NOVEMBER 13TH, 2020

Project No. 2020-030

32 OAK STREET, COLLINGWOOD FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT

TOWN OF COLLINGWOOD

CAPES Engineering
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1.0 Introduction

CAPES Engineering Ltd. has been retained by Mr. Cimetta and Ms. Schnarre to prepare a functional servicing and stormwater management report in support of a Site Plan application for 32 Oak Street in the Town of Collingwood. The existing lot is 0.102 ha in size and currently contains a single-family residential dwelling and a detached garage/shed. The Site is located on the West side of Oak Street between First and Second Streets in the Town of Collingwood. It is proposed to demolish the existing residence and detached garage to allow for the proposed re-development of the existing lot.

The proposed re-development is for a mixed use commercial building that will provide 2 commercial units and 5 residential units contained in a 3 storey building. Also included on the proposed Site Plan is a driveway, parking areas, sidewalks and outdoor amenity area.

The proposed servicing and stormwater management are designed to meet the standards and guidelines of the Town of Collingwood (the Town), and the Nottawasaga Valley Conservation Authority (NVCA).

The purpose of this report is to provide support for Site Plan Approval for the proposed re-development. The Site requires approvals from the Town of Collingwood and any work within the Oak Street right-of-way (ROW) requires approvals from the NVCA.

2.0 Existing Site Conditions

The lot is legally described as Lot 14 West of Oak Street, Registered Plan 73 in the Town of Collingwood, County of Simcoe. The legal plan prepared by Zubek, Emo, Patten & Thomsen Ltd. in 2020 is included in **Appendix A** for reference.

The Site has a frontage of 20.27 m along Oak Street. The lot is rectangular in size with a depth of approximately 50 m. The current land use designation for the Site is Mixed Use Commercial. The land use designation for the adjacent lots to the north, east and west is also Mixed Use Commercial. The land use designation for the adjacent lot to the south is Low Density Residential. The lots to the north, east and south currently contain single family residential dwellings and the lot to the west contains a gas station.

As per previous comments provided by the NVCA, the site itself is not located in a NVCA regulated area. However, the Oak Street ROW is regulated by the NVCA for flood and meander erosion hazards and any construction for servicing or grading within the ROW will require a permit from the NVCA. Preconsultation comments from the Town, NVCA and the County of Simcoe are included in **Appendix B** for reference.

The existing lot is currently developed with a single family residential dwelling complete with a detached shed/garage, asphalt driveway and other landscaping. The landscaped areas are generally maintained lawn. Some fencing and existing trees are located within the lot, found mostly along property limits. The Site generally slopes from the western property boundary easterly towards the Oak Street ROW at a grade of approximately 0.5%.

Oak Street is located in a 20 m ROW and is a paved urban road with 4.75 m lanes, curb and gutter, sidewalk on the eastern side only, and utility poles and overhead utilities on the eastern side. The road

contains stormwater, water and sanitary sewer infrastructure. Record drawings for Oak Street received from the Town are included in **Appendix C** for reference.

2.1 Geotechnical Information

A Geotechnical Test Pit Investigation has been completed by Central Earth Engineering (CEE) dated October 8, 2020 for the Site and is included in **Appendix D**. The geotechnical investigation consists of two test pits dug to a depth of 1.9 m where bedrock was encountered in both test pits. Test pit #1 is located in approximately the south east corner of the Site and test pit #2 is located in the north west corner of the Site.

The test pits consist of 0.2 m to 0.4 m depth of topsoil and roots, followed by 1.4 m to 1.5 m thickness of sand and then 0.1 m to 0.3 m thickness of silty sand glacial till and then encountering the bedrock. No water was encountered in test pit #1 and minor seepage was encountered in test pit #2. Samples were taken for both the sand and the silty sand glacial till layers to determine estimated percolation rates for both soil types. The estimate percolation rate for the sand is 75 mm/hr and the estimate percolation rate for the till is 30 mm/hr.

Piezometers were installed in each of the test pits so that stabilized ground water elevations could be taken. The stabilized ground water elevation for test pit #1 is 178.02 and the ground water elevation for test pit #2 is 178.03.

OGS mapping identifies the area as till with stone-poor, sandy silt to silty sand-textured till. Generally, the OGS texture supports the information from the geotechnical investigation.

2.2 Existing Stormwater Infrastructure

The lot is very flat and overland flow occurs towards Oak Street. The existing lot has a depression in the back yard that allows for some ponding and infiltration before flow reaches Oak Street. The surrounding lots are mostly flat as well and flows appear to mostly be contained within the lots themselves. The Site and the adjacent lots to the north and the south likely pass minor flows between each other; however, this is due to the flat topography and it appears that no significant flows are passing from the Site into the adjacent lots. Accordingly, the limits for the modelled catchment area are the property boundaries for the Site.

There is a catch basin within the Oak Street ROW in front of the Site. This catch basin drains into a large concrete box culvert located on the east side of Oak Street via a 300 mm dia. pipe. The concrete box culvert forms part of the “Oak Street Canal” which is a municipal drain flowing north towards First Street. The capacity of the Oak Street Canal is unknown and any available capacity is anticipated to be minimal. Outflows from the Site to the Oak Street ROW will be limited to match the existing outflows from the site and the flows will drain into the existing catch basin, mimicking existing conditions.

Due to the Oak Street Canal drain, the Oak Street ROW is regulated by NVCA for flood and meander erosion hazards. A flood study is currently being completed for the Oak Street Canal, however, both the Town and NVCA have noted that this has not been finalized. NVCA advised that additional policies and restrictions may result from the finalization of this study. Any grading or servicing work within the Oak Street ROW will require a permit from NVCA.

The Oak Street Canal was originally an open channel in which "Underwood Creek" flowed through. In approximately 1982, a 1.5 m by 3.7 m concrete box culvert was installed from just north of the Oak Street and Second Street intersection to the existing concrete structure at the intersection of Oak Street and First Street. From this intersection, the water flows north through open channels, and culverts as needed, until reaching Georgian Bay.

2.2.1 Stormwater Management Approval Criteria

The Town has indicated that both quantity and quality control measures shall be addressed for the Site. Post re-development peak runoff rates will not exceed the existing condition runoff rates. Per NVCA requirements, the stormwater design for the Site will be aiming to achieve retention of 5 mm of rainfall, best efforts towards a water balance, minimum 80% TSS removal and phosphorous loading matching pre-development levels with best efforts towards a 20% reduction in phosphorous loading.

2.2.2 Existing Condition Stormwater Modelling

We have utilized PCSWMM 2020 modelling software (Version 7.3.3095, SWMM version 5.0.013-5.1.015 to undertake the analysis of the existing site.

The contributing drainage area for the Site was determined by using a combination of aerial imagery from Grey County GIS Mapping, a topographic survey of the site completed in 2020 and a site visit completed in 2020.

The total drainage area for the site is 0.102 ha. The existing topography is mostly flat with an average slope from west to east of approximately 0.5%. There is a depression located in the middle of the lot allowing some ponding and infiltration of a portion of the lot. The Site in existing condition is approximately 15.7% impervious.

The Geotechnical Test Pit Investigation completed by CEE identified the infiltration rate of the sand layer as 75 mm/hr. Using Supplementary Standard SB-6: Percolation Time and Soil Descriptions from the Ministry of Municipal Affairs and Housing, the field saturated hydraulic conductivity (K_{fs}) is determined to be 0.001 cm/s or 36 mm/hr. Using this hydraulic conductivity of 36 mm/hr we have determined the Suction Head and Initial Soil Deficit based on a loamy sand referenced to Rawls (1983).

K_{fs} = 36.0 mm/hr (as per Geotechnical Investigation and MMAH SB-6)

Suction Head = 61.3 mm (as per Rawls 1983)

Initial Deficit (fraction) = 0.312 (as per Rawls 1983)

Additional PCSWMM model input parameters for the Manning's roughness coefficient (*n*) and depression storage were determined from the USDA TR55 and UNESCO SWM Manual as follows:

Table 5.9: Manning Roughness Coefficients - Overland Flow

Cover	*n*
Impervious areas	0.013
Woods	
with light underbrush	0.4
with dense underbrush	0.8
Lawns	
Short grass	0.15
Dense grass	0.24
Agriculture Land	0.050-0.170

Ref: Adapted from Soil Conservation Service, Urban Hydrology for Small Watersheds, U.S. Dept. of Agriculture, Soil Conservation Service, Engineering Division, Technical Release 55, June 1986

10.2 Initial Abstraction/Depression Storage

Table 10.2: Initial abstraction/depression storage

Cover	Depth (mm)
Woods	10
Pasture/Meadow	8
Cultivated	7
Lawns	5
Wetland	12/16
Impervious areas	2

Ref: UNESCO, Manual on Drainage in Urbanized Areas, 1987.

The pervious portion of the pre-development drainage area are grassed areas that appear to be mostly maintained and as such we have used an overall Manning's value of 0.15 and depression storage value of 5 mm.

The IDF curves and equations as per the Town Standard 110 were utilized to model the 2-100 year 4-Hour Chicago storms. Additional rainfall data was obtained from the Ministry of Transportation – IDF Curve Look-up website for the Collingwood station to model the 2-100 year 24 hour SCS Type II, Regional Timmins storm and the 4 hour 25 mm Chicago (quality control) storm events.

Please refer to **Table 1** on the following page for a summary of the results from the model.

Table 1 – Existing Condition Modelling Results

Storm Event	Peak Flow Offsite Total (m^3/s)
4 Hr Chicago	
2-year	0.01
5-year	0.01
10-year	0.01
25-year	0.01
50-year	0.01
100-year	0.01
24 Hr SCS	
2-year	0.00
5-year	0.00
10-year	0.01
25-year	0.01
50-year	0.02
100-year	0.02
25 mm	0.00
Timmins	0.00

The PCSWMM summary output file for the 100-year 24 Hour SCS Type II storm has been included in **Appendix E** for reference. The remaining output files can be provided upon request in either digital or hardcopy format.

The peak runoff of 0.02 m^3/s for the existing condition occurs from the 100-year 24 Hour SCS Type II storm event. Most other storm events modeled have some runoff, however the 2 and 5-year 24 Hour SCS Type II, the 25 mm quality storm and Timmins regional storm do not have any runoff.

2.3 Existing Sanitary Infrastructure

There is an existing sanitary sewer main on Oak Street. The existing sanitary main is 450mm dia. and was installed in approximately 1962 with reinforced concrete pipe. The sanitary sewer main flows north towards First Street, where it outflows into the sanitary sewer main on First Street. Record drawings do not indicate any change to the main on Oak Street.

The sizing of the existing service is unclear from the provided record drawings but anticipated to be 125mm dia. installed at a minimum slope of 1%. The existing sanitary service sizing and slope is to be confirmed.

2.4 Existing Water Infrastructure

There is an existing service to the site providing water from a 150 mm dia. water main located on the west side of Oak Street. The Town has indicated it may be possible to reuse this service if the size and condition are sufficient.

The service is anticipated to be 19mm dia. as this matches adjacent services. Sometime between 1962 and 1982 the watermain on Oak Street was upgraded to a 150 mm dia. There does not appear to be record drawings available for when the watermain increased from 25 mm and 50 mm dia. to 150 mm dia., however, we anticipate the service size was not increased at this time.

Per previous comments, the Town has noted that the Water Treatment Plant is operating at 82% capacity and they have initiated an expansion process with completion expected in 5 years. It is understood that the Town will add the flows into their model to ensure adequate flow and pressure is available.

3.0 Proposed Site Plan

The proposed re-development includes the demolition of the existing dwelling and detached garage. The proposed site plan consists of 1 three storey building containing 2 commercial units and 5 residential units. Included in the site plan is 1 barrier-free parking space at the east side of the Site and 9 regular parking spaces, 3 of which are covered, on the west side of the Site. Additionally, there are 4 bike parking spaces, sidewalks, landscaped areas and an outdoor amenity area. The Site will be accessed via one 6.0 m wide entrance on the south side of the Site. Pedestrian access will be via sidewalks off of Oak Street. Please refer to the conceptual site plan prepared by Westsmith Design included in **Appendix F**.

Water and sanitary sewer servicing will be via the same Town owned mains on Oak Street currently used in the existing condition. The site will feature the use of permeable pavers to treat the stormwater runoff for both quality and quantity purposes.

3.1 Proposed Stormwater Management Plan

The Town has requested a review of the stormwater management to support the Site Plan application being completed for the re-development of the Site. We have utilized the same software for modelling of the re-development conditions as was used for the existing conditions (PCSWMM 2020 Version 7.3.3095, SWMM version 5.0.013-5.1.015).

We have utilized the same Green Ampt infiltration parameters as the pre-development condition as the soil will remain the same. The pervious Mannings n value and depression storage values for post re-development have been recalculated with regard to anticipated site conditions. Most of the proposed pervious area will be maintained lawn and consequently the Mannings n value and depression storage will match existing condition values of 0.15 and 5 mm respectively.

The permeable pavers are designed with reference to the document produced by the CVC/TRCA titled Low Impact Development Stormwater Management Planning and Design Guide. A safety correction factor of 2.5 was applied to the soil infiltration parameter used for the permeable paver infiltration rate. Some localized ponding was introduced in the permeable paver sections of the driveway to encourage

infiltration and to aid in the overall site grading. The localized low points are a maximum of 100 mm in depth and feature overflow locations to ensure significant ponding will not occur.

The overall imperviousness of the site will increase from 15.7% to 86.2%. Of the 86.2% impervious area on the proposed re-development site plan, 47.8% will be permeable pavers or 41.2% of the overall site will be permeable pavers. The permeable pavers will allow for flatter grading along the driveway and north sidewalk and provide required stormwater treatment.

The proposed condition model is divided into 11 subcatchments. Three subcatchments (DWY, REAR_DWY and SIDEWALK) are comprised of entirely permeable pavers. One subcatchment (ACC_PARKING) is mostly permeable pavers with a small portion of pervious area. The DWY and REAR_DWY subcatchments will receive flows from other impervious and pervious subcatchment areas. The two impervious building subcatchments (BLDG_N and BLDG_S) will flow into the REAR_DWY subcatchment with overflow being passed into the DWY subcatchment. The PARKING and PARKING_BORDER subcatchments along the furthest west portion of the property will also flow into the REAR_DWY subcatchment. Any overflow from the DWY_BORDER subcatchment will flow into the DWY subcatchment. The SIDEWALK subcatchment will not receive flows from other areas but will instead only infiltrate the rainfall that occurs on this subcatchment area.

The remaining three catchment areas are located at the front entrance to the property. The pervious amenity area (AMENITY) will flow directly to Oak Street and as this is a pervious landscaped area it has minimal peak outflow. The accessible parking space and adjacent landscaped area (ACC_PARKING) will also outflow to Oak Street. The impervious portion of ACC_PARKING will be permeable pavers resulting in nearly no outflow for this catchment. The remaining catchment area (MAIN_ENT) is the sidewalk into the front entrance of the building and the sidewalk along the front entrance of the building. This catchment area could be constructed out of permeable pavers to further reduce the peak runoff; however, it is not needed to achieve desired peak flows.

The runoff that leaves the site will pass into the Oak Street ROW and follow the same drainage pattern as the existing conditions (into the catch basin which flows into the Oak Street Canal). Please refer to the grading and stormwater details on the proposed Grading and Servicing Plan **Drawing C2**.

Please refer to **Table 2** for a summary of the existing and post re-development Peak Flows and to **Appendix G** for the Timmins storm PCSWMM output results.

Table 2 – Pre and Post Modelling Results

Storm Event	Existing Peak Flow Offsite Total (m^3/s)	Proposed Peak Flow Offsite Total (m^3/s)
4 Hr Chicago		
2-year	0.01	0.00
5-year	0.01	0.00
10-year	0.01	0.00
25-year	0.01	0.00
50-year	0.01	0.00
100-year	0.01	0.00
24 Hr SCS Type II		
2-year	0.00	0.00
5-year	0.00	0.00
10-year	0.01	0.00
25-year	0.01	0.00
50-year	0.02	0.00
100-year	0.02	0.00
25 mm	0.00	0.00
Timmins	0.00	0.00

The proposed post re-development peak flows are reduced to 0.00 m^3/s for each of the modelled storm events resulting in a reduction in post development flows of up to 0.02 m^3/s.

3.1.1 Stormwater Quality Control

Stormwater quality has been analyzed using a 25 mm 4-hour Chicago design storm. The 25 mm design storm represents 95% of all rainfall activities in an average year. By basing quality controls off of the 25 mm design storm, quality measures will be effective for most rain events in a given year.

Through the use of permeable pavers, the peak outflow from the 25 mm design storm is 0.00 m^3/s for the proposed re-development of the Site. Without outflow occurring, full treatment is achieved for TSS removal and phosphorous removal. A formal phosphorous budget analysis using the NVCA P Budget Tool can be provided, if required, however we feel that having no outflow for the 25 mm design storm is sufficient to demonstrate the phosphorous removal.

3.1.2 Water Balance and Infiltration Target

We have included a Thornthwaite water balance calculation in **Appendix H** for the Site. The water balance indicates 177 m^3 of precipitation would be recharged per year. With no stormwater measures installed, an estimated 29 m^3 would be recharged per year resulting in a reduction of 148 m^3 per year. The proposed permeable pavers will greatly increase the amount of precipitation recharged per year. Each of the design storms indicate a post re-development peak flow of 0.00 m^3/s suggesting a significant amount of infiltration occurs.

The NVCA requirement is for the Site to retain 5 mm of rainfall for the entire Site. This results in a total infiltration goal of 5.1 m^3 for the entire 0.102 ha Site. The following is taken from the output for the 25 mm design storm from the PCSWMM model (full output included in **Appendix H**). The results from the 25 mm design storm indicate infiltration of 23.5 mm also equal to 23.97 m^3 significantly above the required 5.1 m^3.

**********	Volume	Depth
Runoff Quantity Continuity	hectare-m	mm
**********	---------	-------
Total Precipitation	0.003	24.999
Evaporation Loss	0.000	0.000
Infiltration Loss	0.002	23.500
Surface Runoff	0.000	0.643
Final Storage	0.000	0.910
Continuity Error (%)	-0.212	

3.1.3 Permeable Pavers

The permeable pavers for the Site are designed for use the Ecoraster Bloxx or approved equivalent. The Bloxx permeable pavers system provides a smooth surface for pedestrian access. The pavers are 50 mm thick with a 30 mm leveling base layer. The storage and substructure layers combined result in a total of 450 mm depth of 19 mm dia. clear stone. Nonwoven geotextile is included above the drainage layer and below the substructure layer to ensure the washed clear stone remains free of debris that would limit the effectiveness of the system.

The lowest surface elevation for the permeable pavers is 179.60. With a combined thickness of 530 mm for the paver system, the lowest point of the paving system is 179.07. The groundwater elevation provided in the Test Pit Investigation Letter (included in **Appendix D**) is 178.03 providing more than 1 m of separation between the groundwater and underside of the permeable paver system.

3.2 Proposed Water Servicing

The Ontario Building Code (OBC) was utilized for calculation purposes for both the domestic and fire flows.

The two commercial units each contain the following fixtures:

- 1 Bathroom Sink (1 FU/unit x 2 units = 2 FU)
- 1 Flush Toilet (2.2 FU/unit x 2 units = 4.4 FU)

Each of the 5 residential units contain the following fixtures:

- 1 Kitchen Sink (1.4 FU/unit x 5 units = 7 FU)
- 1 Dishwasher (1.4 FU/unit x 5 units = 7 FU)
- 1 Washing Machine (1.4 FU/unit x 5 units = 7 FU)
- 1 Three Fixture Bathroom Group (3.6 FU/unit x 5 units = 18 FU)

Total = 45.4 fixture units

The total fixture unit count is 45.4. Using the OBC Table 7.4.10.5 the equivalent average day demand hydraulic load for a total fixture unit below 260 is the minimum load of 2,360 L/day, or 0.027 L/s. The Town specifies a daily peak factor of 2.0 and an hourly peak factor of 4.5. Considering the Town specified peak factors, the hydraulic load for the peak day condition is 0.055 L/s and the peak hourly hydraulic load is 0.123 L/s.

Assuming a minimum water pressure of 200 kPa at the building, the water pipe sizing as per Table 7.6.3.4 from the OBC would require a 32 mm dia. pipe to service the multi-dwelling unit.

The assumed 19 mm dia. service must be verified, however, it is assumed that a 32 mm dia. or larger service was not installed to service the existing residential dwelling and therefore the water service will need to be abandoned to the Oak Street watermain with a new 32 mm dia. service installed.

The required peak fire flow required for the site is calculated using the Office of the Fire Marshal, OFM Guideline, Fire Protection Water Supply Guideline for Part 3 in the OBC (October 1999). Calculated fire flows are 45.0 L/s resulting in a combined fire and domestic flow of 45.12 L/s. The closest fire hydrant is located on the south side of the adjacent property to the south. The unobstructed distance from the fire hydrant to Commercial Unit #1 is 40.5 m and the unobstructed distance to Commercial Unit #2 is 50.3 m. The unobstructed distance to the closest entrance to access the residential units is 43.6 m. The distance from the fire hydrant to the closest corner of the building is 29.5 m.

Please refer to **Appendix I** for detailed calculations for the domestic and fire flows required to service the site. It is understood that the Town will model the required flows in their system to determine if sufficient flow and pressure is available to service the re-development for the required domestic and fire flows.

3.3 Proposed Sanitary Servicing

As per the Town Engineering Standards, the following design parameter was used for the calculation of the sanitary sewage discharge for the residential units:

- Average Daily per capita Flow: 450 L/capita/day

For each 1 bedroom apartment, flows will be calculated for 2 people per OBC Section 3.1.17.1. Average Daily flow per person using OBC Table 8.2.1.3.A is 275 L/day for an apartment. The Town specifies a higher daily flow of 450 L/capita/day so this will be used for calculation purposes as a conservative measure. The calculated flow for only the apartment portion of the building is equal to 4,500 L/day (2 people/unit x 5 units x 450 L/capita/day) or 0.05 L/s.

The sanitary flows for the commercial portion of the building are calculated using OBC Table 8.2.1.3.B for an office building. The flow is calculated using floor space as the number of employees is unknown at this time. The specified flow is 75 L per 9.3 sq m of floor space. The proposed building has a total commercial floor space of 201.86 sq m. The total flow calculated for the commercial portion is equal to 1,628 L/day or 0.02 L/s.

The total combined sanitary sewage flow is equal to 6,128 L/day or 0.07 L/s. Using Manning's Formula to check the capacity of the existing sanitary service results in 9 L/s for a 125 mm dia. service installed at a slope of 1%.

The Town Engineering Standards specify commercial lots shall have a sanitary service with a minimum size of 200 mm dia. per section 4.3.3.4. If the service is 125 mm dia. installed at a minimum slope of 1% there is sufficient capacity in the service lateral to service the proposed building.

It is proposed to use the existing sanitary lateral to service the proposed building. The size, slope and condition of existing lateral are to be confirmed before construction occurs as any of these factors may result in the requirement for a new service to be installed. If a new service is required it shall be the Town specified size of 200 mm dia.

3.4 Erosion and Sediment Control

We recommend that silt fence per OPSD 219.130 be installed along the exterior of the limit of re-development of the Site as shown in **Drawing C3.** These controls should remain in place and be maintained until the vegetation is re-established on the lots.

3.5 Utilities

Coordination with utilities is being completed by others and will be included at a later date.

4.0 Conclusions

The proposed re-development of 32 Oak Street, Collingwood will include 2 commercial units and 5 residential units. The Site will feature 1 three storey building and will include various parking areas, sidewalks, driveway and landscaped areas to service the proposed building.

This report seeks the approval from the Town to service the proposed re-development. In addition, it is anticipated that NVCA will review the report as an approval will be required for works within the Oak Street ROW. An approval from NVCA is only needed for work within the ROW as the Site itself is not located in a NVCA regulated area.

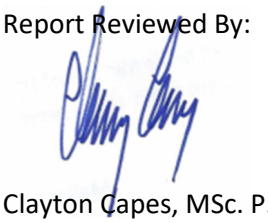
It is proposed to use the existing sanitary service if condition/sizing allow to service the proposed building. A new water service will be installed as a larger size is needed to accommodate the proposed units. Stormwater management on the Site will be provided through the use of permeable pavers for both quantity and quality treatment.

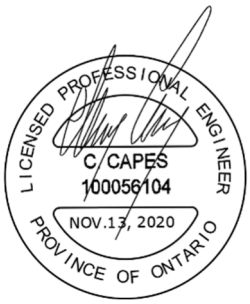
We believe this report achieves the intended purpose of demonstrating the Site is feasible from an engineering perspective and can be constructed to meet the Town of Collingwood requirements.

Report Prepared By:

Brianna Collins, E.I.T.
CAPES Engineering

Report Reviewed By:





Clayton Capes, MSc. P.Eng.
CAPES Engineering

32 OAK STREET INC.

32 OAK STREET, TOWN OF COLLINGWOOD

DRAWING INDEX

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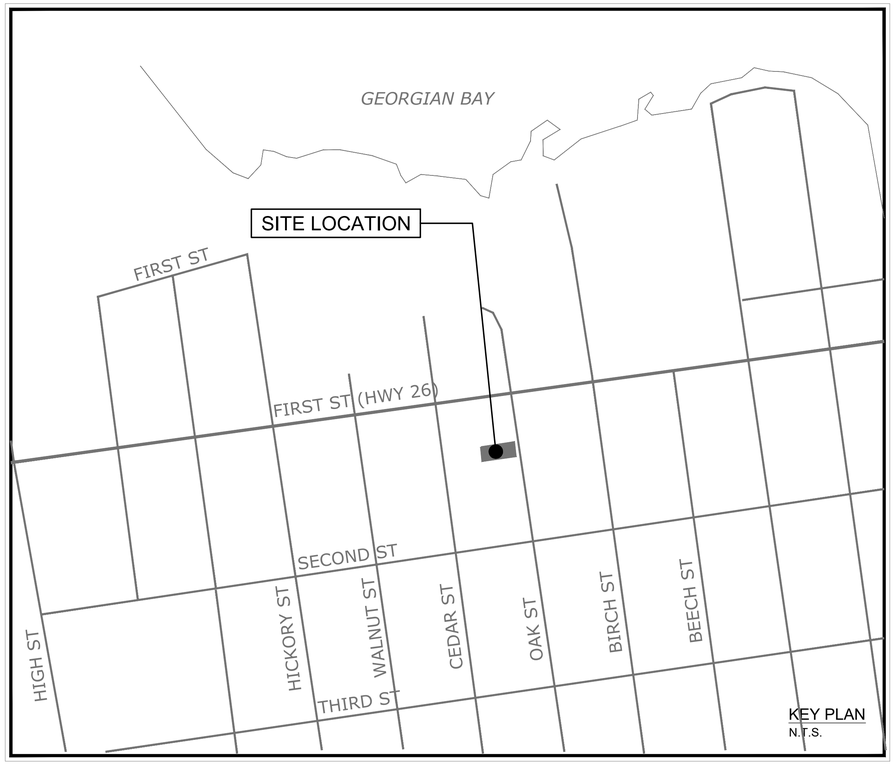
C5	STANDARD DETAILS



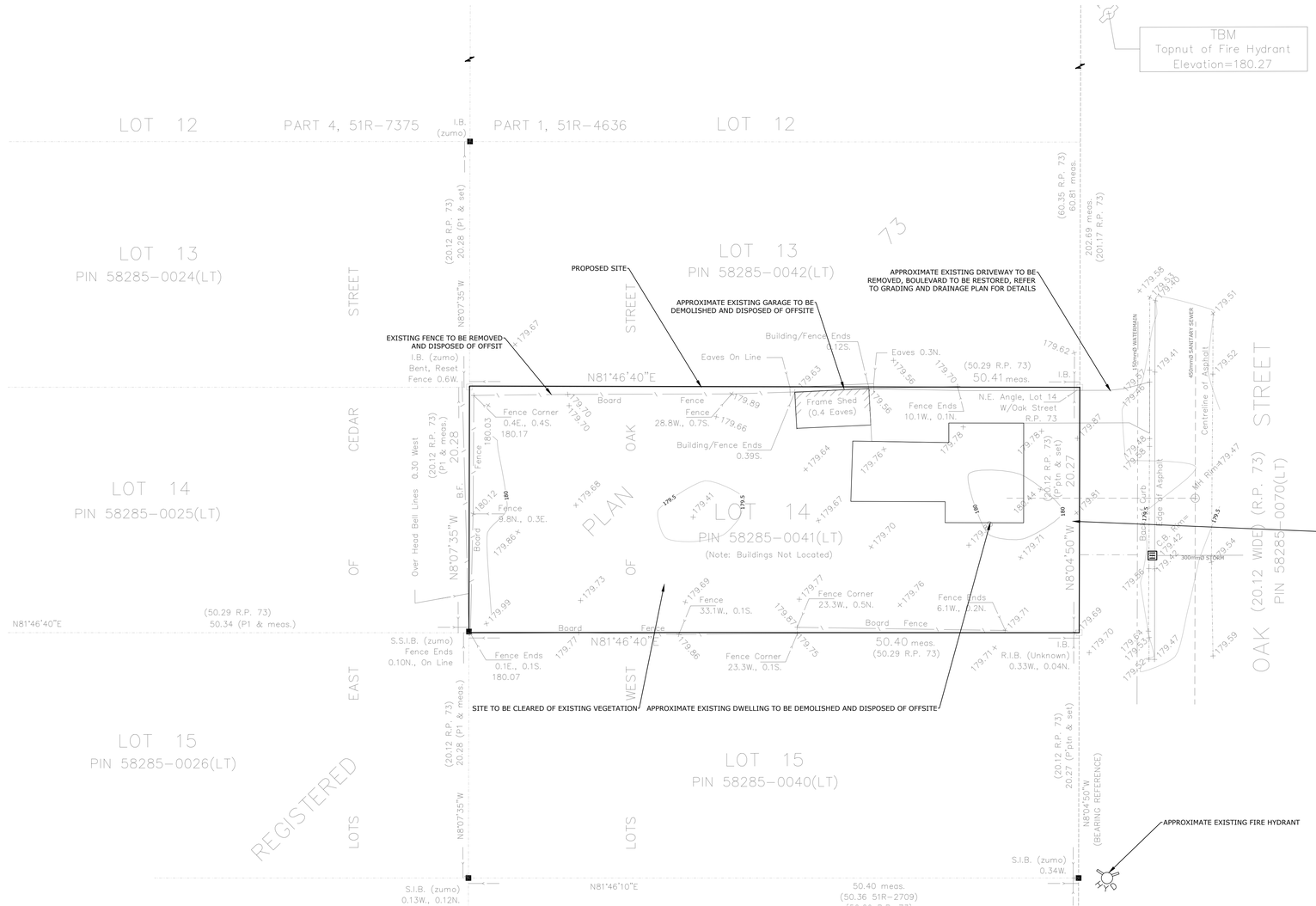
32 OAK STREET INC.
32 OAK STREET
COLLINGWOOD, ON
L9Y 2X6

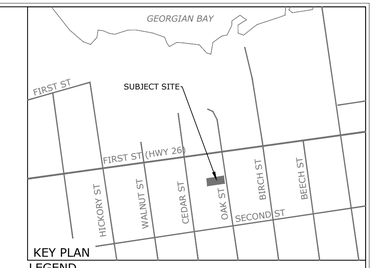
Project No. 2020-030

ISSUED FOR APPROVALS - 20/11/13

CAPES ENGINEERING

2020-030 - 32 OAK STREET, COLLINGWOOD - 32 OAK STREET INC.
ISSUED FOR APPROVALS - 20/11/13





LEGEND

- EXISTING SANITARY SERVCE
- EXISTING WATER SERVCE
- SANITARY SERVCE
- WATER SERVCE
- SWALE
- BUILDING ENVELOPE
- ROOF LEADER DISCHARGE LOCATION
- S/P — SUMP PUMP DISCHARGE LOCATION TO SPLASH PAD, c/w AIR GAP
- TEST PIT LOCATION
- 3:1 SLOPING (MAXIMUM)
- × 184.90 — PROPOSED GRADE
- × 184.90 — EXISTING GRADE
- EXTERIOR BUILDING MOUNTED LIGHTS (TO REMAIN)
- EXISTING BELL BOX
- EXISTING CURB STOP
- EXISTING SANITARY CLEANOUT
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

	DENOTES SET
	DENOTES FOUND
S.I.B.	DENOTES STANDARD IRON BAR
I.B.	DENOTES IRON BAR
S.S.I.B.	DENOTES SHORT STANDARD IRON BAR
C.C.	DENOTES CUT CROSS
P.B.	DENOTES PLASTIC BAR
R.I.B.	DENOTES ROUND IRON BAR
wit	DENOTES WITNESS
meas.	DENOTES MEASURE
R.P.	DENOTES REGISTERED PLAN
N, S, E, W	DENOTES NORTH, SOUTH, EAST, WEST
P'ptn	DENOTES PROPORTION
CB	DENOTES CATCH BASIN
MH	DENOTES SANITARY MANHOLE
FH	DENOTES FIREHYDRANT
P1	REFERS TO PLAN OF SURVEY BY ZUBEK, EMO, PATTEN & THOMSEN LTD., O.L.S., DATED AUGUST 17, 2001.

LOT 14
WEST OF OAK STREET
REGISTERED PLAN 73
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

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No	Revision	Date
1	ISSUED FOR APPROVALS	20/11/13

BENCH MARK

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NOTE:

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LICENSED PROFESSIONAL ENGINEER
C. CAPES
100056104
NOV. 17, 2020
PROVINCE OF ONTARIO

Client
32 OAK STREET INC.
32 OAK STREET
COLLINGWOOD, ON
L9Y 2X6

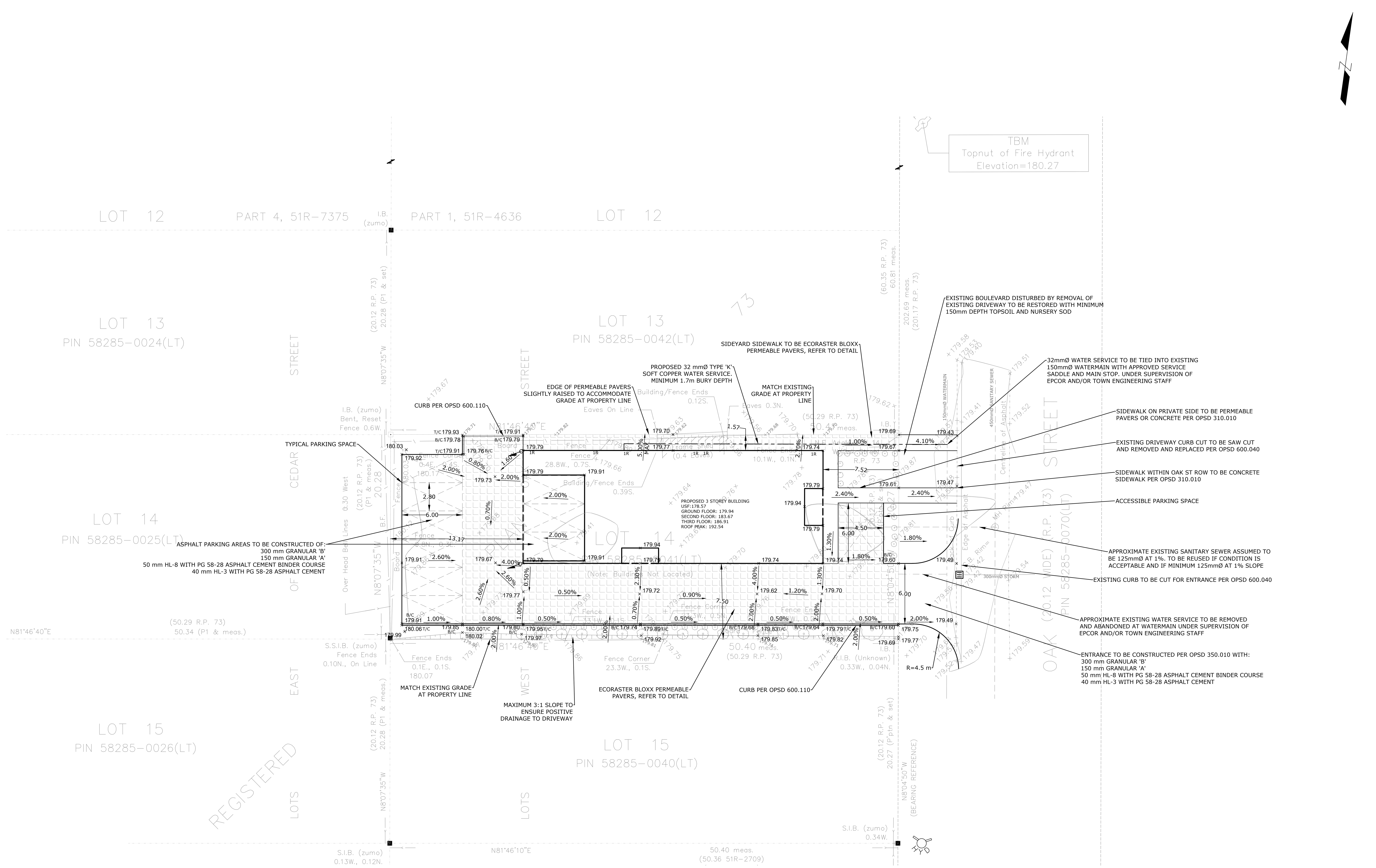
CAPES ENGINEERING
355310 BLUE MOUNTAINS - EUPHRASIA TOWNLINE
CLARKSBURG, ON N0H 1J0
WWW.CAPESENGINEERING.COM

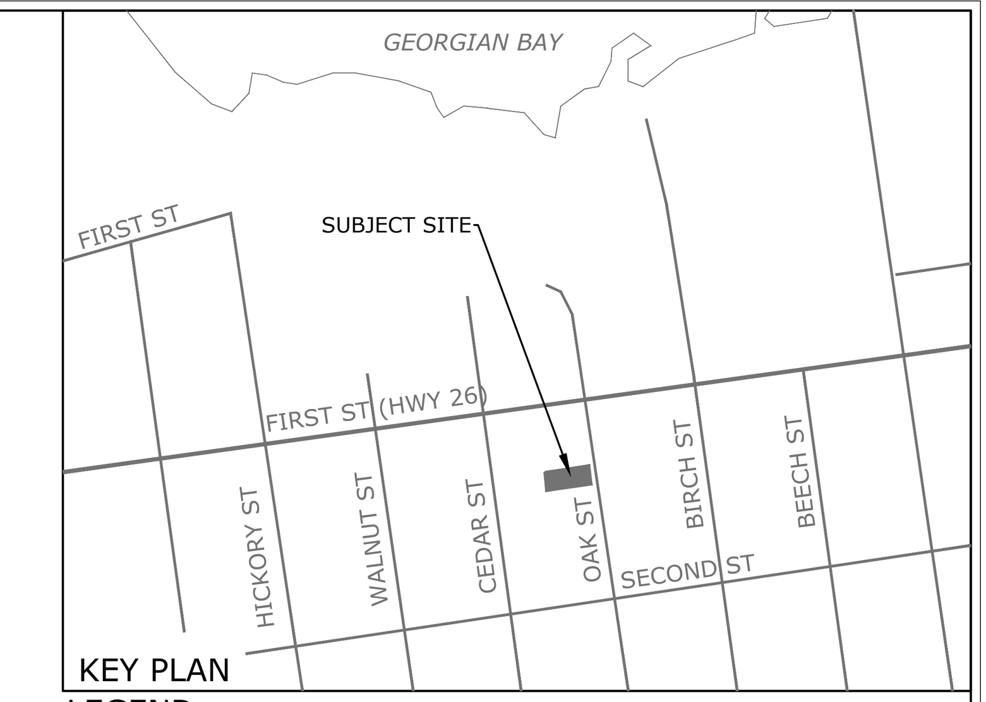
32 OAK STREET, TOWN OF COLLINGWOOD

EXISTING CONDITION PLAN

Designed	Checked	Date	Drawing No.
B. COLLINS	C. CAPES	20/10/29	C1
Project No. 2020-030		Rev No. 1	
Scale 1:200	0 4.0 8.0 12.0m		

File: C:\SC\Capes Engineering\Stephen\Projects\2020\2020-030 32 Oak Street Site Plan\Drawings\01 Production\Dwg\2020-030 ESP.dwg Date Plotted: November 13, 2020 - 7:43 PM





KEY PLAN

LEGEND

- EXISTING SANITARY SERVCE
- EXISTING WATER SERVCE
- SANITARY SERVCE
- WATER SERVCE
- SWALE
- BUILDING ENVELOPE
- ROOF LEADER DISCHARGE LOCATION
- S/P SUMP PUMP DISCHARGE LOCATION TO SPLASH PAD, c/w AIR GAP
- TEST PIT LOCATION
- 3:1 SLOPING (MAXIMUM)
- × 184.90 PROPOSED GRADE
- × 184.90 EXISTING GRADE
- EXTERIOR BUILDING MOUNTED LIGHTS (TO REMAIN)
- EXISTING BELL BOX
- EXISTING CURB STOP
- EXISTING SANITARY CLEANOUT
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PERMEABLE PAVERS

	DENOTES SET
	DENOTES FOUND
S.I.B.	DENOTES STANDARD IRON BAR
I.B.	DENOTES IRON BAR
S.S.I.B.	DENOTES SHORT STANDARD IRON BAR
C.C.	DENOTES CUT CROSS
P.B.	DENOTES PLASTIC BAR
R.I.B.	DENOTES ROUND IRON BAR
wit	DENOTES WITNESS
meas.	DENOTES MEASURE
R.P.	DENOTES REGISTERED PLAN
N, S, E, W	DENOTES NORTH, SOUTH, EAST, WEST
P'ptn	DENOTES PROPORTION
CB	DENOTES CATCH BASIN
MH	DENOTES SANITARY MANHOLE
FH	DENOTES FIREHYDRANT
P1	REFERS TO PLAN OF SURVEY BY ZUBEK, EMO, PATTEN & THOMSEN LTD., O.L.S., DATED AUGUST 17, 2001.

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7. ALL SWALES SHALL HAVE A MINIMUM DEPTH OF 150mm; 150mm DIAMETER SUBDRAINS SHALL BE PROVIDED UNDER ALL SWALES WITH GRADIENTS LESS THAN 1.0%, SUBDRAINS SHALL BE PERFORATED, CORRUGATED PIPE WITH GEOTEXTILE AND BE BEDDED IN A 300mmx300mm CLEAR STONE TRENCH WRAPPED WITH FILTER CLOTH.
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9. ALL DISTURBED AREAS ARE TO BE SODDED OVER A MINIMUM OF 150MM OF TOPSOIL OR APPROVED ALTERNATIVE GROUND COVER.
10. FOOTINGS WITHIN GROUNDWATER SHALL BE A FACTOR OF STANDARD WIDTH AS PER O.B.C. SECTION 9.15.3.4.

LOT 14
WEST OF OAK STREET
REGISTERED PLAN 73
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

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NOTE:

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LICENSED PROFESSIONAL ENGINEER
C. CAPES
100056104
NOV.13, 2020
PROVINCE OF ONTARIO

Client
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32 OAK STREET
COLLINGWOOD, ON
L9Y 2X6

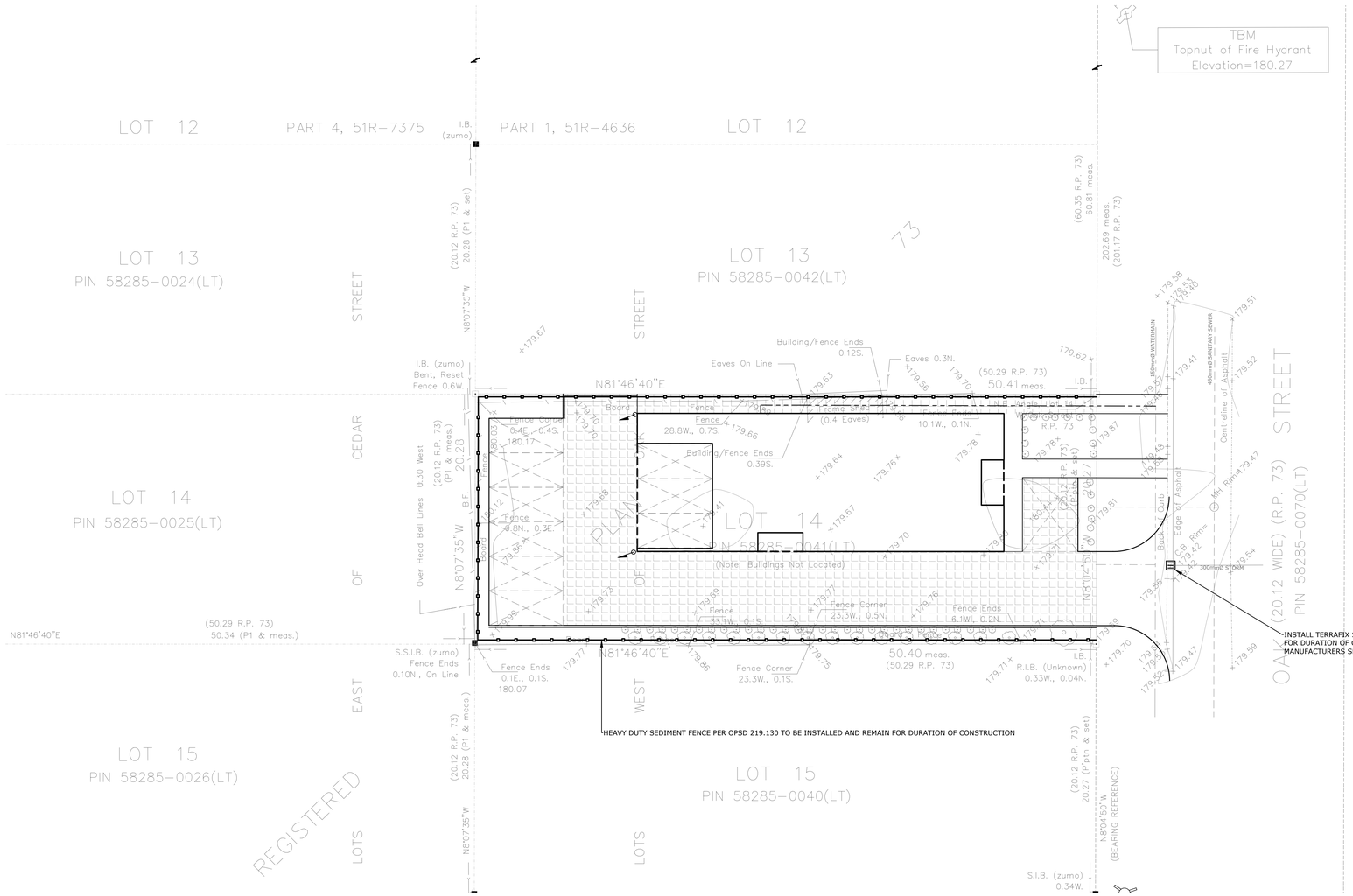
CAPES ENGINEERING
355310 BLUE MOUNTAINS - EUPHRASIA TOWNLINE
CLARKSBURG, ON N0H 1J0
WWW.CAPESENGINEERING.COM

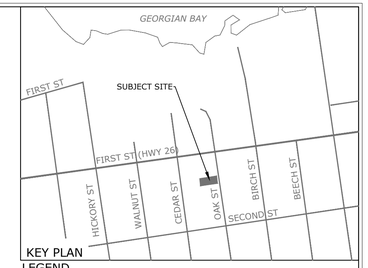
32 OAK STREET, TOWN OF COLLINGWOOD

GRADING AND SERVICING PLAN

Designed	Checked	Date	Drawing No.
B. COLLINS	C. CAPES	20/10/29	C2
Project No. 2020-030		Rev No. 1	
Scale 1:200	0 4.0 8.0 12.0m		

File: ...\2020\2020-030 32 Oak Street Site Plan\Drawings\03_ProductionDwg\2020-030 GRADING.dwg Date Plotted: November 13, 2020 - 2:03 PM





LEGEND

- EXISTING SANITARY SERVCE
- EXISTING WATER SERVCE
- SANITARY SERVCE
- WATER SERVCE
- SWALE
- BUILDING ENVELOPE
- ROOF LEADER DISCHARGE LOCATION
- S/P — SUMP PUMP DISCHARGE LOCATION TO SPLASH PAD, c/w AIR GAP
- TEST PIT LOCATION
- 3:1 SLOPING (MAXIMUM)
- × 184.90 — PROPOSED GRADE
- × 184.90 — EXISTING GRADE
- EXISTING BELL BOX
- EXISTING CURB STOP
- EXISTING SANITARY CLEANOUT
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- HEAVY DUTY SEDIMENT FENCE PER OPSD 219.130

⌖	DENOTES SET
■	DENOTES FOUND
⌖ S.I.B.	DENOTES STANDARD IRON BAR
⌖ I.B.	DENOTES IRON BAR
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wit	DENOTES WITNESS
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R.P.	DENOTES REGISTERED PLAN
N, S, E, W	DENOTES NORTH, SOUTH, EAST, WEST
P'ptn	DENOTES PROPORTION
■ CB	DENOTES CATCH BASIN
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P1	REFERS TO PLAN OF SURVEY BY ZUBEK, EMO, PATTEN & THOMSEN LTD., O.L.S., DATED AUGUST 17, 2001.

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LOT 14
WEST OF OAK STREET
REGISTERED PLAN 73
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

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LICENSED PROFESSIONAL ENGINEER
C. CAPES
100056104
NOV.13, 2020
PROVINCE OF ONTARIO

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L9Y 2X6

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CLARKSBURG, ON N0H 1J0
WWW.CAPESENGINEERING.COM

32 OAK STREET, TOWN OF COLLINGWOOD

EROSION AND SEDIMENT CONTROL PLAN

Designed	Checked	Date	Drawing No.
B. COLLINS	C. CAPES	20/10/29	C3
Project No.		Rev No.	
2020-030		1	
Scale	0 4.0 8.0 12.0m		
1:200			

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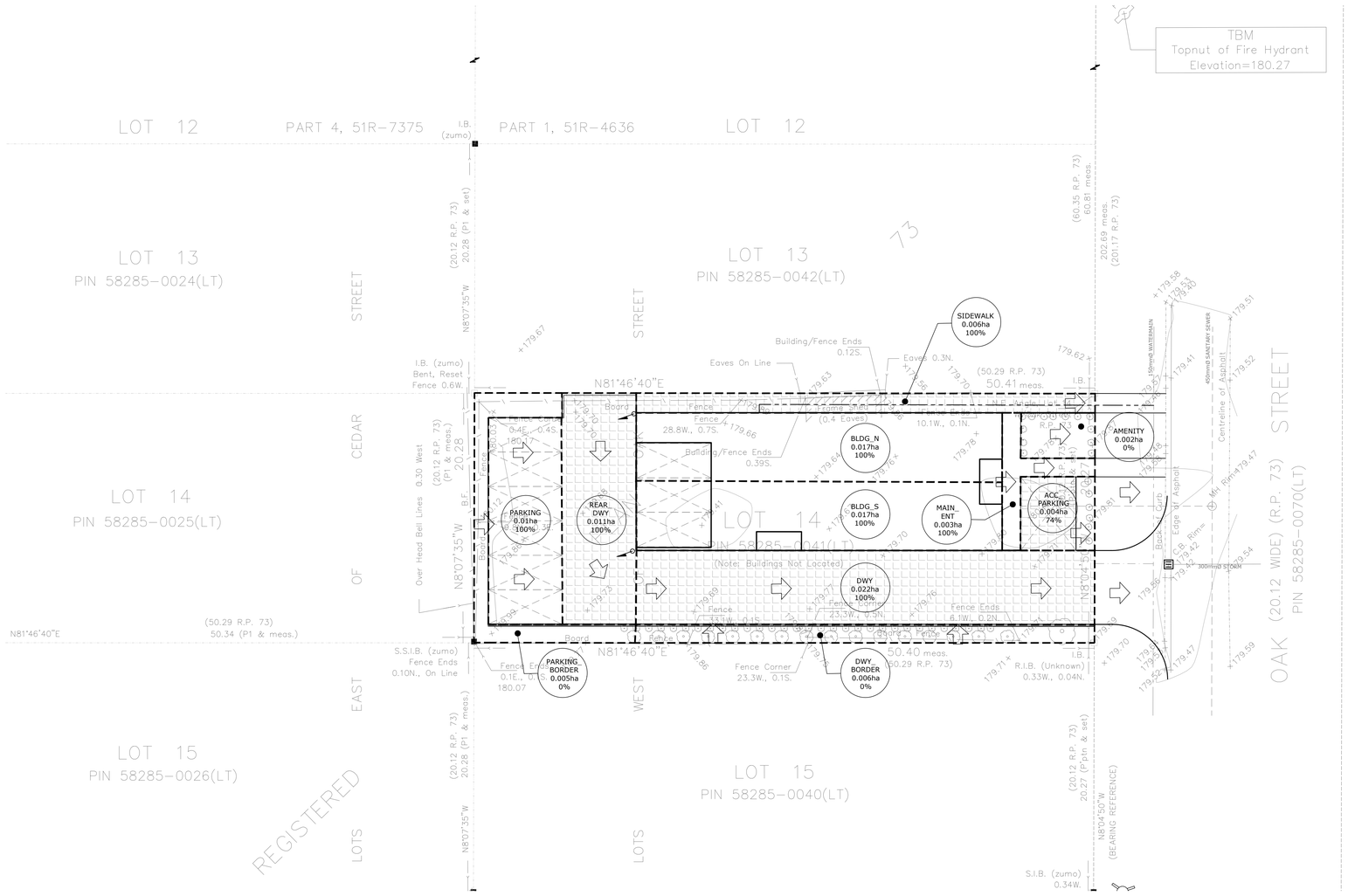

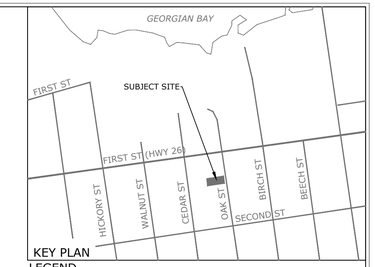

LEGEND

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- EXISTING WATER SERVCE
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- WATER SERVCE
- SWALE
- BUILDING ENVELOPE
- ROOF LEADER DISCHARGE LOCATION
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- TEST PIT LOCATION
- 3:1 SLOPING (MAXIMUM)
- EXISTING BELL BOX
- EXISTING CURB STOP
- EXISTING SANITARY CLEANOUT
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- OVERLAND FLOW DIRECTION
- DWY_BORDER 0.006ha 0% — SUBCATCHMENT NAME, AREA (ha) & % IMPERVIOUS

⌖	DENOTES SET
■	DENOTES FOUND
⌖ S.I.B.	DENOTES STANDARD IRON BAR
⌖ I.B.	DENOTES IRON BAR
⌖ S.S.I.B.	DENOTES SHORT STANDARD IRON BAR
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LOT 14
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REGISTERED PLAN 73
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

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LICENSED PROFESSIONAL ENGINEER
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100059104
NOV. 17, 2020
PROVINCE OF ONTARIO

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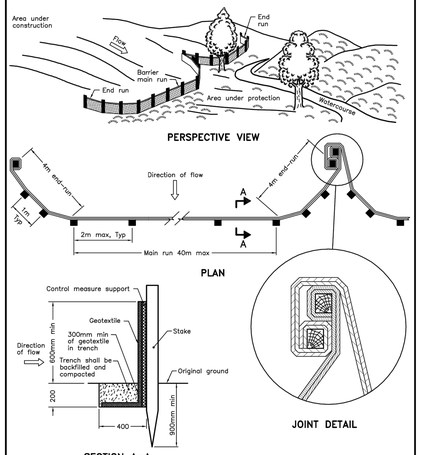
32 OAK STREET, TOWN OF COLLINGWOOD

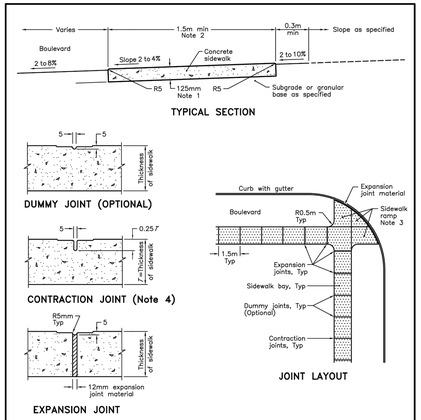
POST DEVELOPMENT DRAINAGE PLAN

Designed	Checked	Date	Drawing No.
B. COLLINS	C. CAPES	20/10/29	C4
Project No. 2020-030		Rev No. 1	
Scale 1:200	0 4.0 8.0 12.0m		



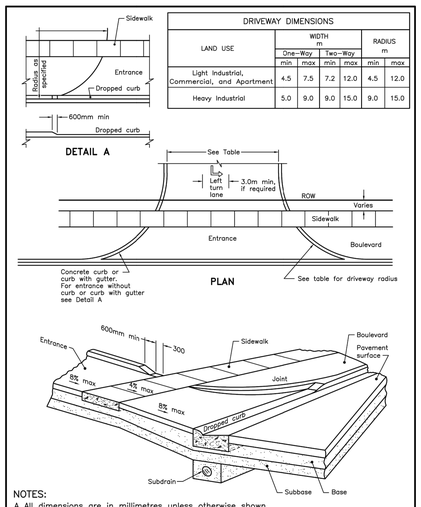
NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
HEAVY–DUTY SILT FENCE BARRIER		OPSD 219.130



NOTES:
1 Sidewalk thickness at residential driveways and adjacent to curb shall be 150mm. At commercial and industrial driveways, the thickness shall be 200mm.
2 Sidewalk width shall be wider when specified.
3 This OPSD shall be read in conjunction with OPSD 310.030, 310.031, 310.033, and 310.039.
4 Contraction Joint may be tooled or sawcut.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 3
CONCRETE SIDEWALK		OPSD 310.010



DRIVEWAY DIMENSIONS						
LAND USE	WIDTH m				RADIUS m	
	One–Way		Two–Way			
	min	max	min	max	min	max
Light Industrial, Commercial, and Apartment	4.5	7.5	7.2	12.0	4.5	12.0
Heavy Industrial	5.0	9.0	9.0	15.0	9.0	15.0

NOTES:
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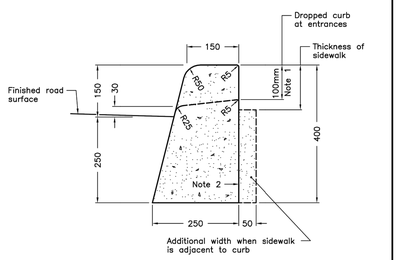
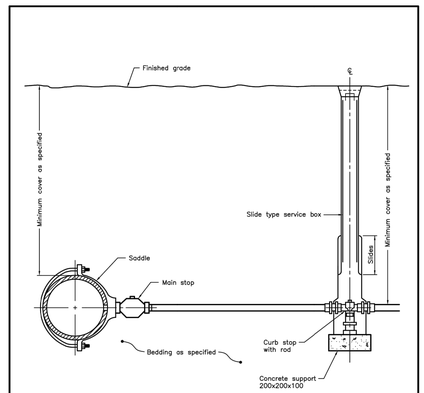
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 2
URBAN INDUSTRIAL, COMMERCIAL, AND APARTMENT ENTRANCES		OPSD 350.010



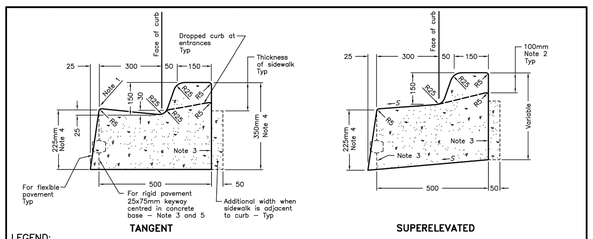
NOTES:
1 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
2 For slipforming procedure a 5% batter is acceptable.
A Treatment at entrances shall be according to OPSD 351.010.
B Outlet treatment shall be according to the OPSD 610 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2
CONCRETE BARRIER CURB		OPSD 600.110



NOTES:
A Couplings shall not be permitted unless the service length exceeds 20m between the main stop and curb stop.
B All water services shall be installed 90° to the longitudinal axis of the watermain.
C Backfill material within 500mm of service box shall be native or imported, as specified.
D All dimensions are in millimetres unless otherwise shown.

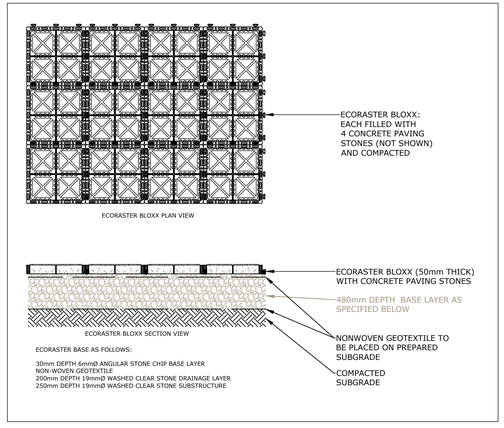
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 3
WATER SERVICE CONNECTION 32, 38, and 50mm DIAMETER SIZES		OPSD 1104.020



LEGEND:
S – Rate of pavement superelevation in percent, %.

NOTES:
1 Flexible and composite pavement shall be placed 5mm above the adjacent edge of gutter.
2 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
3 For slipforming procedure a 5% batter is acceptable.
4 For composite pavement the depth of concrete curb shall be adjusted to depth of concrete pavement.
5 When tie bars are specified, refer to OPSD 552.010 and 552.020 for details.
A Treatment at entrances shall be according to OPSD 351.010.
B Outlet treatment shall be according to the OPSD 610 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2
CONCRETE BARRIER CURB WITH STANDARD GUTTER		OPSD 600.040



GEOTECHNICAL NOTES:
1. The topsoil and weathered native soils encountered in the test pits are not suitable for conventional strip and spread footing foundations. Proposed strip and spread footing foundations must extend to and be founded on the native soil deposits with compact relative density or directly to the bedrock. Proposed strip and spread footing foundations may be designed as follows:
- On soil (the sand or glacial till deposit) using a maximum geotechnical reaction at SLS of 75 kPa for a maximum of 25 mm of settlement. The factored geotechnical resistance at ULS is 115 kPa.
- On bedrock using a maximum geotechnical reaction at SLS of 200 kPa (no appreciable settlement will occur). The factored geotechnical resistance at ULS is 300 kPa.

2. It is recommended that footings either be set uniformly on soil or uniformly on bedrock. Where foundations straddle both soil and bedrock, the strain incompatibility (i.e. bedrock does not settle whereas soil has some settlement) can increase the risk for foundation wall cracking. The minimum strip footing widths to be used shall be dictated as per the Ontario Building Code, regardless of loading considerations. Footings stepped from one level to another must be at a slope not exceeding 7 vertical to 10 horizontal. Foundations exposed to ambient air temperature throughout the year must be provided with a minimum of 1.4 metres of earth cover for frost protection.
3. Prior to pouring concrete for the footings, the footing subgrade must be cleaned of deleterious materials, softened, disturbed, or caved materials, and any standing water. During the excavation and construction of the footings CEE should be retained to inspect the founding base to ensure the subgrade has been properly prepared and that the integrity of the founding soil has been maintained. Soils tend to weather and deteriorate on exposure to the atmosphere or to surface water, therefore foundation bases that will remain open and exposed to the atmosphere for an extended period shall be protected by applying a skim coat of lean concrete. If construction is to proceed in freezing conditions, temporary frost protection for the footing bases and concrete must be provided. Construction traffic should be prohibited from travelling over the exposed subgrade.
4. A lightly loaded unreinforced concrete slab can be constructed at this site provided the subgrade is stripped of all topsoil and does not contain any significantly weathered or soft soils, or soils that contain a high percentage of organics. The backfill to raise the sub-excavation back to underside of concrete slab should be placed in maximum 200 mm thick loose lifts and compacted to a minimum of 95% Standard Proctor Maximum Dry Density. To achieve adequate compaction, backfill material should be placed within ±2% of optimum moisture content. In addition, it is recommended that the soil used to bring the soil up to the base of the slab should consist of Select Subgrade Material if possible (cohesionless silty sand to gravelly sand type soil). It is necessary that the floor slabs be provided with a capillary moisture barrier and drainage layer. This is made by placing the slab on a minimum 200 mm layer of clear stone compacted by vibration to a dense state. The upper 50 mm of clear stone can be replaced with 19 mm crusher run limestone for a working surface.
Perimeter and under-slab drainage at the foundation level is not required, provided that the underside of concrete slab is at least 200 mm above the prevailing grade of the site and the surrounding surfaces slope away from the building at a gradient of at least 2% to promote surface water run-off and to reduce groundwater infiltration adjacent to foundations. To minimize infiltration of surface water onto the foundation wall, the upper 150 mm of backfill could comprise compacted relatively impervious soil material.
5. A review of the test pit data in the proposed driveway and parking areas indicates that the pavement subgrade will consist of a native sand with a generally compact relative density. The subgrade must be exposed by the removal of any vegetation, topsoil, existing pavements structures or disturbed soil. The pavement subgrade should be proof-rolled and inspected by the geotechnical engineer. Any loose, soft, wet or unstable areas must be sub-excavated and backfilled with clean, approved and compacted earth fill and compacted to a minimum of 95% SPMDD.
6. The industry pavement design methods are based on a design life of 15 to 20 years for typical weather conditions depending on actual traffic volumes. The following pavement thickness design is provided on the above noted considerations and subgrade basis for an asphaltic concrete pavement structure:
Surface Course Asphaltic Concrete:
Minimum 40 mm thick HL-3 (OPSS 1150) with PG 58-28 Asphalt Cement (OPSS.MUNI 1101) Compacted per OPSS 310
Binder Course Asphaltic Concrete:
Minimum 50 mm thick HL-8 (OPSS 1150) with PG 58-28 Asphalt Cement (OPSS.MUNI 1101) Compacted per OPSS 310
Base Course:
Minimum 150 mm Granular A (OPSS.MUNI 1010) 100% Standard Proctor Maximum Dry Density (ASTM-D698)
Subbase Course:
Minimum 300 mm Granular B (OPSS.MUNI 1010) Compacted to 100% Standard Proctor Maximum Dry Density (ASTM-D698)
7. The granular materials must be compacted to a minimum of 100% SPMDD. Asphalt materials should be rolled and compacted as per OPSS 310. The granular and asphalt pavement materials and their placement should conform to OPSS 310, 501, 1010 and 1150.
8. If the pavement construction occurs in wet, winter or inclement weather, it may be necessary to provide additional subgrade support for heavy construction traffic by increasing the thickness of the granular subbase, base or both. Further, traffic areas for construction equipment may experience unstable subgrade conditions. These areas may be stabilized utilizing additional thickness of granular materials.
9. It should be noted that in addition to adherence of the above pavement design recommendations, a close control on the pavement construction process will also be required in order to obtain the desired pavement life. Therefore, it is recommended that regular inspection and testing should be conducted during the pavement construction to confirm material quality, thickness, and to ensure adequate compaction.

Notes
1. This drawing is the exclusive property of CAPES Engineering Ltd. The reproduction of any part without express written consent of this Corporation is strictly prohibited.
2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to CAPES Engineering Ltd. prior to construction.
3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.

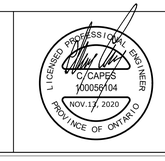
No	Revision	Date
1	ISSUED FOR APPROVALS	20/11/13

BENCH MARK

ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO THE GEODETIC MONUMENT No. 72U313 HAVING AN ELEVATION OF 179.633 METRES (CGVD 28:78).

NOTE:

LEGAL AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY THE OWNER, PREPARED BY ZUBEK, EMO, PATTEN & THOMSEN LTD. THIS PLAN DOES NOT ATTEMPT TO REPLICATE OR INTERPRET THE PLAN OF SURVEY PREPARED, AND DOES NOT CONSTITUTE A PLAN OF SURVEY



Client
32 OAK STREET INC.
32 OAK STREET
COLLINGWOOD, ON
L9Y 2X6

32 OAK STREET, TOWN OF COLLINGWOOD

STANDARD DETAILS

CAPES ENGINEERING
355310 BLUE MOUNTAINS - EUPHRASIA TOWNLINE
CLARKSBURG, ON N0H 1J0
WWW.CAPESENGINEERING.COM

Designed	Checked	Date	Drawing No.
B. COLLINS	C. CAPES	20/10/29	C5
Project No.		Rev No.	
2020-030		1	
Scale			
NOT TO SCALE			

File: C:\CAPES Engineering Dropbox\Projects\2020\2020-030 32 Oak Street, Site Plan\Drawings\01 Photoshop\Dwg\2020-030 STANDARDS.dwg Date Plotted: November 13, 2020 - 2:03 PM

Appendices

Appendix A – Previous Communication

32 Oak Street – Proposed Commercial Building with Residential Apartments Above (File No. D003319)

February 26, 2020 Development Review Team Meeting

PLANNING COMMENTS

Proposal: Preconsultation application for Site Plan Control to redevelop the subject property with a new commercial building with residential apartments above.

A. Summary

The proposal to redevelop the subject property with a commercial building, including two commercial units on the ground floor and four residential apartments above, has been reviewed in the context of the policies and provisions contained in the Town of Collingwood's Official Plan and Zoning By-law No. 2010-040, as amended. These policies and provisions are outlined in further detail below.

Based on a review of the applicable policies and provisions, Planning Services would be challenged to arrive at a recommendation of support for the proposed development on the subject property at this time. The scale of the proposed development needs to be appropriately sized relative to the size and configuration of the subject property in order to satisfy the policies and provisions of the Mixed Use Commercial land use designation. Further consideration of the Town's zoning provisions and urban design standards and subsequent refinement of the development concept is recommended prior to proceeding with a second preconsultation.

Required Planning Applications:

- Site Plan Control
- Minor Variance

Required Plans/Studies:

- Site Plan
- Landscaping Plan
- Building Elevations
- Urban Design Report
- Parking Study
- Photometric Plan
- Stormwater Management Report
- Functional Servicing Report/Brief

B. Town of Collingwood Official Plan

Schedule "A" *Land Use Plan* designates the subject property as Mixed Use Commercial

Schedule "D" *Transportation Plan* identifies the subject property is located on a Collector Road

Schedule "E" *Municipal Service Areas* identifies the subject property is located within Municipal Service Area 1

Schedule "F" *Urban Structure* identifies the subject property as Inside Built Boundary (Designated/Available Lands) and within Mixed Use Intensification Area B (Mixed Use Commercial - First Street Corridor)

Surrounding land uses include Low Density Residential (single detached dwellings) to the south, Mixed Use Commercial (Esso gas station) to the west, and Mixed Use Commercial lands to the north and east that are currently comprised of legal non-conforming single detached residential dwellings.

4.4.7 MIXED USE COMMERCIAL

Per Section 4.4.7 'Mixed Use Commercial',

> *The planned function of the Mixed Use Commercial designation is to provide a transition along arterial roadways between the downtown core and other commercial designations or where there is a need to manage the relationship between commercial and residential land uses. Mixed Use Commercial areas are intended to provide a location for a range of commercial uses that serve residents and visitors.*

Per Section 4.4.7.1 'Uses Permitted – First Street Corridor',

> *Permitted uses include business offices, medical clinics, custom workshops, personal services, laundromats and/or dry cleaning stores, assembly halls, parking lots, private clubs, restaurants, places of entertainment, motor vehicle gas stations and/or washes, veterinarian clinics and the following retail commercial establishments:*
>
> *sporting equipment sales, garden supply outlets, furniture stores, home improvement stores, motor vehicle supply outlets and convenience stores.*

1. **It is the understanding of Planning Services that the proposed two commercial units are to be used as business offices, which is a permitted use in the Mixed Use Commercial designation.**

Per Section 4.4.7.4 'Residential', Medium Density Residential development shall be permitted above the ground floor uses in accordance with Section 4.3.2.6. Permitted uses in the Medium Density Residential designation include apartments. Furthermore, Section 4.3.2.6.2 establishes a minimum density of 20 dwelling units per gross hectare and a maximum density of 55 dwelling units per gross hectare for the Medium Density designation.

2. **The proposed residential apartments above the ground floor are a permitted use in the Mixed Use Commercial designation. Based on the size of the subject property (approximately 0.1 hectares), a maximum of 5 dwelling units would be permitted above the ground floor. The proposed 4 dwelling units satisfy the Medium Density policies of the Official Plan.**

Per Section 4.4.7.5 'Design and Landscaping',

> *Emphasis will be placed on design and landscaping. An architectural design plan and landscape plan will be prepared by a professional consultant, which shall be acceptable to Council and consistent with Collingwood's Urban Design Standards. In order to differentiate Mixed Use Commercial designations from the Downtown Core, buildings shall be established on large lots wherever possible. All buildings, structures and uses should, wherever possible, be located at the minimum front yard setback and as close as practical to the streetline to achieve an urban, street-oriented appearance.*

3. **The Town's Urban Design Manual (UDM) will need to be reviewed in detail and addressed prior to a formal Site Plan application submission. Further details**

pertaining to urban design standards are addressed through the Urban Design comments below.

Per Section 4.4.7.6 'Existing Lots and Buildings',

Notwithstanding the general concept of requiring substantial-sized lots extending the full depth of the designated area, for development and redevelopment purposes, existing commercial buildings may be utilized for permitted activities provided that the proposed use compliments adjacent uses; no other reasonable alternative is available; and, to the greatest extent possible, that other policy provisions be implemented.

4. **The intention of the Official Plan policies is for these smaller commercial lots to be consolidated into larger lots to facilitate future commercial development. The subject property is not considered a 'substantial-sized' lot. Planning Services acknowledges that the proposed uses compliment the adjacent uses and provide an appropriate transition between the Low Density Residential uses to the south and potential future commercial uses to the north. In addition, the proposed development does not preclude the remaining designated Mixed Use Commercial properties to the north from being merged into one substantial-sized lot for future development. However, the scale of the proposed development will need to be appropriately sized relative to the size and configuration of the subject property in order to satisfy the applicable policy provisions of the Mixed Use Commercial designation.**

Per Section 4.4.7.7 'Parking Facilities',

All permitted uses shall provide adequate off-street vehicle parking. Loading and unloading facilities shall be prohibited between the front lot line and the front of the main building.

5. **The proposed development includes the provision of off-street parking and no loading/unloading areas are proposed in the front yard. However, Planning Services is concerned that some on-street parking may occur based on the proposed site configuration. Further details pertaining to parking matters are addressed through the Zoning By-law comments below.**

C. Town of Collingwood Zoning By-law

Schedule 'A' zones the subject property as Mixed Use Commercial (C4).

<u>Mixed Use Commercial (C4) Provisions</u>

6. **Per Table 7.1.2.1 'Commercial Permitted Uses', a business office and a dwelling, portion of a non-residential building, are permitted uses in the C4 zone.**

Per Table 7.3.1.1 'Commercial Provisions', the Minimum Interior Side Yard is Nil – subject to Footnote (d). Per Provision 7.4.1.5 'Footnote (d) – Enhanced Interior Side Yard': '*An interior side yard abutting a Residential zone shall be a minimum of 9.0 m, and a strip of land not less than 3.0 m wide shall be reserved for landscaping.'*

7. **The property immediately south of the subject property is zoned Residential Second Density (R2). The proposed development only offers a 3.0 m setback with a 1.37 m wide strip of land for landscaping. The proposed Minor Variance for a 6.0 m decrease to the required 9.0 m building setback and a 1.63 m decrease to the required 3.0 m**

landscaping strip is not supportable by Planning Services. As such, further revision to the proposed Site Plan is required.

Per Table 7.3.1.1 'Commercial Provisions', the Maximum Lot Coverage in the C4 zone is 40%.

8. **The Site Statistics table on Site Plan Drawing No. A100, indicates a maximum lot coverage of 29.91%. Lot Coverage is defined as '*The percentage of lot area covered by buildings or decks above grade.*' It appears that only the building footprint has been used to calculate lot coverage. Any decks or other structures above grade will also need to be included in this calculation.**

Parking and Loading Provisions

Per Provision 5.3.2.2 'Non-Residential Entrance Widths', the subject property is required to have an entrance width of a minimum of 7.5 m to a maximum of 15.0 m.

9. **The proposed development includes an entrance width of 4.5 m. An application for a Minor Variance to decrease the minimum 7.5 m entrance width may be considered. However, at minimum the entrance width will be required to support two vehicles at any given time.**

Per Provision 5.7 'Parking Aisles', the minimum Parking Aisle Width for a parking space with an interior angle less than or equal to 50 degrees is 4.0 m and 6.0 m for a parking space with an interior angle greater than 70 degrees.

10. **The proposed perpendicular parking spaces located at the rear of the building include a 6.0 m wide parking aisle, which satisfies the above provision. However, the parking aisle associated with the proposed parallel parking spaces along the north side of the building is only 3.2 m wide which is not sufficient and needs to be increased accordingly.**

11. **Given the entrance to one of the proposed commercial units is located at the rear of the building, confirmation as to whether or not the driveway will also need to serve as a fire route will be required.**

Per Provision 5.13 'Bicycle Space Requirements', the required number of bicycle spaces for the proposed development is 10% of the required parking spaces for motor vehicles but in no case shall the required bicycle spaces be less than 4.

12. **Bicycle spaces have not been indicated on Site Plan Drawing No. A100. A minimum of 4 bicycle spaces will be required for the proposed development.**

Per Provision 5.15 'Parking Space Requirements', the minimum number of parking spaces required for a dwelling unit in a portion of a non-residential building is 1 space per unit and the minimum number of parking spaces for a business office is 3 spaces per 100 m^2 Gross Floor Area (GFA). GFA is defined as the '*the aggregate sum of all floor areas and mezzanines, measured from the exterior faces of the exterior walls, or from the centre of common walls, but shall not include any space used for storage, mechanical rooms, common halls, stairwells, private kitchens, washrooms and garages.'*

13. **Per the 'Areas' on Site Plan Drawing No. A100, the proposed two commercial units are 145.81 m^2 each, which would require a minimum of 9 parking spaces per the above zoning provisions. Furthermore, a minimum of 4 parking spaces is required for the proposed four apartment units. Only 10 parking spaces are proposed, resulting in a deficiency of 3 parking spaces.**

14. **As per the above-noted Official Plan policies, adequate off-street parking is to be provided for all permitted uses. A Parking Study will be required to support any application for a Minor Variance to vary the minimum number of required parking spaces for the subject property.**

D. Urban Design

15. **The Town's Urban Design Manual (UDM) will need to be reviewed in detail prior to a formal site plan application submission with particular attention to following UDM Sections: (6) Site Layout, (7) Buildings, (8) Active Transportation, and (10) Landscaping and Public Spaces. The Town's Urban Design Manual can be accessed online at:**

    https://www.collingwood.ca/sites/default/files/docs/town-services/collingwood-urban-design-manual.pdf

While it is recognized that the development concept will require further revision, Planning Services offers the following preliminary urban design comments:

16. **Per Section 6K(1) of the UDM, each building shall provide 16m^2 of human-scaled, pedestrian oriented outdoor amenity space. An outdoor amenity space has not been identified on Site Plan Drawing No. A100.**

17. **Per Section 6P(1) of the UDM, trash and recycling storage and servicing areas should be inside of, or integrated into the building design. It is noted that a 'Refuse' room has been provided in the basement per Basement Floor Plan Drawing No. A200. Additional details as to how waste is proposed to be removed from the subject property is required.**

18. **Per Section 6R(2) of the UDM, snow storage/melt areas shall be designed so as not to negatively impact landscape areas (with particular attention to trees). Site Plan Drawing No. A100 identifies snow storage in the landscaped area located at the rear of the property. Planning Services is concerned re: damage to the proposed landscaping as well as potential damage to the existing wooden fence located along the rear property line due to snow load. Furthermore, it is unclear if enough area has been provided to accommodate snow storage without encroaching into the proposed parking spaces. Further consideration re: snow removal and snow storage matters is required.**

19. **Per Section 7G(1) of the UDM, the design of non-residential buildings shall meet one of the two architectural themes identified for Collingwood listed below:**

    a. **Traditional Small Town Heritage Style; or,**
    b. **Lakeshore and Mountainside Recreation.**

It is expected that this development will integrate one of the above-noted architectural themes.

20. **Per Section 7I(1), main/primary entrances shall be distinguishable from other façade elements and entrances shall be oriented to, and visible from, the street. Based on East Elevation Drawing No. A301, the main entrance to the building is not clearly visible from the street – the entrance to the front commercial unit appears to be perpendicular to the front wall of the building and the entrance to the second commercial unit is approximately halfway down the south wall of the building. Visibility of the main entrance(s) should be improved.**

21. **Per the Official Plan policies and Comment No. 3 above, Section 10 of the UDM should be considered in preparing the Landscaping Plan for the proposed development.**

22. **Based on the Official Plan policies, Zoning By-law provisions and Urban Design standards outlined above, it is the opinion of Planning Services that the development proposal is too intensive for the size and configuration of the subject property. The applicant is encouraged to revise the development proposal to a scale that is more appropriate for the subject property and that better conforms to the applicable planning policies and provisions.**

E. Standard Site Plan Requirements

23. The development will be required to proceed through the Town's Site Plan Control Agreement process.

24. All final drawings and plans (including colour copies of building elevations) are to be submitted digitally along with 5 sets of the paper hard copies. Planning Services requires the building elevations as coloured renderings in digital format to prepare the PowerPoint presentation for Council. All final plans are required *one week* prior to the Staff Report being presented to the Development and Operations Services standing committee.

25. A rectangular space for the "APPROVED" stamp is to be added to the bottom right hand corner of each drawing (dimension 3.5 in x 2 in.).

26. The applicant is to provide the name(s) of who(m) has the Authority to bind the Corporation (or the Owner) as well as their title (if any) for preparation of the Agreement.

27. If there is, or will be, a mortgage on the property the applicant will provide the necessary information including the signing official name and title, any mortgagee, the mortgage amount and the registration numbers for preparation of the Agreement. Mortgagee will need to sign the Agreement and agree to postpone their registered mortgage in priority to the Town's Agreement being first on title. We will also need any mortgagee contact information for the Agreement.

28. The applicant will provide a Letter of Credit or cash for **100%** of site works and landscaping once the updated cost estimates have been approved by the Town. The submission of securities is required prior to Agreement being forwarded to Council for authorization.

29. The applicant will provide proof of an insurance policy in the amount of **$5,000,000.00** naming the Corporation of the Town of Collingwood as insured so as to indemnify the Town. Submission of insurance is required prior to Agreement being forwarded to Council for authorization.

30. The applicant shall pay a **$5,000.00** deposit fee to be applied to the legal and administrative costs for the preparation of the Agreement. This deposit is required prior to Agreement being forwarded to Council for authorization. The unspent balance of this deposit is returned once the file is closed.

31. The applicant shall pay a Public Works & Engineering Department Site Plan Administration Fee (non- refundable) that will be **3%** of the total for the site works (site works & landscaping combined) cost estimates. Minimum fee is $4,000.00.

32. The applicant shall pay a cash-in-lieu of parkland dedication prior to issuance of the building permit. Due to the nature of the proposed development, a Mixed Use Development Rate will be applied where the respective rate (2% for commercial purposes and 5% for residential) shall be applied to the value of the land in the same proportion as the gross floor area for each respective use. Please refer to Town of Collingwood By-law No. 04-63 for additional details.

33. The applicant is responsible to provide written clearance from external agencies that all concerns and issues have been cleared.

34. The applicant is responsible to pay any additional costs and expenses regarding this application that shall be determined by staff of Town.

F. 2019 Application Fees*

35. *Site Plan Control Application:*
$7,280.00 ($5,200.00 flat fee + $2,080.00 contingency fee)

**Please note that the 2019 Fees are subject to change in 2020.*

Town of Collingwood

Engineering Services
545 Tenth Line North, Box 157
Collingwood, ON L9Y 3Z5
T. 705-445-1292 | F. 705-445-1286
www.collingwood.ca

MEMORANDUM

To: Lindsay Ayers
From: Stuart West
Date: February 25, 2020
Subject: 32 Oak Street (Schnarre Building) – Preconsultation Application
File No.: D00-33-19

Documents received:

- Town of Collingwood, Preconsultation Application form;
- Site Plan, prepared by Westsmith Design, dated January 10, 2019;

Engineering Services Comments:

1. Grading & Servicing plans will need to be provided by a professional engineering consultant for this development.
2. Record drawings of Oak Street can be provided under separate cover, at the request of the engineering consultants.
3. A Stormwater Management Report will need to be submitted, addressing quantity and quality control measures. There is a catchbasin on the west side of Oak Street near the property, but the only storm sewer fronting the property is a large concrete box culvert, and part of the municipal drain known as the Oak Street canal. The applicant will need to identify to the Town an acceptable proposed outlet for the development.
4. A functional servicing brief should be provided to confirm development flows and that existing services have adequate capacity for sanitary sewage, domestic water demand, fire flows, and utility servicing.
5. The entrance shall be constructed per OPSD 350.010.
6. Having a one-way lane for traffic movements is not acceptable. Minimum entrance width is 7.5m at property line per the Town zoning by-law. We understand a variance to this width may be sought, but a single lane will not be supported.
7. A photometric plan will need to be provided to ensure no light trespasses on neighbouring residential property to the south.
8. Cost of construction securities for the development will need to be provided for asphalt,

granular materials, concrete, landscaping quantities, sediment & erosion controls, all watermain infrastructure and all external works. A 3% Engineering Review fee is based on security costs or a minimum of $4,000.00.

Studies required to be submitted for the proposed development:

- Stormwater Management Report
- Functional Servicing Brief
- Photometric plan

Sincerely,

Stuart West P.Eng.
Engineering Services
705-445-1292 Ext. 4202 | swest@collingwood.ca

MEMO

To: Lindsay Ayers, Belinda Boucher,

From: Peggy Slama

Date: February 21, 2020

Re: **D003319 *Preconsultation* - Commercial Building with residential apartments above**

We have reviewed the submission and offer the following comments related to the water system components:

The preconsultation is for a new commercial building with residential apartments above. The parcel of land is located on 32 Oak Street.

1. The subject property has a water service located off Oak Street, as shown in the figure below. Prior to demolition, the Water Department requirements must be met. These include a turn off by the water department and disconnection of the service at the curbstop.

2. The existing service can be used for the converted use, provided the service size meets water demand needs (including fire) and the water department is in agreement the service is suitable for re-use. The proponent should confirm the size and condition of the service prior to planning for re-use. If the service is deemed not suitable for reuse, the Water Department will disconnect the service at the main, at the owner's cost, and a new service will need to be installed, at the owner's cost.

3. The Water Treatment Plant is currently operating at 82% capacity. The Town has initiated the water treatment plant (WTP) expansion process, however planning, design and construction will take 5 years.

4. A Functional Servicing brief should be completed detailing the required water demand calculations and speak to fire protection requirements for the building. A site servicing plan should be submitted showing the water servicing plan. Fire and domestic service must be separated at the property line with isolation valves.

5. The proposed water demands will need to be added to the Town water model to ensure adequate water flow and pressure for all demands including fire. In order

to do this the Town Water Department will require proposed water demands and digital plans (AutoCAD) showing the watermain layout and topographic information. This information will be forwarded to our consultants for modeling. This work is to be carried out at the developer's cost. This work shall be completed at the Site Plan approval stage.

6. As a general principal each property shall have one service and one meter. Additional meters can be added internally to measure the water use for each unit if required. However, the municipality will have one meter, connected to one water bill. This note should be added to the engineered drawings and included on the "site plan"/development" agreement.

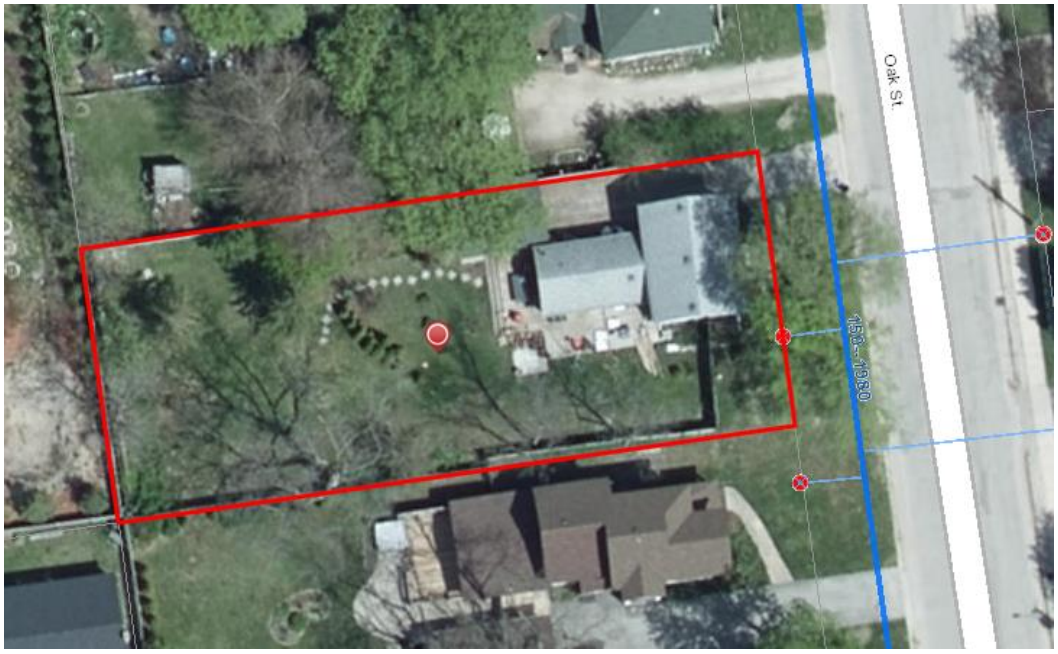
7. It should be noted that all Town water mains and services are to be constructed in accordance with the Town Water Department standards. That is ductile iron water mains and copper services.

8. A construction water fee in accordance with the current fees and charges Bylaw is due when a building permit is obtained.

9. Any connections to the Town water system are to be installed by the Town of Collingwood Water department by live tap, at the Developer's expense.

10. Are any irrigation systems planned to be on the premises? Any proposed irrigation system connections should be identified on the design drawings. Service can be separate with dedicated meter and backflow device.

11. The proposed facilities will require premise protection backflow prevention devices as per CSA B64.10-11/B64.10.1-11, OBC and the Towns Backflow Prevention By-law 2017-056. Required backflow prevention devices for dedicated fire lines will be determined by the premises hazard classification, and will be equal to the level of protection required for the domestic service. It should be noted that the device will require annual testing, with all associated costs the responsibility of the owner. A site survey will be required to be submitted to the backflow prevention officer at the time when a building permit application is applied for. The site survey will determine the sites hazard classification and type of premises protection required to be installed. More information, as well as a list of Qualified Contractors can be found at http://www.collingwood.ca/BackflowPrevention.


Oak St.
153 - 1980

Nottawasaga Valley
Conservation Authority

March 30, 2020 SENT BY EMAIL

Town of Collingwood
55 Ste. Marie Street, Unit 302
Collingwood, Ontario L9Y 0W6

Attn: Ms. Lyndsay Ayers, MCIP, RPP
Community Planner
layers@collingwood.ca

Dear Ms. Ayers,

RE: Pre-consultation Comments for Property Redevelopment
Proposed Commercial Building with Residential Apartments
Town File No. D003319
32 Oak Street
NVCA ID #38459

Nottawasaga Valley Conservation Authority [NVCA] staff has reviewed the above noted pre-consultation application for a proposed re-development of the site for commercial and residential purposes.

The applicant proposes to demolish the existing single detached dwelling and construct one new commercial building with residential apartments above and surface parking. A total of two commercial units are proposed on the ground floor and four residential apartment units are proposed on the second and third floors.

NVCA staff reviewed the following documentation:

- Westsmith Design "Site Plan – Schnarre Building" dated January 10,2020

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014), through our role as a public body under the Planning Act as per our CA Board approved policies and in accordance with our Municipal Partnership and Service Agreement with the Town.

Ontario Regulation 172/06

1. The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the application and have determined the subject lands are is not within:

   - a flood susceptible area;
   - a hazardous site (characterized by unstable soils or bedrock);
   - an erosion hazard area, or;
   - an area subject to this Authority's Development, Interference With Wetlands and Alterations To Shorelines and Watercourses Regulation (Ontario Regulation 172/06).

2. However, please be advised that the Oak Street road allowance abutting this property is regulated for flood and meander erosion hazards associated with the Oak Street Canal. Therefore, permits will be required from NVCA prior to construction or grading associated with the installation of any services or infrastructure (water, sewer etc.) associated with the proposed re-development.

Natural Hazard - Regulatory Comments

3. The Town of Collinwood, in consultation with the NVCA, have initiated an updated flood study of the Oak Street Canal which has yet to be finalized. Please be advised that additional policies and restrictions resulting from the approval of this study may be applicable to the proposed re-development and may influence future comments provided by the NVCA.

Natural Heritage - Advisory Comments

4. NVCA staff has no natural heritage concerns with the proposed development.

Additional Advisory Comments

5. The NVCA operates on the principle of "planning before permits". Therefore, for staff to be able to consider any development approvals on the property or proposed works within the Oak Street right of way, staff requires written confirmation that the proposal complies with all Planning Act requirements including municipal zoning, official plan and site plan control.

Submission Requirements

6. NVCA staff request that all submissions materials be provided in digital format only.

Fees

7. Effective March 2016, the NVCA has a new fee schedule. A copy of the policy and associated fee schedule can be found online using the following link:

   https://www.nvca.on.ca/Shared%20Documents/NVCA_Planning_Fees_Mar_2016.pdf

   Current review fees for a proposed site plan with multi-residential units is $12,500.00

8. NVCA will provide a formal request for fees upon the circulation and assessment of a future Planning Act application.

Conclusion

These comments should be considered preliminary in nature and additional comments may be provided in the future. NVCA staff appreciates the opportunity to comment at this stage in the process. Should you require any further information, please feel free to contact the undersigned.

Sincerely,

Amy Knapp
Planner III

Lindsay Ayers

From: Maggo, Ishan <Ishan.Maggo@simcoe.ca>
Sent: February 21, 2020 4:33 PM
To: Lindsay Ayers
Cc: Belinda Boucher; Willcox, Genevra; Marek, Greg
Subject: County Comments for a Pre-consultation Application_CW-PRE-2003_D003319 _32 Oak Street

Hi Lindsay,

Thank you for your email and circulating the County the notice of **pre-consultation** for a potential site plan control application in order to construct mixed use commercial building with residential apartments above and surface parking on lands municipally known as **32 Oak Street** in the **Town of Collingwood**. It is understood that the applicant is proposing to construct a total of two commercial units on the ground floor and four residential apartment units on the second and third floors. The County's comments are limited to waste collection.

I would like to clarify that County may be able to provide the Waste Collection services to the proposed residential apartments. To determine if waste collection services can be provided to these residential units, the Applicant will be required to specify the location and size of curb-side waste collection pad/platform, which should meet the County's design standards. If the Town or Applicant has any questions in this regard, please contact Genevra Willcox, Contract and Programs Coordinator at 705-726-9300 Ext. 1264.

If the development cannot be designed to meet the County's waste collection design standards, it will be the responsibility of the property owner to arrange for waste collection services for these residential dwelling units through a private contractor, to be paid for by the property owner.

If you have any questions or require further information, please do not hesitate to contact the undersigned at 705-726-9300 Ext.1157 or ishan.maggo@simcoe.ca.

Best regards,

Ishan Maggo AITP, M.Plan
Planning Information Analyst
County of Simcoe, Planning Department
Phone: (705) 726-9300, *extension - 1157*
Email: Ishan.Maggo@simcoe.ca
Web: www.simcoe.ca

Please consider the environment before printing this email.

Lindsay Ayers

From: Greg Miller
Sent: February 21, 2020 12:41 PM
To: Belinda Boucher
Cc: Lindsay Ayers; Building Department; Bylaw Officers
Subject: RE: Comment Request for: File number D003319 _32 Oak Street

Good afternoon;

As this is a pre-consultation, Building & By-law Services do not have any objections or comments at this time.

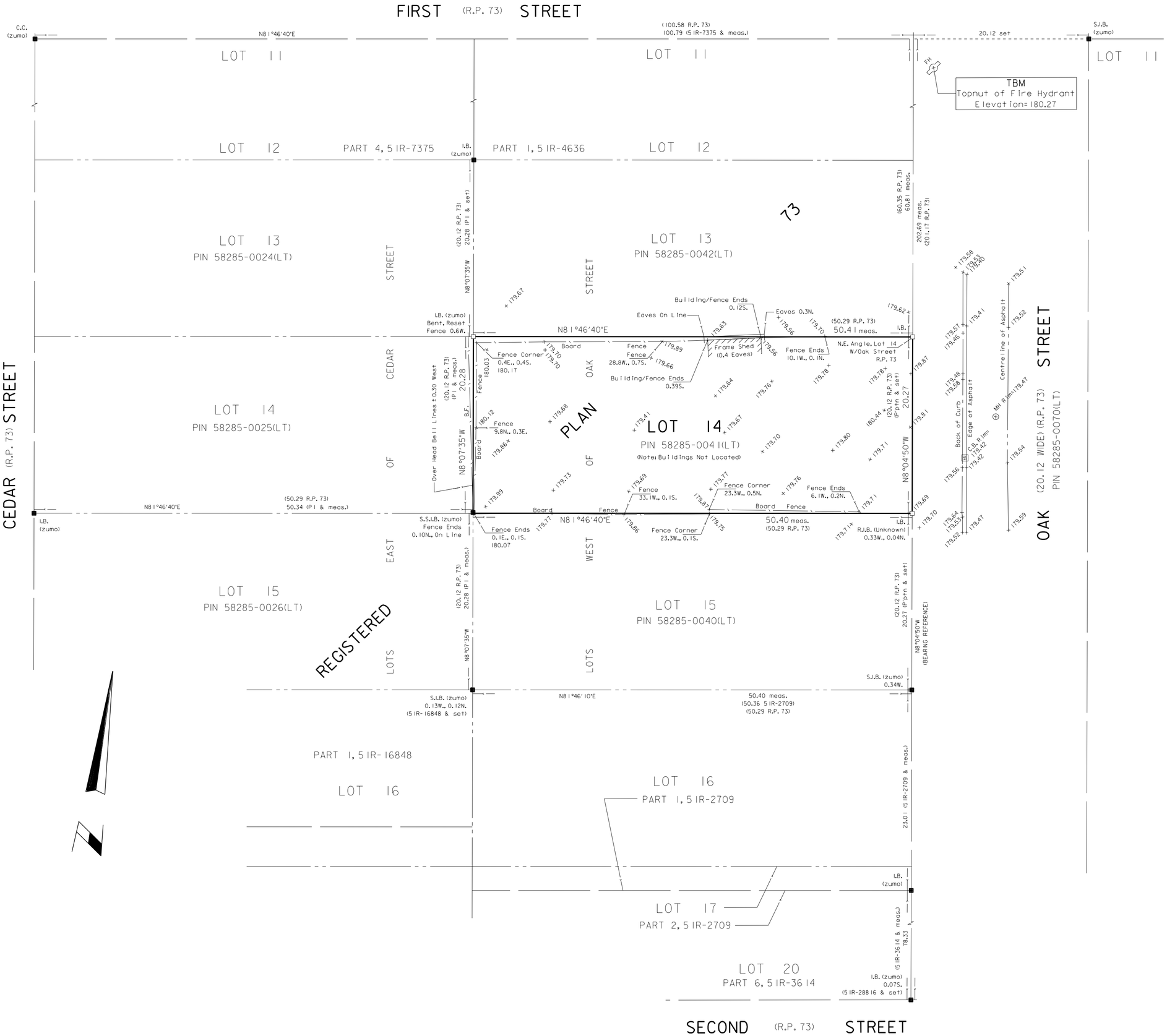
Sincerely;

Greg Miller, BSS, CBCO, C.E.T.
Chief Building Official
Building Services

Town of Collingwood
55 Ste. Marie Street, Unit 301
T 705-445-1030, Ext. 3241
C 705-351-2755

gmiller@collingwood.ca | www.collingwood.ca

Appendix B – Legal Plan



PLAN OF SURVEY AND TOPOGRAPHICAL PLAN OF LOT 14 WEST OF OAK STREET REGISTERED PLAN 73 TOWN OF COLLINGWOOD COUNTY OF SIMCOE

SCALE 1:300

0 1 2 3 4 5 6 12 METRES

METRIC

DISTANCES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE BEARING OF THE WESTERLY LIMIT OF OAK STREET BEING N8°04'50"W IN ACCORDANCE WITH PLAN 5 IR-2709.

- ⊕ DENOTES SET
- ■ DENOTES FOUND
- ⊕ S.I.B. DENOTES STANDARD IRON BAR
- ⊕ I.B. DENOTES IRON BAR
- ⊕ S.S.I.B. DENOTES SHORT STANDARD IRON BAR
- ⊕ C.C. DENOTES CUT CROSS
- ⊕ P.B. DENOTES PLASTIC BAR
- ⊕ R.I.B. DENOTES ROUND IRON BAR
- wit DENOTES WITNESS
- meas. DENOTES MEASURE
- R.P. DENOTES REGISTERED PLAN
- N. S. E. W. DENOTES NORTH, SOUTH, EAST, WEST
- P'ptn DENOTES PROPORTION
- CB DENOTES CATCH BASIN
- MH DENOTES SANITARY MANHOLE
- FH DENOTES FIREHYDRANT
- P1 REFERS TO PLAN OF SURVEY BY ZUBEK, EMO, PATTEN & THOMSEN LTD., O.L.S., DATED AUGUST 17, 2001.

CAUTION

UNDERGROUND SERVICES WERE NOT LOCATED AND MUST BE VERIFIED ON SITE PRIOR TO EXCAVATION.

BENCH MARK

ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO THE GEODETIC MONUMENT No. 72U313 HAVING AN ELEVATION OF 179.633 METRES (CGVD 28:78).

THIS REPORT WAS PREPARED FOR 32 OAK STREET INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

NOTE

NO ADDITIONAL PRINTS OF THIS REPORT CAN BE ISSUED FROM THIS OFFICE WITHOUT A FIELD EXAMINATION AND UPDATING OF THE PLAN

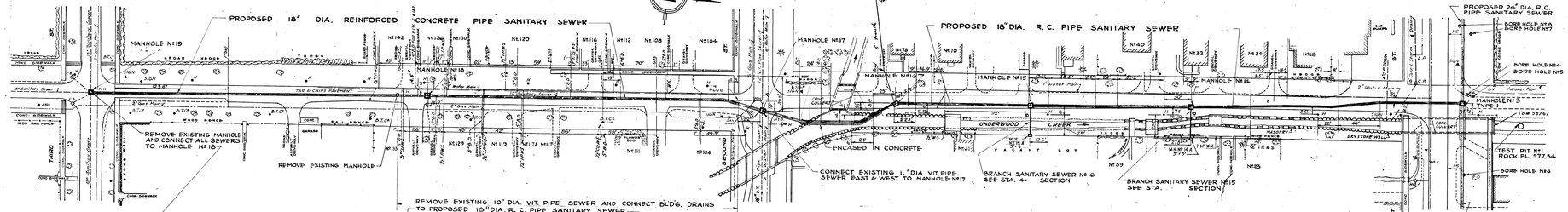
ZUBEK, EMO
PATTEN & THOMSEN LIMITED
ONTARIO LAND SURVEYORS
200 MOUNTAIN ROAD
UNIT 4
COLLINGWOOD, ONTARIO L9Y 4V5
PHONE: (705) 445-4910

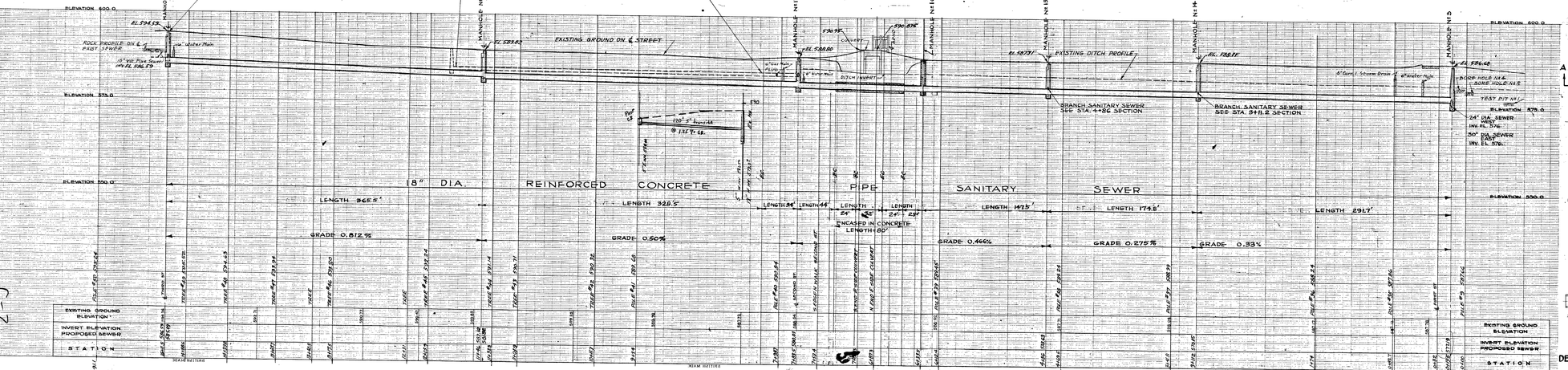
JOB No. B73-14-10 SURVEY FOR: 32 OAK STREET INC.

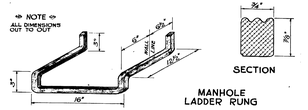
DGN FILE=C:\DGN\ 2020-DC\ B73-14-10pst.DGN

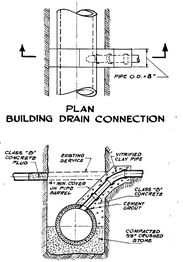
Appendix C – Record Drawings

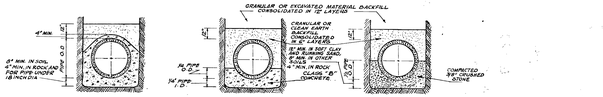
OAK STREET

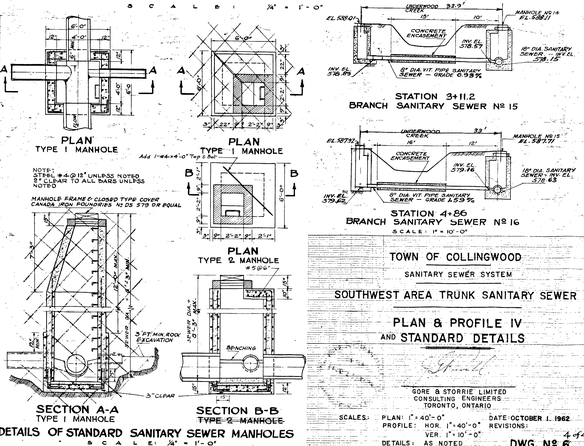












TOWN OF COLLINGWOOD

SANITARY SEWER SYSTEM

SOUTHWEST AREA TRUNK SANITARY SEWER

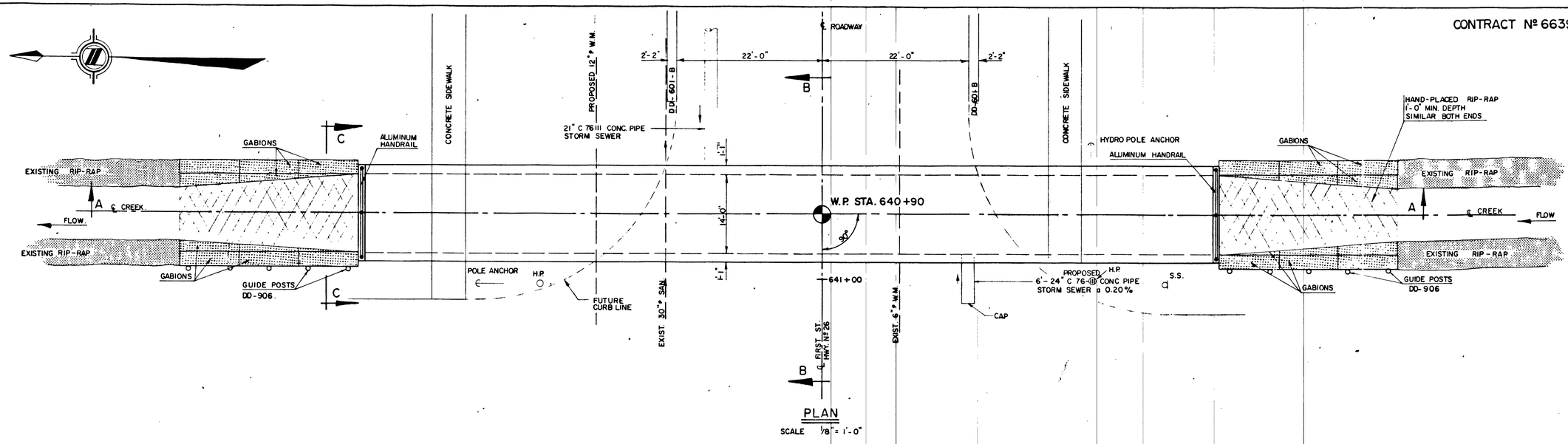
PLAN & PROFILE IV AND STANDARD DETAILS

GORE & STORRIE LIMITED
CONSULTING ENGINEERS
TORONTO, ONTARIO

SCALES: PLAN 1"=40'-0" DATE OCTOBER 1, 1962
PROFILE: HOR. 1"=40'-0" REVISIONS:
VER. 1"=10'-0"
DETAILS: AS NOTED DWG. Nº 6
REVISED AS CONSTRUCTED MARCH 10 1964

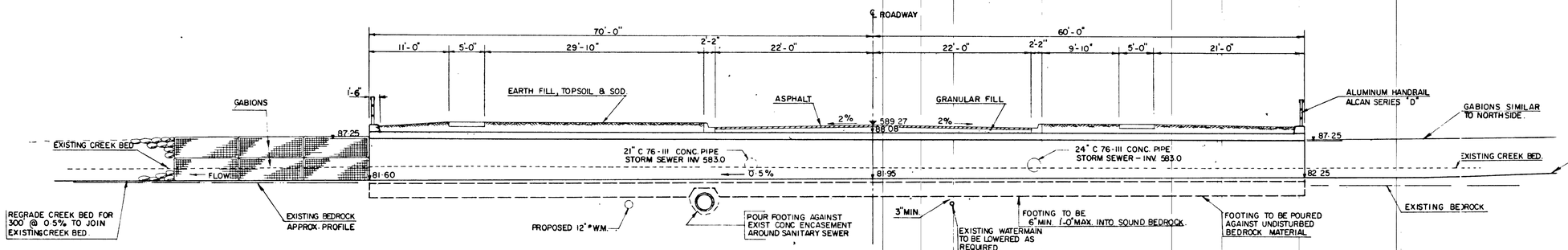
FILE Nº 109-12-P-663

CONTRACT Nº 6639



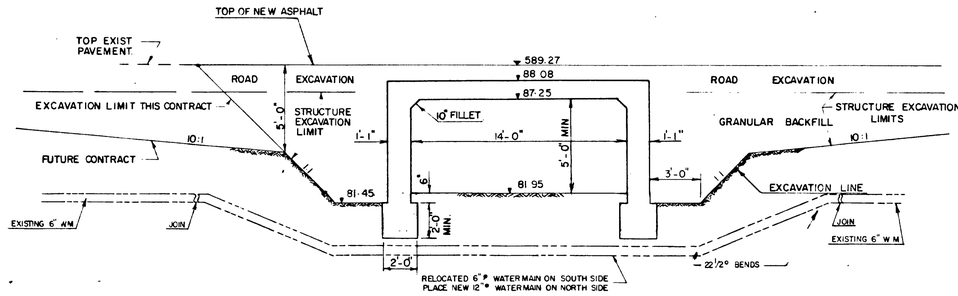
PLAN

SCALE 1/8" = 1'-0"



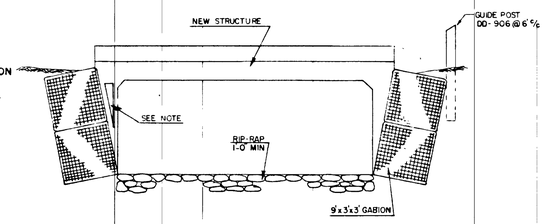
SECTION A-A

SCALE 1/8" = 1'-0"



SECTION B-B

SCALE 1/4" = 1'-0"



SECTION C-C (GABION DETAILS)

SCALE 1/4" = 1'-0"

NOTES: MAXIMUM BATTER 1:1
MINIMUM BATTER TO CONFORM TO EXISTING SLOPE AT DOWNSTREAM END
GABIONS TO BE 9'x 3'x 3' FROST GABIONS AND STONE FILLED.
COMPACTED EARTH BACKFILL BEHIND GABIONS

NOTE:

1. CONCRETE COVER FOR REINFORCING STEEL SHALL BE 3" CLEAR, EXCEPT AS NOTED
2. ALL EXPOSED CORNERS TO HAVE 1"x 1" CHAMFER, EXCEPT AS NOTED
3. DESIGN LOAD ON DECK H20, S16 TRUCK LOAD AND 15" (MAX) GRANULAR FILL
4. REINFORCING STEEL SHALL BE HIGH BOND, HARD GRADE RAIL OR BILLET STEEL
5. STRUCTURE TO BE BUILT ACCORDING TO OHO FORM 9, LATEST REVISION, AND THE ENGINEERS SPECIFICATIONS
6. CONCRETE TO BE 3000 PSI AT 28 DAYS
7. FILL BEHIND ABUTMENTS TO BE PLACED SIMULTANEOUSLY BEHIND BOTH ABUTMENTS

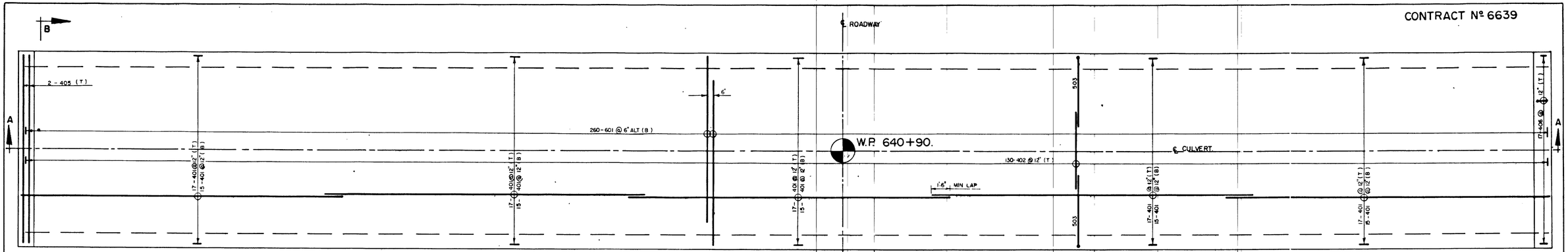
REGISTERED PROFESSIONAL ENGINEER P. W. AINLEY

REGISTERED PROFESSIONAL ENGINEER CIVIL W. M. TROTTER PROVINCE OF ONTARIO

TOWN OF COLLINGWOOD	
CULVERT AT OAK STREET FIRST STREET CONNECTING LINK	
GENERAL ARRANGEMENT	
AINLEY and ASSOCIATES Ltd. Consulting Engineers COLLINGWOOD	
DESIGN W.M.T.	CHECKED P.W.A.
DRAWN A.Y.	DATE DEC., 1967
	Dwg. Nº 6788-1

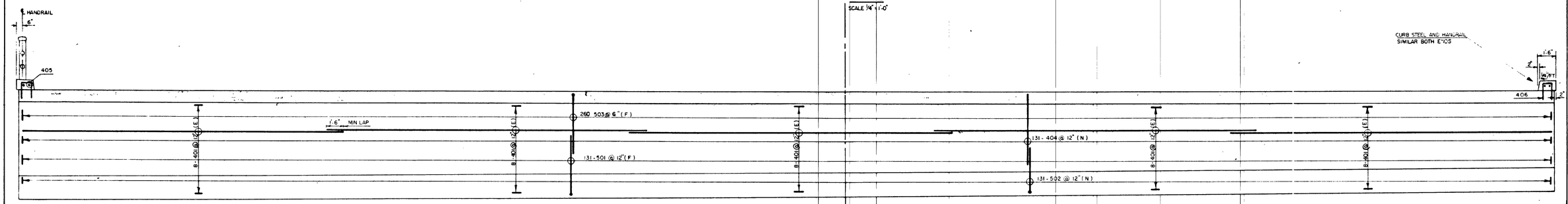
DBR-0401

CONTRACT Nº 6639



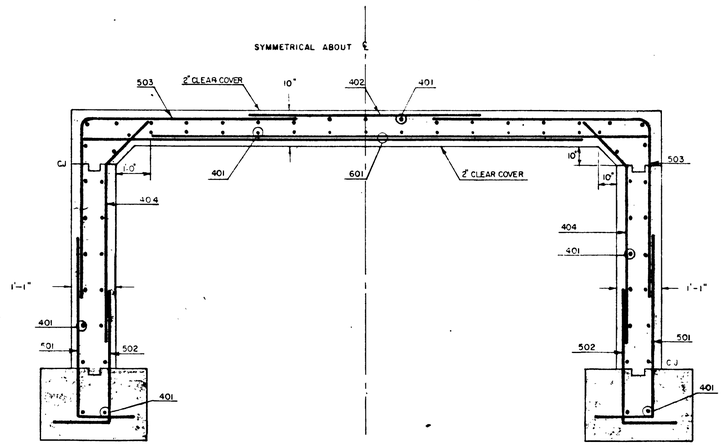
PLAN

SCALE 1/4" = 1'-0"



SECTION A-A

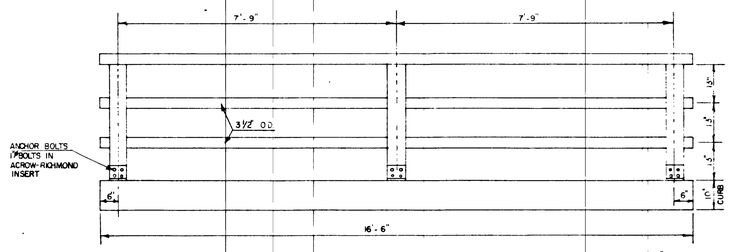
SCALE 1/4" = 1'-0"



SECTION B-B

SCALE 1/2" = 1'-0"

NOTE
FOR PLACEMENT OF STORM SEWERS IN WALL OF STRUCTURE, HORZ STEEL TO BE CUT, VERT STEEL TO BE DISPLACED LATERALLY



HANDRAIL DETAIL

SCALE 1/2" = 1'-0"
(ALCAN ALUMINUM RAILING SERIES "D")

(N)	DENOTES	NEAR	FACE
(F)	"	FAR	"
(B)	"	BOTTOM	"
(T)	"	TOP	"
(E)	"	EACH	"
ALT	"	ALTERNATING	
C J	"	CONSTRUCTION JOINT	

NOTE
- CULVERT TO BE CONSTRUCTED IN MINIMUM OF 4 SECTIONS, MAXIMUM LENGTH 35 FEET
- VERTICAL C J TO BE SIMILAR TO HORIZONTAL AS SHOWN ON SECTION B-B
- APPROXIMATE WEIGHT OF REINFORCING STEEL, 12.3 TONS

REVISED MAY 29, 1968.

P W AINLEY — CIVIL

A W HUNTER — CIVIL

TOWN OF COLLINGWOOD

CULVERT AT OAK STREET
FIRST STREET CONNECTING LINK

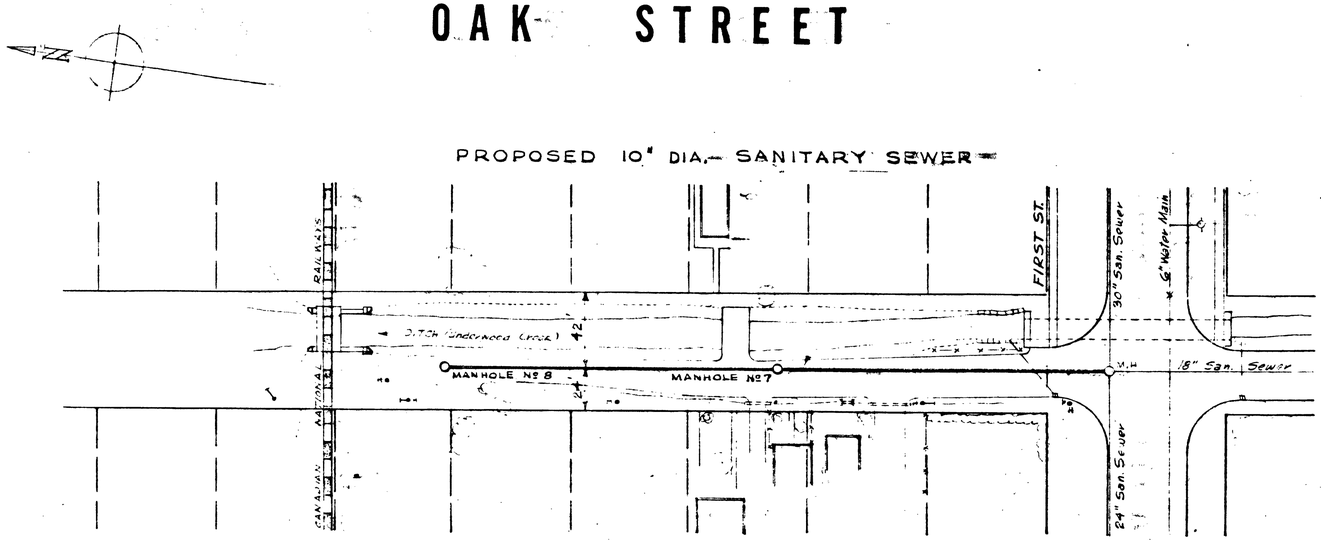
REINFORCING & HANDRAIL DETAILS

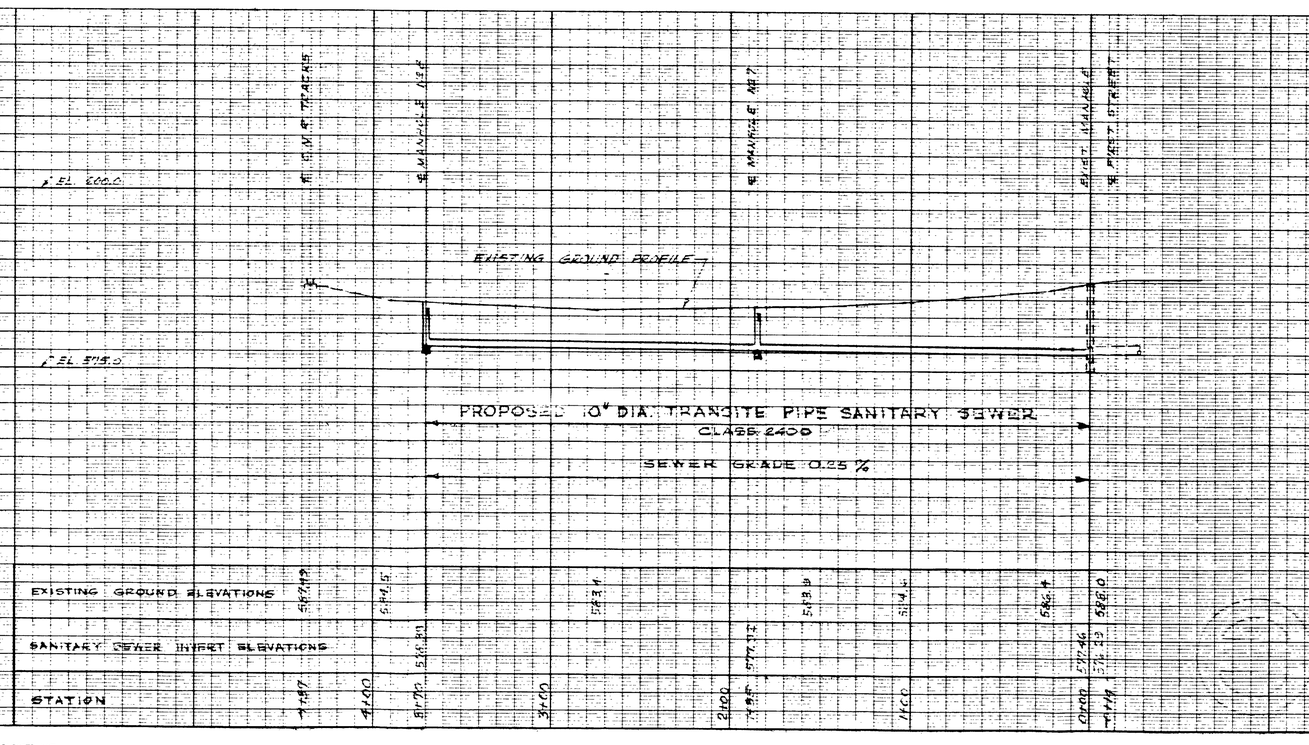
AINLEY and ASSOCIATES Ltd.
Consulting Engineers
COLLINGWOOD

DESIGN W.M.T.	CHECKED P.W.A.	Dwg. Nº 6788-2
DRAWN A.Y.	DATE DEC., 1967	

DBR-0402

OAK STREET





TOWN OF COLLINGWOOD
WORKS DEPARTMENT

PROPOSED SANITARY SEWER ON OAK STREET

GORE & STORRIE LIMITED
CONSULTING ENGINEERS
TORONTO

SCALES: HOR. 1"=40'
VERT. 1"=10'

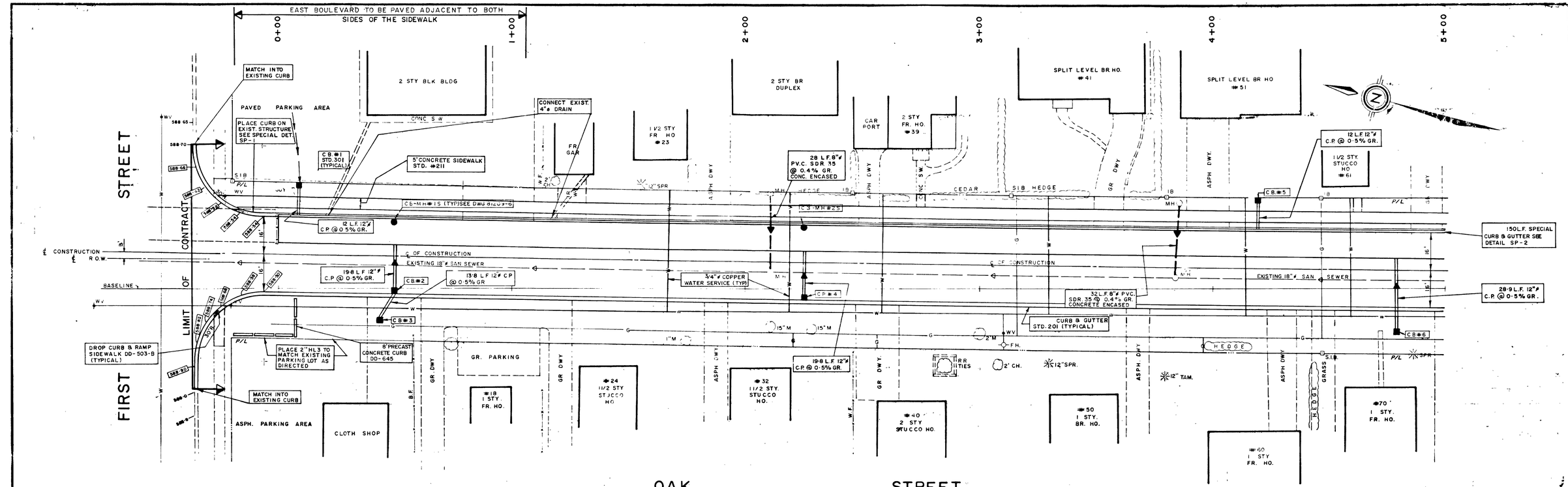
DATE DEC. 1970

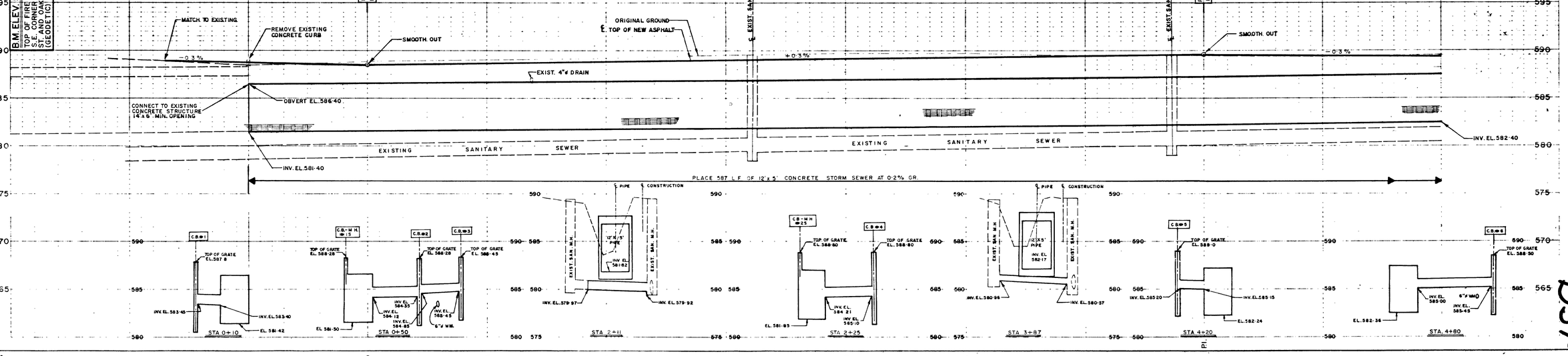
DWG. No 4

FILE 109.59-D-10896

DSA 1501

59





℄ ASPHALT GRADES		588.86	588.75	588.60	588.75	588.90	589.05	589.20	589.35	589.50	589.65	589.65	589.50	589.35							
EXISTING GRADES	589.2	589.9	588.5	589.9	589.0																
CHAINAGE	0+59	0+35	0+00	+50	1+00	+50	2+00	+50	3+00	+50	4+00	+50	5+00								

Notes
1. ▨ DENOTES APPROXIMATE LOCATION OF ROCK.
2. LOCATION OF EXISTING UTILITIES IS APPROX ONLY
3. ALL CONC. PIPE TO BE CSA A257.2 CLASS III
4. PIPE BEDDING TO BE CLASS B-3, NATIVE BACKFILL
5. FINAL TOP OF GRATE ELEV. TO BE DETERMINED IN THE FIELD
6. P.U.C. REQUIRE 12" MIN. CLEARANCE BETWEEN WM. & NEW STRUCTURES
7. HYDRO POLES TO BE RELOCATED BY OTHERS
8. RELOCATE STREET SIGNS AS DIRECTED
9. WHERE COVER OVER W.M. IS REDUCED STYROFOAM SM SHALL BE PLACED
10. BARRIER CURB SHALL BE DEPRESSED AT DRIVEWAYS
: COMMERCIAL - 30' OR WIDTH OF EXIST. MAX.
: RESIDENTIAL - 16' OR WIDTH OF EXIST. MAX.
11. ▨ DENOTES AREA OF CLEARING & GRUBBING
12. PAVE DWYS. TO P/L WITH 2" HL 4
13. 588-7 DENOTES EXISTING EDGE OF PAVEMENT ELEVATION.
588-66 DENOTES NEW EDGE OF PAVEMENT ELEVATION

No.		DATE	BY
1	AS CONSTRUCTED	DEC./82.	D.J.W/L.G.B

Approved
REGISTERED PROFESSIONAL ENGINEER
T. M. PROKOPEC
PROVINCE OF ONTARIO

TOWN OF COLLINGWOOD
OAK STREET STORM SEWER
PLAN and PROFILE

Ainley and Associates Ltd.
Consulting Engineers and Planners
Collingwood — Barrie — Belleville — Midland

SCALE HORZ. 1" = 20'
VERT. 1" = 5'
DESIGN G.A.K. CHECKED L.Y.
DRAWN L.G.B. DATE MAY 1982
DWG. No 81209 - 1

DST-1301

Notes
1. DENOTES APPROXIMATE LOCATION OF ROCK.
2. LOCATION OF EXISTING UTILITIES IS APPROX ONLY
3. ALL CONC. PIPE TO BE CSA A257.2 CLASS III
4. PIPE BEDDING TO BE CLASS B-3, NATIVE BACKFILL
5. FINAL TOP OF GRATE ELEV TO BE DETERMINED IN THE FIELD.
6. P.U.C. REQUIRE 12" MIN CLEARANCE BETWEEN WM. & NEW STRUCTURES
7. HYDRO POLES TO BE RELOCATED BY OTHERS
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9. WHERE COVER OVER WM. IS REDUCED STYROFOAM SM SHALL BE PLACED
10. BARRIER CURB SHALL BE DEPRESSED AT DRIVEWAYS
: COMMERCIAL - 30' OR WIDTH OF EXIST MAX.
: RESIDENTIAL - 16' OR WIDTH OF EXIST MAX
11. DENOTES AREA OF CLEARING & GRUBBING

No.	REV.	DATE	
3	AS CONSTRUCTED	Dec 82	D.J.W.
2	REVISION TO S/W and CURBS AT INTERS.	Sept 82	[illegible]
1	Box Culvert Extension	[illegible]	[illegible]

REGISTERED PROFESSIONAL ENGINEER T. M. PROKOPEC PROVINCE OF ONTARIO

TOWN OF COLLINGWOOD
OAK STREET STORM SEWER

PLAN and PROFILE

Ainley and Associates Ltd.

G.A.K. L.Y.

MAY, 1982

8.209 2

DSP 1502

Appendix D – Geotechnical Report

October 8, 2020 Project No. 20-1200A

32 Oak Street Inc.

Attn: Robert Cimetta & Monica Schnarre

RE: Geotechnical Test Pit Investigation
32 Oak Street
Collingwood, Ontario

Dear Mr. Cimetta & Ms. Schnarre,

It is proposed to construct a slab-on-grade 3-storey commercial/residential building at the above noted address. A site location plan is provided as Figure 1.

On September 22nd, 2020 a representative of our technical staff visited the site to observe the existing soil and ground water conditions within two test pit excavations, advanced using an excavator provided by CEE, to determine the suitability of the native soil for foundations and infiltration. The location of Test Pit #1 was at the northwest corner of the proposed building and the second was located at the northeast corner of the proposed building. Soil samples were obtained from the test pits to determine the infiltration rate in support of the design of low impact development measures. The approximate test pit locations are provided in Figure 2.

Introduction & Scope of Work

The property is bounded by residential properties to the west, north and south with Oak Street to the east. The property is rectangular in shape and is approximately 50 metres long (east to west) and 20 metres wide (north to south). The property currently contains a single-family dwelling with a detached garage, with the remainder of the lot consisting of manicured lawns and mature trees. Based on survey information provided to CEE the study area is generally flat.

As part of the test pit investigation CEE noted the competency of the soils as well as observations pertaining to existing ground water conditions. This information enabled CEE to provide geotechnical recommendations including geotechnical design parameters for foundations.

Site and Test Pit Observations

A detailed breakdown of the results of each test pit is provided in the table below. Photographs of each test pit are also enclosed.

	Test Pit #1	Test Pit #2
GPS Coordinates	N: 4927846 E: 561601	N: 4927848 E: 561570
Stratigraphy Encountered	0.0 to 0.4m – Topsoil, roots 0.4m to 1.8m – NATIVE – Brown Sand, trace fines, inferred compact, moist, becoming wet with depth. 1.8m to 1.9m – NATIVE – Grey Silty Sand Glacial Till, some gravel, trace clay, inferred compact, moist. 1.9m – BEDROCK	0.0 to 0.2m – Topsoil, roots 0.2m to 1.7m – NATIVE – Brown Sand, trace fines, inferred compact, moist, becoming wet with depth. 1.7m to 2.0m – NATIVE – Grey Silty Sand Glacial Till, some gravel, trace clay, inferred compact, moist. 1.9m – BEDROCK at south side of test pit as deep as 2.2m at the north side of the test pit
Geodetic Elevation*	179.69 metres	179.60 metres
Ground Water and Caving Conditions	No free water observed and no caving	Minor Seepage observed at the interface of the sand and glacial till. Minor caving observed

*Top of manhole (in front of 32 Oak Street) was used as benchmark with a geodetic elevation of 179.47 metres.

Inferred consistency or relative density of the soil strata was determined based on tactile probing of the material, and in the case of cohesive soils, based on the results of pocket penetrometer readings. A 19 mm diameter piezometer was installed in each of the test pits which was screened from the base of the test pit (at the bedrock surface) to approximately 1 metre above the base of the test pit excavation.

Ground Water and Infiltration Rate

Upon completion of the excavation of the test pits, no ground water seepage was encountered in Test Pit #1 while minor seepage was observed in Test Pit #2. There was no appreciable caving of the sidewalls in either of the test pits. To confirm the depth and elevation of the prevailing groundwater, 19 mm diameter piezometers were installed in each of the test pits. Stabilized ground water elevations were taken on September 29th, 2020. The below table shows the ground water data recorded.

Monitoring Well	Ground Surface Elev. (m)	Ground Water Level on September 29, 2020	
		Depth (m)	Elev. (m)
TP 1	179.69	1.67	178.02
TP 2	179.60	1.57	178.03

Soil samples were taken from the different strata found during the test pit investigation. Two samples were tested in our laboratory for grain size determination. The fist sample tested was from Test Pit #1 at approximately 1.8 metres below existing grade within the silty sand glacial till deposit and in Test Pit #2 within the sand deposit at approximately 1.1 metres below existing grade. For the purposes of this report, the samples tested were identified as TP 1, Sa 2 and TP 2, Sa 1.

Grain size distribution curves were developed by testing the soil sample in accordance with applicable Ontario LS standards in reference to ASTM D6913 (sieve analysis) and ASTM D7928 (sedimentation / hydrometer analysis). The result of the laboratory test and graphical representation of this grain size analysis is enclosed.

Determination of percolation rate are based on the ""*Ministry of Municipal Affairs and Housing (MMAH) Supplementary Guidelines SB-6, Percolation Time and Soil Descriptions, September 14, 2012*". Based on this document, a summary of the results and the estimated percolation rate of the soil is as follows:

Sample	Soil Description	USCS Soil Classification	Estimated Percolation Rate or "*T-Time*"
TP 1, Sa 2	SILTY SAND GLACIAL TILL, Some Gravel, Trace Clay	S.M.	20 mins/cm (30 mm/hr)
TP 2, Sa 1	SAND, Trace Fines	S.P.	8 min/cm (75 mm/hr)

It is noted that percolation time not only varies based on the grain size distribution but is also influenced by other soil characteristics such as the density of the soil, the structure of the soil, the percentage/mineralogy of clay, the plasticity of the soil, the organic content of the soil, and the groundwater table level which are not expressly calculated as part of a grain size analysis.

Engineering Design Parameter & Analysis

It is understood that the current residential dwelling will be demolished, and a 3-storey commercial/residential building will be constructed. As part of the construction new servicing, driveways and parking areas will be constructed. Due to stormwater constraints the development may require the installation of infiltration based low impact development measures. Based on our correspondence it is anticipated that no major changes to grading will occur to accommodate the proposed development scheme.

Foundation and Building Design Considerations

The topsoil and weathered native soils encountered in the test pits are not suitable for conventional strip and spread footing foundations. Proposed strip and spread footing foundations must extend to and be founded on the native soil deposits with compact relative density or directly to the bedrock. Proposed strip and spread footing foundations may be designed as follows:

- On soil (the sand or glacial till deposit) using a maximum geotechnical reaction at SLS of 75 kPa for a maximum of 25 mm of settlement. The factored geotechnical resistance at ULS is 115 kPa.
- On bedrock using a maximum geotechnical reaction at SLS of 200 kPa (no appreciable settlement will occur). The factored geotechnical resistance at ULS is 300 kPa.

It is recommended that footings either be set uniformly on soil or uniformly on bedrock. Where foundations straddle both soil and bedrock, the strain incompatibility (i.e. bedrock does not settle whereas soil has some settlement) can increase the risk for foundation wall cracking.

The minimum strip footing widths to be used shall be dictated as per the Ontario Building Code, regardless of loading considerations. Footings stepped from one level to another must be at a slope not

exceeding 7 vertical to 10 horizontal. Foundations exposed to ambient air temperature throughout the year must be provided with a minimum of 1.4 metres of earth cover for frost protection.

Prior to pouring concrete for the footings, the footing subgrade must be cleaned of deleterious materials, softened, disturbed, or caved materials, and any standing water. During the excavation and construction of the footings CEE should be retained to inspect the founding base to ensure the subgrade has been properly prepared and that the integrity of the founding soil has been maintained.

Soils tend to weather and deteriorate on exposure to the atmosphere or to surface water, therefore foundation bases that will remain open and exposed to the atmosphere for an extended period shall be protected by applying a skim coat of lean concrete. If construction is to proceed in freezing conditions, temporary frost protection for the footing bases and concrete must be provided. Construction traffic should be prohibited from travelling over the exposed subgrade.

Building Floor Slab

A lightly loaded unreinforced concrete slab can be constructed at this site provided the subgrade is stripped of all topsoil and does not contain any significantly weathered or soft soils, or soils that contain a high percentage of organics. The backfill to raise the sub-excavation back to underside of concrete slab should be placed in maximum 200 mm thick loose lifts and compacted to a minimum of 95% Standard Proctor Maximum Dry Density. To achieve adequate compaction, backfill material should be placed within ±2% of optimum moisture content. In addition, it is recommended that the soil used to bring the soil up to the base of the slab should consist of Select Subgrade Material if possible (cohesionless silty sand to gravelly sand type soil).

It is necessary that the floor slabs be provided with a capillary moisture barrier and drainage layer. This is made by placing the slab on a minimum 200 mm layer of clear stone compacted by vibration to a dense state. The upper 50 mm of clear stone can be replaced with 19 mm crusher run limestone for a working surface.

Perimeter and under-slab drainage at the foundation level is not required, provided that the underside of concrete slab is at least 200 mm above the prevailing grade of the site and the surrounding surfaces slope away from the building at a gradient of at least 2% to promote surface water run-off and to reduce groundwater infiltration adjacent to foundations. To minimize infiltration of surface water onto the foundation wall, the upper 150 mm of backfill could comprise compacted relatively impervious soil material.

Pavement Design

Subgrade Preparation

A review of the test pit data in the proposed driveway and parking areas indicates that the pavement subgrade will consist of a native sand with a generally compact relative density. The subgrade must be exposed by the removal of any vegetation, topsoil, existing pavements structures or disturbed soil. The pavement subgrade should be proof-rolled and inspected by the geotechnical engineer. Any loose, soft, wet or unstable areas must be sub-excavated and backfilled with clean, approved and compacted earth fill and compacted to a minimum of 95% SPMDD.

The long-term performance of the pavement structure is highly dependent upon the subgrade support conditions. Stringent construction control procedures must be maintained to ensure that uniform subgrade moisture and density conditions are achieved as much as possible when fill is placed, and the natural subgrade is not disturbed or weakened after it is exposed

Drainage

Control of surface water is an important factor in achieving a good pavement life. The subgrade must be free of depressions and sloped (preferably at a minimum grade of 2 percent) to provide effective drainage toward subgrade drains. Grading adjacent to pavement areas should be designed to ensure that water is not allowed to pond adjacent to the outside edges of the pavement. It is recommended that continuous pavement subdrains be provided along the edge of pavement and drained into available LID measures or municipal ditches by means of gravity to facilitate drainage of the subgrade and the granular materials. The subdrain invert should try to be maintained at least 0.3 metres below subgrade level.

Pavement Structure

The industry pavement design methods are based on a design life of 15 to 20 years for typical weather conditions depending on actual traffic volumes. The following pavement thickness design is provided on the above noted considerations and subgrade basis for an asphaltic concrete pavement structure:

Pavement Layer	Compaction Requirements	Minimum Component Thickness
Surface Course Asphaltic Concrete: HL-3 (OPSS 1150) with PG 58-28 Asphalt Cement (OPSS.MUNI 1101)	OPSS 310	40 mm
Binder Course Asphaltic Concrete: HL-8 (OPSS 1150) with PG 58-28 Asphalt Cement (OPSS.MUNI 1101)		50 mm
Base Course: Granular A (OPSS.MUNI 1010)	100% Standard Proctor Maximum Dry Density (ASTM-D698)	150 mm
Subbase Course: Granular B (OPSS.MUNI 1010)		300 mm

The granular materials must be compacted to a minimum of 100% SPMDD. Asphalt materials should be rolled and compacted as per OPSS 310. The granular and asphalt pavement materials and their placement should conform to OPSS 310, 501, 1010 and 1150.

If the pavement construction occurs in wet, winter or inclement weather, it may be necessary to provide additional subgrade support for heavy construction traffic by increasing the thickness of the granular subbase, base or both. Further, traffic areas for construction equipment may experience unstable subgrade conditions. These areas may be stabilized utilizing additional thickness of granular materials.

It should be noted that in addition to adherence of the above pavement design recommendations, a close control on the pavement construction process will also be required in order to obtain the desired pavement life. Therefore, it is recommended that regular inspection and testing should be conducted during the pavement construction to confirm material quality, thickness, and to ensure adequate compaction.

Closure

We trust this information is sufficient for your present purposes. Should you have any questions concerning the above, or can be of any further assistance, please do not hesitate to contact the undersigned.

Regards,

Alexander Winkelmann, P.Eng.
President, Geotechnical Engineer

FIGURES

Site Location Plan

Test Pit Location Plan

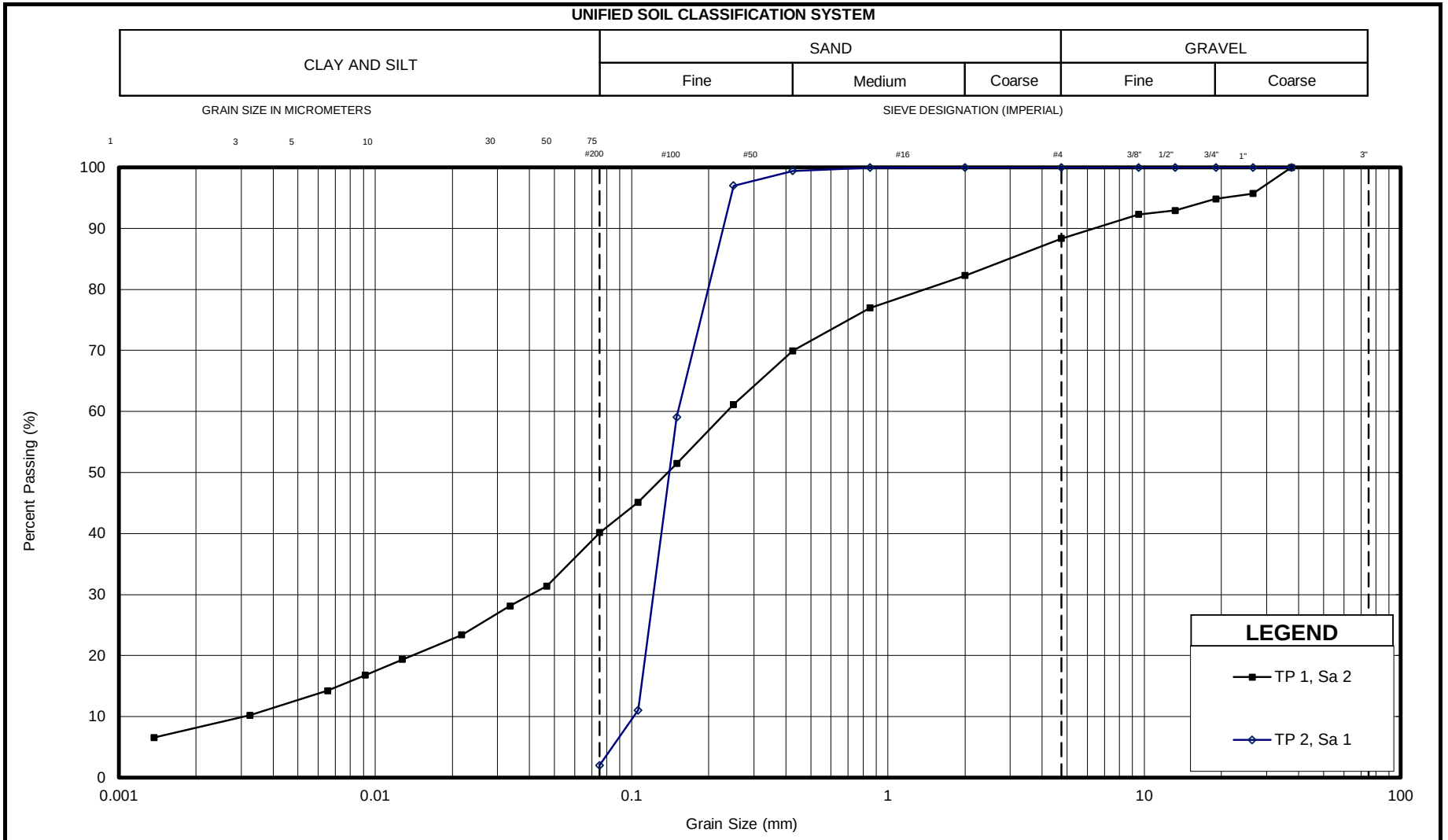
Central Earth ENGINEERING *Geotechnical Engineering and Construction Materials Testing & Inspection Services*	Client: 32 Oak Street Inc.	Scale: N.T.S
		Date: Sept. 2020
	Project: 32 Oak Street, Collingwood, ON	Drawn By: E.P.
		Project No: 20-1200A
	Title: SITE LOCATION PLAN	FIGURE 1

Central Earth ENGINEERING

Geotechnical Engineering and Construction Materials Testing & Inspection Services

Client: 32 Oak Street Inc.	Scale: N.T.S
	Date: Sept. 2020
Project: 32 Oak Street, Collingwood, ON	Drawn By: E.P.
	Project No: 20-1200A
Title: TEST PIT LOCATION PLAN	FIGURE 2

GRAIN SIZE DISTRIBUTION (T-TIME)



Sample	Description	Gr.	Sa.	Si.	Cl.	D_{10}	D_{30}	D_{60}	C_u	C_c
TP 1, Sa 2	SILTY SAND, Some Gravel, Trace Clay (Glacial Till) (S.M.)	12	48	32	8	-	0.04	0.24	79.49	2.27
TP 2, Sa 1	SAND, trace fines (S.P.)	0	98	2		0.10	0.12	0.15	1.49	0.96

Central Earth ENGINEERING

GRAIN SIZE DISTRIBUTION -32 Oak Street, Collingwood, ON

Gradation Analysis

FIGURE No.	Grain Size Curve
REF. No.	20-1200A
DATE	October 2020

TEST PIT PHOTOGRAPHS

PHOTOGRAPH 1 Description: Detailed view of Test Pit #1 (depth measured).

PHOTOGRAPH 2 Description: Detailed view of Test Pit #2 (depth measured).

Appendix E – PCSWMM Existing Condition Model Output

2020-030 32 Oak Street - Pre-development
Model Results (100 year SCS Type II)

EPA STORM WATER MANAGEMENT MODEL - VERSION 5.1 (Build 5.1.015)

****
Element Count
****
Number of rain gages 14
Number of subcatchments ... 1
Number of nodes 2
Number of links 1
Number of pollutants 0
Number of land uses 0

****
Raingage Summary
****

Name	Data Source	Data Type	Recording Interval
25mmQuality	25mmQuality	INTENSITY	5 min.
Chicago_4h_100yr	Chicago_4h_100yr	INTENSITY	5 min.
Chicago_4h_10yr	Chicago_4h_10yr	INTENSITY	5 min.
Chicago_4h_25yr	Chicago_4h_25yr	INTENSITY	5 min.
Chicago_4h_2yr	Chicago_4h_2yr	INTENSITY	5 min.
Chicago_4h_50yr	Chicago_4h_50yr	INTENSITY	5 min.
Chicago_4h_5yr	Chicago_4h_5yr	INTENSITY	5 min.
SCS_Type_II_100yr	SCS_Type_II_100yr	INTENSITY	15 min.
SCS_Type_II_10yr	SCS_Type_II_10yr	INTENSITY	15 min.
SCS_Type_II_25yr	SCS_Type_II_25yr	INTENSITY	15 min.
SCS_Type_II_2yr	SCS_Type_II_2yr	INTENSITY	15 min.
SCS_Type_II_50yr	SCS_Type_II_50yr	INTENSITY	15 min.
SCS_Type_II_5yr	SCS_Type_II_5yr	INTENSITY	15 min.
Timmins	Timmins	CUMULATIVE	60 min.

****
Subcatchment Summary
****

Name	Area	Width	%Imperv	%Slope	Rain Gage	Outlet
S1	0.10	20.20	15.70	0.5000	SCS_Type_II_100yr	J1

```
************
Node Summary
************
```

Name	Type	Invert Elev.	Max. Depth	Ponded Area	External Inflow
J1	JUNCTION	178.58	1.00	0.0	
OakCB	OUTFALL	178.42	0.00	0.0	

```
************
Link Summary
************
```

Name	From Node	To Node	Type	Length	%Slope	Roughness
C1	J1	OakCB	CONDUIT	6.8	2.3388	0.0100

```
*********************
Cross Section Summary
*********************
```

Conduit	Shape	Full Depth	Full Area	Hyd. Rad.	Max. Width	No. of Barrels	Full Flow
C1	DUMMY	0.00	0.00	0.00	0.00	1	0.00

```
*********************************************************
NOTE: The summary statistics displayed in this report are
based on results found at every computational time step,
not just on results from each reporting time step.
*********************************************************

****************
Analysis Options
****************
Flow Units ............... CMS
Process Models:
  Rainfall/Runoff ........ YES
  RDII ................... NO
  Snowmelt ............... NO
  Groundwater ............ NO
  Flow Routing ........... YES
  Ponding Allowed ........ YES
  Water Quality .......... NO
```

```
Infiltration Method ...... GREEN_AMPT
Flow Routing Method ...... DYNWAVE
Surcharge Method ......... EXTRAN
Starting Date ............ 10/23/2020 00:00:00
Ending Date .............. 10/25/2020 00:00:00
Antecedent Dry Days ...... 0.0
Report Time Step ......... 00:01:00
Wet Time Step ............ 00:05:00
Dry Time Step ............ 00:05:00
Routing Time Step ........ 5.00 sec
Variable Time Step ....... YES
Maximum Trials ........... 8
Number of Threads ........ 1
Head Tolerance ........... 0.001500 m
```

Runoff Quantity Continuity	Volume hectare-m	Depth mm
Total Precipitation	0.012	120.800
Evaporation Loss	0.000	0.000
Infiltration Loss	0.009	91.509
Surface Runoff	0.003	29.325
Final Storage	0.000	0.314
Continuity Error (%)	-0.288	

Flow Routing Continuity	Volume hectare-m	Volume 10^6 ltr
Dry Weather Inflow	0.000	0.000
Wet Weather Inflow	0.003	0.030
Groundwater Inflow	0.000	0.000
RDII Inflow	0.000	0.000
External Inflow	0.000	0.000
External Outflow	0.003	0.030
Flooding Loss	0.000	0.000
Evaporation Loss	0.000	0.000
Exfiltration Loss	0.000	0.000
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.000	0.000
Continuity Error (%)	0.000	

```
**************************
Time-Step Critical Elements
```

****
None

****
Highest Flow Instability Indexes
****
All links are stable.

****
Routing Time Step Summary
****
Minimum Time Step : 4.50 sec
Average Time Step : 5.00 sec
Maximum Time Step : 5.00 sec
Percent in Steady State : 0.00
Average Iterations per Step : 2.00
Percent Not Converging : 0.00
Time Step Frequencies :
5.000 - 3.155 sec : 100.00 %
3.155 - 1.991 sec : 0.00 %
1.991 - 1.256 sec : 0.00 %
1.256 - 0.792 sec : 0.00 %
0.792 - 0.500 sec : 0.00 %

****
Subcatchment Runoff Summary
****

Subcatchment	Total Precip mm	Total Runon mm	Total Evap mm	Total Infil mm	Imperv Runoff mm	Perv Runoff mm	Total Runoff mm	Total Runoff 10^6 ltr	Peak Runoff CMS	Runoff Coeff
S1	120.80	0.00	0.00	91.51	18.68	10.65	29.33	0.03	0.02	0.243

****
Node Depth Summary
****

	Average Depth	Maximum Depth	Maximum HGL	Time of Max Occurrence	Reported Max Depth

Node	Type	Meters	Meters	Meters	days hr:min	Meters
J1	JUNCTION	0.00	0.00	178.58	0 00:00	0.00
OakCB	OUTFALL	0.00	0.00	178.42	0 00:00	0.00

****
Node Inflow Summary
****

Node	Type	Maximum Lateral Inflow CMS	Maximum Total Inflow CMS	Time of Max Occurrence days hr:min	Lateral Inflow Volume 10^6 ltr	Total Inflow Volume 10^6 ltr	Flow Balance Error Percent
J1	JUNCTION	0.019	0.019	0 12:00	0.0299	0.0299	0.000
OakCB	OUTFALL	0.000	0.019	0 12:00	0	0.0299	0.000

****
Node Surcharge Summary
****

Surcharging occurs when water rises above the top of the highest conduit.

Node	Type	Hours Surcharged	Max. Height Above Crown Meters	Min. Depth Below Rim Meters
J1	JUNCTION	48.00	0.000	1.000

****
Node Flooding Summary
****

No nodes were flooded.

****
Outfall Loading Summary
****

	Flow	Avg	Max	Total

Outfall Node	Freq Pcnt	Flow CMS	Flow CMS	Volume 10^6 ltr
OakCB	46.80	0.000	0.019	0.030
System	46.80	0.000	0.019	0.030

****
Link Flow Summary
****

Link	Type	Maximum |Flow| CMS	Time of Max Occurrence days hr:min	Maximum |Veloc| m/sec	Max/ Full Flow	Max/ Full Depth
C1	DUMMY	0.019	0 12:00			

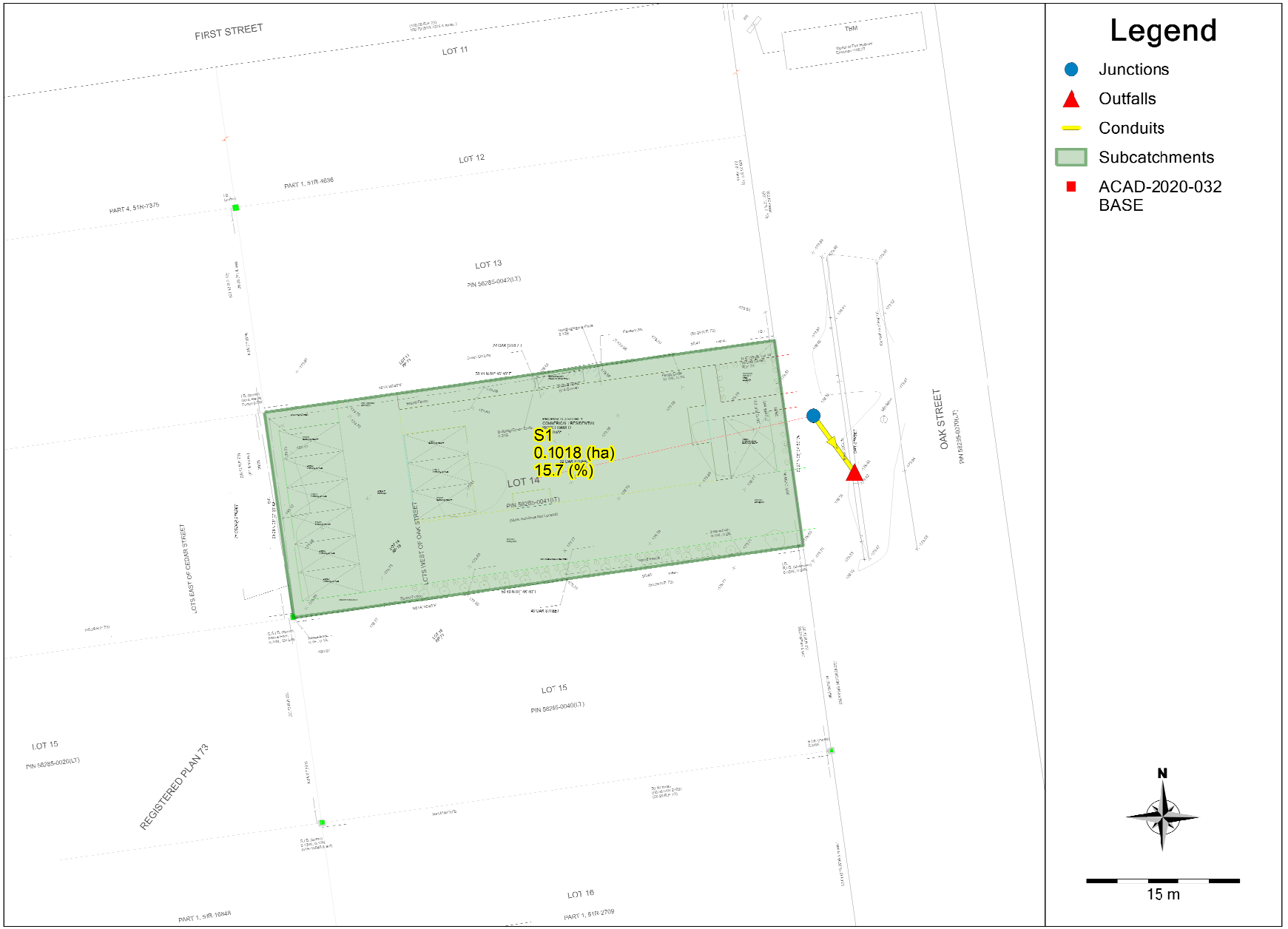
****
Flow Classification Summary
****

Conduit	Adjusted /Actual Length	Fraction of Time in Flow Class: Dry	Up Dry	Down Dry	Sub Crit	Sup Crit	Up Crit	Down Crit	Norm Ltd	Inlet Ctrl

****
Conduit Surcharge Summary
****

No conduits were surcharged.

Analysis begun on: Thu Nov 12 12:55:09 2020
Analysis ended on: Thu Nov 12 12:55:10 2020
Total elapsed time: 00:00:01


FIRST STREET
LOT 11
LOT 12
PART 4, 51R-7375
PART 1, 51R-4636
LOT 13
PIN 58285-0042(LT)
S1
0.1018 (ha)
15.7 (%)
LOT 14
PIN 58285-0041(LT)
OAK STREET
LOTS WEST OF OAK STREET
LOTS EAST OF CEDAR STREET
LOT 15
PIN 58285-0040(LT)
LOT 15
PIN 58285-0026(LT)
REGISTERED PLAN 73
LOT 16
PART 1, 51R-2709
PART 1, 51R-10848
Legend
Junctions
Outfalls
Conduits
Subcatchments
ACAD-2020-032 BASE
N
15 m

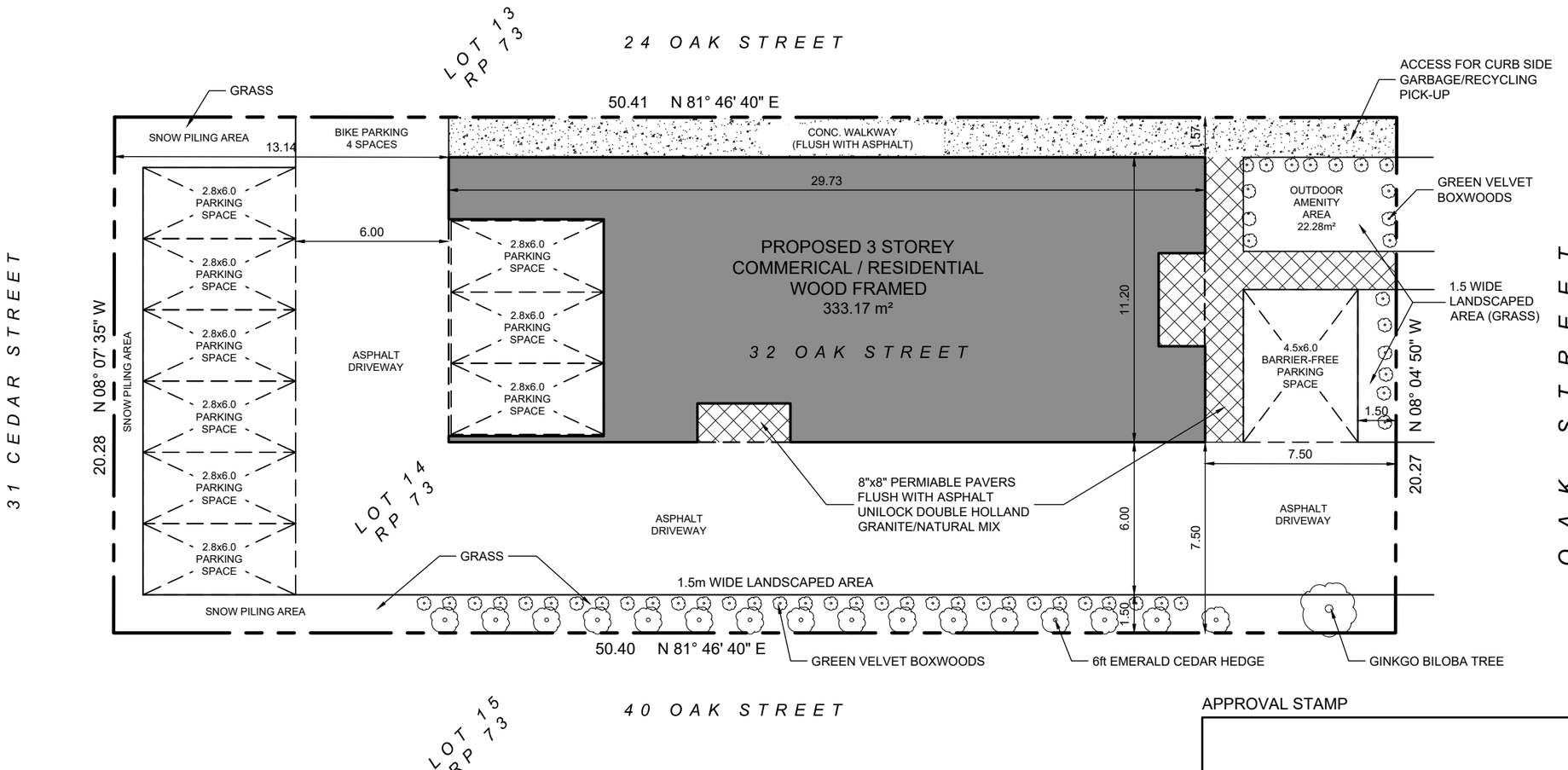
Appendix F – Proposed Site Plan

32 OAK STREET
COLLINGWOOD ON L9Y 1B2

LOT 14
WEST OF OAK STREET
REGISTERED PLAN 73
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

LOT AREA = 1021.90 m² = 0.102 ha

SITE PLAN DRAWN WITH
INFORMATION FROM SURVEY BY
ZUBEK, EMO, PATTEN & THOMSEN LTD. OLS
2020



APPROVAL STAMP

No.	Issue/Revision	Date
1	ZONING REVIEW	JAN 10 20
2	DESIGN REVIEW	MAR 01 20
3	DESIGN REVIEW	MAR 20 20
4	SITE PLAN CONTROL	APR 27 20
5	SPA FINAL SUBMISSION	JUL 15 20

WESTSMITH DESIGN
www.westsmithdesign.com
Douglas E. Smith, C.E.T. (BCIN 105709)
104 Katherine Street Collingwood ON L9Y 3R5
705-351-1360 doug@westsmithdesign.com
REGISTERED BCIN 106658

SIGNATURE — JUL 15 20 DATE

DRAWINGS MUST BE SIGNED AND DATED IN ORDER TO BE ISSUED FOR BUILDING PERMIT, ROOF TRUSS DESIGN OR CONSTRUCTION

Project Name
OAKWOOD BUILDING
32 OAK STREET
COLLINGWOOD ON
L9Y 2X6

Project Number: 1927

Drawing Title: SITE PLAN

Drawn By	Designed By
DES	DES
Scale: 1:200 metric	Date: DEC 13 2019

Drawing Number
A100

Appendix G – PCSWMM Proposed Condition Model Output

2020-030 32 Oak Street - Post-development
Model Results (Timmins)

EPA STORM WATER MANAGEMENT MODEL - VERSION 5.1 (Build 5.1.015)

****
Element Count
****
Number of rain gages 14
Number of subcatchments ... 11
Number of nodes 2
Number of links 1
Number of pollutants 0
Number of land uses 0

****
Raingage Summary
****

Name	Data Source	Data Type	Recording Interval
25mmQuality	25mmQuality	INTENSITY	5 min.
Chicago_4h_100yr	Chicago_4h_100yr	INTENSITY	5 min.
Chicago_4h_10yr	Chicago_4h_10yr	INTENSITY	5 min.
Chicago_4h_25yr	Chicago_4h_25yr	INTENSITY	5 min.
Chicago_4h_2yr	Chicago_4h_2yr	INTENSITY	5 min.
Chicago_4h_50yr	Chicago_4h_50yr	INTENSITY	5 min.
Chicago_4h_5yr	Chicago_4h_5yr	INTENSITY	5 min.
SCS_Type_II_100yr	SCS_Type_II_100yr	INTENSITY	15 min.
SCS_Type_II_10yr	SCS_Type_II_10yr	INTENSITY	15 min.
SCS_Type_II_25yr	SCS_Type_II_25yr	INTENSITY	15 min.
SCS_Type_II_2yr	SCS_Type_II_2yr	INTENSITY	15 min.
SCS_Type_II_50yr	SCS_Type_II_50yr	INTENSITY	15 min.
SCS_Type_II_5yr	SCS_Type_II_5yr	INTENSITY	15 min.
Timmins	Timmins	CUMULATIVE	60 min.

****
Subcatchment Summary
****

Name	Area	Width	%Imperv	%Slope	Rain Gage	Outlet
ACC_PARKING	0.00	6.10	74.00	2.0000	Timmins	J1
AMENITY	0.00	0.22	0.00	2.0000	Timmins	J1
BLDG_N	0.02	28.95	100.00	45.0000	Timmins	REAR_DWY

BLDG_S	0.02	29.12	100.00	45.0000	Timmins	REAR_DWY
DWY	0.02	6.00	100.00	0.7000	Timmins	J1
DWY_BORDER	0.01	37.33	0.00	2.0000	Timmins	DWY
MAIN_ENT	0.00	8.13	100.00	2.0000	Timmins	J1
PARKING	0.01	16.67	100.00	0.5000	Timmins	REAR_DWY
PARKING_BORDER	0.01	35.33	0.00	0.5000	Timmins	PARKING
REAR_DWY	0.01	6.00	100.00	0.7000	Timmins	DWY
SIDEWALK	0.01	1.59	100.00	0.0200	Timmins	J1

****
LID Control Summary
****

Subcatchment	LID Control	No. of Units	Unit Area	Unit Width	% Area Covered	% Imperv Treated	% Perv Treated
ACC_PARKING	PermPaversNoBerm	1	27.00	6.00	75.00	100.00	0.00
DWY	PermPavers	1	223.00	6.00	100.00	100.00	0.00
REAR_DWY	PermPavers	1	113.00	6.00	100.00	100.00	0.00
SIDEWALK	PermPaversNoBerm	1	59.00	1.50	100.00	100.00	0.00

****
Node Summary
****

Name	Type	Invert Elev.	Max. Depth	Ponded Area	External Inflow
J1	JUNCTION	178.58	1.00	0.0	
OakCB	OUTFALL	178.42	0.00	0.0	

****
Link Summary
****

Name	From Node	To Node	Type	Length	%Slope	Roughness
C1	J1	OakCB	CONDUIT	6.8	2.3388	0.0100

****
Cross Section Summary
****

Conduit	Shape	Full Depth	Full Area	Hyd. Rad.	Max. Width	No. of Barrels	Full Flow

```
C1                DUMMY                0.00      0.00      0.00      0.00        1      0.00


***********************************************************
NOTE: The summary statistics displayed in this report are
based on results found at every computational time step,
not just on results from each reporting time step.
***********************************************************

****************
Analysis Options
****************
Flow Units ............... CMS
Process Models:
  Rainfall/Runoff ........ YES
  RDII ................... NO
  Snowmelt ............... NO
  Groundwater ............ NO
  Flow Routing ........... YES
  Ponding Allowed ........ YES
  Water Quality .......... NO
Infiltration Method ...... GREEN_AMPT
Flow Routing Method ...... DYNWAVE
Surcharge Method ......... EXTRAN
Starting Date ............ 10/23/2020 00:00:00
Ending Date .............. 10/25/2020 00:00:00
Antecedent Dry Days ...... 0.0
Report Time Step ......... 00:01:00
Wet Time Step ............ 00:05:00
Dry Time Step ............ 00:05:00
Routing Time Step ........ 5.00 sec
Variable Time Step ....... YES
Maximum Trials ........... 8
Number of Threads ........ 1
Head Tolerance ........... 0.001500 m

**************************        Volume         Depth
Runoff Quantity Continuity     hectare-m            mm
**************************     ---------       -------
Total Precipitation ......         0.020       193.000
Evaporation Loss .........         0.000         0.000
Infiltration Loss ........         0.018       175.444
Surface Runoff ...........         0.002        16.975
Final Storage ............         0.000         0.910
```

```
Continuity Error (%) .....        -0.171

**************************        Volume         Volume
Flow Routing Continuity        hectare-m      10^6 ltr
**************************     ---------      ---------
Dry Weather Inflow .......         0.000          0.000
Wet Weather Inflow .......         0.002          0.017
Groundwater Inflow .......         0.000          0.000
RDII Inflow ..............         0.000          0.000
External Inflow ..........         0.000          0.000
External Outflow .........         0.002          0.017
Flooding Loss ............         0.000          0.000
Evaporation Loss .........         0.000          0.000
Exfiltration Loss ........         0.000          0.000
Initial Stored Volume ....         0.000          0.000
Final Stored Volume ......         0.000          0.000
Continuity Error (%) .....         0.000


***************************
Time-Step Critical Elements
***************************
None


*******************************
Highest Flow Instability Indexes
*******************************
All links are stable.


************************
Routing Time Step Summary
************************
Minimum Time Step           :     4.50 sec
Average Time Step           :     5.00 sec
Maximum Time Step           :     5.00 sec
Percent in Steady State     :     0.00
Average Iterations per Step :     2.00
Percent Not Converging      :     0.00
Time Step Frequencies       :
    5.000 -  3.155 sec      :   100.00 %
    3.155 -  1.991 sec      :     0.00 %
    1.991 -  1.256 sec      :     0.00 %
    1.256 -  0.792 sec      :     0.00 %
```

0.792 - 0.500 sec : 0.00 %

****
Subcatchment Runoff Summary
****

Subcatchment	Total Precip mm	Total Runon mm	Total Evap mm	Total Infil mm	Imperv Runoff mm	Perv Runoff mm	Total Runoff mm	Total Runoff 10^6 ltr	Peak Runoff CMS	Runoff Coeff
ACC_PARKING	193.00	0.00	0.00	173.55	35.47	19.38	19.38	0.00	0.00	0.100
AMENITY	193.00	0.00	0.00	192.51	0.00	0.51	0.51	0.00	0.00	0.003
BLDG_N	193.00	0.00	0.00	0.00	191.70	0.00	191.70	0.03	0.00	0.993
BLDG_S	193.00	0.00	0.00	0.00	191.69	0.00	191.69	0.03	0.00	0.993
DWY	193.00	258.78	0.00	399.73	0.00	0.00	52.05	0.01	0.00	0.115
DWY_BORDER	193.00	0.00	0.00	190.16	0.00	3.20	3.20	0.00	0.00	0.017
MAIN_ENT	193.00	0.00	0.00	0.00	191.64	0.00	191.64	0.00	0.00	0.993
PARKING	193.00	1.54	0.00	0.00	192.93	0.00	192.93	0.02	0.00	0.992
PARKING_BORDER	193.00	0.00	0.00	190.44	0.00	2.91	2.91	0.00	0.00	0.015
REAR_DWY	193.00	732.25	0.00	416.15	0.00	0.00	509.10	0.06	0.01	0.550
SIDEWALK	193.00	0.00	0.00	193.00	0.00	0.00	0.00	0.00	0.00	0.000

****
LID Performance Summary
****

Subcatchment	LID Control	Total Inflow mm	Evap Loss mm	Infil Loss mm	Surface Outflow mm	Drain Outflow mm	Initial Storage mm	Final Storage mm	Continuity Error %
ACC_PARKING	PermPaversNoBerm	193.00	0.00	193.00	0.00	0.00	0.00	0.00	0.00
DWY	PermPavers	451.78	0.00	399.73	52.05	0.00	0.00	0.00	0.00
REAR_DWY	PermPavers	925.25	0.00	416.15	509.10	0.00	0.00	0.00	0.00
SIDEWALK	PermPaversNoBerm	193.00	0.00	193.00	0.00	0.00	0.00	0.00	0.00

****
Node Depth Summary
****

	Average Depth	Maximum Depth	Maximum HGL	Time of Max Occurrence	Reported Max Depth

Node	Type	Meters	Meters	Meters	days hr:min	Meters
J1	JUNCTION	0.00	0.00	178.58	0 00:00	0.00
OakCB	OUTFALL	0.00	0.00	178.42	0 00:00	0.00

****
Node Inflow Summary
****

Node	Type	Maximum Lateral Inflow CMS	Maximum Total Inflow CMS	Time of Max Occurrence days hr:min	Lateral Inflow Volume 10^6 ltr	Total Inflow Volume 10^6 ltr	Flow Balance Error Percent
J1	JUNCTION	0.003	0.003	0 10:15	0.0173	0.0173	0.000
OakCB	OUTFALL	0.000	0.003	0 10:15	0	0.0173	0.000

****
Node Surcharge Summary
****

Surcharging occurs when water rises above the top of the highest conduit.

Node	Type	Hours Surcharged	Max. Height Above Crown Meters	Min. Depth Below Rim Meters
J1	JUNCTION	48.00	0.000	1.000

****
Node Flooding Summary
****

No nodes were flooded.

****
Outfall Loading Summary
****

	Flow	Avg	Max	Total

Outfall Node	Freq Pcnt	Flow CMS	Flow CMS	Volume 10^6 ltr
OakCB	23.11	0.000	0.003	0.017
System	23.11	0.000	0.003	0.017

****
Link Flow Summary
****

Link	Type	Maximum |Flow| CMS	Time of Max Occurrence days hr:min	Maximum |Veloc| m/sec	Max/ Full Flow	Max/ Full Depth
C1	DUMMY	0.003	0 10:15			

****
Flow Classification Summary
****

Conduit	Adjusted /Actual Length	Fraction of Time in Flow Class: Dry	Up Dry	Down Dry	Sub Crit	Sup Crit	Up Crit	Down Crit	Norm Ltd	Inlet Ctrl

****
Conduit Surcharge Summary
****

No conduits were surcharged.

Analysis begun on: Thu Nov 12 12:47:12 2020
Analysis ended on: Thu Nov 12 12:47:12 2020
Total elapsed time: < 1 sec

Appendix H – Thornthwaite Water Balance Calculations & 25 mm Design Storm Model Output

THORNTHWAITE WATER BALANCE CALCULATIONS

PROJECT No. 2020-030
32 Oak Street
Town of Collingwood

CAPES ENGINEERING

TABLE 1

Pre- and Post-Development Monthly Water Balance Components

Potential Evapotranspiration Calculation	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Average Temperature (Degree C)[1]	-7.7	-6.6	-2.1	5.6	12.3	17.9	20.8	19.7	15.3	8.7	2.7	-3.5	**6.9**
Heat index: i = (t/5)$^{1.514}$	0.00	0.00	0.00	1.19	3.91	6.90	8.66	7.97	5.44	2.31	0.39	0.00	**36.8**
Unadjusted Daily Potential Evapotranspiration U (mm)	0.00	0.00	0.00	25.18	58.76	88.02	103.48	97.59	74.33	40.47	11.47	0.00	**499**
Adjusting Factor for U (Latitude 44° 22' N)[2]	0.81	0.82	1.02	1.13	1.27	1.29	1.3	1.2	1.04	0.95	0.8	0.76	
Adjusted Potential Evapotranspiration PET (mm)	0	0	0	28	75	114	135	117	77	38	9	0	**593**
PRE-DEVELOPMENT WATER BALANCE	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YEAR**
Precipitation (P)[3]	83	62	58	62	82	85	77	90	84	78	89	74	**923**
Potential Evapotranspiration (PET)	0	0	0	28	75	114	135	117	77	38	9	0	**593**
P - PET	83	62	58	34	8	-29	-57	-27	7	39	80	74	**330**
Change in Soil Moisture Storage	0	0	0	0	0	-29	-57	-14	7	39	54	0	**0**
Soil Moisture Storage max 100 mm	100	100	100	100	100	71	14	0	7	46	100	100	
Actual Evapotranspiration (AET)	0	0	0	28	75	114	135	104	77	38	9	0	**580**
Soil Moisture Deficit max 100 mm	0	0	0	0	0	29	86	100	93	54	0	0	
Water Surplus - available for infiltration or runoff	83	62	58	34	8	0	0	0	0	0	25	74	**343**
Potential Infiltration (based on MOE metholodogy*; independent of temperature)	50	37	35	20	5	0	0	0	0	0	15	44	**206**
Potential Direct Surface Water Runoff (independent of temperature)	33	25	23	13	3	0	0	0	0	0	10	29	**137**
POST-DEVELOPMENT WATER BALANCE	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YEAR**
Precipitation (P)	83	62	58	62	82	85	77	90	84	78	89	74	**923**
Potential Evaporation (PE) from impervious areas (assume 20%)	17	12	12	12	16	17	15	18	17	16	18	15	**185**
P-PE (surplus available for runoff from impervious areas)	66	49	46	50	66	68	62	72	67	62	71	59	**738**
Water surplus change compared to pre-condition (for areas that change from vegetated open areas to impervious areas)	-17	-12	-12	16	58	68	62	72	67	62	46	-15	**395**

Soil Moisture Storage: 100 mm <-- See "Water Holding Capacity" values in Table 3.1, MOE SWMPDM, 2003

Forest	0%
Urban Lawn	84%
Pasture	0%
Crops	0%
Impervious	16%

*MOE SWM infiltration calculations

topography - hilly land	0.1	<-- Infiltration Factors from Table 3.1, MOE SWMPDM, 2003
soils - fine sand	0.4	<-- Infiltration Factors from Table 3.1, MOE SWMPDM, 2003
cover - 84% lawn, 16% impervious	0.1	<-- Infiltration Factors from Table 3.1, MOE SWMPDM, 2003
Infiltration factor	**0.6**	

Latitude of site (or climate station): 44 ° N.

USER INPUTS

THORNTHWAITE WATER BALANCE CALCULATIONS

PROJECT No. 2020-030
32 Oak Street
Town of Collingwood

CAPES ENGINEERING

Thornthwaite Water Balance

Land Use Description	Approx. Land Area* (m^2)	Estimated Impervious Fraction for Land Use	Estimated Impervious Area (m^2)	Runoff from Impervious Area (m/a)	Runoff Volume from Impervious Area (m^3/a)	Estimated Pervious Area (m^2)	Runoff from Pervious Area (m/a)	Runoff Volume from Pervious Area (m^3/a)	Recharge from Pervious Area (m/a)	Recharge Volume from Pervious Area (m^3/a)	Total Runoff (Direct and Indirect) Volume (m^3/a)	Total Recharge Volume (m^3/a)
Pre Development Site	1,020	0.16	160	0.738	118	860	0.137	118	0.206	177	236	177
TOTAL PRE-DEVELOPMENT	**1,020**		**160**		**118**	**860**		**118**		**177**	**236**	**177**
Post Development Site	1,020	0.86	879	0.738	649	141	0.137	19	0.206	29	668	29
TOTAL POST-DEVELOPMENT	**1,020**		**879**		**649**	**141**		**19**		**29**	**668**	**29**
										% Change from Pre to Post	283	84
										Effect of development (**with no mitigation**)	**2.83 times increase in runoff**	**84% reduction of recharge**

To balance pre- to post-, the recharge target (m^3/a)= **148**

2020-030 32 Oak Street - Post-development
Model Results (25 mm Quality Storm)

EPA STORM WATER MANAGEMENT MODEL - VERSION 5.1 (Build 5.1.015)

****
Element Count
****
Number of rain gages 14
Number of subcatchments ... 11
Number of nodes 2
Number of links 1
Number of pollutants 0
Number of land uses 0

****
Raingage Summary
****

Name	Data Source	Data Type	Recording Interval
25mmQuality	25mmQuality	INTENSITY	5 min.
Chicago_4h_100yr	Chicago_4h_100yr	INTENSITY	5 min.
Chicago_4h_10yr	Chicago_4h_10yr	INTENSITY	5 min.
Chicago_4h_25yr	Chicago_4h_25yr	INTENSITY	5 min.
Chicago_4h_2yr	Chicago_4h_2yr	INTENSITY	5 min.
Chicago_4h_50yr	Chicago_4h_50yr	INTENSITY	5 min.
Chicago_4h_5yr	Chicago_4h_5yr	INTENSITY	5 min.
SCS_Type_II_100yr	SCS_Type_II_100yr	INTENSITY	15 min.
SCS_Type_II_10yr	SCS_Type_II_10yr	INTENSITY	15 min.
SCS_Type_II_25yr	SCS_Type_II_25yr	INTENSITY	15 min.
SCS_Type_II_2yr	SCS_Type_II_2yr	INTENSITY	15 min.
SCS_Type_II_50yr	SCS_Type_II_50yr	INTENSITY	15 min.
SCS_Type_II_5yr	SCS_Type_II_5yr	INTENSITY	15 min.
Timmins	Timmins	CUMULATIVE	60 min.

****
Subcatchment Summary
****

Name	Area	Width	%Imperv	%Slope	Rain Gage	Outlet
ACC_PARKING	0.00	6.10	74.00	2.0000	25mmQuality	J1
AMENITY	0.00	0.22	0.00	2.0000	25mmQuality	J1
BLDG_N	0.02	28.95	100.00	45.0000	25mmQuality	REAR_DWY

BLDG_S	0.02	29.12	100.00	45.0000	25mmQuality	REAR_DWY
DWY	0.02	6.00	100.00	0.7000	25mmQuality	J1
DWY_BORDER	0.01	37.33	0.00	0.5000	25mmQuality	DWY
MAIN_ENT	0.00	8.13	100.00	2.0000	25mmQuality	J1
PARKING	0.01	16.67	100.00	0.5000	25mmQuality	REAR_DWY
PARKING_BORDER	0.01	35.33	0.00	0.5000	25mmQuality	PARKING
REAR_DWY	0.01	6.00	100.00	0.7000	25mmQuality	DWY
SIDEWALK	0.01	1.59	100.00	0.0200	25mmQuality	J1

****
LID Control Summary
****

Subcatchment	LID Control	No. of Units	Unit Area	Unit Width	% Area Covered	% Imperv Treated	% Perv Treated
ACC_PARKING	PermPaversNoBerm	1	27.00	6.00	75.00	100.00	0.00
DWY	PermPavers	1	223.00	6.00	100.00	100.00	0.00
REAR_DWY	PermPavers	1	113.00	6.00	100.00	100.00	0.00
SIDEWALK	PermPaversNoBerm	1	59.00	1.50	100.00	100.00	0.00

****
Node Summary
****

Name	Type	Invert Elev.	Max. Depth	Ponded Area	External Inflow
J1	JUNCTION	178.58	1.00	0.0	
OakCB	OUTFALL	178.42	0.00	0.0	

****
Link Summary
****

Name	From Node	To Node	Type	Length	%Slope	Roughness
C1	J1	OakCB	CONDUIT	6.8	2.3388	0.0100

****
Cross Section Summary
****

Conduit	Shape	Full Depth	Full Area	Hyd. Rad.	Max. Width	No. of Barrels	Full Flow

```
C1                DUMMY                0.00      0.00      0.00      0.00        1      0.00


***********************************************************
NOTE: The summary statistics displayed in this report are
based on results found at every computational time step,
not just on results from each reporting time step.
***********************************************************

****************
Analysis Options
****************
Flow Units ............... CMS
Process Models:
  Rainfall/Runoff ........ YES
  RDII ................... NO
  Snowmelt ............... NO
  Groundwater ............ NO
  Flow Routing ........... YES
  Ponding Allowed ........ YES
  Water Quality .......... NO
Infiltration Method ...... GREEN_AMPT
Flow Routing Method ...... DYNWAVE
Surcharge Method ......... EXTRAN
Starting Date ............ 10/23/2020 00:00:00
Ending Date .............. 10/25/2020 00:00:00
Antecedent Dry Days ...... 0.0
Report Time Step ......... 00:01:00
Wet Time Step ............ 00:05:00
Dry Time Step ............ 00:05:00
Routing Time Step ........ 5.00 sec
Variable Time Step ....... YES
Maximum Trials ........... 8
Number of Threads ........ 1
Head Tolerance ........... 0.001500 m

**************************        Volume         Depth
Runoff Quantity Continuity     hectare-m            mm
**************************     ---------       -------
Total Precipitation ......         0.003        24.999
Evaporation Loss .........         0.000         0.000
Infiltration Loss ........         0.002        23.500
Surface Runoff ...........         0.000         0.643
Final Storage ............         0.000         0.910
```

```
Continuity Error (%) .....        -0.212

**************************        Volume         Volume
Flow Routing Continuity        hectare-m      10^6 ltr
**************************     ---------      ---------
Dry Weather Inflow .......         0.000          0.000
Wet Weather Inflow .......         0.000          0.001
Groundwater Inflow .......         0.000          0.000
RDII Inflow ..............         0.000          0.000
External Inflow ..........         0.000          0.000
External Outflow .........         0.000          0.001
Flooding Loss ............         0.000          0.000
Evaporation Loss .........         0.000          0.000
Exfiltration Loss ........         0.000          0.000
Initial Stored Volume ....         0.000          0.000
Final Stored Volume ......         0.000          0.000
Continuity Error (%) .....         0.000


***************************
Time-Step Critical Elements
***************************
None


*******************************
Highest Flow Instability Indexes
*******************************
All links are stable.


************************
Routing Time Step Summary
************************
Minimum Time Step           :     4.50 sec
Average Time Step           :     5.00 sec
Maximum Time Step           :     5.00 sec
Percent in Steady State     :     0.00
Average Iterations per Step :     2.00
Percent Not Converging      :     0.00
Time Step Frequencies       :
    5.000 -  3.155 sec      :   100.00 %
    3.155 -  1.991 sec      :     0.00 %
    1.991 -  1.256 sec      :     0.00 %
    1.256 -  0.792 sec      :     0.00 %
```

0.792 - 0.500 sec : 0.00 %

****
Subcatchment Runoff Summary
****

Subcatchment	Total Precip mm	Total Runon mm	Total Evap mm	Total Infil mm	Imperv Runoff mm	Perv Runoff mm	Total Runoff mm	Total Runoff 10^6 ltr	Peak Runoff CMS	Runoff Coeff
ACC_PARKING	25.00	0.00	0.00	23.42	4.28	1.55	1.55	0.00	0.00	0.062
AMENITY	25.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.000
BLDG_N	25.00	0.00	0.00	0.00	23.10	0.00	23.10	0.00	0.00	0.924
BLDG_S	25.00	0.00	0.00	0.00	23.10	0.00	23.10	0.00	0.00	0.924
DWY	25.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.000
DWY_BORDER	25.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.000
MAIN_ENT	25.00	0.00	0.00	0.00	23.05	0.00	23.05	0.00	0.00	0.922
PARKING	25.00	0.00	0.00	0.00	23.07	0.00	23.07	0.00	0.00	0.923
PARKING_BORDER	25.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.000
REAR_DWY	25.00	88.08	0.00	113.08	0.00	0.00	0.00	0.00	0.00	0.000
SIDEWALK	25.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.000

****
LID Performance Summary
****

Subcatchment	LID Control	Total Inflow mm	Evap Loss mm	Infil Loss mm	Surface Outflow mm	Drain Outflow mm	Initial Storage mm	Final Storage mm	Continuity Error %
ACC_PARKING	PermPaversNoBerm	25.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00
DWY	PermPavers	25.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00
REAR_DWY	PermPavers	113.08	0.00	113.08	0.00	0.00	0.00	0.00	0.00
SIDEWALK	PermPaversNoBerm	25.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00

****
Node Depth Summary
****

	Average Depth	Maximum Depth	Maximum HGL	Time of Max Occurrence	Reported Max Depth

Node	Type	Meters	Meters	Meters	days hr:min	Meters
J1	JUNCTION	0.00	0.00	178.58	0 00:00	0.00
OakCB	OUTFALL	0.00	0.00	178.42	0 00:00	0.00

****
Node Inflow Summary
****

Node	Type	Maximum Lateral Inflow CMS	Maximum Total Inflow CMS	Time of Max Occurrence days hr:min	Lateral Inflow Volume 10^6 ltr	Total Inflow Volume 10^6 ltr	Flow Balance Error Percent
J1	JUNCTION	0.001	0.001	0 01:40	0.000655	0.000655	0.000
OakCB	OUTFALL	0.000	0.001	0 01:40	0	0.000655	0.000

****
Node Surcharge Summary
****

Surcharging occurs when water rises above the top of the highest conduit.

Node	Type	Hours Surcharged	Max. Height Above Crown Meters	Min. Depth Below Rim Meters
J1	JUNCTION	48.00	0.000	1.000

****
Node Flooding Summary
****

No nodes were flooded.

****
Outfall Loading Summary
****

	Flow	Avg	Max	Total

Outfall Node	Freq Pcnt	Flow CMS	Flow CMS	Volume 10^6 ltr
OakCB	2.67	0.000	0.001	0.001
System	2.67	0.000	0.001	0.001

****
Link Flow Summary
****

Link	Type	Maximum |Flow| CMS	Time of Max Occurrence days hr:min	Maximum |Veloc| m/sec	Max/ Full Flow	Max/ Full Depth
C1	DUMMY	0.001	0 01:40			

****
Flow Classification Summary
****

Conduit	Adjusted /Actual Length	Fraction of Time in Flow Class: Dry	Up Dry	Down Dry	Sub Crit	Sup Crit	Up Crit	Down Crit	Norm Ltd	Inlet Ctrl

****
Conduit Surcharge Summary
****

No conduits were surcharged.

Analysis begun on: Fri Nov 13 14:42:18 2020
Analysis ended on: Fri Nov 13 14:42:18 2020
Total elapsed time: < 1 sec

Appendix I – Water Servicing Calculations

CAPES ENGINEERING

Domestic & Fire Protection Water Supply/Storage

Project: **32 Oak Street**
Collingwood

Prepared by:	B. Collins
Checked by:	C. Capes
Project No:	2020-030
Date:	November 13, 2020

Domestic Flow Calculations

Number of Water Fixture Units =	45.4		OBC Table 7.6.3.2 Hydraulic Load
Water Demand =	2360	L	OBC Table 7.4.10.5 Conversion of WFSU to L/min (minimum value when FU <260)
Operating Hours =	24	hrs	
Average Day Demand =	2360	L/day	
=	1.6	L/min	
=	0.027	L/s	
Peak Day Factor =	2		Town Recommended Peak Day Factor = 2.0
Peak Day Demand =	0.055	L/s	
Peak Hourly Factor =	4.5		Town Recommended Peak Day Factor = 4.5
Peak Hourly Demand =	0.123	L/s	
Total Domestic Peak Demand =	**0.12**	**L/s**	

Fire Flow Calculations

Office of the Fire Marshal, OFM Guideline, Fire Protection Water Supply Guideline for Part 3 in the Ontarion Building Code (Oct 1999)
Subsection 3.2.2 of the Ontario Building Code, 2012

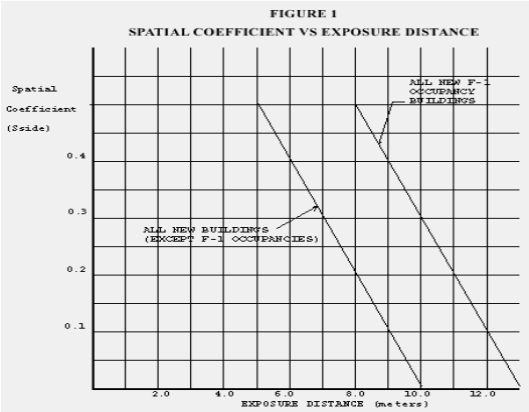
$Q=KVS_{Total}$ where

Q = Minimum supply of water in Litres (L)
K = water supply coefficient from Table 1
V = total building volume in cubic meters
S_{Tot} = total of the spacial coefficient values from the property line exposures on all sides as obtained from the formula:

$$S_{Tot} = 1.0 + [(S_{Side1}) + (S_{Side2}) + (S_{Side3}) + \ldots \text{etc.}]$$

where S_{Side} values are obtained from Figure 1, as modified by Sections 6.39(e) and 6.3(f) of the OBC Guideline
S_{Tot} need not exceed 2.0

FIGURE 1
SPATIAL COEFFICIENT VS EXPOSURE DISTANCE



1 Building Classification:

Building is of combustible construction. Floor assemblies are fire separations but with no fire-resistance rating. Roof assemblies, mezzanines, loadbearing walls, columns and arches do not have a fire-resistance rating.

Water Supply Coefficient - K — Table 1 of OBC A.3.2.5.7

K = 23 — Type C and D, OBC Table 3.1.2.1

2 Building Volumes

Bldg.	Area (m^2)	Height (m)	Volume (m^3)
Bldg. 1	333	10.95	3649
		Total	**3649** ← Total Building Volume

CAPES ENGINEERING

Domestic & Fire Protection Water Supply/Storage

Project: **32 Oak Street**
Collingwood

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Project No:	2020-030
Date:	November 13, 2020

3 Exposure Distances $S_{Tot} = 1.0 + [(S_{Side1}) + (S_{Side2}) + (S_{Side3}) + \ldots etc.]$

Bldg.	North	S_{Side} (N)	East	S_{Side} (E)	South	S_{Side} (S)	West	S_{Side} (W)	S_{Tot}
	(m)		(m)		(m)		(m)		
Bldg. 1	10.00	0.01	>10 m	0	9.20	0.08	>10 m	0	**0.09** ← Max S_{Tot}

S_{Tot} = 1.09 Max. Value = 2.0

4 **Minimum Fire Water Supply**

$Q=KVS_{Total}$ = **91469** Litres

5 **Fire Water Supply Flow Rate** = **2700** L/min Table 2 Required Minimum Water Supply Flow Rate (L/min), provided in the OBC A.3.2.5.7

= **45.00** L/s

6 **Domestic + Fire Flow Rate** = **45.12** L/s