Stantec

Memo

To:	Erin O'Connell Urban Planner City of Ottawa	From:	Christopher McGrath Ramin Ghassemi Ottawa
Project/File:	160401780	Date:	April 15, 2026

Reference: Application Resubmission - Geotechnical Desktop Review Report: The LeBreton Flats Plan of Subdivision, Ottawa, Ontario

This memo is provided to clarify the applicability of the Geotechnical Desktop Review Report submitted in support of the future development of LeBreton Flats. As part of the design services for the future development of LeBreton Flats, for which Stantec was retained by the National Capital Commission (NCC), a Geotechnical Desktop Review Report titled “Geotechnical Desktop Review: The Lebreton Flats Plan of Subdivision, Ottawa, Ontario” dated January 13, 2025 (reversion 1) was issued

Subsequent to the completion and submission of the report, the proposed Plan of Subdivision for the subject site was revised; Block 1 was split to include Block 2 adjacent to Public Road 4. The updated subdivision configuration has been reviewed, and it has been determined that these revisions do not affect the analysis, conclusions, or the applicability of the recommendations provided in the Geotechnical Desktop Review Report. Accordingly, the findings and recommendations of the Geotechnical Desktop Report remain valid and applicable to the current proposed Plan of Subdivision (dated March 6, 2026 and appended to this memo).

Best regards,

Stantec Consulting Ltd.

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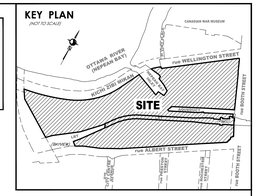
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ 20____
THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT. THIS _____ DAY OF _____ 20____.

ANDREW MCCREIGHT, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW-CENTRAL
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

KEY PLAN
(NOT TO SCALE)



DRAFT PLAN OF SUBDIVISION OF

PART OF LOTS 38, 39 AND 40
CONCESSION A (OTTAWA FRONT)
PART OF THE BED OF THE OTTAWA RIVER
IN FRONT OF LOT 38 & LOT 39
CONCESSION A (OTTAWA FRONT)
PART OF DUCK ISLAND
IN FRONT OF LOT 38,
CONCESSION A (OTTAWA FRONT)
PART OF PRESTON STREET
(CLOSED BY BY-LAW OC1899021)
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
PART OF BLOCKS A, B & C
PART OF MILL STREET
(CLOSED BY BY-LAW C9588682)
PART ENGINE HOUSE AREA
REGISTERED PLAN 60
LOTS 1 & 2 AND PART OF LOTS 3, 4 & 5
IN BLOCK E
PART OF LOTS 1, 2 & 3
IN BLOCK F
LOTS 2 TO 12 (BOTH INCLUSIVE)
IN BLOCK G
LOTS 2, 4, 6, 8, 10 & 11 AND PART OF LOTS 3, 5, 7, 9 & 12
IN BLOCK H
PART OF LOTS 23, 24, 25 & 26
IN BLOCK M
PART OF LOTS 3, 4 & 5
IN BLOCK R
LOT 4 AND PART OF LOTS 1, 2 & 3
IN BLOCK S
LOTS 1 & 4 AND PART OF LOTS 2 & 3
IN BLOCK T
PART OF THE LANE AT REAR OF BLOCK S
(CLOSED BY BY-LAW LT1243121)
THE LANE AT REAR OF BLOCK T
(CLOSED BY BY-LAW LT1243121)
PART OF BROAD STREET
(CLOSED BY BY-LAW LT1243127)
PART OF BROAD STREET
(CLOSED BY BY-LAW LT1243121)
PART OF FLEET STREET
(FORMERLY QUEEN STREET)
(CLOSED BY BY-LAW LT1243127)
PART OF OTTAWA STREET
(CLOSED BY BY-LAW LT1243127)
PART OF SHERWOOD STREET
(CLOSED BY BY-LAW LT1243127)
PART OF SHERWOOD STREET
(CLOSED BY BY-LAWS CR280019)
PART OF WELLINGTON STREET
(CLOSED BY BY-LAW LT1243128)
PART OF WELLINGTON STREET
(CLOSED BY BY-LAWS LT1243128 & OC1457912)
REGISTERED PLAN 2
LOTS A, B, C & D
REGISTERED PLAN 31129
CITY OF OTTAWA

SCALE 1:1000
20 0 20 40 60 METRES

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

STRATA NOTE:

THIS PLAN IS STRATIFIED TO SHOW NCC AIR RIGHTS ON BLOCK 12.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT.

(A)-AS SHOWN ON DRAFT PLAN
(B)-AS SHOWN ON DRAFT PLAN
(C)-AS SHOWN ON DRAFT AND KEY PLANS
(D)-
(E)-AS SHOWN ON DRAFT PLAN
(F)-AS SHOWN ON DRAFT PLAN
(G)-AS SHOWN ON DRAFT PLAN
(H)-
(I)-
(J)-AS SHOWN ON DRAFT PLAN
(K)-
(L)-AS SHOWN ON DRAFT PLAN

LAND USE

NUMBER OF RESIDENTIAL BLOCKS: 2
NUMBER OF COMMERCIAL OR MIXED-USE BLOCKS: 7
NUMBER OF PUBLIC ROADS: 4
NUMBER OF PARKS: 2

AREA OF DEVELOPMENT BLOCKS 1-10 =	11.282 Ha
AREA OF PARK BLOCKS 11 & 12=	9.424 Ha
AREA OF STRATIFIED BLOCK 13 =	1.079 Ha
AREA OF PUBLIC ROADS =	1.284 Ha
TOTAL AREA OF SUBDIVISION =	23.069 Ha

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE STANTEC GEOMATICS LTD. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON MY BEHALF

DATE — I HAVE THE AUTHORITY TO BIND THE CORPORATION

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I HEREBY AUTHORIZE STANTEC GEOMATICS LTD. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON MY BEHALF

DATE — I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO ADJOINING LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE — FRANCIS LAU
ONTARIO LAND SURVEYOR

Stantec Geomatics Ltd.
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ONTARIO LAND SURVEYORS
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stantec.com

DRAWN: ME | CHECKED: * | DATE: March 6, 2026 | PROJECT NO.: 160401780-112