

September 22, 2021
Avenue 31 Capital Inc.
801-250 City Centre
Ottawa, ON
K1R 6K7

Project Number: P2120

Attention: Jennifer Murray

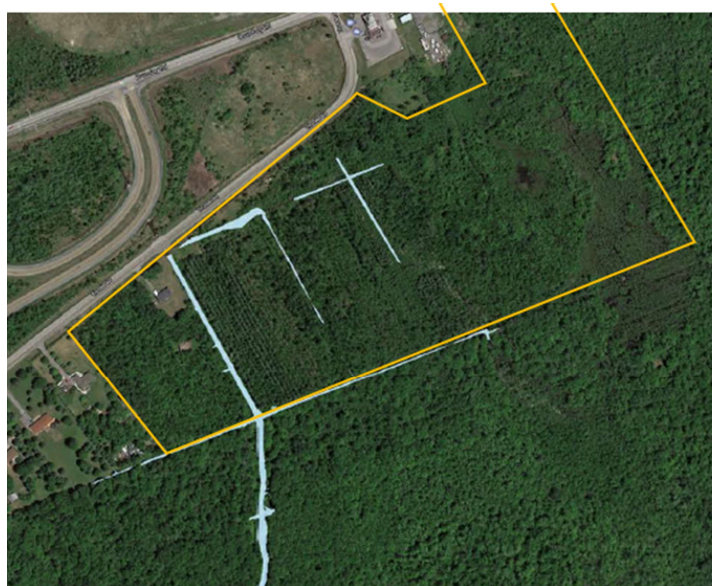
**Subject: City of Ottawa and South Nation Conservation review of OPA
and ZBA application submissions for 6150 Thunder Road
D01-01-20-0025/D02-02-20-0310**

JFSA has reviewed the comments provided by the City of Ottawa Planning Infrastructure and Economic Development Department, dated September 13, 2021, and South Nation Conservation dated August 20, 2021. This memo has been prepared in response to these review comments.

For context, JFSA was retained by Avenue 31 Capital to address earlier comments provided by SNC on March 2, 2021, which requested that a floodplain analysis be completed to address any constraints or risks on the subject or adjacent properties. This engineering exercise was completed to ensure that a development envelope was available to support the proposed land use on the property as set out by the Official Plan and Zoning Amendment application.

Subsequently, the JFSA report, entitled '6150 Thunder Road: Floodplain Mapping' dated July 2021, undertook a detailed hydrologic and hydraulic analysis which demonstrated that the 100-year floodplain in the adjacent tributary to Bear Brook allows for a significant area of developable land above the flood elevation. The 100-year floodplain is contained in the banks of the Bear Brook tributary and minor channels as shown in Figure 1.

Figure 1: 100-year floodplain extent



Further to above, the report demonstrates that the floodplain does not exceed the banks of the channels, therefore the placement of fill on this site for the purpose of development grading, shall not interfere and will have zero impact on the extent of flooding upstream or downstream from the property.

With regards to erosion and related potential environmental impacts on the watercourse and adjacent properties, this cannot be evaluated until a detailed grading plan and stormwater management plan are prepared. These technical plans are appropriately submitted through a Site Plan application, as the conceptual plans submitted to demonstrate the viability of a Zoning Bylaw or Official Plan Amendment are not intended for this purpose.

JFSA shall provide professional input relating to potential impacts on the upstream and downstream watercourse through the Site Plan Control submission. For the purpose of the Official Plan and the Zoning Bylaw amendment application, it is our professional opinion that detailed technical information based on a site-specific layout is not required and that the potential for constraints associated with floodplain are sufficiently addressed to support the proposal.

Yours truly,
J.F Sabourin and Associates Inc.



Jocelyn Chandler, M.Pl., RPP, MCIP
Land and Water Resource Planner



Jonathon Burnett, B.Eng, P.Eng
Water Resources Engineer

