

February 3rd, 2026

Stream Shen, Planner III
Planning, Infrastructure and Economic Development
City of Ottawa, 110 Laurier Avenue West
Ottawa, ON K1P 1J1

Re: Caivan (Stittsville) Inc.
Response to Comments (6070 Fernbank Road, 5993 and 6115 Flewellyn Road)
File No.: D07-16-24-0020 (Plan of Subdivision) and D02-02-24-0042 (Zoning by-Law Amendment)

Dear Mr. Shen,

Thank you for taking the time to review our Plan of Subdivision (DPA) application and our Zoning by-Law Amendment (ZBLA) application for the properties known municipally as 6070 Fernbank Road and 5993 and 6115 Flewellyn Road.

In response to the December 19, 2025, formal review comments letter and the engineering-related comments subsequently provided on December 12, 2025, please find enclosed our resubmission in response to the comments.

Please find included with this resubmission the following studies/reports for the application:

- Planning Report – prepared by Goldberg – dated February 3, 2026
- Draft Plan of Subdivision – prepared by JD Barnes – dated January 21, 2026
- Functional Servicing Study – prepared by DSEL – dated January 2026
- Traffic Impact Assessment – prepared by CGH Transportation – dated January 2026
- Urban Design Brief – prepared by NAK Design Strategies – dated January 2026
 - Includes:
 - Parking Plan
 - Urban Design Brief
 - Preliminary Streetscape Plan & Canopy Coverage
 - Approved Comparable Streetscapes
- Noise Report – prepared by Gradient Wind – dated January 9, 2026

Please also find supporting documentation included:

- Hydro Encroachment Correspondence
- 260123-sm-Stittville South DPA Rationale

Please also find enclosed responses to the comments noted in the December 19th, 2025, letter and the December 12th, 2025, excel spreadsheet, in relation to the above-noted lands, detailing how each comment has been addressed. I look forward to our continued collaboration in reaching draft plan approval for these lands.

Sincerely,

Travis Troughton
Project Manager, Land Development

CAIVAN abic