to Station 0+420, from Station 0+420 to Station 0+720, from 0+720 to Mikinak Road), Private Lane No. 2 (from Station 1+100 to Station 1+315), Private Lane No. 3 (from Station 1+100 to 1+220), Hemlock Road (from Station 1+660 to Station 2+000), Sanitary Shaft Block 106 (from Hemlock Road to Mikinak Road), Future Street (from Station 0+020 to Hemlock Road), and Easements (from Station 0+100 to Station 0+240 and from Station 0+230 to Station 0+270);

all in accordance with the application from Canada Lands Company CLC Limited, dated January 26, 2016, including final plans and specifications prepared by IBI Group.

*In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:*

1. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

*The Notice should also include:*

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

*And the Notice should be signed and dated by the appellant.*

*This Notice must be served upon:*

The Secretary\*  
Environmental Review Tribunal  
655 Bay Street, Suite 1500  
Toronto, Ontario  
M5G 1E5

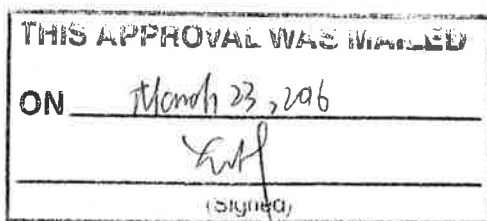
AND

The Director appointed for the purposes of  
Part II.1 of the Environmental Protection Act  
Ministry of the Environment and  
Climate Change  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

**\* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or [www.ert.gov.on.ca](http://www.ert.gov.on.ca)**

*The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.*

DATED AT TORONTO this 3rd day of March, 2016



\_\_\_\_\_  
Gregory Zimmer, P.Eng.  
Director  
appointed for the purposes of Part II.1 of the  
*Environmental Protection Act*

YH/

c: District Manager, MOECC Ottawa District Office  
M. Rick O'Connor, City Clerk, City of Ottawa  
Abdul Mottalib, City of Ottawa (File No. D07-16-15-0003)  
Linda Carkner, Program Manager, City of Ottawa, Infrastructure Services  
Jim Moffatt, P.Eng., IBI Group ✓





**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 0824-A8CR5H  
Issue Date: April 12, 2016

Canada Lands Company CLC Limited  
30 Metcalfe Street, Suite 601  
Ottawa, Ontario  
K1P 5L4

Site Location: Wateridge Village at Rockcliffe  
Lot 21, 22, 23, 24 and 25, Concession 1 (Ottawa Front)  
City of Ottawa

*You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:*

establishment of a stormwater management facility for the collection, treatment and disposal of stormwater run-off from an area of approximately 161.5 hectares including part of the Wateridge Village at Rockcliffe residential subdivision development on the former CFB Rockcliffe site in the City of Ottawa, providing Enhanced Level water quality control and erosion protection with an outfall directly to the Ottawa River, consisting of the following:

**stormwater management facility (Eastern SWM Facility - catchment area 161.5 hectares):** - one (1) wet pond with a stilling basin and sediment forebay, located on the south side of Sir Charles Etienne Cartier Parkway, east of Aviation Parkway and west of Blair Road, having a permanent pool volume of 29,500 m<sup>3</sup>, an extended detention volume of 39,200 m<sup>3</sup>, and a total storage volume for the 100-year storm event of approximately 68,700 m<sup>3</sup>, including the permanent pool volume, at a total depth of approximately 4.26 m, receiving inflow from the eastern and central portions of the Rockcliffe development lands via a waterfall discharging to the stilling basin and discharging via an outlet structure and 2400 mm diameter outfall sewer to the Ottawa River, identified below, and a 200 mm diameter baseflow augmentation pipe, identified below;

**outfall sewer (Eastern SWM Facility Outlet Pipe):** - approximately 609 m of 2400 mm diameter storm sewer and 3000 mm by 1200 mm outfall storm sewer receiving inflow from the Eastern SWM Facility and from the Western SWM Facility Overflow Pipe, identified below, discharging to the Ottawa River;

**outfall sewer (Western SWM Facility Overflow Pipe):** - approximately 288 m of 1200 mm diameter outfall storm sewer along the north side of the Eastern SWM Facility designed to receive inflow from the future Western SWM Facility and discharge to the Eastern SWM Facility Outlet Pipe, identified above;

**baseflow augmentation pipe:** - approximately 591 m of 200 mm diameter storm sewer along the south side of Sir Charles Etienne Cartier Parkway, receiving inflow from the Eastern SWM Facility and discharging eastward to Eastern Creek and the Ottawa River;

including erosion/sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned Works;

all in accordance with the submitted supporting documents listed in Schedule "A" forming part of this Approval.

*For the purpose of this environmental compliance approval, the following definitions apply:*

"Approval" means this entire document including the application and any supporting documents listed in any schedules in this Approval;

"Director" means a person appointed by the Minister pursuant to section 5 of the Environmental Protection Act for the purposes of Part II.1 of the Environmental Protection Act;

"Ministry" means the ministry of the government of Ontario responsible for the Environmental Protection Act and the Ontario Water Resources Act and includes all officials, employees or other persons acting on its behalf;

"Owner" means Canada Lands Company CLC Limited and includes their successors and assignees;

"Works" means the sewage works described in the Owner's application(s) and this Approval.

*You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:*

## TERMS AND CONDITIONS

### 1. GENERAL PROVISIONS

(1) The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the Conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

(2) The designation of the City of Ottawa as the operating authority of the site on the application for approval of the Works does not relieve the Owner from the responsibility of complying with any and all of the Conditions of this Approval.

(3) Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, and the application for

approval of the Works.

(4) Where there is a conflict between a provision of any submitted document referred to in this Approval and the Conditions of this Approval, the Conditions in this Approval shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

(5) Where there is a conflict between the listed submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.

(6) The Conditions of this Approval are severable. If any Condition of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such Condition to other circumstances and the remainder of this Approval shall not be affected thereby.

(7) The issuance of, and compliance with the Conditions of this Approval does not:

(a) relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement, including, but not limited to, the obligation to obtain approval from the local conservation authority necessary to construct or operate the sewage Works; or

(b) limit in any way the authority of the Ministry to require certain steps be taken to require the Owner to furnish any further information related to compliance with this Approval.

(8) This Approval includes the treatment and disposal of stormwater run-off draining to the Eastern SWM Facility for a total catchment area of approximately 161.5 hectares, assuming an average imperviousness of approximately 63%. Any changes within the drainage areas that might increase the required storage volumes or increase the flows to or from the stormwater management facility or any structural/physical changes to the stormwater management facility, including the inlets or outlets, will require an amendment to this Approval.

## 2. EXPIRY OF APPROVAL

(1) This Approval will cease to apply to those parts of the new Works which have not been constructed within **five (5) years** of the date of this Approval.

## 3. CHANGE OF OWNER

(1) The Owner shall notify the Director, in writing, of any of the following changes within **thirty (30) days** of the change occurring:

(a) change of Owner;

(b) change of address of the Owner;



(c) change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c. B17 shall be included in the notification to the Director;

(d) change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the Director.

#### 4. OPERATION AND MAINTENANCE

(1) The Owner shall inspect the Works at least **once a year** and, if necessary, clean and maintain the Works to prevent the excessive build-up of sediments and/or vegetation.

(2) The Owner shall maintain a record the results of these inspections and any cleaning and maintenance operations undertaken. The record shall include the following:

(a) the name of the Works; and

(b) the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed.

#### 5. MONITORING AND REPORTING

(1) The Owner shall carry out a monitoring program and evaluate the performance of the stormwater management Works commencing at the initial completion of construction of the Works and continuing for a minimum of **five (5) years**.

(2) The monitoring program shall include obtaining grab samples at the outlet structure from the outfall headwall of the 3000 mm by 1200 mm outfall pipe from the stormwater management facility (Eastern SWM Facility) to the Ottawa River for at least three (3) rainfall wet events per year (a wet event is defined as a minimum of 15 mm of rain in the previous 24 hours). Two (2) of the events must occur within the May to September time period.

(3) Samples should be tested for Total Suspended Solids (mg/L) and results recorded.

(4) The methods and protocols for sampling, analysis and recording shall conform, in order of precedence, to the methods and protocols specified in the following:

(a) the Ministry's Procedure F-10-1, "Procedures for Sampling and Analysis Requirements for Municipal and Private Sewage Treatment Works (Liquid Waste Streams Only)", as amended from time to time by more recently published editions;

(b) the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater" (January 1999), ISBN 0-7778-1880-9, as amended from time to time by more

recently published editions;

(c) the publication "Standard Methods for the Examination of Water and Wastewater" (21st edition), as amended from time to time by more recently published editions.

(5) The Owner shall prepare a Performance Report, **every five (5) years**, a Performance Assessment Report, addressing the following:

(a) a description of any operating problems encountered and corrective actions taken during the reporting period and the need for further investigations in the following reporting period for system refinements or ways of improving the performance of the Works;

(b) measurement of the mass of accumulated sediment removed when undertaking maintenance of the Works as per the Operations and Maintenance Conditions, above;

(6) The Owner shall maintain a record of all test results and all reports related to the sampling, monitoring and maintenance program for the Works, and shall make the information available to the Ministry, upon request.

(7) The measurement frequency specified in Condition 5, Subsections (1) and (2), above, and reporting frequency specified in Condition 5, Subsection (5), above, may, **after five (5) years** of monitoring in accordance with this Condition, be modified by the MOECC District Manager of the Ottawa office in writing from time to time.

## 6. TEMPORARY EROSION AND SEDIMENT CONTROL

(1) The Owner shall install and maintain temporary sediment and erosion control measures during construction and conduct inspections once every **two (2) weeks** and after each significant storm event (a significant storm event is defined as a minimum of 25 mm of rain in any 24 hours period). The inspections and maintenance of the temporary sediment and erosion control measures shall continue until they are no longer required and at which time they shall be removed and all disturbed areas reinstated properly.

(2) The Owner shall maintain records of inspections and maintenance which shall be made available for inspection by the Ministry, upon request. The record shall include the name of the inspector, date of inspection, and the remedial measures, if any, undertaken to maintain the temporary sediment and erosion control measures.

## 7. RECORD KEEPING

The Owner shall retain for a minimum of **five (5) years** from the date of their creation, all records and information related to or resulting from the operation and maintenance activities required by this Approval.

### **Schedule "A"**

1. Application for Environmental Compliance Approval, dated December 2, 2015 and received on February 8, 2016, submitted by the City of Ottawa;
2. Eastern Stormwater Management Facility Design Wateridge Village at Rickcliffe, Phase 1A, dated February 2016, prepared by IBI Group;
3. Set of Engineering Drawings (13 drawings) for Eastern Stormwater Management Facility Phase 1A, Wateridge Village at Rockcliffe, dated February 1, 2016, prepared by IBI Group;
4. Geotechnical Investigation Phase 1A Development - Site Servicing Former CFB Rockcliffe Development Ottawa, Ontario, dated February 1, 2016, prepared by DST Consulting Engineers Inc.;
5. Letter from Shagha Attar of IBI Group to the Ministry, date March 29, 2016;
6. E-mail from Peter Spal of IBI Group to the Ministry, dated April 7, 2016; and
7. E-mail from Shagha Attar of IBI Group to the Ministry, dated April 11, 2016.



*The reasons for the imposition of these terms and conditions are as follows:*

1. Condition 1 is imposed to ensure that the Works are built and operated in the manner in which they were described for review and upon which approval was granted. This Condition is also included to emphasize the precedence of Conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.
2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to approved Works and to ensure that any subsequent Owner of the Works is made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included to require that the Works be properly operated and maintained such that the environment is protected.
5. Condition 5 is included to enable the Owner to evaluate and demonstrate the performance of the Works on a continual basis, so that the Works are properly operated and maintained at a level which is consistent with the design objectives specified in the Approval and that the Works do not cause any impairment of the receiving watercourse.
6. Condition 6 is included as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction, until they are no longer required.
7. Condition 7 is included to require that all records are retained for a sufficient time period to adequately evaluate the long-term operation and maintenance of the Works.

*In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:*

1. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

*The Notice should also include:*

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;

6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

*And the Notice should be signed and dated by the appellant.*

*This Notice must be served upon:*

The Secretary\*  
Environmental Review Tribunal  
655 Bay Street, Suite 1500  
Toronto, Ontario  
M5G 1E5

AND

The Director appointed for the purposes of  
Part II.1 of the Environmental Protection Act  
Ministry of the Environment and  
Climate Change  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

**\* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or [www.ert.gov.on.ca](http://www.ert.gov.on.ca)**

*The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.*

DATED AT TORONTO this 12th day of April, 2016



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Gregory Zimmer, P.Eng.  
Director  
appointed for the purposes of Part II.1 of the  
*Environmental Protection Act*

DC/

c: District Manager, MOECC Ottawa office  
Peter Spal, IBI Group

## Notice of Completion of Class Environmental Assessments (EA)

### Former CFB Rockcliffe Airbase

The City of Ottawa has granted approval of the following Concept Plan for lands within the Former CFB Rockcliffe Development area subject to conditions of the *Planning Act* and O. Reg. 543/06. The map illustrates the Former CFB Rockcliffe Redevelopment Area.

The City of Ottawa and the Project Team have planned to ensure infrastructure capacity is available for the proposed developments in the approved redevelopment area. This process has been conducted in accordance with Section A.2.9 of the *Municipal Class Environmental Assessment* to integrate approvals under the *Environmental Assessment Act* and the *Planning Act*. As such, approval of the Concept Plan and associated OPA are supported by the following Class EAs which document the preferred municipal infrastructure projects:



- Former CFB Rockcliffe – Master Servicing Study
- Former CFB Rockcliffe – Transportation Master Plan
- Public Consultation Plan

#### **Transportation Projects:**

- Two-lane major collector road (26m ROW) from east of Montreal Road to Aviation Parkway, including Hemlock Core Street (24m ROW) (Schedule C)
- Two-lane collector road (26m ROW) from Hemlock to Burma, including a portion of Codd's Road (Schedule C)

#### **Water Supply Projects:**

- New watermain in the existing roadways or utility corridors (Schedule A)
- New watermain in future roadways and utility corridors (Schedule B)

#### **Sanitary Servicing Projects:**

- New sanitary sewers within existing roadways or utility corridors (Schedule A).
- New sanitary sewers within future roadways and utility corridors (Schedule B).

#### **Stormwater Management Projects:**

- New storm sewer system in existing roadways or utility corridors (Schedule A)
- New storm sewer system within future roadways and utility corridors (Schedule B)
- New stormwater retention ponds and appurtenances including outfall (Schedule B)
  - Eastern Stormwater Management Facility and associated sewers and outlet
  - Western Stormwater Management Facility and associated sewers and outlet
  - Park Dry Pond
  - Eastern Dry Pond
  - Central Dry Pond

Enlarge stormwater retention ponds (Schedule B)

- Enlarge Burma Road Stormwater Management Facility

**By way of this Notice, the Class EA reports are being placed on the public record for a 30 day review at the following locations:**

**City Hall, Client Service Centre**  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
Tel. 613-580-2400

**Ottawa Public Library - Main Branch**  
3<sup>rd</sup> Floor (Library Room)  
120 Metcalfe Street  
Ottawa, ON K1P 5M2  
Tel. 613-580-2945

**Ottawa Public Library – Rockcliffe Park Branch**  
380 Springfield  
Ottawa ON K1M 0L7  
Tel. (613) 580-2940

**Ottawa Public Library - Vanier Branch**  
310 Pères Blancs  
Ottawa Ontario, K1L 7L5  
Tel. (613) 580-2940

The Rockcliffe Project is following an integrated planning and environmental assessment process. This 30 day review period is being provided and any person or public body with objections to any of the projects identified in the Class EAs and/or to the OPA may file an appeal to the Ontario Municipal Board in respect of the OPA in accordance with section 22(7) of the *Planning Act*. The notice of appeal must be received by mail addressed to the City Clerk, at 110 Laurier Avenue West, Ottawa, Ontario, K1P 1J1, or delivered in person to the Information Desk in the Rotunda on the 1<sup>st</sup> floor of Ottawa City Hall, 110 Laurier Avenue West, no later than **9 November 2015**, identify in writing the reasons for the appeal and be accompanied by a cheque in the amount \$125.00 (payable to the Minister of Finance).

If there are concerns which cannot be resolved in discussion, a party or person may request that the Minister of the Environment make an order for the above noted projects to comply with Part II of the EA Act (Part II Order). Requests must be received by the Minister at the address below within 30 days. A copy of the request must also be sent to the City and the Rockcliffe Redevelopment Proponent.

If no notice of appeal or Part II Order request is received, the decision to approve the Concept Plan and OPA is final. All municipal infrastructure projects identified in the Class EAs for the Rockcliffe Redevelopment area are also approved and can proceed to construction.

Minister of the Environment and  
Climate Change:  
The Honourable Glen Murray  
77 Wellesley Street West  
11th Floor, Ferguson Block  
Toronto ON M7A 2T5  
Telephone: (416) 314-6790

Don Schultz  
Director, Real Estate  
Canada Lands Company (Proponent)  
30 Metcalfe Street  
Ottawa, ON K1P 5L4  
Tel: 613 998 7765  
Email: dschultz@clc.ca

Selma Hassan  
City of Ottawa  
110 Laurier Avenue West, 4th Floor  
Ottawa, ON K1P 1J1  
Tel: (613) 580-2424, ext. 27588  
Email: Selma.Hassan@ottawa.ca

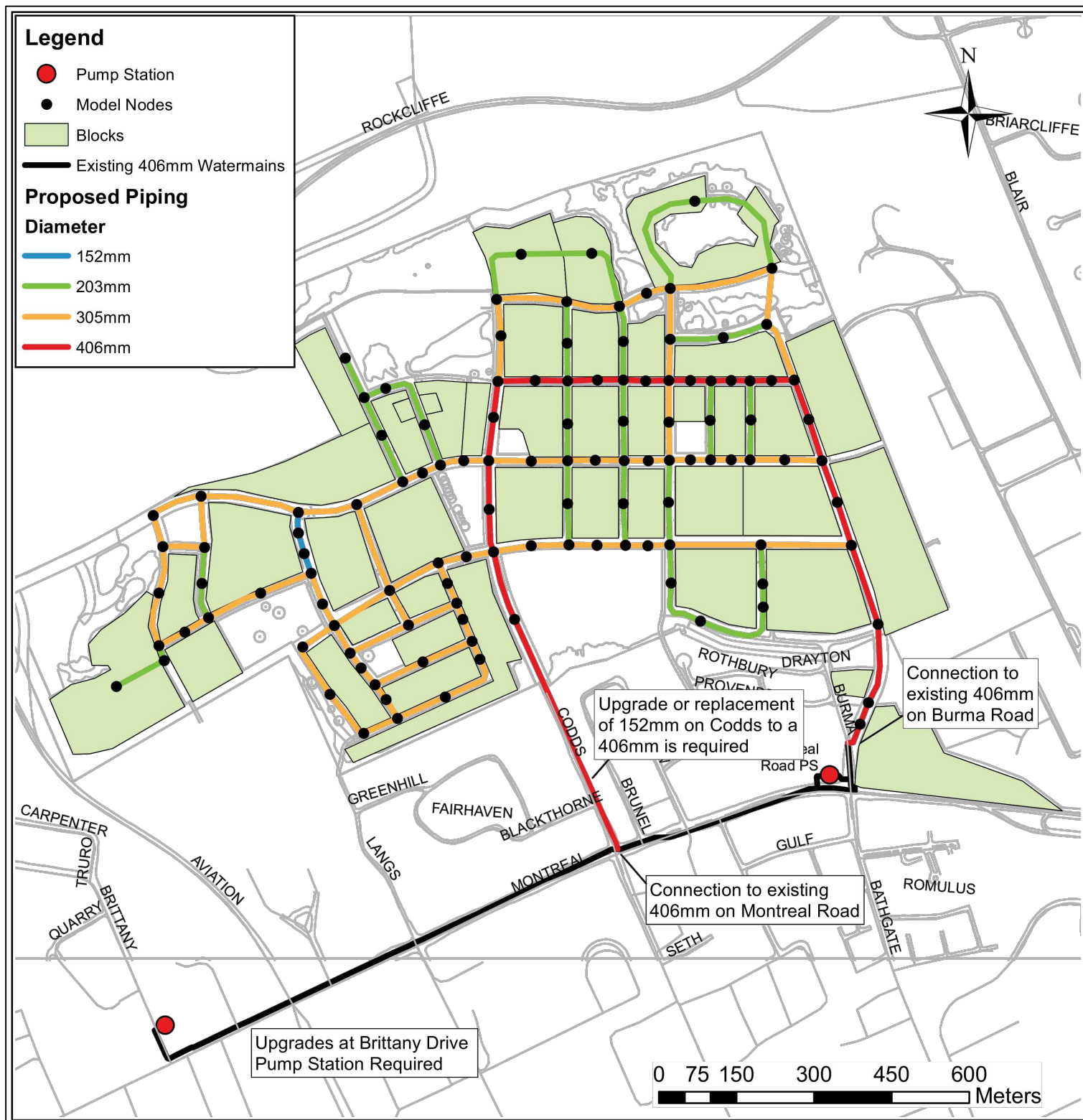
This Notice was first issued on October 31, 2015.



## **APPENDIX B**

- Figure 4.4 Proposed Pipe alignment and Diameters
- Watermain Demand Calculation Sheet
- Boundary Conditions
- Water Quality Calculations
- Hydraulic Modeling Results

J:\32952-RockcliffeRedev\5.9 Drawings\59civil\current\Report Figures\WSS 2015\Section 4\FIGURE4.4 Proposed Pipe alignment and Diameters-REV.dwg Layout Name: FIGURE4.4



Stantec



Project Title

Drawing Title

Sheet No.

FORMER CFB ROCKCLIFFE  
MASTER SERVICING STUDY

PROPOSED PIPE ALIGNMENT  
AND DIAMETERS

FIGURE 4.4



IBI GROUP  
333 PRESTON STREET  
OTTAWA, ON  
K1S 5N4

**WATERMAIN DEMAND CALCULATION SHEET**

PROJECT : FORMER CFB ROCKCLIFFE - PHASE 4  
LOCATION : CITY OF OTTAWA

FILE: 118863.5.7  
DATE PRINTED: 05-Dec-21  
DESIGN: LE  
PAGE: 1 OF 1

| NODE    | RESIDENTIAL |      |     |       | NON-RESIDENTIAL |             |             | AVERAGE DAILY DEMAND (l/s) |          |       | MAXIMUM DAILY DEMAND (l/s) |          |       | MAXIMUM HOURLY DEMAND (l/s) |          |       | FIRE DEMAND (l/min) |
|---------|-------------|------|-----|-------|-----------------|-------------|-------------|----------------------------|----------|-------|----------------------------|----------|-------|-----------------------------|----------|-------|---------------------|
|         | UNITS       |      |     | POP'N | INDTRL (ha.)    | COMM. (ha.) | INST. (ha.) | Res.                       | Non-res. | Total | Res.                       | Non-res. | Total | Res.                        | Non-res. | Total |                     |
|         | TH/SD       | TH/S | APT |       |                 |             |             |                            |          |       |                            |          |       |                             |          |       |                     |
|         |             |      |     |       |                 |             |             |                            |          |       |                            |          |       |                             |          |       |                     |
| PHASE 4 |             |      |     |       |                 |             |             |                            |          |       |                            |          |       |                             |          |       |                     |
|         |             |      |     |       |                 |             |             |                            |          |       |                            |          |       |                             |          |       |                     |
| P05     |             |      | 80  | 144.0 |                 |             |             | 0.47                       | 0.00     | 0.47  | 1.17                       | 0.00     | 1.17  | 2.57                        | 0.00     | 2.57  | 14,000              |
| P10     |             |      | 106 | 190.8 |                 |             |             | 0.62                       | 0.00     | 0.62  | 1.55                       | 0.00     | 1.55  | 3.40                        | 0.00     | 3.40  | 14,000              |
| P15     |             |      | 44  | 79.2  |                 |             |             | 0.26                       | 0.00     | 0.26  | 0.64                       | 0.00     | 0.64  | 1.41                        | 0.00     | 1.41  | 11,000              |
| P20     |             |      | 32  | 57.6  |                 |             |             | 0.19                       | 0.00     | 0.19  | 0.47                       | 0.00     | 0.47  | 1.03                        | 0.00     | 1.03  | 11,000              |
| P25     |             |      | 32  | 57.6  |                 |             |             | 0.19                       | 0.00     | 0.19  | 0.47                       | 0.00     | 0.47  | 1.03                        | 0.00     | 1.03  | 14,000              |
| P30     |             |      | 32  | 57.6  |                 |             |             | 0.19                       | 0.00     | 0.19  | 0.47                       | 0.00     | 0.47  | 1.03                        | 0.00     | 1.03  | 11,000              |
| P35     |             |      | 16  | 28.8  |                 |             |             | 0.09                       | 0.00     | 0.09  | 0.23                       | 0.00     | 0.23  | 0.51                        | 0.00     | 0.51  | 11,000              |
| P40     |             |      | 16  | 28.8  |                 |             |             | 0.09                       | 0.00     | 0.09  | 0.23                       | 0.00     | 0.23  | 0.51                        | 0.00     | 0.51  | 11,000              |
| P45     |             |      | 16  | 28.8  |                 |             |             | 0.09                       | 0.00     | 0.09  | 0.23                       | 0.00     | 0.23  | 0.51                        | 0.00     | 0.51  | 11,000              |
| P50     |             |      | 56  | 100.8 |                 |             |             | 0.33                       | 0.00     | 0.33  | 0.82                       | 0.00     | 0.82  | 1.80                        | 0.00     | 1.80  | 14,000              |
| P55     |             |      | 40  | 72.0  |                 |             |             | 0.23                       | 0.00     | 0.23  | 0.58                       | 0.00     | 0.58  | 1.28                        | 0.00     | 1.28  | 14,000              |
| P60     |             |      | 40  | 72.0  |                 |             |             | 0.23                       | 0.00     | 0.23  | 0.58                       | 0.00     | 0.58  | 1.28                        | 0.00     | 1.28  | 14,000              |
|         |             |      |     |       |                 |             |             |                            |          |       |                            |          |       |                             |          |       |                     |
|         |             |      |     |       |                 |             |             |                            |          |       |                            |          |       |                             |          |       |                     |
|         |             |      |     |       |                 |             |             |                            |          |       |                            |          |       |                             |          |       |                     |
|         |             |      |     |       |                 |             |             |                            |          |       |                            |          |       |                             |          |       |                     |
|         |             |      |     |       |                 |             |             |                            |          |       |                            |          |       |                             |          |       |                     |
|         |             |      |     |       |                 |             |             |                            |          |       |                            |          |       |                             |          |       |                     |
|         |             |      |     |       |                 |             |             |                            |          |       |                            |          |       |                             |          |       |                     |
| TOTALS  | 0           | 0    | 510 | 918   |                 |             |             |                            |          | 2.98  |                            |          | 7.44  |                             |          | 16.36 |                     |

**ASSUMPTIONS**

**RESIDENTIAL DENSITIES**

- Townhouse/Semi Detached (TH/SD) 2.7 p / p / u  
- Townhouse Stacked (TH/S) 2.3 p / p / u  
- Apartment (APT) 1.8 p / p / u

**AVG. DAILY DEMAND**

- Residential 280 l / cap / day  
- ICI 50,000 l / ha / day

**MAX. DAILY DEMAND**

- Residential 700 l / cap / day  
- ICI 75,000 l / ha / day

**MAX. HOURLY DEMAND**

- Residential 1,540 l / cap / day  
- ICI 135,000 l / ha / day

**FIRE FLOW**

- 12 - 24 Unit Bldg 11,000 l / min  
- 40 - 78 Unit Bldg 14,000 l / min



## Lance Erion

---

**From:** Wessel, Shawn <shawn.wessel@ottawa.ca>  
**Sent:** Thursday, September 23, 2021 2:23 PM  
**To:** Lance Erion  
**Subject:** Waterridge Village Phase 4 - Water Boundary Request  
**Attachments:** WaterRidge Village Rockcliffe Phase 4 September 2021.pdf

Good afternoon Lance.

Please find requested boundary conditions, as per below and attached:

The following are boundary conditions, HGL, for hydraulic analysis at Wateridge Village – Phase 4 (zone MONT) assumed to be connected to the 203mm diameter watermain on Oshedinaa Street and the 203mm diameter watermain on Winisik Street (see attached PDF for location).

Both Connections:

Minimum HGL = 143.0 m

Maximum HGL = 143.0 m

Max Day + Fire Flow (183.3 L/s) = 137.7 m

Max Day + Fire Flow (233.3 L/s) = 134.8 m

*The maximum pressure is estimated to be more than 80 psi. A pressure check at completion of construction is recommended to determine if pressure control is required.*

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.*

If you require additional information or clarification, please do not hesitate to contact me anytime.

Thank you

*Regards,*

**Shawn Wessel, A.Sc.T.,rcji**

**Project Manager - Infrastructure Approvals**

**Gestionnaire de projet – Approbation des demandes d’infrastructures**

Development Review Central Branch | Direction de l'examen des projets d'aménagement, Centrale  
Planning, Infrastructure and Economic Development Department | Direction générale de la planification  
de l'infrastructure et du développement économique  
City of Ottawa | Ville d'Ottawa  
110 Laurier Ave. W. | 110, avenue Laurier Ouest, Ottawa ON K1P 1J1  
(613) 580 2424 Ext. | Poste 33017  
Int. Mail Code | Code de Courrier Interne 01-14  
[shawn.wessel@ottawa.ca](mailto:shawn.wessel@ottawa.ca)

 Please consider the environment before printing this email

**\*\*\*Please also note that, while my work hours may be affected by the current situation and am working from home, I still have access to email, video conferencing and telephone. Feel free to schedule video conferences and/or telephone calls, as necessary.\*\*\***

This e-mail originates from the City of Ottawa e-mail system. Any distribution, use or copying of this e-mail or the information it contains by other than the intended recipient(s) is unauthorized. Thank you.

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## Fire Flow Requirement from Fire Underwriters Survey

### Waterridge Village Phase 4 - Building A Hemlock Road

#### Building Floor Area

|         |                      |
|---------|----------------------|
| area    | 1,200 m <sup>2</sup> |
| stories | 8                    |
| Area    | 9,600 m <sup>2</sup> |

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

|     |                      |     |                    |
|-----|----------------------|-----|--------------------|
| C   | 0.8                  | C = | 1.5 wood frame     |
| A   | 9,600 m <sup>2</sup> |     | 1.0 ordinary       |
|     |                      |     | 0.8 non-combustile |
| F   | 17,244 l/min         |     | 0.6 fire-resistive |
| use | 17,000 l/min         |     |                    |

#### Occupancy Adjustment

|            |              |                         |
|------------|--------------|-------------------------|
|            |              | -25% non-combustile     |
|            |              | -15% limited combustile |
| Use        | -15%         | 0% combustile           |
|            |              | +15% free burning       |
|            |              | +25% rapid burning      |
| Adjustment | -2,550 l/min |                         |
| Fire flow  | 14,450 l/min |                         |

#### Sprinkler Adjustment

|            |              |
|------------|--------------|
| Use        | -30%         |
| Adjustment | -4,335 l/min |

#### Exposure Adjustment

| Building Face | Separation (m) | Adjacent Exposed Wall |         |            | Exposure Charge * |
|---------------|----------------|-----------------------|---------|------------|-------------------|
|               |                | Length                | Stories | L*H Factor |                   |
| north         | 24.0           | 16.0                  | 4       | 64         | 8%                |
| east          | 30.0           | 40.0                  | 8       | 320        | 5%                |
| south         | >45            |                       |         |            | 0%                |
| west          | 32.0           | 27.0                  | 4       | 108        | 5%                |

Total 18%

Adjustment 2,601 l/min

Total adjustments -1,734 l/min

Fire flow 12,716 l/min

**Use 13,000 l/min**  
**216.7 l/s**

\* Exposure charges from Technical Bulletin ISTB 2018-02 Appendix H (ISO Method)

## Fire Flow Requirement from Fire Underwriters Survey

### Waterridge Village Phase 4 - Building B Winisik

#### Building Floor Area

|         |                      |
|---------|----------------------|
| area    | 1,367 m <sup>2</sup> |
| stories | 6                    |
| Area    | 8,202 m <sup>2</sup> |

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

|     |                      |     |                    |
|-----|----------------------|-----|--------------------|
| C   | 0.8                  | C = | 1.5 wood frame     |
| A   | 8,202 m <sup>2</sup> |     | 1.0 ordinary       |
|     |                      |     | 0.8 non-combustile |
| F   | 15,939 l/min         |     | 0.6 fire-resistive |
| use | 16,000 l/min         |     |                    |

#### Occupancy Adjustment

|            |              |                         |
|------------|--------------|-------------------------|
|            |              | -25% non-combustile     |
|            |              | -15% limited combustile |
| Use        | -15%         | 0% combustile           |
|            |              | +15% free burning       |
|            |              | +25% rapid burning      |
| Adjustment | -2,400 l/min |                         |
| Fire flow  | 13,600 l/min |                         |

#### Sprinkler Adjustment

|            |              |
|------------|--------------|
| Use        | -30%         |
| Adjustment | -4,080 l/min |

#### Exposure Adjustment

| Building Face | Separation (m) | Adjacent Exposed Wall |         |            | Exposure Charge * |
|---------------|----------------|-----------------------|---------|------------|-------------------|
|               |                | Length                | Stories | L*H Factor |                   |
| north         | 18.0           | 34.0                  | 4       | 136        | 15%               |
| east          | >45            |                       |         |            | 0%                |
| south         | 23.0           | 22.0                  | 8       | 176        | 10%               |
| west          | 32.0           | 27.0                  | 4       | 108        | 5%                |

Total 30%

Adjustment 4,080 l/min

Total adjustments 0 l/min

Fire flow 13,600 l/min

**Use 14,000 l/min**  
**233.3 l/s**

\* Exposure charges from Technical Bulletin ISTB 2018-02 Appendix H (ISO Method)

## Fire Flow Requirement from Fire Underwriters Survey

### Waterridge Village Phase 4 - Building B Oshedinaa

#### Building Floor Area

|         |                      |
|---------|----------------------|
| width   | 36 m                 |
| depth   | 26                   |
| stories | 4                    |
| Area    | 3,672 m <sup>2</sup> |

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

|     |                      |     |                    |
|-----|----------------------|-----|--------------------|
| C   | 0.8                  | C = | 1.5 wood frame     |
| A   | 3,672 m <sup>2</sup> |     | 1.0 ordinary       |
|     |                      |     | 0.8 non-combustile |
| F   | 10,665 l/min         |     | 0.6 fire-resistive |
| use | 11,000 l/min         |     |                    |

#### Occupancy Adjustment

|            |              |                         |
|------------|--------------|-------------------------|
|            |              | -25% non-combustile     |
|            |              | -15% limited combustile |
| Use        | -15%         | 0% combustile           |
|            |              | +15% free burning       |
|            |              | +25% rapid burning      |
| Adjustment | -1,650 l/min |                         |
| Fire flow  | 9,350 l/min  |                         |

#### Sprinkler Adjustment

|            |              |
|------------|--------------|
| Use        | -30%         |
| Adjustment | -2,805 l/min |

#### Exposure Adjustment

| Building Face | Separation (m) | Adjacent Exposed Wall |         |            | Exposure Charge * |
|---------------|----------------|-----------------------|---------|------------|-------------------|
|               |                | Length                | Stories | L*H Factor |                   |
| north         | 8.0            | 36.0                  | 4       | 144        | 19%               |
| east          | >45            |                       |         |            | 0%                |
| south         | 7.0            | 25.5                  | 4       | 102        | 19%               |
| west          | >45            |                       |         |            | 0%                |

Total 38%

Adjustment 3,553 l/min

Total adjustments 748 l/min

Fire flow 10,098 l/min

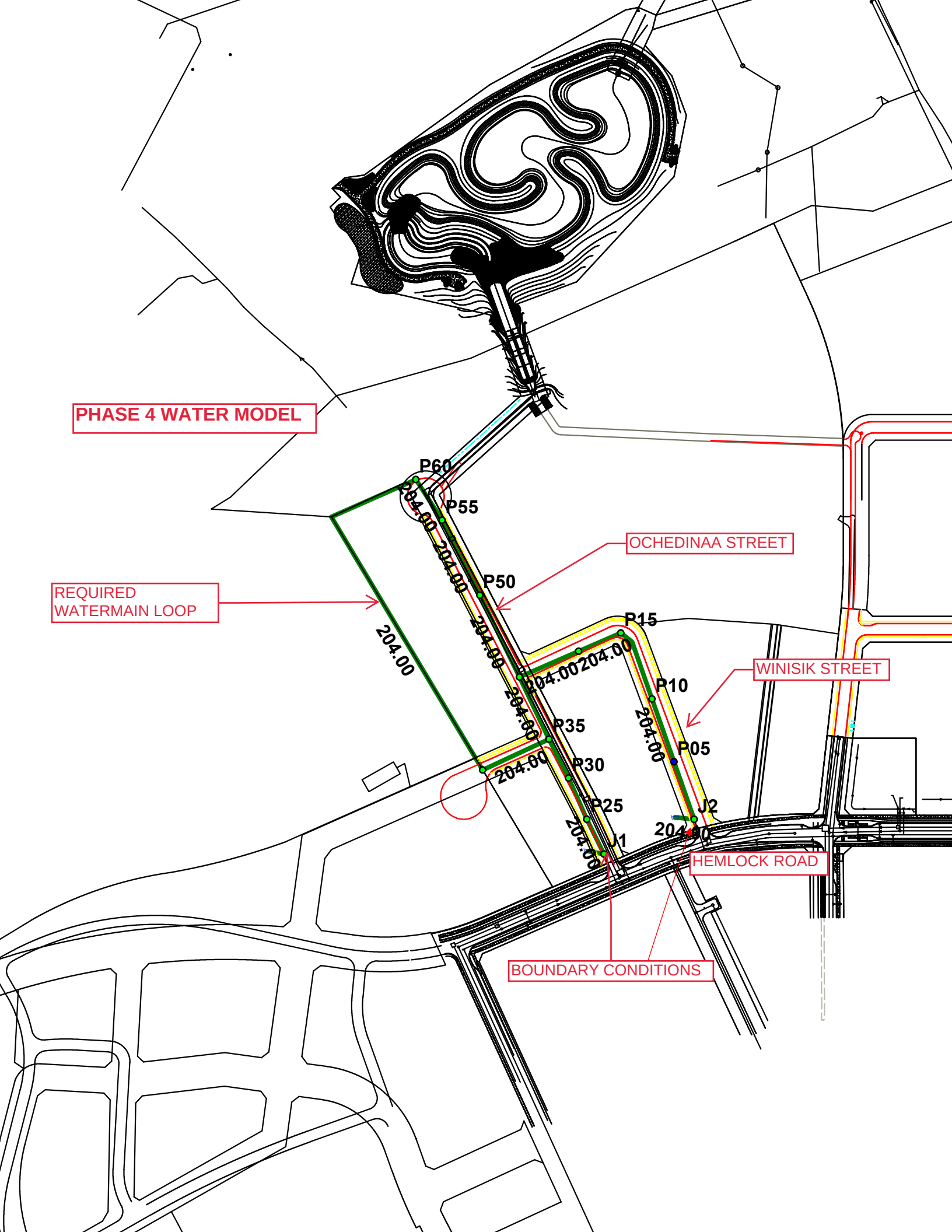
**Use 11,000 l/min**  
**183.3 l/s**

\* Exposure charges from Technical Bulletin ISTB 2018-02 Appendix H (ISO Method)

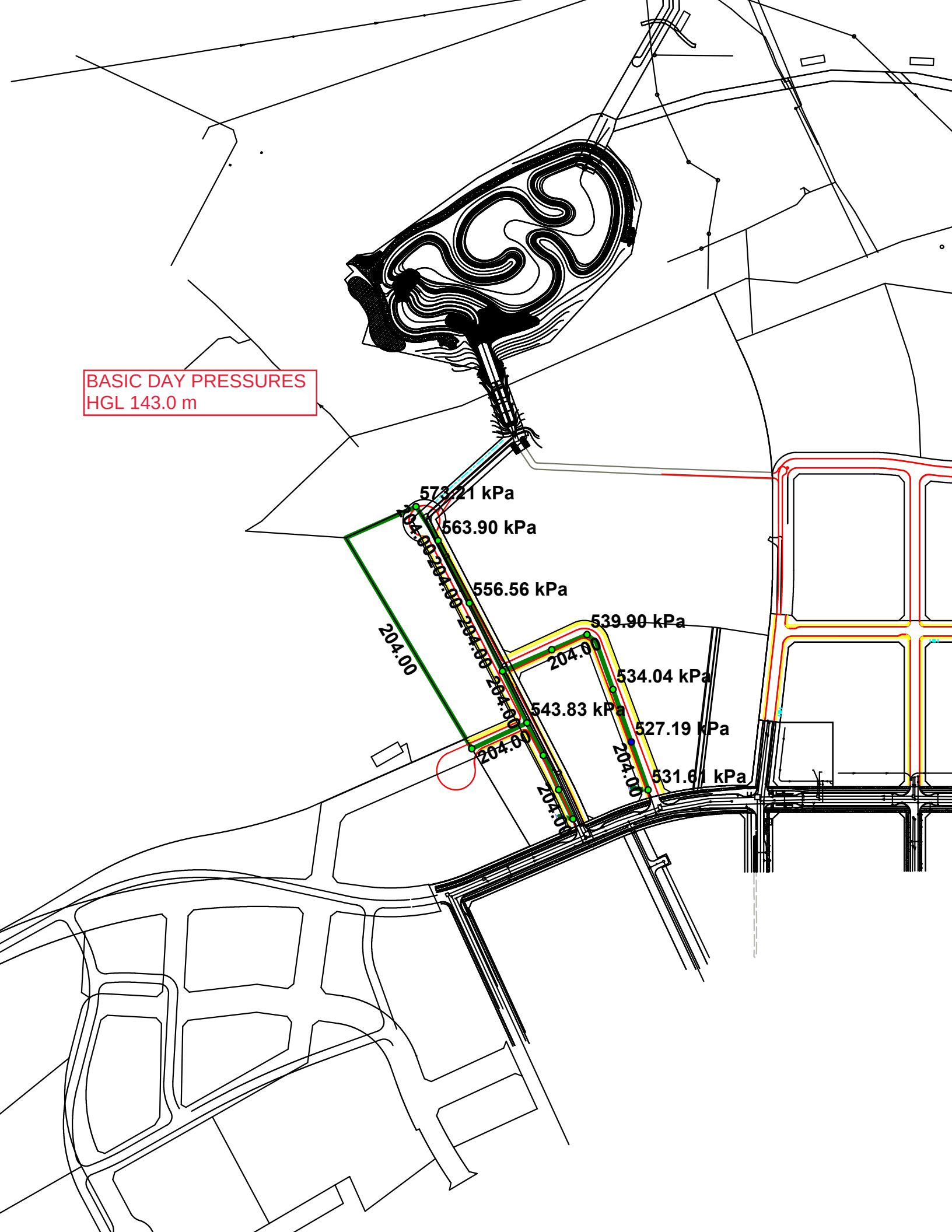


### Waterridge Village Phase 4 Water Quality Analysis

| Street | Pipe Size<br>(mm) | Pipe Length<br>(m) | Volume of Water<br>in Pipe (liters) | Population | Basic Flow (200 l/c/d)<br>(l/s) | Time to Empty<br>(hours) |
|--------|-------------------|--------------------|-------------------------------------|------------|---------------------------------|--------------------------|
|        |                   |                    |                                     |            |                                 |                          |
| Total  | 150               | 302.0              | 5,337                               | 918        | 2.13                            | 3.6                      |
|        | 200               | 475.1              | 14,926                              |            |                                 |                          |
|        | 250               | 153.1              | 7,515                               |            |                                 |                          |
|        |                   |                    | 27,778                              |            |                                 |                          |



BASIC DAY PRESSURES  
HGL 143.0 m





Basic Day (Max HGL) - Junction Report

|    |                          | ID  | Demand<br>(L/s) | Elevation<br>(m) | Head<br>(m) | Pressure<br>(kPa) |
|----|--------------------------|-----|-----------------|------------------|-------------|-------------------|
| 1  | <input type="checkbox"/> | J1  | 2.17            | 88.10            | 143.00      | 537.98            |
| 2  | <input type="checkbox"/> | J2  | 0.00            | 88.75            | 143.00      | 531.61            |
| 3  | <input type="checkbox"/> | P05 | 0.00            | 89.20            | 143.00      | 527.19            |
| 4  | <input type="checkbox"/> | P10 | 0.00            | 88.50            | 143.00      | 534.04            |
| 5  | <input type="checkbox"/> | P15 | 0.95            | 87.90            | 143.00      | 539.90            |
| 6  | <input type="checkbox"/> | P20 | 0.00            | 87.00            | 143.00      | 548.72            |
| 7  | <input type="checkbox"/> | P25 | 0.00            | 88.00            | 143.00      | 538.95            |
| 8  | <input type="checkbox"/> | P30 | 0.00            | 87.90            | 143.00      | 539.92            |
| 9  | <input type="checkbox"/> | P35 | 0.00            | 87.50            | 143.00      | 543.83            |
| 10 | <input type="checkbox"/> | P40 | 0.27            | 86.50            | 143.00      | 553.62            |
| 11 | <input type="checkbox"/> | P45 | 0.91            | 86.50            | 143.00      | 553.62            |
| 12 | <input type="checkbox"/> | P50 | 0.00            | 86.20            | 143.00      | 556.56            |
| 13 | <input type="checkbox"/> | P55 | 0.68            | 85.45            | 143.00      | 563.90            |
| 14 | <input type="checkbox"/> | P60 | 0.27            | 84.50            | 143.00      | 573.21            |

PEAK HOUR PRESSURES  
HGL 143.0 m

573.08 kPa

563.77 kPa

556.43 kPa

539.79 kPa

533.97 kPa

543.73 kPa

527.15 kPa

531.61 kPa

204.00

204.00

204.00

204.00

204.00

204.00

204.00

204.00

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204.00

Peak Hour (Min HGL) - Junction Report

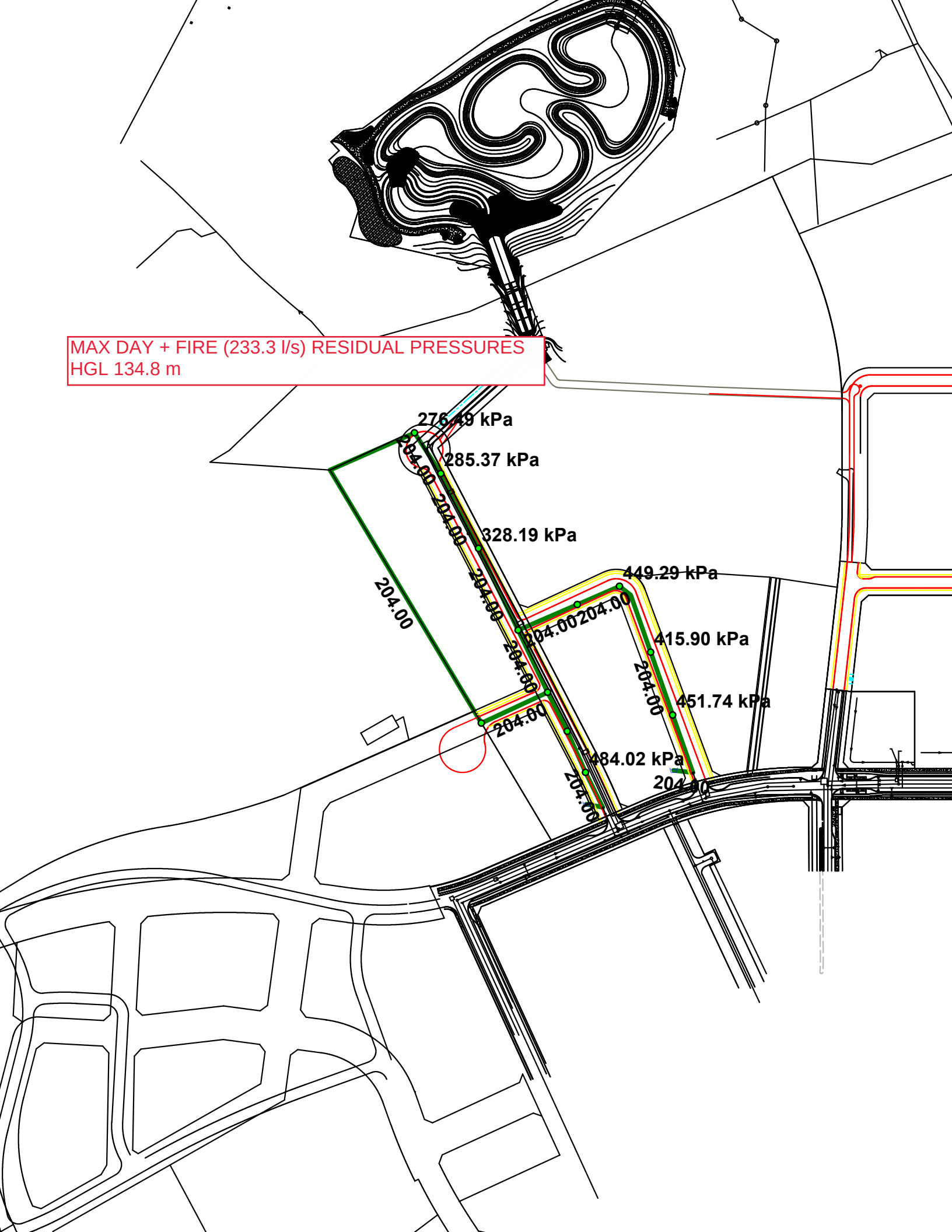
|    |                          | ID  | Demand<br>(L/s) | Elevation<br>(m) | Head<br>(m) | Pressure<br>(kPa) |
|----|--------------------------|-----|-----------------|------------------|-------------|-------------------|
| 1  | <input type="checkbox"/> | J1  | 3.91            | 88.10            | 143.00      | 537.97            |
| 2  | <input type="checkbox"/> | J2  | 0.00            | 88.75            | 143.00      | 531.61            |
| 3  | <input type="checkbox"/> | P05 | 0.00            | 89.20            | 143.00      | 527.15            |
| 4  | <input type="checkbox"/> | P10 | 0.00            | 88.50            | 142.99      | 533.97            |
| 5  | <input type="checkbox"/> | P15 | 2.09            | 87.90            | 142.99      | 539.79            |
| 6  | <input type="checkbox"/> | P20 | 0.00            | 87.00            | 142.98      | 548.61            |
| 7  | <input type="checkbox"/> | P25 | 0.00            | 88.00            | 143.00      | 538.91            |
| 8  | <input type="checkbox"/> | P30 | 0.00            | 87.90            | 142.99      | 539.85            |
| 9  | <input type="checkbox"/> | P35 | 0.00            | 87.50            | 142.99      | 543.73            |
| 10 | <input type="checkbox"/> | P40 | 0.60            | 86.50            | 142.99      | 553.51            |
| 11 | <input type="checkbox"/> | P45 | 2.01            | 86.50            | 142.98      | 553.50            |
| 12 | <input type="checkbox"/> | P50 | 0.00            | 86.20            | 142.98      | 556.43            |
| 13 | <input type="checkbox"/> | P55 | 1.50            | 85.45            | 142.98      | 563.77            |
| 14 | <input type="checkbox"/> | P60 | 0.60            | 84.50            | 142.98      | 573.08            |



Peak Hour (Min HGL) - Pipe Report

|    |                          | ID  | From Node | To Node | Length<br>(m) | Diameter<br>(mm) | Roughness | Flow<br>(L/s) | Velocity<br>(m/s) | Headloss<br>(m) | HL/1000<br>(m/k-m) | Status | Flow Reversal Count |
|----|--------------------------|-----|-----------|---------|---------------|------------------|-----------|---------------|-------------------|-----------------|--------------------|--------|---------------------|
| 1  | <input type="checkbox"/> | 123 | J1        | P25     | 30.34         | 204.00           | 110.00    | 3.69          | 0.11              | 0.00            | 0.13               | Open   | 0                   |
| 2  | <input type="checkbox"/> | 125 | P45       | P50     | 70.95         | 204.00           | 110.00    | 1.16          | 0.04              | 0.00            | 0.01               | Open   | 0                   |
| 3  | <input type="checkbox"/> | 127 | P55       | P60     | 37.85         | 204.00           | 110.00    | -0.34         | 0.01              | 0.00            | 0.00               | Open   | 0                   |
| 4  | <input type="checkbox"/> | 131 | P40       | P35     | 57.08         | 204.00           | 110.00    | -1.54         | 0.05              | 0.00            | 0.03               | Open   | 0                   |
| 5  | <input type="checkbox"/> | 133 | P45       | P20     | 50.29         | 204.00           | 110.00    | -1.02         | 0.03              | 0.00            | 0.01               | Open   | 0                   |
| 6  | <input type="checkbox"/> | 135 | P15       | P10     | 58.25         | 204.00           | 110.00    | -3.11         | 0.10              | 0.01            | 0.09               | Open   | 0                   |
| 7  | <input type="checkbox"/> | P11 | CON1      | J1      | 1.00          | 204.00           | 110.00    | 7.60          | 0.23              | 0.00            | 0.48               | Open   | 0                   |
| 8  | <input type="checkbox"/> | P13 | CON2      | J2      | 1.00          | 204.00           | 110.00    | 3.11          | 0.10              | 0.00            | 0.09               | Open   | 0                   |
| 9  | <input type="checkbox"/> | P15 | P05       | J2      | 47.58         | 204.00           | 110.00    | -3.11         | 0.10              | 0.00            | 0.09               | Open   | 0                   |
| 10 | <input type="checkbox"/> | P17 | P10       | P05     | 51.89         | 204.00           | 110.00    | -3.11         | 0.10              | 0.00            | 0.09               | Open   | 0                   |
| 11 | <input type="checkbox"/> | P19 | P20       | P15     | 35.94         | 204.00           | 110.00    | -1.02         | 0.03              | 0.00            | 0.01               | Open   | 0                   |
| 12 | <input type="checkbox"/> | P21 | P35       | P45     | 53.54         | 204.00           | 110.00    | 2.15          | 0.07              | 0.00            | 0.05               | Open   | 0                   |
| 13 | <input type="checkbox"/> | P23 | P50       | P55     | 65.31         | 204.00           | 110.00    | 1.16          | 0.04              | 0.00            | 0.01               | Open   | 0                   |
| 14 | <input type="checkbox"/> | P25 | P25       | P30     | 35.20         | 204.00           | 110.00    | 3.69          | 0.11              | 0.00            | 0.13               | Open   | 0                   |
| 15 | <input type="checkbox"/> | P27 | P30       | P35     | 33.98         | 204.00           | 110.00    | 3.69          | 0.11              | 0.00            | 0.13               | Open   | 0                   |
| 16 | <input type="checkbox"/> | P29 | P60       | P40     | 301.95        | 204.00           | 110.00    | -0.94         | 0.03              | 0.00            | 0.01               | Open   | 0                   |

MAX DAY + FIRE (233.3 l/s) RESIDUAL PRESSURES  
HGL 134.8 m



|    |                          | ID  | Total Demand<br>(L/s) | Hydrant Available Flow<br>(L/s) | Critical Node ID for Design<br>Run | Critical Node Pressure at Available<br>Flow<br>(kPa) | Critical Node Pressure at Fire<br>Demand<br>(kPa) | Critical Pressure for Design Run<br>(kPa) | Hydrant Design Flow<br>(L/s) | Hydrant Pressure at Design Flow<br>(kPa) |
|----|--------------------------|-----|-----------------------|---------------------------------|------------------------------------|------------------------------------------------------|---------------------------------------------------|-------------------------------------------|------------------------------|------------------------------------------|
| 1  | <input type="checkbox"/> | P05 | 233.30                | 566.26                          | P05                                | 139.96                                               | 451.74                                            | 139.96                                    | 566.27                       | 139.96                                   |
| 2  | <input type="checkbox"/> | P10 | 233.30                | 448.66                          | P10                                | 139.96                                               | 415.90                                            | 139.96                                    | 448.66                       | 139.96                                   |
| 3  | <input type="checkbox"/> | P15 | 184.25                | 412.21                          | P15                                | 139.96                                               | 449.29                                            | 139.96                                    | 412.21                       | 139.96                                   |
| 4  | <input type="checkbox"/> | P20 | 183.30                | 411.60                          | P20                                | 139.96                                               | 456.22                                            | 139.96                                    | 411.60                       | 139.97                                   |
| 5  | <input type="checkbox"/> | P25 | 233.30                | 684.51                          | P25                                | 139.96                                               | 484.02                                            | 139.96                                    | 684.51                       | 139.97                                   |
| 6  | <input type="checkbox"/> | P30 | 183.30                | 513.53                          | P30                                | 139.96                                               | 479.72                                            | 139.96                                    | 513.53                       | 139.97                                   |
| 7  | <input type="checkbox"/> | P35 | 183.30                | 453.85                          | P35                                | 139.96                                               | 467.38                                            | 139.96                                    | 453.85                       | 139.97                                   |
| 8  | <input type="checkbox"/> | P40 | 183.57                | 340.37                          | P40                                | 139.96                                               | 420.91                                            | 139.96                                    | 340.37                       | 139.97                                   |
| 9  | <input type="checkbox"/> | P45 | 184.21                | 430.54                          | P45                                | 139.96                                               | 466.93                                            | 139.96                                    | 430.54                       | 139.97                                   |
| 10 | <input type="checkbox"/> | P50 | 233.30                | 323.46                          | P50                                | 139.96                                               | 328.19                                            | 139.96                                    | 323.46                       | 139.96                                   |
| 11 | <input type="checkbox"/> | P55 | 233.98                | 293.81                          | P55                                | 139.96                                               | 285.37                                            | 139.96                                    | 293.81                       | 139.96                                   |
| 12 | <input type="checkbox"/> | P60 | 233.57                | 286.83                          | P60                                | 139.96                                               | 276.49                                            | 139.96                                    | 286.83                       | 139.96                                   |

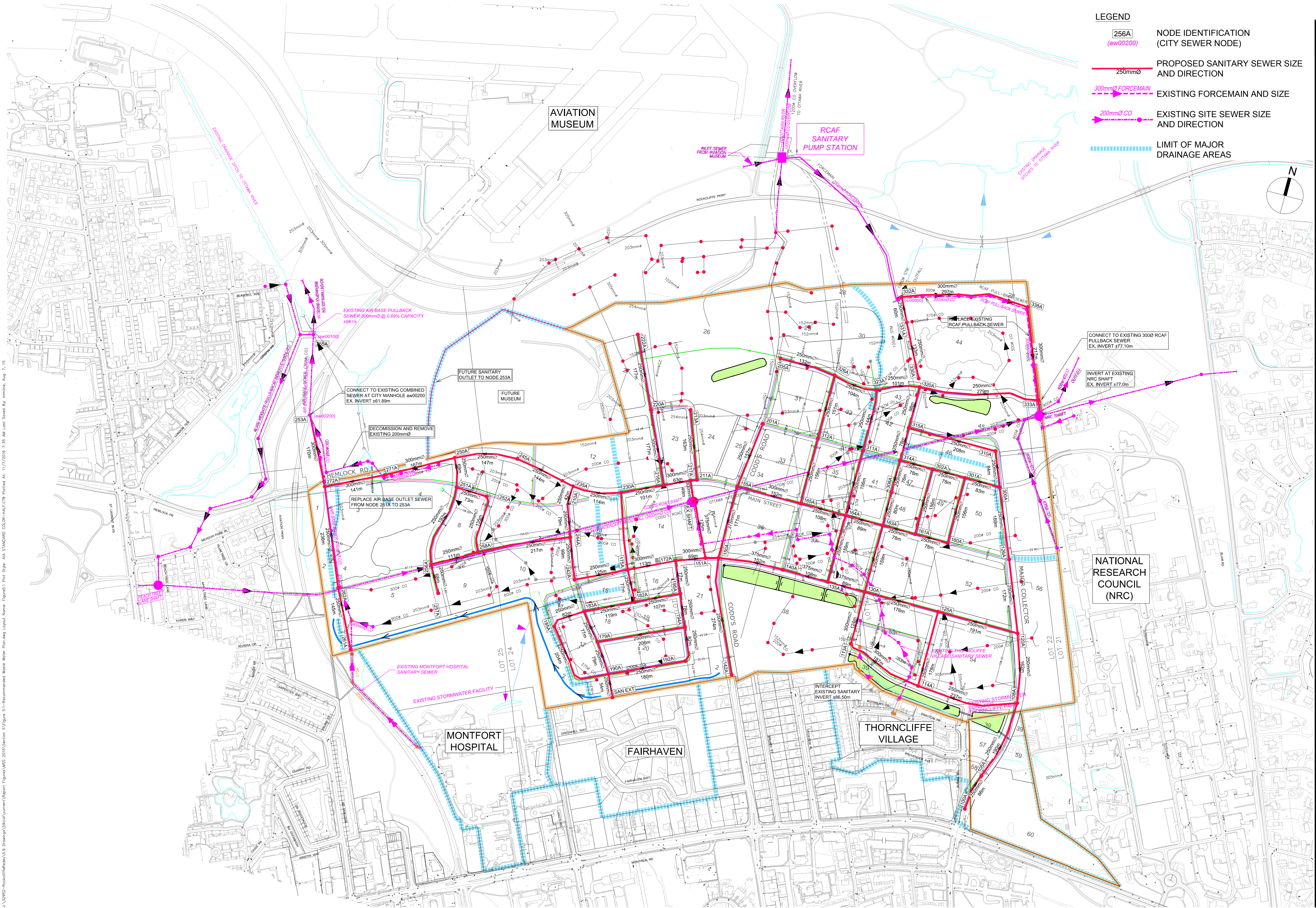


## **APPENDIX C**

- Figure 5.1 – Recommended Wastewater Plan (MSS)
- Figure 3.1 – Recommended Wastewater Plan
- Temporary ICD Calculations
- Sanitary Sewer Design Sheets
- Sanitary Drainage Area Plans - Drawings 118863-410



A:\32902-rockcliffe\rev\5.9 Drawings\Social\Current\Report Figures\MSS 2015\Section 5\Figure 5.1-Recommended Waste Water Planning Layout Name: Figure5.1 Plot Style: AIA STANDARD COLOR-HALF CIB Ported At: 11/7/2016 7:35 AM Last Saved By: rmmine, Aug. 7, 15



Sheet No.

Drawing Title

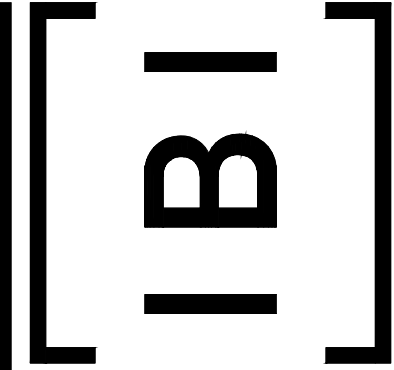
Project Title

Scale

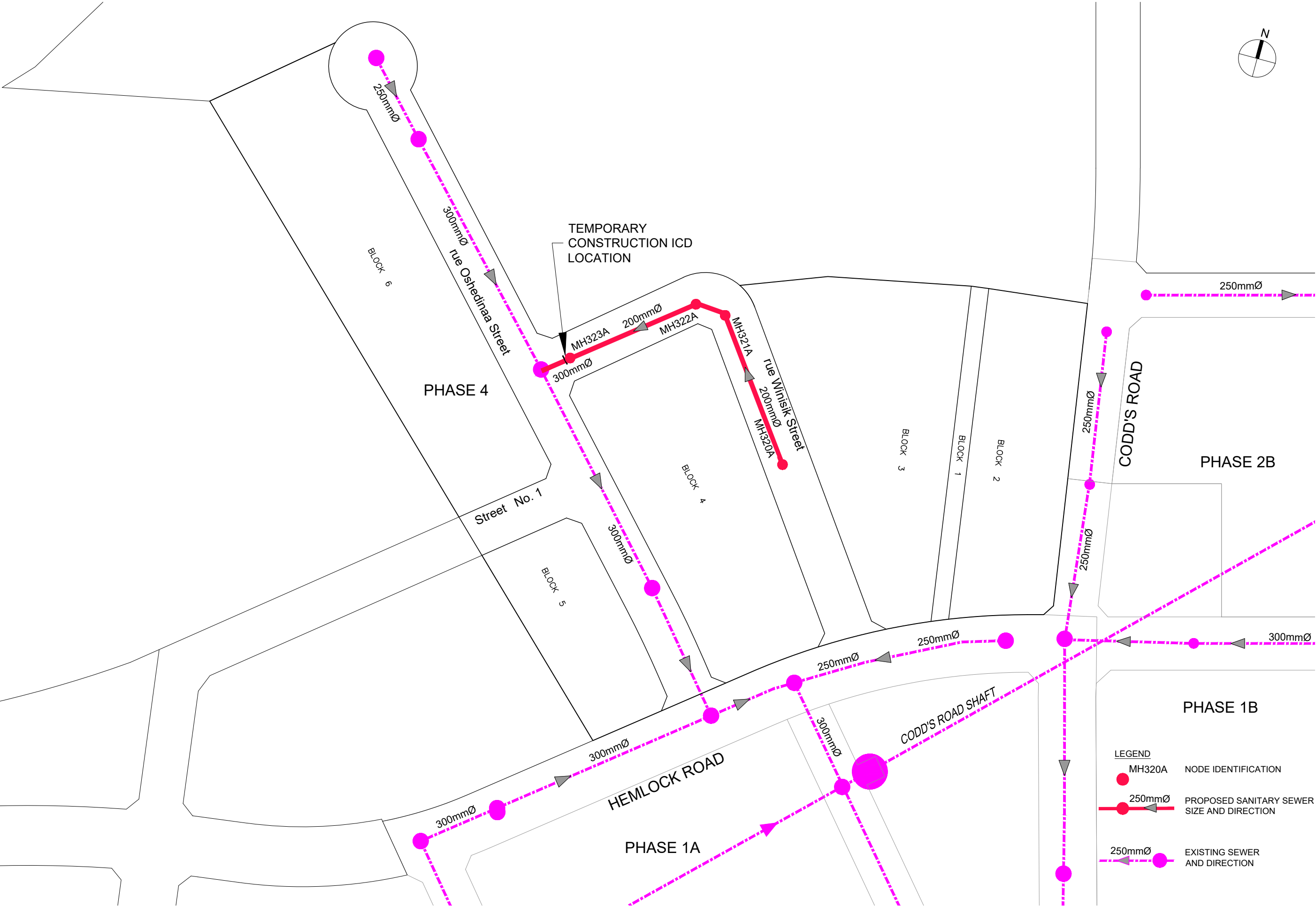
FIGURE 5.1

RECOMMENDED  
WASTEWATER PLAN

FORMER CFB ROCKCLIFFE  
MASTER SERVICING STUDY











IBI GROUP  
400-333 Preston Street  
Ottawa, Ontario K1S 5N4 Canada  
tel 613 225 1311 fax 613 225 9868  
ibigroup.com

LEGEND  
MH176 Existing infrastructure (shown for information only)

SANITARY SEWER DESIGN SHEET

Wateridge at Rockcliffe - Phase 4  
City of Ottawa  
Canada Lands Company

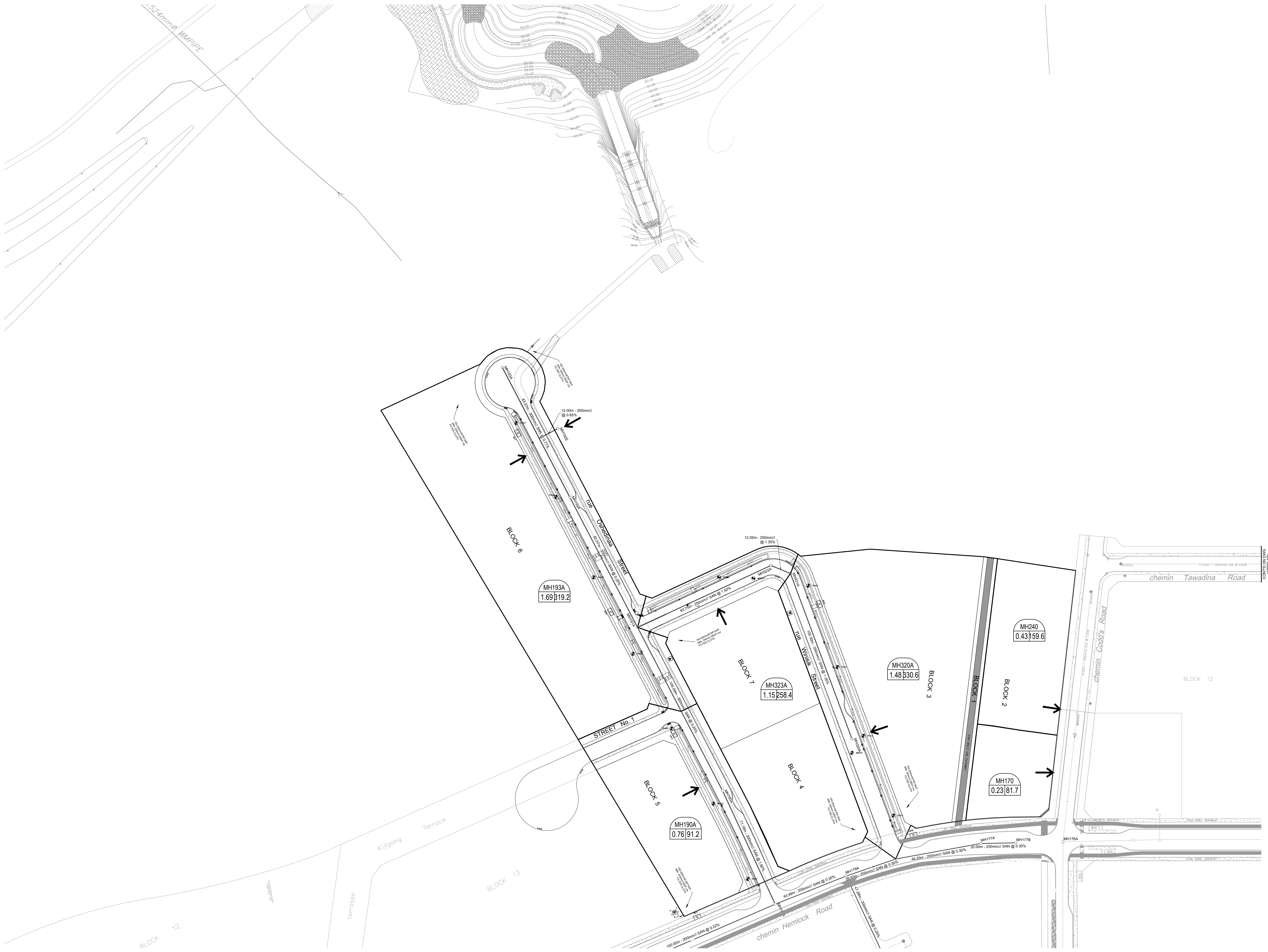
| LOCATION |         |         |       | RESIDENTIAL        |    |            |      |     |                     |            |     |                 |                 | ICI AREAS |     |                 |                 |           |     |            |     |     |     | INFILTRATION ALLOWANCE |     |     | FIXED FLOW (L/s) |     | TOTAL FLOW | PROPOSED SEWER DESIGN |     |     |     |       |     |     |       |       |     |          |           |                       |                    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| STREET   | AREA ID | FROM MH | TO MH | AREA w/ Units (Ha) | SF | UNIT TYPES |      |     | AREA w/o Units (Ha) | POPULATION |     | RES PEAK FACTOR | PEAK FLOW (L/s) | AREA (Ha) |     | ICI PEAK FACTOR | PEAK FLOW (L/s) | AREA (Ha) |     | FLOW (L/s) | IND | CUM | IND | CUM                    | IND | CUM | IND              | CUM | IND        | CUM                   | L/s | IND | CUM | (L/s) | IND | CUM | (L/s) | (L/s) | (m) | DIA (mm) | SLOPE (%) | VELOCITY (full) (m/s) | AVAILABLE CAPACITY |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|          |         |         |       |                    |    | SD / TH/F  | TH/S | APT |                     | IND        | CUM |                 |                 | IND       | CUM |                 |                 | IND       | CUM |            |     |     |     |                        |     |     |                  |     |            |                       |     |     |     |       |     |     |       |       |     |          |           |                       | IND                | CUM | IND | CUM | IND | CUM | IND | CUM | IND | CUM | IND | CUM | IND | CUM | IND | CUM | IND | CUM | IND | CUM | IND | CUM | IND | CUM | L/s | (%) |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|          |         |         |       |                    |    |            |      |     |                     |            |     |                 |                 |           |     |                 |                 |           |     |            |     |     |     |                        |     |     |                  |     |            |                       |     |     |     |       |     |     |       |       |     |          |           |                       |                    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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|---------|-----|--------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| SF      | 3.2 | p/p/u  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TH/F/SD | 2.4 | p/p/u  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TH/S    | 2.4 | p/p/u  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| APT     | 1.9 | p/p/u  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Other   | 60  | p/p/Ha |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| ICI Areas |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

|                                                                   |  |             |
|-------------------------------------------------------------------|--|-------------|
| 3. Infiltration allowance:                                        |  | 0.33 L/s/Ha |
| 4. Residential Peaking Factor:                                    |  |             |
| Harmon Formula = $1 + (14 / (4 + (P / 1000)^{0.5})) 0.8$          |  |             |
| where K = 0.8 Correction Factor                                   |  |             |
| 5. Commercial and Institutional Peak Factors based on total area, |  |             |

J:\118863\_Wateridge\2B\5.0 Drawings\9800\9800\401 SANITARY.dwg Layout Name: 410 Plot Size: AIA STANDARD-HALF CTB Plot Scale: 1:50.8 Printed At: 1/31/2023 11:35 AM Lot Saved By: MALINE Lot Saved At: Jun, 26, 23

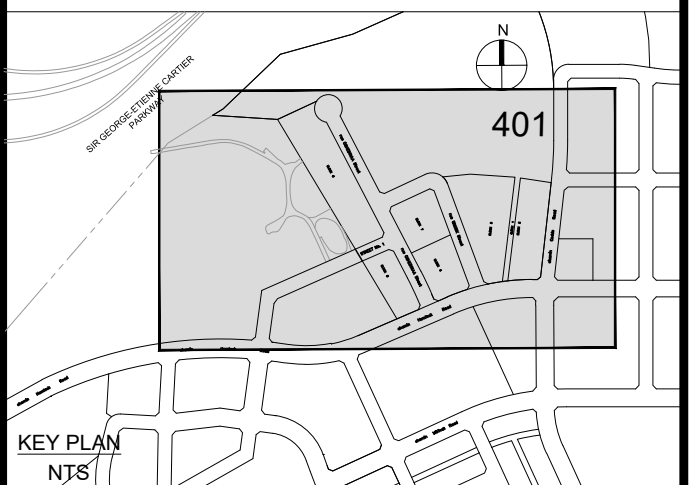


**LEGEND :**

MH317A-1  
0.45|30.4

MANHOLE NUMBER  
POPULATION  
AREA IN HECTARES

← PROPOSED SERVICE LATERAL LOCATION



| 14  |                                  |        |            |
|-----|----------------------------------|--------|------------|
| 13  |                                  |        |            |
| 12  |                                  |        |            |
| 11  |                                  |        |            |
| 10  |                                  |        |            |
| 9   |                                  |        |            |
| 8   |                                  |        |            |
| 7   |                                  |        |            |
| 6   |                                  |        |            |
| 5   | SUBMISSION NO. 5 FOR CITY REVIEW | J.I.M. | 2023-01-31 |
| 4   | SUBMISSION NO. 4 FOR CITY REVIEW | J.I.M. | 2022-09-23 |
| 3   | SUBMISSION NO. 3 FOR CITY REVIEW | J.I.M. | 2021-12-10 |
| 2   | SUBMISSION NO. 2 FOR CITY REVIEW | J.I.M. | 2020-07-08 |
| 1   | SUBMISSION NO. 1 FOR CITY REVIEW | J.I.M. | 2018-12-20 |
| No. | REVISIONS                        | By     | Date       |

**CANADA LANDS COMPANY**  
**SOCIÉTÉ IMMOBILIÈRE DU CANADA**

100 Queen Street  
Ottawa, On  
K1P 1J9

**IBI GROUP**  
400 - 333 Preston Street  
Ottawa ON K1S 5N4 Canada  
tel 613 225 1311 fax 613 225 9868  
ibigroup.com

Project Title

**WATERIDGE VILLAGE  
AT ROCKCLIFFE  
PHASE 4**

LICENSED PROFESSIONAL ENGINEER  
J. I. MOFFATT  
2023/01/31  
PROVINCE OF ONTARIO

N

Drawing Title

**SANITARY DRAINAGE  
AREA PLAN**

Scale

10 0 10 20  
1:1000

|             |        |             |           |
|-------------|--------|-------------|-----------|
| Design      | J.I.M. | Date        | JUNE 2020 |
| Drawn       | M.M.   | Checked     | A.C.      |
| Project No. | 118863 | Drawing No. | 410       |

## Sanitary Temporary Construction ICDs Wateridge Village Phase 4

| Structure               | Flow<br>(l/s) | Grade Elev.<br>(m) | Pipe Invert<br>(m) | Pipe Size<br>(m) | Height<br>(m) | Area<br>(Sq m) | Orifice Size |         |
|-------------------------|---------------|--------------------|--------------------|------------------|---------------|----------------|--------------|---------|
|                         |               |                    |                    |                  |               |                | Sq. mm       | mm dia. |
| <b>Sanitary</b>         |               |                    |                    |                  |               |                |              |         |
| Winisik Street (MH322A) | 7.40          | 86.55              | 82.40              | 0.250            | 4.02          | 0.001          | 37           | 42      |

|                    |        |                                                                |
|--------------------|--------|----------------------------------------------------------------|
| Based On Equation: | Where: | $A = (Q / (C * (2 * g * h)^{.5}))$<br>$C = 0.61$<br>$g = 9.81$ |
|--------------------|--------|----------------------------------------------------------------|

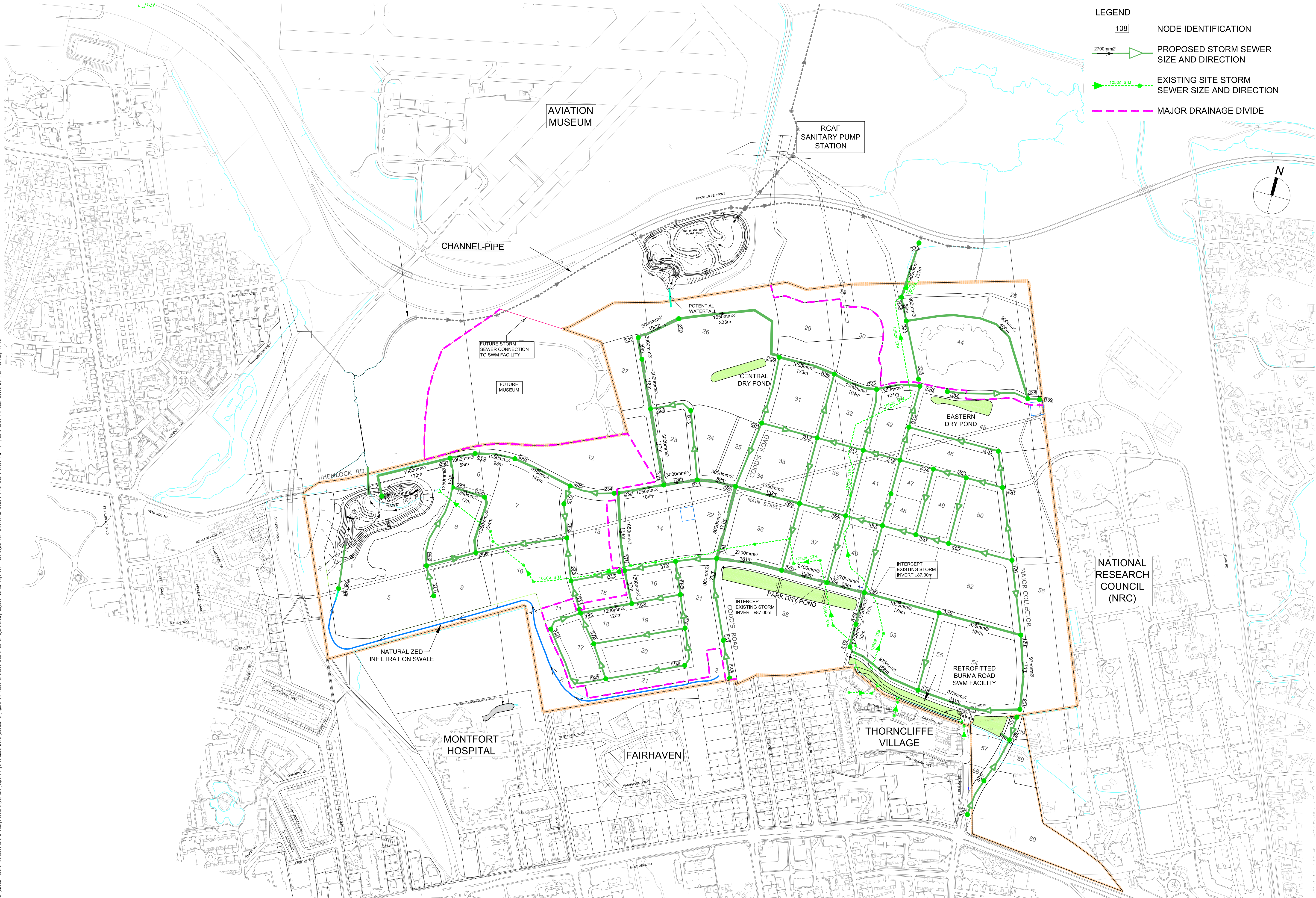


## **APPENDIX D**

- Figure 6.7 – Recommended Storm Sewer System (MSS)
- Figure 4.1 – Recommended Minor Storm Plan
- Storm Sewer Design Sheets
- Storm Drainage Area Plans - Drawing 118863-510,
- Temporary Ditch Inlet ICD Calculations
- Time of Concentration Calculations
- Major Overflow Ditch Design



J:\20202- RockcliffeReview 6.9 Drawings\SubArea\Current\Report Figures\MS 2015 Section 6\Figure 6.7 Recommended Storm Sewer System.dwg Layout Name: Figure6.7 Plot Style: AIA STANDARD COLOR-HALF CIB Plotted At: 7/1/2016 3:02 PM Last Saved By: mmhmk, Aug. 7, 15



Sheet No.

Drawing Title

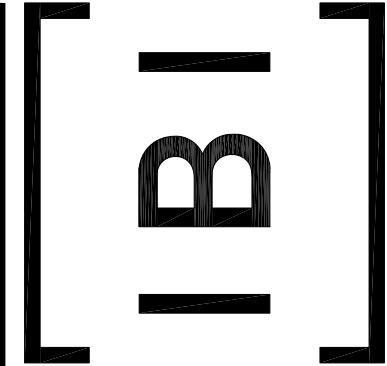
Project Title

Scale

FIGURE 6.7

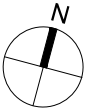
RECOMMENDED STORM  
SEWER SYSTEM

FORMER CFB ROCKCLIFFE  
MASTER SERVICING STUDY





J:\118663\_Whidbey2425\3.9 Drawings\3dblock\Current\Design Brief\Phase 4\Figure 4.1 Recommended Minor Storm Ponded Layout Name: FIGURE 4.1 Plot Style: AIA STANDARD COLOR-HALF/CTB Plot Scale: 1:3,069 Plotted At: 12/9/2021 10:33 AM Last Saved By: mmlme Last Saved At: Dec. 9, 21



Sheet No.

Drawing Title

RECOMMENDED MINOR  
STORM PLAN

DESIGN BRIEF  
WATERIDGE VILLAGE  
AT ROCKCLIFFE  
PHASE 4

Scale

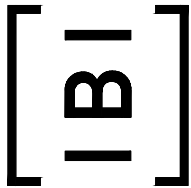
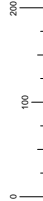


FIGURE 4.1



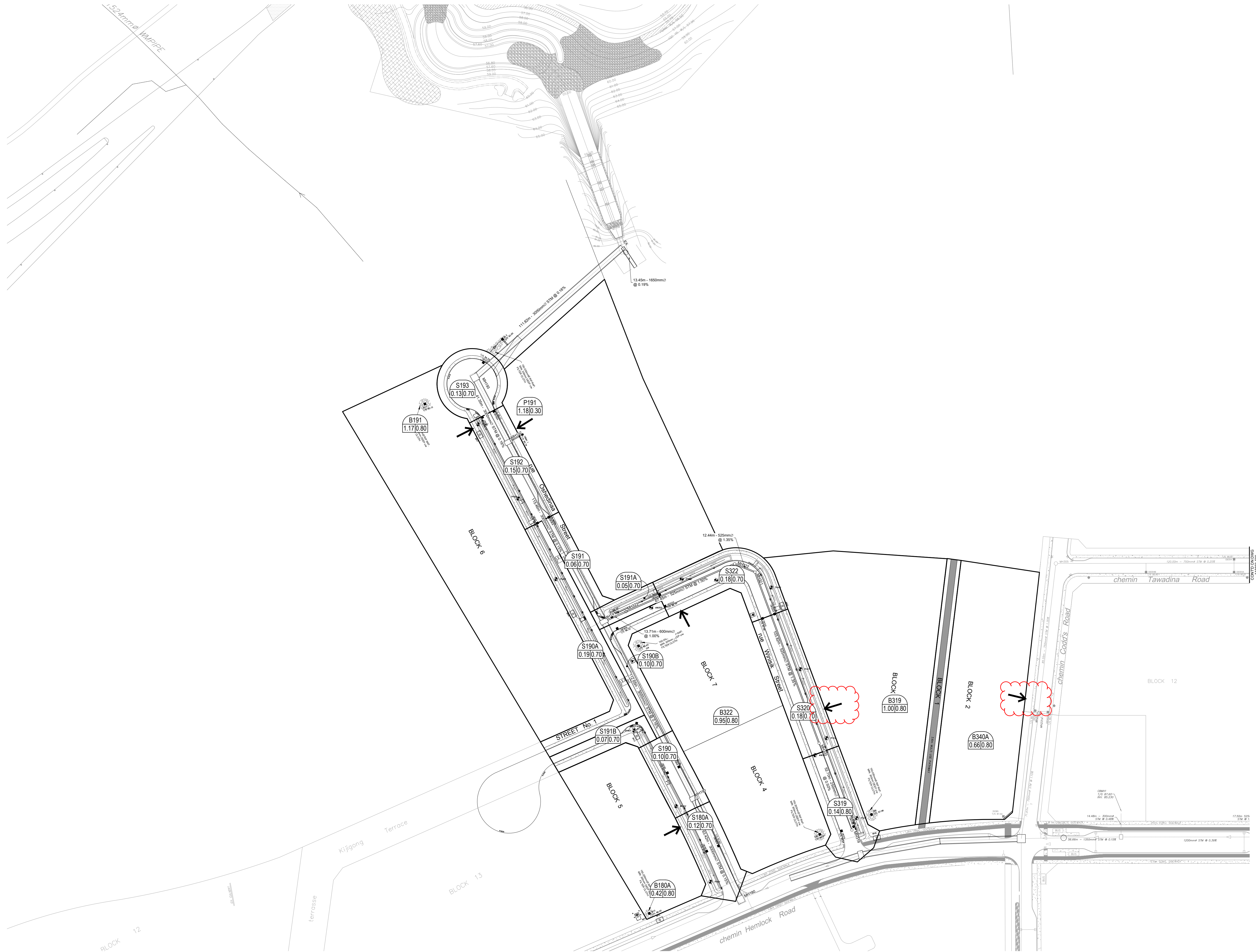


Wateridge at Rockcliffe - Phase 4  
City of Ottawa  
Canada Lands Company

|            |                                                      |
|------------|------------------------------------------------------|
| Black text | 5 year event curve design                            |
| Blue text  | 100 year event curve design                          |
| MH191      | Existing infrastructure (shown for information only) |

J:\118863\_Wtridge2A2B\5.7 Calculations\5.7.1 Sewers & Grading\Phase 4 - Submission 3\CCS\_118863\_storm\_Phase 4\_2021-12-08

J:\118863\_Wateridge\250\5.0 Drawings\Storm\Layout\500 STORM.dwg Layout Name: 510 Plot Style: AIA STANDARD-HALF CTB Plot Scale: 1:50.8 Printed At: 1/31/2023 11:36 AM Last Saved By: MAJANE Last Saved At: Jan 26, 23

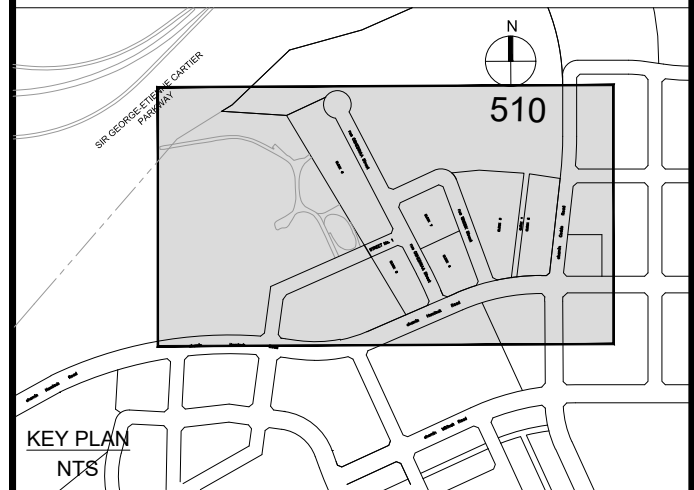


LEGEND :

S317  
0.06 | 0.60

AREA NUMBER  
RUNOFF COEFFICIENT  
AREA IN HECTARES

← PROPOSED SERVICE LATERAL LOCATION



| No. | REVISIONS                        | By     | Date       |
|-----|----------------------------------|--------|------------|
| 14  |                                  |        |            |
| 13  |                                  |        |            |
| 12  |                                  |        |            |
| 11  |                                  |        |            |
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| 8   |                                  |        |            |
| 7   |                                  |        |            |
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| 4   | SUBMISSION NO. 4 FOR CITY REVIEW | J.I.M. | 2022-09-23 |
| 3   | SUBMISSION NO. 3 FOR CITY REVIEW | J.I.M. | 2021-12-10 |
| 2   | SUBMISSION NO. 2 FOR CITY REVIEW | J.I.M. | 2020-07-08 |
| 1   | SUBMISSION NO. 1 FOR CITY REVIEW | J.I.M. | 2018-12-20 |

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K1P 1J9

IBI GROUP  
400 - 333 Preston Street  
Ottawa ON K1S 5N4 Canada  
tel 613 225 1311 fax 613 225 9868  
ibigroup.com

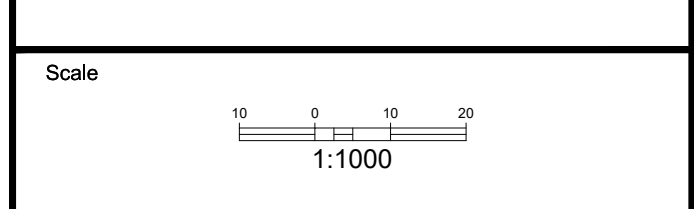
Project Title

**WATERIDGE VILLAGE  
AT ROCKCLIFFE**  
PHASE 4

N

Drawing Title

**STORM DRAINAGE  
AREA PLAN**



|             |        |             |           |
|-------------|--------|-------------|-----------|
| Design      | J.I.M. | Date        | JUNE 2020 |
| Drawn       | M.M.   | Checked     | A.C.      |
| Project No. | 118863 | Drawing No. | 510       |

Storm Temporary Construction ICDs  
Wateridge Village Phase 4

| Structure              | Flow<br>(l/s) | Grade Elev.<br>(m) | Pipe Invert<br>(m) | Pipe Size<br>(m) | Height<br>(m) | Area<br>(Sq m) | Orifice Size |         |
|------------------------|---------------|--------------------|--------------------|------------------|---------------|----------------|--------------|---------|
|                        |               |                    |                    |                  |               |                | Sq. mm       | mm dia. |
| Storm                  |               |                    |                    |                  |               |                |              |         |
| Winisik Street (MH323) | 506.35        | 86.50              | 82.68              | 0.600            | 3.52          | 0.100          | 316          | 357     |

Based On Equation:                      Where:                       $A = (Q / (C * (2 * g * h)^{.5}))$   
C= 0.61  
g= 9.81



**Wateridge Phase 4**  
**Internal Interim Block Drainage**

**Time Of Concentration Calculations**

DICB 6

| Section               | Area (ha) |                     | Airport Formula (min) |
|-----------------------|-----------|---------------------|-----------------------|
| TC1                   | 1.00      | High Point          | 90.70                 |
|                       |           | Low Point           | 87.85                 |
|                       |           | Distance            | 149.00                |
|                       |           | Slope               | 1.91%                 |
|                       |           | C <sub>factor</sub> | 0.20                  |
| TC2                   |           | High Point          | 87.85                 |
|                       |           | Low Point           | 87.77                 |
|                       |           | Distance            | 25.00                 |
|                       |           | Slope               | 0.32%                 |
|                       |           | C <sub>factor</sub> | 0.20                  |
| TC1 + TC2 = 51.82 min |           |                     |                       |

DICB 8

| Section                      | Area (ha) |                     | Airport Formula (min)                                                                 |
|------------------------------|-----------|---------------------|---------------------------------------------------------------------------------------|
| TC1                          | 0.60      | High Point          | 89.00                                                                                 |
|                              |           | Low Point           | 87.21                                                                                 |
|                              |           | Distance            | 96.00                                                                                 |
|                              |           | Slope               | 1.86%                                                                                 |
|                              |           | C <sub>factor</sub> | 0.20                                                                                  |
| TC2                          |           | High Point          | 87.21                                                                                 |
|                              |           | Low Point           | 86.97                                                                                 |
|                              |           | Distance            | 41.00                                                                                 |
|                              |           | Slope               | 0.59%                                                                                 |
|                              |           | C <sub>factor</sub> | 0.20                                                                                  |
|                              |           |                     | $= \frac{3.36 (1.1 - C_{\text{factor}}) \text{ distance}^{0.5}}{\text{slope}^{0.33}}$ |
|                              |           |                     | $= 24.12$                                                                             |
|                              |           |                     | $= \frac{3.36 (1.1 - C_{\text{factor}}) \text{ distance}^{0.5}}{\text{slope}^{0.33}}$ |
|                              |           |                     | $= 23.11$                                                                             |
| <b>TC1 + TC2 = 47.23 min</b> |           |                     |                                                                                       |

**DICB 9**

| Section               | Area (ha) |                     | Airport Formula (min)                                                                 |
|-----------------------|-----------|---------------------|---------------------------------------------------------------------------------------|
| TC1                   | 0.35      | High Point          | 89.00                                                                                 |
|                       |           | Low Point           | 87.55                                                                                 |
|                       |           | Distance            | 52.00                                                                                 |
|                       |           | Slope               | 2.79%                                                                                 |
|                       |           | C <sub>factor</sub> | 0.20                                                                                  |
|                       |           |                     | = $\frac{3.36 (1.1 - C_{\text{factor}}) \text{ distance}^{0.5}}{\text{slope}^{0.33}}$ |
|                       |           |                     | = 15.55                                                                               |
| TC2                   |           | High Point          | 87.55                                                                                 |
|                       |           | Low Point           | 85.65                                                                                 |
|                       |           | Distance            | 66.00                                                                                 |
|                       |           | Slope               | 2.88%                                                                                 |
|                       |           | C <sub>factor</sub> | 0.20                                                                                  |
|                       |           |                     | = $\frac{3.36 (1.1 - C_{\text{factor}}) \text{ distance}^{0.5}}{\text{slope}^{0.33}}$ |
|                       |           |                     | = 17.33                                                                               |
| TC1 + TC2 = 32.88 min |           |                     |                                                                                       |

**DICB 10**

| Section                     | Area (ha) |                     |       | Airport Formula (min) |                                                                                     |
|-----------------------------|-----------|---------------------|-------|-----------------------|-------------------------------------------------------------------------------------|
| TC1                         | 0.42      | High Point          | 88.00 | =                     | $\frac{3.36 (1.1 - C_{\text{factor}}) \text{ distance}^{0.5}}{\text{slope}^{0.33}}$ |
|                             |           | Low Point           | 86.70 |                       |                                                                                     |
|                             |           | Distance            | 36.00 | =                     | 11.88                                                                               |
|                             |           | Slope               | 3.61% |                       |                                                                                     |
|                             |           | C <sub>factor</sub> | 0.20  |                       |                                                                                     |
| TC2                         |           | High Point          | 86.70 | =                     | $\frac{3.36 (1.1 - C_{\text{factor}}) \text{ distance}^{0.5}}{\text{slope}^{0.33}}$ |
|                             |           | Low Point           | 86.17 |                       |                                                                                     |
|                             |           | Distance            | 35.00 | =                     | 15.60                                                                               |
|                             |           | Slope               | 1.51% |                       |                                                                                     |
|                             |           | C <sub>factor</sub> | 0.20  |                       |                                                                                     |
| TC3                         |           | High Point          | 86.17 | =                     | $\frac{3.36 (1.1 - C_{\text{factor}}) \text{ distance}^{0.5}}{\text{slope}^{0.33}}$ |
|                             |           | Low Point           | 86.00 |                       |                                                                                     |
|                             |           | Distance            | 55.00 | =                     | 33.04                                                                               |
|                             |           | Slope               | 0.31% |                       |                                                                                     |
|                             |           | C <sub>factor</sub> | 0.20  |                       |                                                                                     |
| TC1 + TC2 + TC3 = 60.52 min |           |                     |       |                       |                                                                                     |

## DICB 11

| Section                                        | Area (ha) | Airport Formula (min) |       |                                                                                       |
|------------------------------------------------|-----------|-----------------------|-------|---------------------------------------------------------------------------------------|
| TC1                                            | 1.17      | High Point            | 86.62 | $= \frac{3.36 (1.1 - C_{\text{factor}}) \text{ distance}^{0.5}}{\text{slope}^{0.33}}$ |
|                                                |           | Low Point             | 86.32 |                                                                                       |
|                                                |           | Distance              | 23.00 | $= 13.29$                                                                             |
|                                                |           | Slope                 | 1.30% |                                                                                       |
|                                                |           | C <sub>factor</sub>   | 0.20  |                                                                                       |
| TC2                                            |           | High Point            | 86.32 | $= \frac{3.36 (1.1 - C_{\text{factor}}) \text{ distance}^{0.5}}{\text{slope}^{0.33}}$ |
|                                                |           | Low Point             | 85.50 |                                                                                       |
|                                                |           | Distance              | 57.00 | $= 20.25$                                                                             |
|                                                |           | Slope                 | 1.44% |                                                                                       |
|                                                |           | C <sub>factor</sub>   | 0.20  |                                                                                       |
| TC3                                            |           | High Point            | 85.50 | $= \frac{3.36 (1.1 - C_{\text{factor}}) \text{ distance}^{0.5}}{\text{slope}^{0.33}}$ |
|                                                |           | Low Point             | 84.80 |                                                                                       |
|                                                |           | Distance              | 73.00 | $= 26.20$                                                                             |
|                                                |           | Slope                 | 0.96% |                                                                                       |
|                                                |           | C <sub>factor</sub>   | 0.20  |                                                                                       |
| TC4                                            |           | High Point            | 84.80 | $= \frac{3.36 (1.1 - C_{\text{factor}}) \text{ distance}^{0.5}}{\text{slope}^{0.33}}$ |
|                                                |           | Low Point             | 82.70 |                                                                                       |
|                                                |           | Distance              | 24.00 | $= 7.24$                                                                              |
|                                                |           | Slope                 | 8.75% |                                                                                       |
|                                                |           | C <sub>factor</sub>   | 0.20  |                                                                                       |
| TC5                                            |           | High Point            | 82.70 | $= \frac{3.36 (1.1 - C_{\text{factor}}) \text{ distance}^{0.5}}{\text{slope}^{0.33}}$ |
|                                                |           | Low Point             | 82.30 |                                                                                       |
|                                                |           | Distance              | 31.00 | $= 15.48$                                                                             |
|                                                |           | Slope                 | 1.29% |                                                                                       |
|                                                |           | C <sub>factor</sub>   | 0.20  |                                                                                       |
| TC6                                            |           | High Point            | 82.30 | $= \frac{3.36 (1.1 - C_{\text{factor}}) \text{ distance}^{0.5}}{\text{slope}^{0.33}}$ |
|                                                |           | Low Point             | 82.15 |                                                                                       |
|                                                |           | Distance              | 45.00 | $= 29.15$                                                                             |
|                                                |           | Slope                 | 0.33% |                                                                                       |
|                                                |           | C <sub>factor</sub>   | 0.20  |                                                                                       |
| TC1 + TC2 + TC3 + TC4 + TC5 + TC6 = 111.60 min |           |                       |       |                                                                                       |



Wateridge Phase 4  
Ditch Inlet ICD Calculations

| Structure | Flow<br>(l/s) | Grade Elev.<br>(m) | Pipe Invert<br>(m) | Pipe Size<br>(m) | Height<br>(m) | Area<br>(Sq m) | Orifice Size |         |
|-----------|---------------|--------------------|--------------------|------------------|---------------|----------------|--------------|---------|
|           |               |                    |                    |                  |               |                | Sq. mm       | mm dia. |
| DI 1      | 283.00        | 82.95              | 81.00              | 0.450            | 1.73          | 0.080          | 282          | 319     |
| DI 6      | 34.64         | 87.77              | 86.50              | 0.250            | 1.15          | 0.012          | 109          | 124     |
| DI 8      | 22.24         | 86.97              | 86.30              | 0.250            | 0.55          | 0.011          | 106          | 119     |
| DI 9      | 19.78         | 85.65              | 83.95              | 0.250            | 1.58          | 0.006          | 76           | 86      |
| DI 10     | 12.97         | 86.00              | 83.30              | 0.250            | 2.58          | 0.003          | 55           | 62      |
| DI 11     | 22.64         | 82.15              | 80.50              | 0.250            | 1.53          | 0.007          | 82           | 93      |

Based On Equation:

Where:  $A = (Q / (C * (2 * g * h)^{0.5}))$   
 $C = 0.61$   
 $g = 9.81$

Length = 11.00 m

|                                                     |                                                            |                       |                  |
|-----------------------------------------------------|------------------------------------------------------------|-----------------------|------------------|
| New Ditch Section Required 1:100 yr. flow = 283 l/s |                                                            | 0.283 Cu m/sec        |                  |
| From Seelye use n =                                 | 0.040 (Natural Stream Channels)                            | area=                 | 0.15             |
| choose: slope S =                                   | 13.00 %                                                    | Up Stream Ditch btm=  | 84.38            |
|                                                     |                                                            | wp=                   | 1.39             |
| Ditch Bottom                                        | 0.00 metres                                                | Dn Stream Ditch Btm = | 82.95            |
| Ditch slopes                                        | 3.00 :1                                                    | Difference =          | 1.43             |
| Water depth                                         | <b>0.22</b> metres (depth needed to carry 0.283 Cu. M/sec) |                       | Top Bank = 103.3 |
| Check Ditch Capacity (Q)                            |                                                            | Free Board =          | 20.13            |
| Q =                                                 | 0.290 Cu M/sec                                             | and Velocity =        | 2.00 M/s         |

$$Q = A \cdot (1.49/n) \cdot R^{2/3} \cdot S^{1/2}$$

where:

A = cross sectional area in Sq. m

n = friction coefficient

R = hydraulic radius = A/wetted perimeter (wp) in m

## **APPENDIX E**

- Drawing 118863-910, Erosion and Sedimentation Control Plan





## **APPENDIX F**

- Drawing 118863-751 DDSWMM Model Schematic
- Drawing 118863-601
- Velocity x Depth Calculation
- XPSWMM Schematic
- HGL results
- Model Files











# Velocity x Depth Calculation

Iteration equation:

Velocity:

$$v_x = v_{\min} + \frac{Q_x - Q_{\min}}{Q_{\max} - Q_{\min}} (v_{\max} - v_{\min})$$

Depth:

$$d_x = d_{\min} + \frac{Q_x - Q_{\min}}{Q_{\max} - Q_{\min}} (d_{\max} - d_{\min})$$

| 100 Year 3 Hour Chicago Storm          |                  |                        |                   |          |                        |       |                |       |       |                                                           |       |           |       |       |                        |       |       |                     |                              |                                |
|----------------------------------------|------------------|------------------------|-------------------|----------|------------------------|-------|----------------|-------|-------|-----------------------------------------------------------|-------|-----------|-------|-------|------------------------|-------|-------|---------------------|------------------------------|--------------------------------|
|                                        |                  |                        |                   |          | SWMHYMO (118863VD.OUT) |       |                |       |       | Calculation Sheet: Overflow for Typical Road Ponding Area |       |           |       |       | SWMHYMO (118863VD.OUT) |       |       | Velocity x Depth    | Maximum Static Ponding Depth | Total Depth (Static + Dynamic) |
| Area ID (Dummy Segment, if applicable) | Road ROW Section | Longitudinal Slope (%) | Overflow Flowrate |          | Flowrate (cms)         |       | Velocity (m/s) |       |       | Flowrate (cms)                                            |       | Depth (m) |       |       | Depth (m)              |       |       |                     |                              |                                |
|                                        |                  |                        | Qx (l/s)          | Qx (cms) | Qmin                   | Qmax  | vmin           | vmax  | vx    | Qmin                                                      | Qmax  | dmin      | dmax  | dx    | dmin                   | dmax  | dx    | (m <sup>2</sup> /s) | (m)                          | (m)                            |
| S176D                                  | 26               | 0.55                   | 42                | 0.042    | 0.023                  | 0.050 | 0.421          | 0.509 | 0.483 | 0.042                                                     | 0.051 | 0.065     | 0.070 | 0.065 | N/A                    | N/A   | N/A   | 0.031               | 0.15                         | 0.215                          |
| S319                                   | 22               | 1.25                   | 0                 | 0        | 0.000                  | 0.002 | 0.000          | 0.305 | 0.000 | 0.000                                                     | 0.001 | 0.000     | 0.001 | 0.000 | N/A                    | N/A   | N/A   | 0.000               | 0.24                         | 0.240                          |
| S320                                   | 22               | 1.47                   | 54                | 0.054    | 0.038                  | 0.082 | 0.687          | 0.833 | 0.740 | N/A                                                       | N/A   | N/A       | N/A   | N/A   | 0.041                  | 0.055 | 0.046 | 0.034               | 0.00                         | 0.046                          |
| S322                                   | 22               | 1.47                   | 94                | 0.094    | 0.082                  | 0.149 | 0.833          | 0.966 | 0.857 | N/A                                                       | N/A   | N/A       | N/A   | N/A   | 0.055                  | 0.068 | 0.057 | 0.049               | 0.00                         | 0.057                          |
| S190                                   | 22               | 1.00                   | 0                 | 0        | 0.000                  | 0.002 | 0.000          | 0.273 | 0.000 | 0.000                                                     | 0.001 | 0.000     | 0.001 | 0.000 | N/A                    | N/A   | N/A   | 0.000               | 0.07                         | 0.070                          |
| S190A                                  | 22               | 0.50                   | 168               | 0.168    | 0.153                  | 0.209 | 0.771          | 0.834 | 0.788 | N/A                                                       | N/A   | N/A       | N/A   | N/A   | 0.109                  | 0.123 | 0.113 | 0.089               | 0.00                         | 0.113                          |
| S190B                                  | 22               | 0.50                   | 322               | 0.322    | 0.287                  | 0.380 | 0.930          | 1.039 | 0.971 | 0.304                                                     | 0.340 | 0.135     | 0.140 | 0.138 | N/A                    | N/A   | N/A   | 0.134               | 0.09                         | 0.228                          |
| S191A                                  | 22               | 0.50                   | 402               | 0.402    | 0.380                  | 0.512 | 1.039          | 1.151 | 1.058 | 0.377                                                     | 0.417 | 0.145     | 0.150 | 0.148 | N/A                    | N/A   | N/A   | 0.157               | 0.06                         | 0.208                          |
| S191B                                  | 22               | 2.30                   | 86                | 0.086    | 0.052                  | 0.093 | 1.042          | 1.209 | 1.180 | N/A                                                       | N/A   | N/A       | N/A   | N/A   | 0.055                  | 0.068 | 0.066 | 0.078               | 0.00                         | 0.066                          |
| S191                                   | 22               | 0.50                   | 202               | 0.202    | 0.153                  | 0.209 | 0.771          | 0.834 | 0.826 | N/A                                                       | N/A   | N/A       | N/A   | N/A   | 0.109                  | 0.123 | 0.121 | 0.100               | 0.00                         | 0.121                          |
| S192                                   | 22               | 3.20                   | 315               | 0.315    | 0.221                  | 0.359 | 1.426          | 1.610 | 1.551 | N/A                                                       | N/A   | N/A       | N/A   | N/A   | 0.068                  | 0.082 | 0.078 | 0.120               | 0.00                         | 0.078                          |
| S193                                   | 22               | 2.00                   | 266               | 0.266    | 0.174                  | 0.284 | 1.127          | 1.273 | 1.249 | 0.255                                                     | 0.287 | 0.125     | 0.130 | 0.127 | N/A                    | N/A   | N/A   | 0.158               | 0.05                         | 0.177                          |
| S176E                                  | 26               | 0.53                   | 25                | 0.025    | 0.024                  | 0.053 | 0.439          | 0.532 | 0.442 | N/A                                                       | N/A   | N/A       | N/A   | N/A   | 0.041                  | 0.055 | 0.041 | 0.018               | 0.00                         | 0.041                          |
| S180A                                  | 20               | 0.72                   | 2                 | 0.002    | 0.001                  | 0.009 | 0.231          | 0.367 | 0.248 | 0.002                                                     | 0.003 | 0.020     | 0.025 | 0.021 | N/A                    | N/A   | N/A   | 0.005               | 0.13                         | 0.151                          |
| S180                                   | 26               | 0.50                   | 42                | 0.042    | 0.027                  | 0.058 | 0.481          | 0.583 | 0.530 | N/A                                                       | N/A   | N/A       | N/A   | N/A   | 0.041                  | 0.055 | 0.048 | 0.025               | 0.00                         | 0.048                          |

# Velocity x Depth Calculation

Iteration equation:

Velocity:

$$v_x = v_{\min} + \frac{Q_x - Q_{\min}}{Q_{\max} - Q_{\min}} (v_{\max} - v_{\min})$$

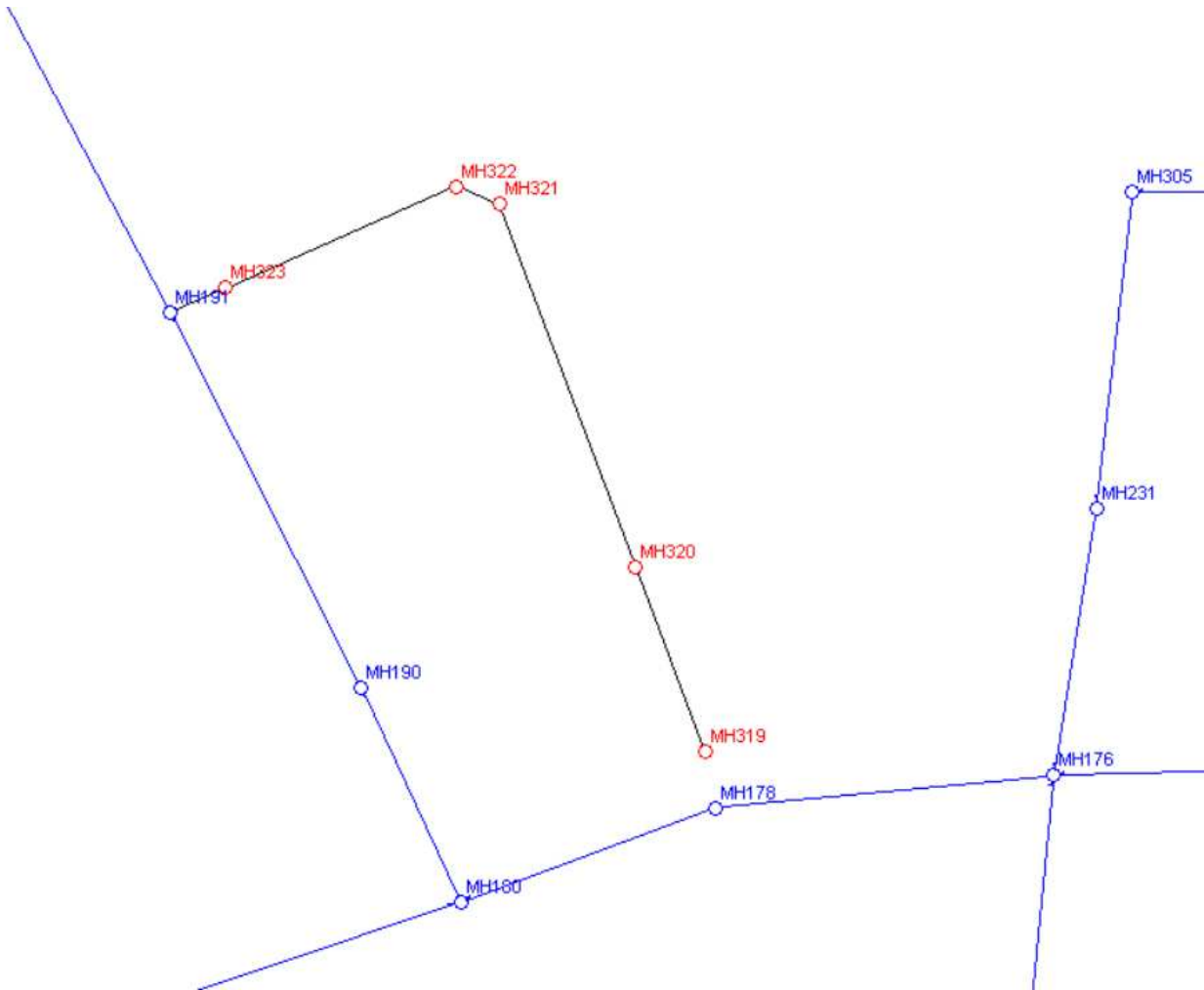
Depth:

$$d_x = d_{\min} + \frac{Q_x - Q_{\min}}{Q_{\max} - Q_{\min}} (d_{\max} - d_{\min})$$

| 100 Year 3 Hour Chicago Storm + 20%       |                     |                           |                   |          |                        |       |                |       |       |                                                              |       |           |       |       |                        |       |       |                     |                                 |                                   |
|-------------------------------------------|---------------------|---------------------------|-------------------|----------|------------------------|-------|----------------|-------|-------|--------------------------------------------------------------|-------|-----------|-------|-------|------------------------|-------|-------|---------------------|---------------------------------|-----------------------------------|
|                                           |                     |                           |                   |          | SWMHYMO (118863VD.OUT) |       |                |       |       | Calculation Sheet: Overflow for Typical Road<br>Ponding Area |       |           |       |       | SWMHYMO (118863VD.OUT) |       |       | Velocity x Depth    | Maximum Static<br>Ponding Depth | Total Depth (Static +<br>Dynamic) |
| Area ID (Dummy Segment, if<br>applicable) | Road ROW<br>Section | Longitudinal<br>Slope (%) | Overflow Flowrate |          | Flowrate (cms)         |       | Velocity (m/s) |       |       | Flowrate (cms)                                               |       | Depth (m) |       |       | Depth (m)              |       |       |                     |                                 |                                   |
|                                           |                     |                           | Qx (l/s)          | Qx (cms) | Qmin                   | Qmax  | vmin           | vmax  | vx    | Qmin                                                         | Qmax  | dmin      | dmax  | dx    | dmin                   | dmax  | dx    | (m <sup>2</sup> /s) | (m)                             | (m)                               |
| S176D                                     | 26                  | 0.55                      | 108               | 0.108    | 0.091                  | 0.149 | 0.591          | 0.668 | 0.614 | 0.100                                                        | 0.115 | 0.090     | 0.095 | 0.093 | N/A                    | N/A   | N/A   | 0.057               | 0.15                            | 0.243                             |
| S319                                      | 22                  | 1.25                      | 0                 | 0.000    | 0.000                  | 0.002 | 0.000          | 0.305 | 0.000 | 0.000                                                        | 0.001 | 0.000     | 0.001 | 0.000 | N/A                    | N/A   | N/A   | 0.000               | 0.24                            | 0.240                             |
| S320                                      | 22                  | 1.47                      | 72                | 0.072    | 0.038                  | 0.082 | 0.687          | 0.833 | 0.800 | N/A                                                          | N/A   | N/A       | N/A   | N/A   | 0.041                  | 0.055 | 0.052 | 0.041               | 0.00                            | 0.052                             |
| S322                                      | 22                  | 1.47                      | 128               | 0.128    | 0.082                  | 0.149 | 0.833          | 0.966 | 0.475 | N/A                                                          | N/A   | N/A       | N/A   | N/A   | 0.055                  | 0.068 | 0.064 | 0.030               | 0.00                            | 0.064                             |
| S190                                      | 22                  | 1.00                      | 0                 | 0.000    | 0.000                  | 0.002 | 0.000          | 0.273 | 0.822 | 0.000                                                        | 0.001 | 0.000     | 0.001 | 0.000 | N/A                    | N/A   | N/A   | 0.000               | 0.07                            | 0.070                             |
| S190A                                     | 22                  | 0.50                      | 286               | 0.286    | 0.209                  | 0.287 | 0.834          | 0.930 | 0.862 | N/A                                                          | N/A   | N/A       | N/A   | N/A   | 0.123                  | 0.136 | 0.136 | 0.117               | 0.00                            | 0.136                             |
| S190B                                     | 22                  | 0.50                      | 508               | 0.508    | 0.380                  | 0.512 | 1.039          | 1.151 | 0.458 | 0.500                                                        | 0.544 | 0.160     | 0.165 | 0.161 | N/A                    | N/A   | N/A   | 0.074               | 0.09                            | 0.251                             |
| S191A                                     | 22                  | 0.50                      | 662               | 0.662    | 0.380                  | 0.512 | 1.039          | 1.151 | 1.278 | 0.638                                                        | 0.687 | 0.175     | 0.180 | 0.177 | N/A                    | N/A   | N/A   | 0.227               | 0.06                            | 0.237                             |
| S191B                                     | 22                  | 2.30                      | 170               | 0.170    | 0.152                  | 0.229 | 1.365          | 1.513 | 1.400 | N/A                                                          | N/A   | N/A       | N/A   | N/A   | 0.082                  | 0.095 | 0.085 | 0.119               | 0.00                            | 0.085                             |
| S191                                      | 22                  | 0.50                      | 336               | 0.336    | 0.287                  | 0.380 | 0.930          | 1.039 | 0.987 | N/A                                                          | N/A   | N/A       | N/A   | N/A   | 0.136                  | 0.150 | 0.143 | 0.142               | 0.00                            | 0.143                             |
| S192                                      | 22                  | 3.20                      | 518               | 0.518    | 0.359                  | 0.541 | 1.610          | 1.784 | 1.762 | N/A                                                          | N/A   | N/A       | N/A   | N/A   | 0.082                  | 0.095 | 0.093 | 0.164               | 0.00                            | 0.093                             |
| S193                                      | 22                  | 2.00                      | 477               | 0.477    | 0.428                  | 0.611 | 1.411          | 1.542 | 1.446 | 0.443                                                        | 0.487 | 0.150     | 0.155 | 0.154 | N/A                    | N/A   | N/A   | 0.222               | 0.05                            | 0.204                             |
| S176E                                     | 26                  | 0.53                      | 32                | 0.032    | 0.024                  | 0.053 | 0.439          | 0.532 | 0.465 | N/A                                                          | N/A   | N/A       | N/A   | N/A   | 0.041                  | 0.055 | 0.045 | 0.021               | 0.00                            | 0.045                             |
| S180A                                     | 20                  | 0.72                      | 22                | 0.022    | 0.009                  | 0.027 | 0.367          | 0.481 | 0.449 | 0.021                                                        | 0.027 | 0.050     | 0.055 | 0.051 | N/A                    | N/A   | N/A   | 0.023               | 0.13                            | 0.181                             |
| S180                                      | 26                  | 0.50                      | 57                | 0.057    | 0.027                  | 0.058 | 0.481          | 0.583 | 0.580 | N/A                                                          | N/A   | N/A       | N/A   | N/A   | 0.041                  | 0.055 | 0.055 | 0.032               | 0.00                            | 0.055                             |







--- EX INFRASTRUCTURE  
 --- CURRENT PHASE 4 SUBMISSION

## XPSWMM Schematic Phase 4

HGL

| XPSWMM NODE ID          | PROPOSED GROUND ELEVATION (M) | USF (M) | 100 YEAR 3 HOUR CHICAGO |               | 100 YEAR 3 HOUR CHICAGO + 20% |               | 100 YEAR 24 HOUR SCS TYPE II |               | JULY 1 1979 |               | AUGUST 1988 |               | AUGUST 1996 |               |
|-------------------------|-------------------------------|---------|-------------------------|---------------|-------------------------------|---------------|------------------------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
|                         |                               |         | HGL (M)                 | USF - HGL (M) | HGL (M)                       | USF - HGL (M) | HGL (M)                      | USF - HGL (M) | HGL (M)     | USF - HGL (M) | HGL (M)     | USF - HGL (M) | HGL (M)     | USF - HGL (M) |
| Phase 2B                |                               |         |                         |               |                               |               |                              |               |             |               |             |               |             |               |
| MH317                   | 94.08                         | 91.68   | 91.17                   | 0.51          | 91.18                         | 0.50          | 91.14                        | 0.54          | 91.15       | 0.53          | 91.14       | 0.54          | 91.11       | 0.57          |
| MH316                   | 94.09                         | 91.69   | 90.96                   | 0.73          | 90.96                         | 0.73          | 90.95                        | 0.74          | 90.95       | 0.74          | 90.95       | 0.74          | 90.92       | 0.77          |
| MH315                   | 93.39                         | 91.36   | 90.28                   | 1.08          | 90.29                         | 1.07          | 90.25                        | 1.11          | 90.27       | 1.09          | 90.27       | 1.09          | 90.26       | 1.10          |
| MH314                   | 93.00                         | 91.16   | 89.91                   | 1.25          | 89.91                         | 1.25          | 89.91                        | 1.25          | 89.91       | 1.25          | 89.91       | 1.25          | 89.89       | 1.27          |
| MH313                   | 92.62                         | 90.71   | 89.35                   | 1.36          | 89.34                         | 1.37          | 89.35                        | 1.36          | 89.35       | 1.36          | 89.35       | 1.36          | 89.34       | 1.37          |
| MH312                   | 91.36                         | 89.68   | 88.42                   | 1.26          | 88.42                         | 1.26          | 88.41                        | 1.27          | 88.42       | 1.26          | 88.42       | 1.26          | 88.38       | 1.30          |
| MH311                   | 90.69                         | 88.29   | 87.39                   | 0.90          | 87.39                         | 0.90          | 87.34                        | 0.95          | 87.38       | 0.91          | 87.39       | 0.90          | 87.38       | 0.91          |
| MH310                   | 90.04                         | 87.64   | 86.84                   | 0.80          | 86.86                         | 0.78          | 86.83                        | 0.81          | 86.84       | 0.80          | 86.85       | 0.79          | 86.80       | 0.84          |
| MH309                   | 90.15                         | 87.75   | 87.29                   | 0.46          | 87.32                         | 0.43          | 87.18                        | 0.57          | 87.19       | 0.56          | 87.19       | 0.56          | 87.11       | 0.64          |
| MH308                   | 89.68                         | 87.28   | 86.65                   | 0.63          | 86.65                         | 0.63          | 86.59                        | 0.69          | 86.61       | 0.67          | 86.61       | 0.67          | 86.56       | 0.72          |
| MH326                   | 94.76                         | 92.36   | 91.33                   | 1.03          | 91.33                         | 1.03          | 91.32                        | 1.04          | 91.32       | 1.04          | 91.32       | 1.04          | 91.33       | 1.03          |
| MH318                   | 94.40                         | 92.00   | 91.03                   | 0.97          | 91.03                         | 0.97          | 91.00                        | 1.00          | 91.00       | 1.00          | 91.00       | 1.00          | 91.00       | 1.00          |
| MH300                   | 94.00                         | 91.60   | 90.71                   | 0.89          | 90.70                         | 0.90          | 90.67                        | 0.93          | 90.68       | 0.92          | 90.68       | 0.92          | 90.68       | 0.92          |
| MH301                   | 93.73                         | 91.33   | 90.21                   | 1.12          | 90.21                         | 1.12          | 90.20                        | 1.13          | 90.21       | 1.12          | 90.20       | 1.13          | 90.20       | 1.13          |
| MH302                   | 92.80                         | 90.40   | 88.64                   | 1.76          | 88.64                         | 1.76          | 88.63                        | 1.77          | 88.64       | 1.76          | 88.63       | 1.77          | 88.63       | 1.77          |
| MH303                   | 90.67                         | 88.27   | 87.78                   | 0.49          | 87.80                         | 0.47          | 87.63                        | 0.64          | 87.79       | 0.48          | 87.72       | 0.55          | 87.64       | 0.63          |
| MH304                   | 90.30                         | 87.90   | 87.37                   | 0.53          | 87.37                         | 0.53          | 87.30                        | 0.60          | 87.38       | 0.52          | 87.34       | 0.56          | 87.30       | 0.60          |
| MH305                   | 91.00                         | 88.60   | 86.73                   | 1.87          | 86.82                         | 1.78          | 86.61                        | 1.99          | 86.69       | 1.91          | 86.65       | 1.95          | 86.60       | 2.00          |
| Phase 4                 |                               |         |                         |               |                               |               |                              |               |             |               |             |               |             |               |
| MH319                   | 88.81                         | 86.61   | 86.13                   | 0.48          | 86.12                         | 0.49          | 86.12                        | 0.49          | 86.12       | 0.49          | 86.12       | 0.49          | 86.12       | 0.49          |
| MH320                   | 89.12                         | 86.92   | 85.49                   | 1.43          | 85.49                         | 1.43          | 85.49                        | 1.43          | 85.49       | 1.43          | 85.49       | 1.43          | 85.49       | 1.43          |
| MH321                   | 87.67                         | 85.47   | 84.18                   | 1.29          | 84.39                         | 1.08          | 84.10                        | 1.37          | 84.11       | 1.36          | 84.13       | 1.34          | 84.09       | 1.38          |
| MH322                   | 87.50                         | 85.30   | 84.18                   | 1.12          | 84.39                         | 0.91          | 84.10                        | 1.20          | 84.10       | 1.20          | 84.12       | 1.18          | 84.09       | 1.21          |
| MH323                   | 86.57                         | 84.37   | 83.40                   | 0.97          | 83.48                         | 0.89          | 83.31                        | 1.06          | 83.32       | 1.05          | 83.34       | 1.03          | 83.30       | 1.07          |
| Existing Phase 1B Trunk |                               |         |                         |               |                               |               |                              |               |             |               |             |               |             |               |
| MH201                   | 94.29                         | 91.89   | 90.72                   | 1.17          | 90.73                         | 1.16          | 90.72                        | 1.17          | 90.72       | 1.17          | 90.72       | 1.17          | 90.71       | 1.18          |
| MH202                   | 93.91                         | 91.51   | 90.42                   | 1.09          | 90.43                         | 1.08          | 90.41                        | 1.10          | 90.41       | 1.10          | 90.41       | 1.10          | 90.40       | 1.11          |
| MH203                   | 92.38                         | 89.98   | 88.66                   | 1.32          | 88.68                         | 1.30          | 88.63                        | 1.35          | 88.63       | 1.35          | 88.64       | 1.34          | 88.61       | 1.37          |
| MH204                   | 90.40                         | 88.00   | 87.08                   | 0.92          | 87.10                         | 0.90          | 87.06                        | 0.94          | 87.06       | 0.94          | 87.07       | 0.93          | 87.02       | 0.98          |
| MH205                   | 89.35                         | 86.95   | 85.80                   | 1.15          | 85.83                         | 1.12          | 85.78                        | 1.17          | 85.78       | 1.17          | 85.79       | 1.16          | 85.73       | 1.22          |
| MH206                   | 89.10                         | 86.70   | 85.59                   | 1.11          | 85.61                         | 1.09          | 85.56                        | 1.14          | 85.57       | 1.13          | 85.57       | 1.13          | 85.52       | 1.18          |
| MH207                   | 88.53                         | 86.13   | 84.60                   | 1.53          | 84.61                         | 1.52          | 84.58                        | 1.55          | 84.58       | 1.55          | 84.59       | 1.54          | 84.54       | 1.59          |
| MH231                   | 89.81                         | 87.41   | 85.89                   | 1.52          | 86.00                         | 1.41          | 85.73                        | 1.67          | 85.84       | 1.57          | 85.77       | 1.63          | 85.71       | 1.69          |
| Existing Phase 1A Trunk |                               |         |                         |               |                               |               |                              |               |             |               |             |               |             |               |
| MH176                   | 88.03                         | 85.63   | 83.77                   | 1.86          | 83.86                         | 1.77          | 83.67                        | 1.96          | 83.75       | 1.88          | 83.73       | 1.90          | 83.48       | 2.15          |
| MH178                   | 89.00                         | 86.60   | 83.41                   | 3.19          | 83.48                         | 3.12          | 83.33                        | 3.27          | 83.40       | 3.20          | 83.37       | 3.23          | 83.16       | 3.44          |
| MH180                   | 88.23                         | 85.83   | 82.21                   | 3.62          | 82.61                         | 3.21          | 81.93                        | 3.90          | 82.17       | 3.66          | 82.05       | 3.78          | 81.46       | 4.36          |
| MH190                   | 88.10                         | 85.70   | 81.91                   | 3.79          | 82.15                         | 3.55          | 81.60                        | 4.10          | 81.87       | 3.83          | 81.75       | 3.95          | 81.21       | 4.49          |
| MH191                   | 86.36                         | 83.96   | 81.67                   | 2.29          | 81.88                         | 2.09          | 81.40                        | 2.56          | 81.63       | 2.33          | 81.52       | 2.44          | 81.04       | 2.93          |
| MH192                   | 85.92                         | 83.52   | 81.41                   | 2.11          | 81.60                         | 1.92          | 81.19                        | 2.33          | 81.38       | 2.14          | 81.27       | 2.25          | 80.87       | 2.65          |
| MH193                   | 84.85                         | 82.45   | 81.09                   | 1.36          | 81.25                         | 1.20          | 80.90                        | 1.55          | 81.06       | 1.39          | 80.97       | 1.48          | 80.58       | 1.87          |
| MH194                   | 82.44                         | N/A     | 80.45                   | N/A           | 80.54                         | N/A           | 80.34                        | N/A           | 80.44       | N/A           | 80.38       | N/A           | 80.11       | N/A           |



## **APPENDIX G**

- Pilot Project Information Form



City of Ottawa

Pilot Project Tracking No.

ISD - Infrastructure Services Department  
PILOT PROJECT INFORMATION FORM

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                  |               |                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------|
| Pilot Initiator:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Canada Lands Company                                                                                                                                                                                             | Date:         | July 3, 2020                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                  | Phone/ Email: | 519-224-3744<br>denich.c@aquaforbeech.com |
| City Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Chris Denich, Aquafor Beech                                                                                                                                                                                      |               |                                           |
| Project Title:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Wateridge Village Subdivision LID Design – Phase 1B                                                                                                                                                              |               |                                           |
| Type of Pilot:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Product: yes      Method: yes      Other: yes<br>See: Former CFB Rockcliffe Redevelopment Stormwater Management Existing Conditions & LID Demonstration Project Scoping Document (Aquafor Beech, February 2015). |               |                                           |
| <p><b>Pilot Description:</b> The City of Ottawa and the Canada Lands Company (CLC) have agreed to pursue a phased stormwater management demonstration project for the former CFB Rockcliffe, here after referred to as Wateridge Village, using Low Impact Development (LID) Best Management Practices (BMPs). An integral component of this process is the City of Ottawa and CLC's desire to advance the Wateridge Village as a pilot (or demonstration) project for Low Impact Development (LID).</p> <p><b>Pilot Location:</b> Wateridge Village Subdivision</p> <p><b>Pilot Start Date:</b> March 15, 2019</p> <p><b>Estimated Pilot End Date:</b> 2021 – 2024</p> <p><b>Name and Section of Design Guidelines and/ or Standard which the pilot is applicable:</b><br/>Multiple sections and standards – see ISD Deviation Report &amp; Pilot Project Information Report: Waterbridge Village Subdivision LID Design - Phase 1B, Aquafor Beech May 2020, Section 3.0</p> <p><b>Title of the deviation report describing the proposed pilot:</b> Design Brief Wateridge Village at Rockcliffe Phase 4 (IBI, July 2020); and, ISD Deviation Report &amp; Pilot Project Information Report: Wateridge Village Subdivision LID Design –Phase 1B (Aquafor Beech Ltd, May, 2020)</p> <p><b>Has the deviation report been included:</b> Yes it has been included</p> <p><b>Name of Product(s):</b> Beehive Grate (Prod. # JW-105B)</p> <p><b>Product Contact:</b> Crowle Fitting and Supply</p> <p><b>Phone Number and E-mail:</b> Crowle P: 905-793-2222; E: marc@crowlefitings.com</p> <p><b>Pilot Monitoring:</b> Assumption Protocols and Monitoring Requirements are provided - See ISD Deviation Report &amp; Pilot Project Information Report: Waterbridge Village Subdivision LID Design - Phase 1B, Aquafor Beech May 2020, Section 6.4 for Soil Amendment, Section 6.5 for Bioswales, Section 6.6 for Permeable Pavement Layby, and Section 6.7 and 6.8 for Overall system monitoring and during construction monitoring respectively. Section 7.9 details reporting requirements.</p> <p><b>Final Pilot Report</b></p> <p><b>Is a report required at the end of the pilot?:</b> Yes a report is required</p> <p><b>Name of individual or consultant to write the report:</b> Chris Denich, Aquafor Beech Ltd.</p> <p><b>Phone Number and e-mail:</b> 647-993-2267 denich.c@aquaforbeech.com</p> <p><b>Document Change Authority Notified at end of pilot:</b></p> <p><b>Other Information:</b> see ISD Deviation Report &amp; Pilot Project Information Report: Wateridge Village Subdivision LID Design – Phase 1B (Aquafor Beech Ltd, May, 2020)</p> |                                                                                                                                                                                                                  |               |                                           |