STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

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sbm@sbmltd.ca

January 28, 2025 SBM-24-2350

Uniweber Property Inc.
130 Dearborn Place
Waterloo, ON N2J 4N5

Attn: Brad Cotton

Re: Flood Risk Assessment Report
Proposed Commercial Building
200 Weber Street North, Waterloo, Ontario

1. INTRODUCTION

This Flood Risk Assessment (FRA) Report has been prepared by Strik, Baldinelli, Moniz Ltd. (SBM) for Uniweber Property Inc. in support of the proposed commercial development at 200 Weber Street North, Waterloo, Ontario. The proposed development consists of a commercial building with surface parking, replacing an existing commercial building (vacant for a number of years).

The purpose of this Report is to evaluate potential flood risks, assess mitigation strategies, and ensure compliance with regulatory requirements set by the City of Waterloo, the Grand River Conservation Authority (GRCA), and the Ontario Ministry of Natural Resources and Forestry (MNRF).

This FRA follows the guidelines provided in the MNRF Technical Guide – River and Stream Systems: Flooding Hazard Limit – Procedures for Approval of New Special Policy Areas (SPAS) and Modifications to Existing SPAS under Provincial Policy Statement 2005 (PPS, 2005), Policy 3.1.3-Natural Hazards-Special Policy Areas (January 2009) and aligns with the City of Waterloo Site Plan Approval (SPA) procedures. The document is structured based on provincial and municipal best practices to ensure a comprehensive flood risk evaluation.

2. SITE CONTEXT & EXISTING CONDITIONS

2.1 Site Description

The subject site is approximately 1.12 ha and is located within the Laurel / Clair Special Policy Area and the GRCA Regulatory Flood Plain and Floodway. The site currently is a greenfield site, but previously included an existing commercial building and surface parking, as shown on Plan of Survey prepared by Callon Dietz dated September 30, 2005.

The site is bordered by a House of Friendship Shelter Care building to the south, a Commercial building (TireCraft) to the west, a residential subdivision to the east, and an Emergency Services building (Waterloo Fire Rescue) to

the north. Weber Street North is located to the west, and there is a Right-of-Way running along the south property line for a shared access with adjacent property.

There is also an existing easement running along the north property line due to the presence of a storm water gravity sewer / open culvert running from Weber Street North to Laurel Creek. Laurel Creek is situated approximately 30m to the east of the property.

2.2 Existing Floodplain & Drainage Conditions

The site is within the regulatory flood plain of the Grand River Conservation Authority (GRCA), and with a regulatory flood plain elevation of 319.60m. The floodway portion of the SPAS affects part of the property, approximately 10-12.5 metres from the rear (east) property line, and no development is permitted in the floodway. The site must also be floodproofed above the regulatory flood plain elevation (319.60 metres, CGVD 28 / 319.20 metres, CGVD 2013).

The pre-development site conditions include impervious surfaces such as an existing commercial building and surface parking, with surface drainage generally directed towards Laurel Creek. The site's existing grading and stormwater flow patterns are shown on SBM's Existing Conditions, Removals and Sediment & Erosion Control Plan – C2 of the provided Civil drawing package.

2.3 Stormwater Infrastructure & Overland Flow

The site is tributary to an existing 525mm diameter storm sewer within the Weber Street North right-of-way. This storm sewer ultimately discharges into Laurel Creek via an existing culvert. The existing stormwater management (SWM) system did not provide retention features, necessitating additional controls for the proposed development.

3. FLOOD RISK ANALYSIS

3.1 Existing Risk Assessment

Based on the existing commercial building and surface parking, the current flood risk assessment considers:

- Depth of flooding: Minimal, but exists during regulatory flood events.
- Velocity of floodwaters: Generally low, given the proximity to Laurel Creek.
- Infrastructure risk: Existing storm sewers convey site runoff to Laurel Creek.
- Property risk: The existing building sits at a lower elevation, increasing flood exposure.

3.2 Proposed Development Risk Assessment

Based on the GRCA regulatory flood plain elevation of 319.6 metres, the proposed building's FFE of 319.70m is set above the flood plain elevation of 319.60m, reducing potential flood exposure. The floodway portion of the SPAS affects the rear (east) property line, and no development is permitted in the floodway. The proposed development has a proposed landscaped area in the floodway zone, noted on the drawings as a 'Flood Conservation Area'. However, to ensure resilience, mitigation strategies are required to minimize risks associated with overland flow and sewer surcharge.

3.3 Comparative Risk Analysis

Based on the site's proposed site grading and stormwater management design, as shown on SBM's Functional Site Grading and Stormwater Management Plan – C4 of the provided Civil drawing package, the finished floor elevation (FFE) of the proposed building is set at 319.70m, which has been set above the Grand River Conservation Authority (GRCA) regulatory flood plain elevation of 319.60m. Review of the existing and proposed conditions are assessed as follows:

Scenario	Flood Plain Elevation (m)	FFE (m) Risk Level
Existing Condition	319.60 to 319.50	Moderate
Proposed Design	319.60 to 319.70	Low

Based on the above, the higher FFE demonstrates a reduction in risk through elevation, and with the proposed developments improved stormwater controls will reduce risk even further.

4. FLOOD MITIGATION & STORMWATER MANAGEMENT

4.1 Elevation-Based Floodproofing

- The proposed building elevation is set 0.10m above the flood plain level, providing a margin of safety.
- Key structural elements (e.g., electrical and mechanical systems) will be located above 319.70m to reduce vulnerability.

4.2 Stormwater Quantity & Quality Controls

- On-site stormwater detention systems will regulate post-development flows to pre-development levels.
- Oil/Grit Separators (OGS) will be implemented for 80% Total Suspended Solids (TSS) removal in compliance with MECP standards.

4.3 Emergency & Contingency Planning

- Safe access/egress routes will be maintained for emergency scenarios.
- Flood response plans will be integrated into property management protocols.

5. CONCLUSION & RECOMMENDATIONS

The proposed development at 200 Weber Street North demonstrates a reduction in flood risk compared to existing conditions. By incorporating an elevated finished floor elevation (FFE), stormwater management strategies, and floodproofing measures, the project aligns with MNRF, GRCA and City of Waterloo guidelines.

Based on the above, the following recommendations are proposed:

1. Maintain the proposed FFE of 319.70m to ensure flood resilience.
2. Implement proposed stormwater management measures to manage overland flow effectively.
3. Conduct ongoing coordination with the City of Waterloo and GRCA to ensure compliance and obtain necessary approvals.

This Flood Risk Assessment fulfills provincial and municipal requirements, providing a comprehensive approach to mitigating flood hazards while supporting responsible development within a flood-risk area.

6. LIMITATIONS

This Report was prepared by Strik, Baldinelli, Moniz Ltd. for Uniweber Property Inc. (Owner) and the City of Waterloo. Use of this Report by any third party, or any reliance upon its findings, is solely the responsibility of that party. Strik, Baldinelli, Moniz Ltd. accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions undertaken as a result of this Report. Third party use of this Report , without the express written consent of the Consultant, denies any claims, whether in contract, tort, and/or any other cause of action in law, against the Consultant.

All findings and conclusions presented in this Report are based on site conditions as they appeared in the information presented to Strik, Baldinelli, Moniz Ltd. and related to in this document. This Report is not intended to be exhaustive in scope, or to imply a risk-free development. It should be recognized that the passage of time may alter the opinions, conclusions, and recommendations provided herein, as well as any changes in the layout of the development.

The design was limited to the documents referenced herein and Strik, Baldinelli, Moniz Ltd. drawings provided separately. Strik, Baldinelli, Moniz Ltd. accepts no responsibility for the accuracy of the information provided by others. All designs and recommendations presented in this Report are based on the information available at the time of the review.

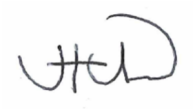
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7. CLOSURE

We trust this Report meets your satisfaction. Should you have any questions or require further information, please do not hesitate to contact us.

Respectfully submitted,

Strik, Baldinelli, Moniz Ltd.
Planning • Civil • Structural • Mechanical • Electrical



Hasan Ahmad, M. Eng., P. Eng.
Civil Project Lead, Eng III



Mohamed El Neser
Civil Eng Intern



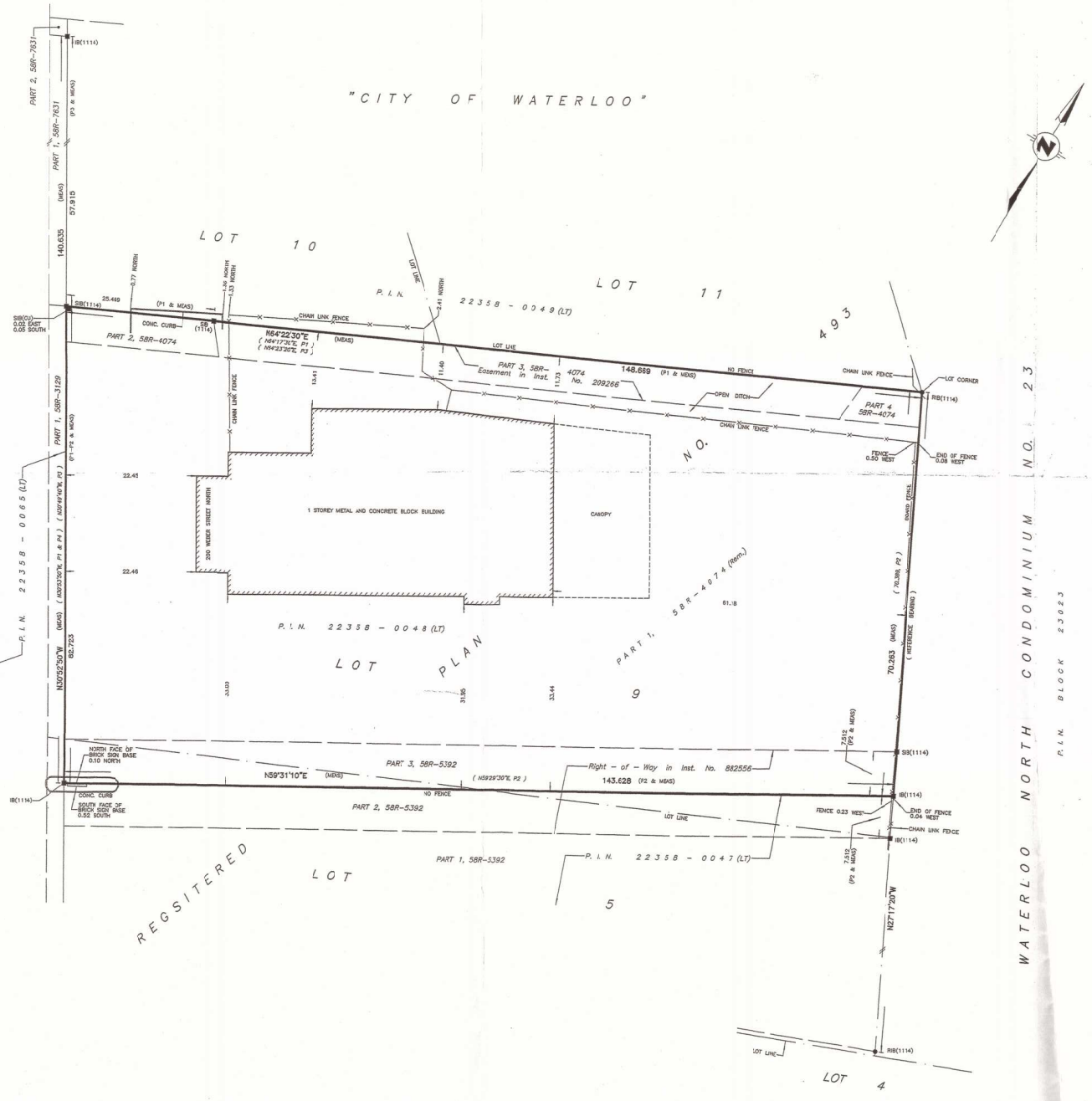
Louise Sanford
Civil Project Lead, Tech IV

Encl: Plan of Survey prepared by Callon Dietz dated September 30, 2005.
Architectural Site Plan prepared by MMA Architect Inc. dated January 20, 2025
SBM's Existing Conditions, Removals and Sediment & Erosion Control Plan – C2
SBM's Functional Site Grading and Stormwater Management Plan - C4
GRCA Comments dated December 16, 2022
GRCA Flood Plain Mapping dated December 16, 2022

PLAN OF SURVEY
OF PART OF
LOTS 5 and 9
REGISTERED PLAN NO. 493
IN THE
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO
SCALE 1:400 (METRIC)

6 3 0 6 12 18 24 30
(SCALE IN METRES)

JEREMY C.E. MATTHEWS
ONTARIO LAND SURVEYOR



LEGEND:

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE EAST LIMIT OF PLAN 58R-4074 HAVING A BEARING OF N27°17'20"W AS SHOWN ON SAID PLAN.

□	DENOTES SURVEY MONUMENT SET
■	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
RIB	DENOTES 16mm DIAMETER ROUND IRON BAR
CC	DENOTES CUT CROSS
OU	DENOTES ORIGIN UNKNOWN
WIT	DENOTES WITNESS
MEAS	DENOTES MEASURED
CD	DENOTES CALLON, DIETZ, O.L.S.'s
1114	DENOTES METZ AND LORENTZ LTD. (JOHN METZ, O.L.S.)
P1	DENOTES PLAN 58R-4074
P2	DENOTES PLAN 58R-5392
P3	DENOTES PLAN 58R-7631
P4	DENOTES PLAN 58R-3129

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1575560
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29 (3)

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE 28th DAY OF SEPTEMBER, 2005.

SEPT 30, 2005
LONDON, ONTARIO

JEREMY C.E. MATTHEWS
ONTARIO LAND SURVEYOR

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

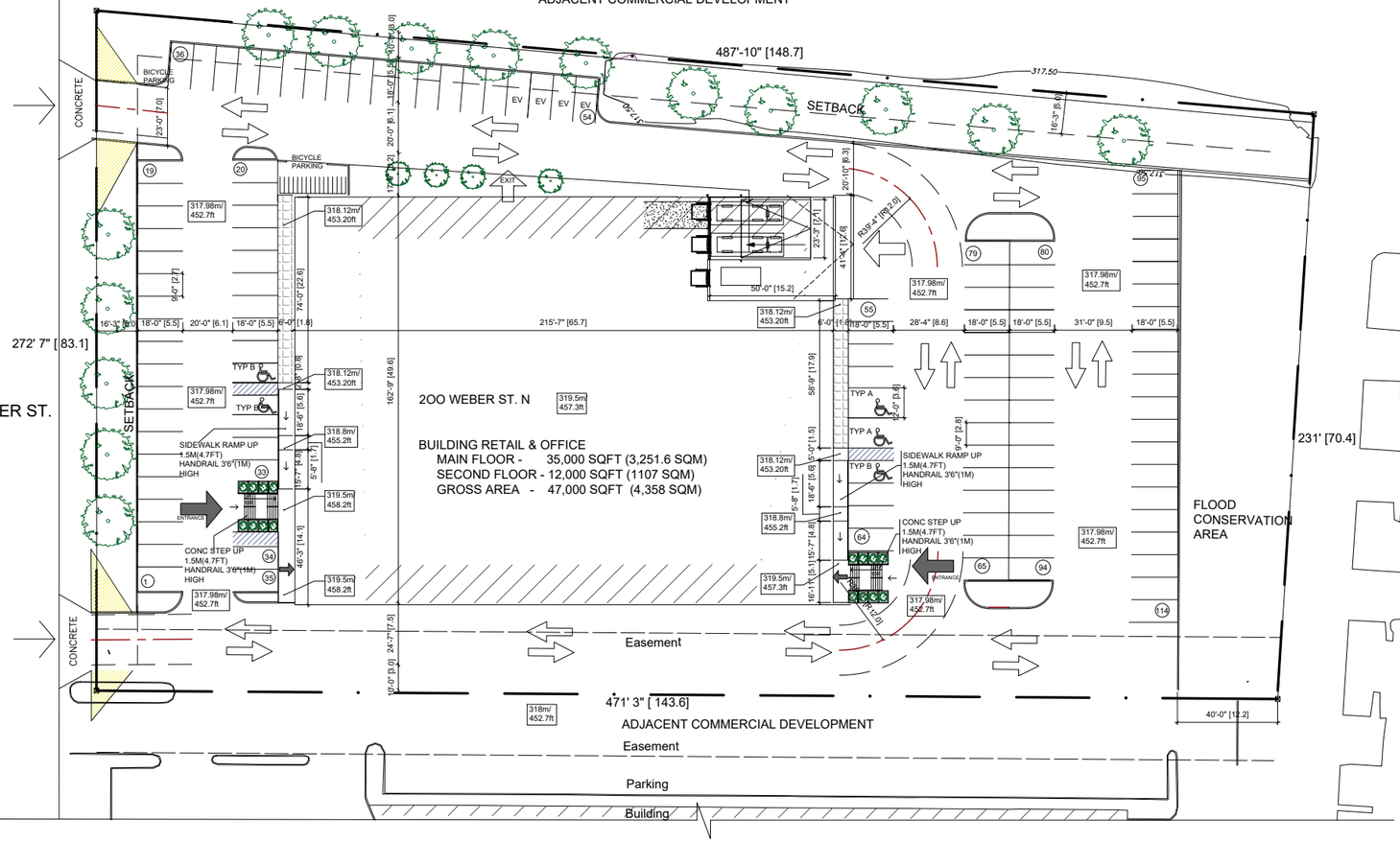
Callon Dietz
INCORPORATED
ONTARIO LAND SURVEYORS
LONDON, ONTARIO
T: (519) 673-0220 F: (519) 673-5052 www.callondietz.com

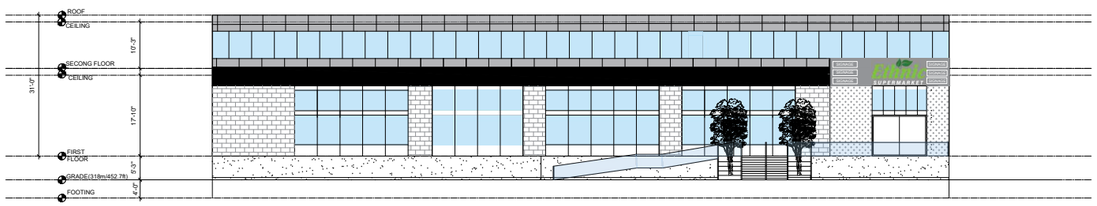
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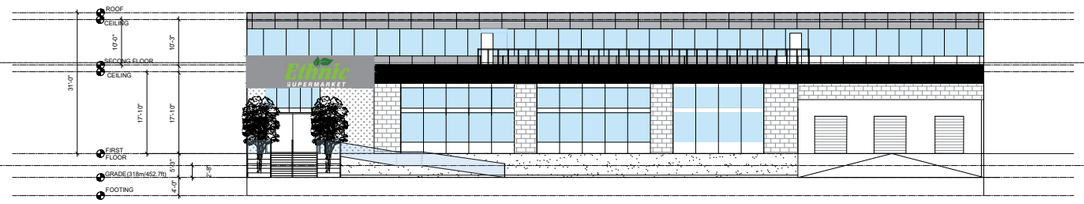
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ISO 9001 REGISTERED







1
A-1A
1:300

AREAS:

LOT: 120,000 SF (11,147.6 SM)
2.768 Acres (1.12 ha)

BUILDING AREA : 36,700 SF (3,530.6 SM)
NO OF FLOORS : 2

FLOOR AREAS	
1ST FLOOR (RETAIL) AREA :	35,000 SF (3,251.6 SM)
2ND FLOOR (OFFICE) AREA :	12,000 SF (1,170.0 SM)
TOTAL BUILDING FLOOR AREA :	47,000 SF (4366.0 SM)

HEIGHT OF BUILDING : 29' (8.8 M)

ZONING: EXISTING C5-27
ZONING PROPOSED: SITE SPECIFIC (REFERENCE FROM C1-20)

SETBACKS (SECTION 8.3.2)	REQUIRED	PROPOSED
FRONT (STREET)	16.4 ft (5.0 m)	16.4 ft (5.0 m)
REAR (EAST)	16.4 ft (5.0 m)	40 ft (12.2 m)
SIDE (N)	16.4 ft (5.0 m)	16.4 ft (5.0 m)
SIDE (S) (MINOR VARIANCE)	16.4 ft (5.0 m)	9.8 ft (3.0m)

CITY OF WATERLOO ZONING BYLAWS FOR PARKING

	REQUIRED	PROVIDED
PARKING (SECTION 8.3.9) BUILDING FLOOR AREA / 100m2 NON-RESIDENTIAL (propsed area C parking) (2.8M X 5.5M) TOTAL	3251.6/100+ 1107/100 32.5+ 11X 2.8 = 122 122	114
ACCESSIBLE PARKING (SECTION 6.4) TYPE A (3.7M X 5.5M) QUANTITY : TYPE B (2.4M X 5.5M)QUANTITY :	2 3	3 3
ELECTRIC VEHICLE PARKING PROVISION QUANTITY (SECTION 6.3) :	(3% OF 122) 4	4
LOADING SPACE - TYPE B (SECTION 6.9.4.1) (3M X 12M X 4.5M)	2	2
BICYCLE PARKING (SECTION 6.6.2.C.iv.A) (0.6M X 2M)	(10% OF 122) 12	15

LEGEND:
EXIST. WALLS
DEMO WALLS
NEW WALL
MAJOR ENTRY/ EXIT
MINOR ENTRY/ EXIT

DATE	NO.	ISSUED FOR
20 JAN'24		REVISION
10 DEC'24		REVISION
08 DEC'24		REVISION
19 NOV'24		REVIEW
18 NOV'24		CLIENT REVIEW
29 SEP'24		CLIENT REVIEW
25 SEP'24		CLIENT REVIEW
31 JUL'24		CLIENT REVIEW
25 JUL'24		CLIENT REVIEW
22 JUL'24		CLIENT REVIEW
19 JUL'24		REVIEW

PROJECT
GROCERY STORE CONCEPT
200 WEBER ST. N
WATERLOO ,ON

DWG. TITLE
PROPOSED SITE PLAN – OPTION 1A

DATE : JULY 2024
SCALE : AS NOTED
DESIGNED BY :
DRAWN BY : NS
CHECKED BY : SM
APPROVED BY : SM
PROJECT NO. : 24-128
DWG. NO.
A1-1b

MMA Architect Inc.
850 OUELLETTE AVE.
WINDSOR, ON. N9A 4M9 (519) 973-9044
Email: smiller@mma-architect.com

NuFusion & ASSOCIATES

Ethnic SUPERMARKET

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OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

EXISTING SERVICING NOTE:
INVERTS OF THE EX. SANITARY & STORM SEWERS @ CONNECTION POINTS SHALL BE CONFIRMED BY THE OWNER'S CONTRACTOR PRIOR TO THE START OF CONSTRUCTION/ORDERING STRUCTURES. THE CONSULTANT IS TO BE INFORMED IF DIFFERENT THAN NOTED.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE REGION WATERLOO ENGINEERING SERVICES DEPARTMENT, ARE TO BE APPLIED TO WORKS WITHIN THE REGION ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE CITY.

SITE PREPARATION NOTE:
THIS PLAN HAS BEEN PREPARED TO IDENTIFY REMOVALS, EROSION & SEDIMENT CONTROL MEASURES AND TEMPORARY CONSTRUCTION WORKS FOR THE BENEFIT OF THE OWNER'S CONTRACTOR IN ADVANCE OF SERVICING WORKS. IT IS NOT INTENDED TO IDENTIFY PERMANENT GRADING PATTERNS.

UTILITIES NOTE:
FOR CLARITY, NOT ALL EXISTING UTILITIES MAY BE SHOWN. THE OWNER'S CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY LOCATES PRIOR TO CONSTRUCTION.

STORM DRAINAGE NOTE:
STORM DRAINAGE MAY TEMPORARILY NEED TO BE CONTROLLED AND PUMPED FROM STORM SEWER SYSTEM. ANY SUCH TEMPORARY MEASURES SHALL BE CONDUCTED AT NO EXTRA COST TO THE CONTRACT AND BE BASED UPON THE OWNER'S CONTRACTOR'S WATER CONTROL PLANS. WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER PRIOR TO CONSTRUCTION.

SEDIMENT AND EROSION CONTROL MEASURES MAY ONLY BE REMOVED UPON STABILIZATION OF CONTRIBUTING CATCHMENT AREA AND SUBJECT TO APPROVAL OF ENGINEER/REGION OF WATERLOO

UNLESS OTHERWISE NOTED ON THE PLANS, GEOTEXTILE SHALL BE NON-WOVEN TO MEET CLASS 2-OPSS.MUNI 1860.07.02 (I.E. TERRAFIX 270R, OR APPROVED EQUAL) WITH 300mm MIN. OVERLAPS.

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 AND BOOK 18 FOR ALL WORKS WITHIN THE CITY RIGHT-OF-WAY. THE OWNER'S OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE CITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

SILT FENCE TO BE CONSTRUCTED ON PROPERTY LINE. LINE WORK IS SHOWN AS OFFSET FOR CLARITY.

SILT SACKS (OR APPROVED EQUAL) SHALL BE INSTALLED AND MAINTAINED IN EXISTING CB's AND PROPOSED CB'S AND CBMH'S FOR DURATION OF PROJECT UNTIL SURFACES ARE PAVED AND BOULEVARDS ARE SODDED.

OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR REGULAR MONITORING & CLEANUP OF TRACKED MUD/DEBRIS ON ADJACENT LANDS & PUBLIC ROADS TO THE SATISFACTION OF THE CITY/REGION OF WATERLOO.

OWNER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID MIXING TOPSOIL WITH SUBSOIL, WHERE REQUIRED FOR REUSE ON-SITE.

TOPSOIL STOCKPILE SIZES/LOCATIONS TO BE DETERMINED IN THE FIELD. SILT FENCE SHALL BE CONSTRUCTED AT TOE OF DOWNGRADE EDGES OF TOPSOIL STOCKPILE

ALL NATIVE FILL PLACED SHALL MEET THE REQUIREMENTS FOR ENGINEERED FILL, COMPACTED TO 100% SPMDD OR AS OUTLINED IN THE GEOTECHNICAL REPORT.

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE CITY OR REGION.

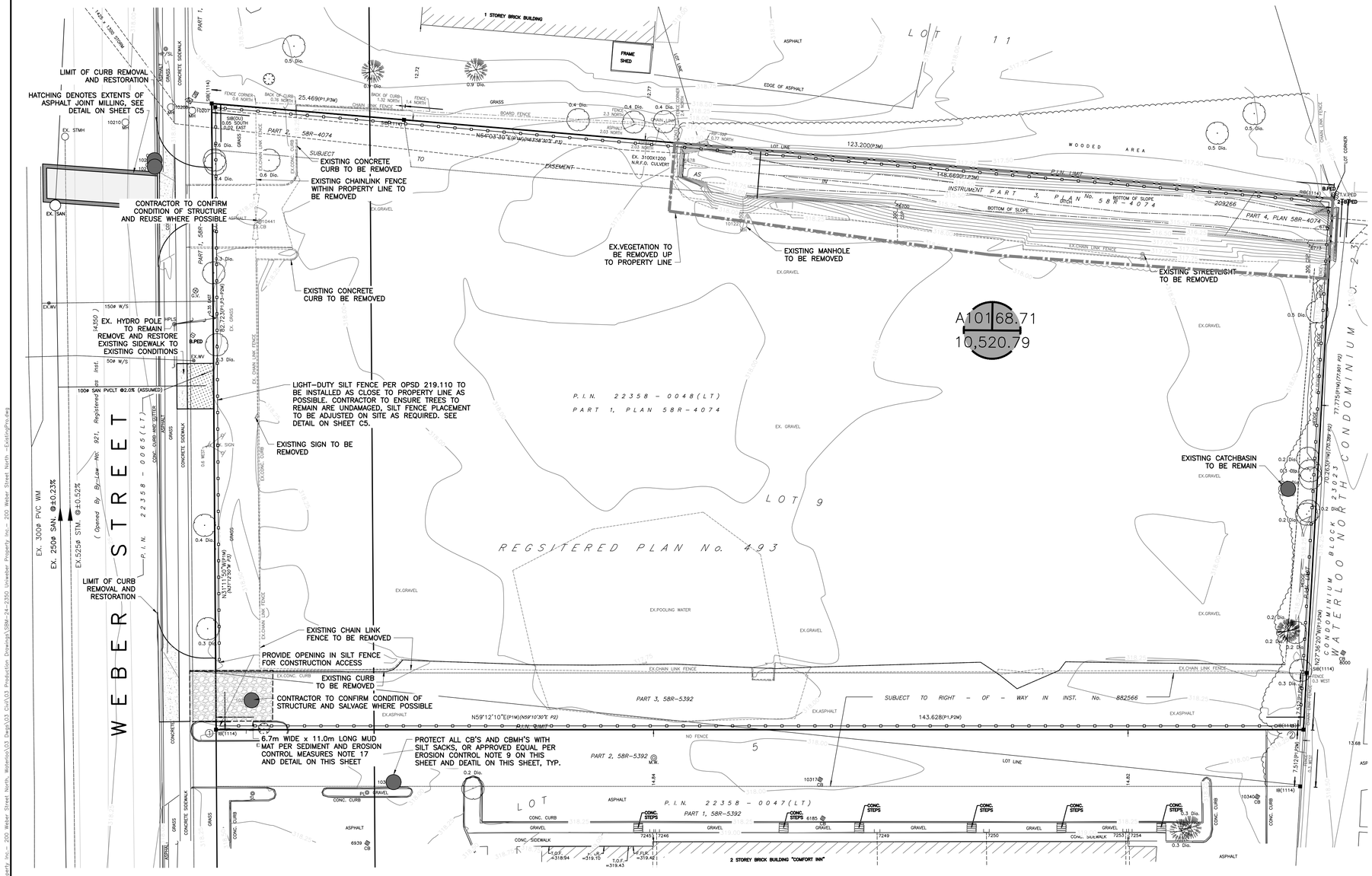
DISPOSAL NOTE:
ALL ITEMS NOTED AS "TO BE REMOVED" SHALL BE DISCARDED OFF-SITE AT AN APPROVED FACILITY.

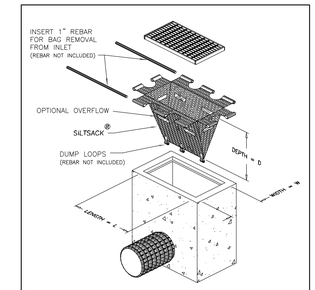
OWNER'S CONTRACTOR TO CLEAR AND GRUB SITE PRIOR TO CONSTRUCTION AND DISPOSE OF ALL DEBRIS AND EXCESS FILL/TOPSOIL OFF-SITE AT AN APPROVED FACILITY.

IF ENCOUNTERED, EXISTING WATER SERVICE MUST BE CUT AND CAPPED AT THE SOURCE AND CURB BOXES MUST BE CUT 600 BELOW FINISHED GRADE, ALL AT NO COST TO THE CITY OR REGION.

THE OWNER'S CONTRACTOR IS TO MANAGE ALL EXCESS SOIL AS PER O.REG 406/19 "ON-SITE AND EXCESS SOIL MANAGEMENT"

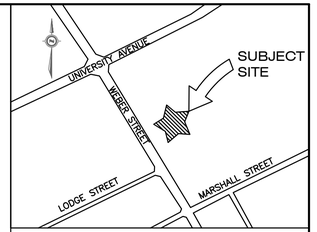
INSTALL PARSON, OR APPROVED EQUAL, MH INSERT IN ALL SANITARY MAINTENANCE HOLES IN AREA OF NEW CONSTRUCTION. INSERTS TO REMAIN IN PLACE UNTIL PAVING OF SURFACE ASPHALT





NOTE:
REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

SILT SACK DETAIL
N.T.S.



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOTS 5 AND 9
REGISTERED PLAN No. 493
IN THE
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

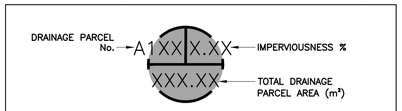
SITE BENCHMARK:

MONUMENT TYPE: BRASS TABLET

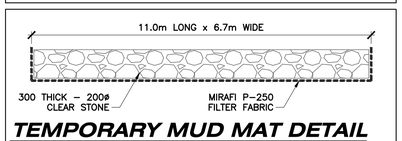
LOCATION: WATERLOO SOUTHEAST CORNER OF KING STREET NORTH AND UNIVERSITY AVENUE, TABLET IN FACE OF NORTH CONCRETE FOUNDATION WALL OF ROYAL BANK OF CANADA BUILDING (FACING UNIVERSITY AVENUE), 44cm EAST FROM NORTHWEST CORNER OF BUILDING AND 10cm BELOW STONE FACING.

GEODETIC ELEVATION: 324.759m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



CATCHMENT AREA MARKER
N.T.S.



TEMPORARY MUD MAT DETAIL
N.T.S.

SEDIMENT & EROSION CONTROL MEASURES:

1. ALL SILT FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY AREA GRADING, EXCAVATING, OR DEMOLITION.
2. EROSION CONTROL FENCING TO BE PLACED AROUND THE BASE OF ALL STOCKPILES. ALL STOCKPILES MUST BE KEPT A MINIMUM DISTANCE OF 2.5M FROM ALL PROPERTY LINES AND 15M AWAY FROM ALL WATER COURSES.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
4. PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
5. ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
6. ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
7. MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
8. ALL DEWATERING TO BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
9. PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFIX 270 R) OR APPROVED SILT SACKS.
10. PROTECT ALL CATCH BASINS WITHIN LANDSCAPE AREAS FROM SEDIMENT INTRUSION WITH STRAW BALE SEDIMENT FILTERS PER DETAIL ON THIS SHEET.
11. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
12. PREVENT WIND-BLOWN DUST.
13. OBTAIN APPROVAL FROM THE GRAND RIVER CONSERVATION AUTHORITY (GRCA) PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
14. ALL SILT FENCING AND DETAILS ARE AT THE MINIMUM TO BE CONSTRUCTED IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
15. NO ALTERNATE METHODS OF EROSION CONTROL PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY SBM AND THE CITY OF WATERLOO'S INFRASTRUCTURE SERVICES DEPARTMENT (ENGINEERING).
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENTS FROM THE MUNICIPAL ROADWAY AND SIDEWALKS AT THE END OF EACH WORK DAY.
17. MUD MATS TO BE PROVIDED ON SITE AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. MUD MATS SHALL BE A MINIMUM OF 3.0M WIDE, 15.0m LONG (LENGTH MAY VARY DEPENDING ON SITE LAYOUT) AND 0.3M DEEP AND SHALL CONSIST OF 200MM CLEAR STONE MATERIAL OR APPROVED EQUIVALENT. CONTRACTOR TO ENSURE ALL VEHICLES LEAVE THE SITE VIA THE MUD MAT AND THAT THE MAT IS MAINTAINED IN A MANNER TO MAXIMIZE ITS EFFECTIVENESS AT ALL TIMES.
18. SBM TO MONITOR THE SITE DEVELOPMENT TO ENSURE ALL EROSION CONTROLS ARE INSTALLED AND MAINTAINED TO CITY REQUIREMENTS. CONTRACTOR TO COMPLY WITH THE ENGINEER'S INSTRUCTIONS TO INSTALL, MODIFY, OR MAINTAIN EROSION CONTROL WORKS.
19. ALL OF THE ABOVE NOTES AND ANY SEDIMENT & EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
20. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY OR FOLLOWING SIGNIFICANT RAINFALL EVENTS (25mm OR GREATER) AND AFTER SIGNIFICANT SNOWMELT.
21. DAILY INSPECTIONS ARE REQUIRED DURING EXTENDED RAINFALL OR SNOW MELT PERIODS.
22. PERMANENT RECORD OF THESE INSPECTIONS MUST BE SUBMITTED TO CITY OF WATERLOO DEVELOPMENT ENGINEERING STAFF WITHIN 5 DAYS OF INSPECTION.
23. ON-SITE SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE REVIEWED AND MODIFIED TO MEET THE CHANGING SITE.
24. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REPAIRED WITHOUT DELAY BY THE OWNERS CONTRACTOR AS INSTRUCTED BY THE CONTRACT ADMINISTRATOR/ENGINEER AT NO EXPENSE TO THE OWNER.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5

No.	REVISIONS	D/M/Y	BY
1	ISSUED FOR SPA	10/01/25	AV

AS CONSTRUCTED SERVICES | COMPLETION

DESIGN LS
DRAWN AV
CHECKED LS
APPROVED LS/HA
DATE 04/11/2024
CAD 24-2350

CONSULTANT
STRIK BALDINELLI MONIZ
sbm
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

ENGINEER'S STAMP
PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER'S STAMP

CLIENT
UNIWEBER PROPERTY INC.
130 DEARBORN PLACE
WATERLOO, ON
N2J 4N5
P: 519-573-6857
E: BRAD.COTTON@SUDSJIFFY.COM

SCALE
SCALE - 1:300
3.0 0 6.0m

TITLE
EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN
PROPOSED COMMERCIAL DEVELOPMENT
200 WEBER STREET NORTH
WATERLOO, ON.

PROJECT No. SBM-24-2350
SHEET No. C2
PLAN FILE No. -

S:\2024 Jobs\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North, Waterloo\03 Design\03 Civil\03 Production Drawings\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North - Existing(Plan).dwg

GRADING NOTES:

1. EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
2. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
3. GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
4. SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
5. A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
6. RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
7. THE MIN. TOP OF FOUNDATION ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

GRADING CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE CITY BY-LAWS.

TACTILE PLATE NOTE:
CAST IRON TACTILE PLATES POWDER COATED RED ARE REQUIRED IN THE SIDEWALK RAMPS PER AODA LEGISLATION, OPSD 310.033, AND OPSD 310.039.

OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE REGION OF WATERLOO ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT, ARE TO BE APPLIED TO WORKS WITHIN THE REGION ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE REGION.

NOTE: MATCH EXISTING ELEVATIONS AT PROPERTY LINES

FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN APPROVAL FROM ADJACENT LAND OWNER.

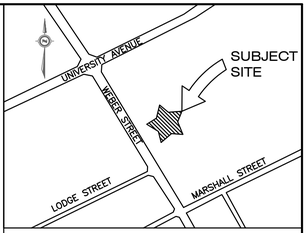
BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE CITY.

ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE CURRENT OBC DIV. B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE MAINTAINED

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 FOR ALL WORKS WITHIN THE CITY RIGHT-OF-WAY. THE OWNER'S OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE CITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

DRAINAGE PARCEL No. — A1XX.XX — IMPERVIOUSNESS (%)
XXX.XX — TOTAL DRAINAGE PARCEL AREA (ha)

CATCHMENT AREA MARKER
N.T.S.



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOTS 5 AND 9
REGISTERED PLAN No. 493
IN THE
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

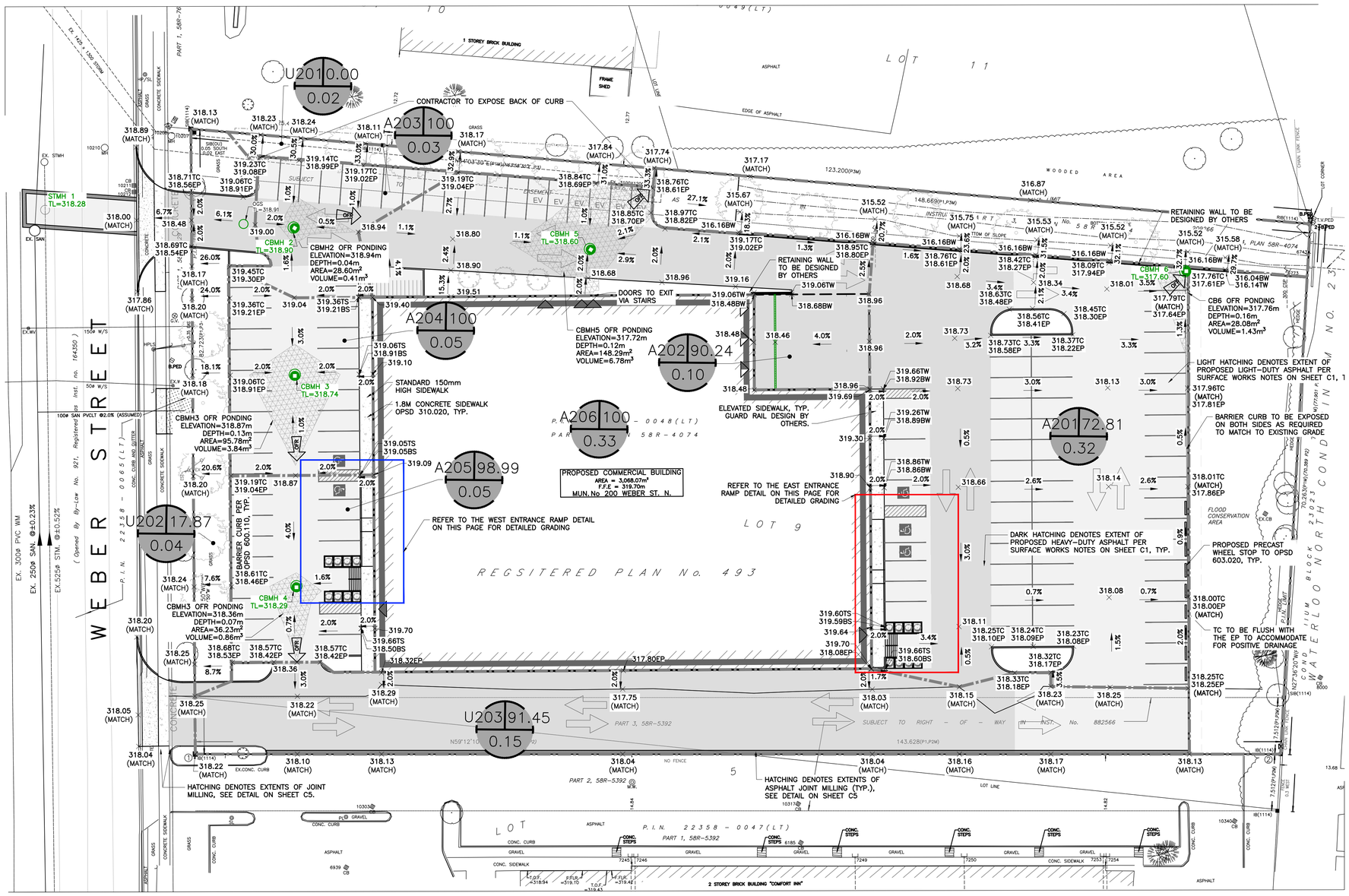
SITE BENCHMARK:

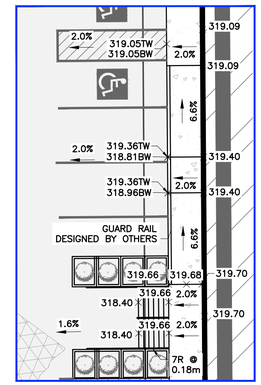
MONUMENT TYPE: BRASS TABLET

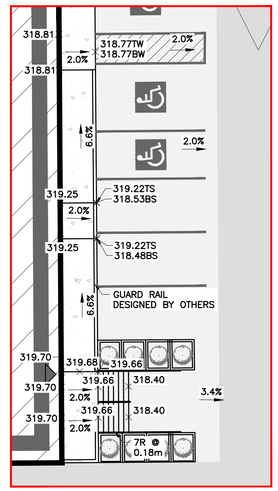
LOCATION: WATERLOO SOUTHEAST CORNER OF KING STREET NORTH AND UNIVERSITY AVENUE, TABLET IN FACE OF NORTH CONCRETE FOUNDATION WALL OF ROYAL BANK OF CANADA BUILDING (FACING UNIVERSITY AVENUE), 44cm EAST FROM NORTHWEST CORNER OF BUILDING AND 10cm BELOW STONE FACING.

GEODETIC ELEVATION: 324.759m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)







REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5

AS CONSTRUCTED SERVICES	COMPLETION

DESIGN	LS
DRAWN	AV
CHECKED	LS
APPROVED	LS/HA
DATE	12/12/2024
CAD	24-2350

No.	REVISIONS	D/M/Y	BY
1	ISSUED FOR SPA	10/01/25	AV

CONSULTANT
STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

ENGINEER'S STAMP
PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER'S STAMP

CLIENT
UNIWEBER PROPERTY INC.
130 DEARBORN PLACE
WATERLOO, ON
N2J 4N5
P: 519-573-6857
E: BRAD.COTTON@SUDSJIFFY.COM

SCALE
SCALE - 1:300
3.0 0 6.0m
SCALE - 1:150
1.5 0 3.0m

TITLE
FUNCTIONAL SITE GRADING AND STORMWATER MANAGEMENT PLAN
PROPOSED COMMERCIAL DEVELOPMENT
200 WEBER STREET NORTH
WATERLOO, ON.

PROJECT No. SBM-24-2350
SHEET No. C4
PLAN FILE No. -

C:\SBM Jobs\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North, Waterloo\03 Dwg\01 Civil\01 Production Drawings\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North - Grading Plan.dwg

Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

December 16, 2022

Tristin Deveau
Planner / Policy Planner
City of Waterloo
100 Regina Street South
PO Box 337, Station Waterloo
Waterloo ON N2J 4A8
tristin.deveau@waterloo.ca

Re: Pre-consultation for Official Plan and Zoning Bylaw Amendment
200 Weber Street North, Waterloo
MCGW Properties

Dear Mr. Deveau,

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted proposal to broaden the permitted commercial land uses on the subject property.

Recommendation

The GRCA has no concerns with the proposal in principle, though the development concepts shown will require adjustment. No development is permitted in the floodway. As part of a zone change, we would request that the lands are zoned appropriately.

Documents Reviewed by Staff

Staff have reviewed the development concepts (GSP Group, revised March 15 and May 21, 2021) submitted with this application.

GRCA Comments

The GRCA has reviewed this application as per our Provincial delegated responsibility to review natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a public body under the Planning Act, and in accordance with Ontario

Regulation 150/06, GRCA's Board approved policies, and our MOU with the Region of Waterloo.

Information currently available at our office indicates that the subject lands contain the Laurel Creek floodplain. This portion of the floodplain is designated as the Waterloo Special Policy Area (SPA). Provincial, City and GRCA policy allows for new development in the SPA, subject to certain requirements.

The floodway portion of the SPA affects part of the property, approximately 10-12.5 metres from the rear property line. No development is permitted in the floodway. The development concepts show driving aisles in the floodway and we request that they are adjusted in a formal application. We recommend that this portion of the property is zoned Conservation (OS3).

As mentioned in the pre-consultation letter (GSP Group, November 9, 2022), floodplain depths and velocities along this stretch of Weber Street North preclude any land uses involving residential or overnight accommodation. Other land uses are prohibited due to the presence of the floodplain, including:

- An institutional use associated with hospitals, nursing homes, assisted living, pre-school, nurseries, day care or schools;
- An essential emergency service (fire, police, ambulance or electrical substation); and,
- A use associated with the disposal, manufacture, treatment, transfer or storage of hazardous substances.

The GRCA has no concerns in principle with the development concept, or including additional commercial uses on the subject property, as long as the floodway is respected and uses do not include those prohibited by Provincial, GRCA and City policy (i.e. as per above). The site must also be floodproofed above the regulatory floodplain elevation (319.6 metres, CGVD 28 / 319.2 metres, CGVD 2013).

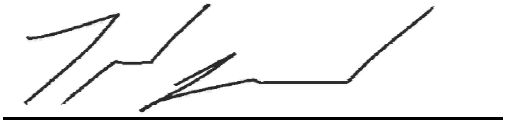
The GRCA requests the following in support of an official plan amendment and/or zoning bylaw amendment (OPA/ZBA) application:

- Site plan illustrating:
    - The extent of the proposed development;
    - The floodway / SPA boundary.
- Conceptual grading and drainage plan;
- Stormwater management plan, including any outlet details.

This will be considered a minor OPA/ZBA application. Consistent with GRCA's approved fee schedule, we will invoice the applicant for our review upon receipt of a formal application (2022 fee is $445). A separate fee will be required for a GRCA permit.

We trust this information is of assistance. If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2292 or theywood@grandriver.ca.

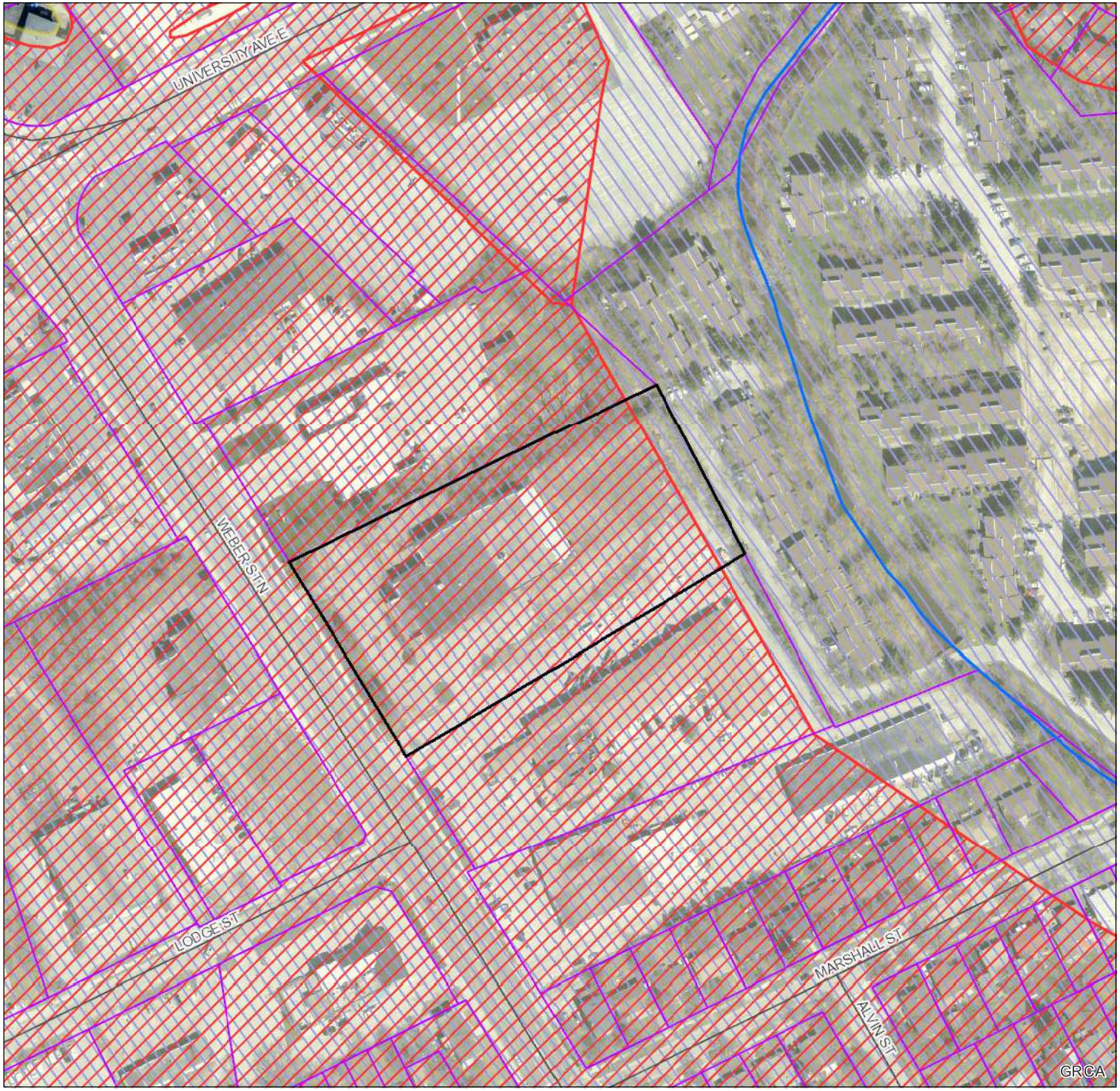
Sincerely,



Trevor Heywood
Resource Planner
Grand River Conservation Authority

Encl. Resource Mapping

cc: Kristen Barisdale, GSP Group
Robyn McMullen, City of Waterloo



Grand River Conservation Authority

Date: Dec 15, 2022
Author: TH

200 Weber St N, Waterloo

Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
- Slope Erosion (GRCA)
  - Oversteep
  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: https://maps.grandriver.ca/Sources-and-Citations.pdf

0 10 20 40 60 Metres

N

Map Centre (UTM NAD83 z17): 539,039.46 4,813,881.63

This map is not to be used for navigation | 2020 Ortho (ON)

NAD 1983 UTM Zone 17N

Scale: 2,042