

March 11, 2024

Jerrica Gilbert

Planner I, Development Review – East
 Planning, Real Estate and Economic Development Department
 City of Ottawa
 110 Laurier Avenue West
 Ottawa, ON K1P 1J1

Via Email: jerrica.gilbert@ottawa.ca

**RE: 8600 Jeanne d’Arc Boulevard
 Draft Plan of Subdivision and Official Plan Amendment**

Dear Jerrica Gilbert,

On behalf of Brigil Homes, please find enclosed the following plans and studies in support of a Draft Plan of Subdivision application for the lands municipally known as 8600 Jeanne d’Arc Boulevard in the City of Ottawa.

Please note that these plans and studies are provided in addition to those that were provided on December 22, 2023 for application D07-16-23-0021. The enclosed plans and studies were identified by City staff as being required upon review for completeness of the previously submitted plans and studies.

In addition to the enclosed plans and studies, please also find a response to the identified missing components outlined in the email deeming the Draft Plan of Subdivision application incomplete.

- / 8600 Jeanne d’Arc Blvd. Neighbourhood Park Facility Fit Plan, prepared by Fotenn Planning + Design, dated March 4, 2024;
- / Opinion of Probable Cost – 8600 Jeanne d’Arc Blvd. Neighbourhood Park, prepared by Fotenn Planning + Design, dated March 1, 2024;
- / Petries Landing III Functional Servicing and Stormwater Management Report, prepared by Stantec Consulting Ltd., dated March 6, 2024;
- / Overall Storm Sewer System (STM-1), prepared by Stantec Consulting Ltd., dated March 6, 2024;
- / Overall Sanitary Sewer System (SAN-1), prepared by Stantec Consulting Ltd., dated March 6, 2024;
- / Overall Watermain System (WTR-1), prepared by Stantec Consulting Ltd., dated March 6, 2024;
- / Overall Grade Control Plan (GP-1), prepared by Stantec Consulting Ltd., dated March 6, 2024; and
- / Stormwater Model Data File, prepared by Stantec Consulting Ltd., dated March 6, 2024.

The City of Ottawa identified the following components as missing from the Draft Plan of Subdivision application, ultimately resulting in the deeming of the application incomplete on January 18, 2024:

1. Parks Facility Fit Plan

Response: Please see attached plan and opinion of probable cost.

2. Function Servicing Report:
 - a. Hydraulic water modelling in relation to the watermain analysis

Response: A hydraulic water model analysis is included with the updated FSR.

b. Ponding Plan

Response: Initial outlines of the ponding areas anticipated within the low points of the public roads are illustrated on Drawing STM-1. In coordination with the functional grading plan as illustrated on Drawing GP-1, an effective overland conveyance and emergency overland escape routes for stormwater management and flood protection is available. Potential ponding areas within each development block are subject to the final site design details are not available at this stage of the development application process. The analytical assessment of the ponding areas in the public roads and within the development blocks is to be completed during the subsequent stages of the development application process.

c. Roadway Cross-Sections

Response: A typical 20m roadway cross-section is added to Drawing GP-1. The final cross-section and configuration within the site is to be confirmed through the subsequent stages of the development application process.

d. Storm outlet designs

Response: As coordinated through related email correspondence, geotechnical design for the proposed outlets is to be noted as a Draft Plan Approval condition. Further explanation regarding the feasibility of the outlet design and the available access condition is added to the report.

e. Water quality control designs (OGS sizing)

Response: Preliminary OGS unit sizing is added to the report.

3. Water Budget Assessment

Response: A Water Budget Assessment is currently being undertaken by the project team, however, upon further discussions with City engineering staff and the RVCA, it was determined that the application can proceed with the first round of technical circulation without the Water Budget Assessment. It is understood that the Water Budget Assessment will need to be reviewed prior to draft approval of the proposed subdivision.

The above-noted files have been provided as digital copies; however, physical copies can be provided upon request. Should you have any questions regarding the submission, please contact the undersigned at warren@fotenn.com or dallarosa@fotenn.com.

Sincerely,



Patricia Warren, M.Pl.
Planner



Lisa Dalla Rosa, RPP MCIP
Associate