

July 19, 2022  
Our File No.: 26299-006.1

**VIA: E-MAIL** [colette.gorni@ottawa.ca](mailto:colette.gorni@ottawa.ca)

Ms. Collette Gorni  
City of Ottawa  
101 CentrepoinTE Drive  
Nepean, ON K2G 5K

Dear Ms. Gorni

**Re: July 19<sup>th</sup> Submission for Arcadia Stage 6 planning applications for Site Plan Control and Draft Plan of Condominium**

Minto Communities Inc. has retained the services of JL Richards & Associates Limited (Ltd.) to prepare a cover letter outlining the supporting documents that are being submitted to the City in support of the planning applications for Site Plan Control and Draft Plan of Condominium.

We have reviewed the requirements of Section 41 of Ontario's Planning Act for this Site Plan application. Section 4.1 of the Planning Rationale/ Design Brief prepared by J.L. Richards & Associates Limited and dated July 18<sup>th</sup>, 2022, confirms that the requirements have been sufficiently met through this complete application.

As confirmed during a pre-application consultation meeting with City Staff on September 6<sup>th</sup>, 2021, the following reports, studies, and plans are being submitted in support of the planning applications:

- Application for Site Plan Control, prepared by J.L. Richards & Associates Ltd. and Minto.
- Application for Draft Plan of Condominium, prepared by J.L. Richards & Associates Ltd. and Minto.
- Site Plan (SP-100) prepared by SRN Architects and dated July 13<sup>th</sup>, 2022;
- Underground Garage Plan (SP-200), prepared by SRN Architects and dated July 13<sup>th</sup>, 2022;
- Elevations and Floor Plans for the Metro Towns (Stacked Dwelling), prepared by SRN Architects and dated July 7<sup>th</sup>, 2022;
- Elevations and Floor Plans for Minto Townhouses (Townhouse), prepared by Minto Communities Inc. and dated July 19<sup>th</sup>, 2022 (for submission);
- Landscape Plan and Cross Sections, prepared by NAK Design Strategies and dated July 15<sup>th</sup>, 2022;
- Environmental Impact Statement (EIS), Minto Arcadia Phases 5 and 6, prepared by Kilgour & Associates and dated February 9<sup>th</sup>, 2022;
- Geotechnical Investigation (Study), prepared by Paterson Group and dated June 30<sup>th</sup>, 2022;

Cover Letter – July 19<sup>th</sup> Submission

- Planning Rationale/ Design Brief, prepared by JL Richards & Associates Ltd. and dated July 18<sup>th</sup>, 2022;
- Functional Servicing Report (FSR) and Civil Servicing Drawings for Arcadia Stage 6, prepared by JL Richards & Associates Ltd. and dated July 19<sup>th</sup>, 2022;
- LRT Proximity Study, prepared by Paterson Group and dated July 13<sup>th</sup>, 2022;
- Noise Study, prepared by JL Richards & Associates Ltd. and dated July 19<sup>th</sup>, 2022;
- Phase 1 Environmental Site Assessment (ESA) Update, prepared by Paterson and dated September 22<sup>nd</sup>, 2021;
- Draft Plan of Condominium, Draft Plan of Subdivision and Draft Reference Plan, all prepared by Stantec;
- Transportation Impact Assessment (TIA) and Access and Turning Plans, prepared by CGH Transportation Inc., and dated July 15<sup>h</sup>, 2022; and
- Street Lighting Electrical Drawings prepared by JL Richards & Associates Ltd. and dated July 19<sup>th</sup>, 2022.

We hope that this letter confirms that the applications for Site Plan Control and Draft Plan of Condominium satisfies your requirements and includes the required plans and studies that constitute a complete application. Should you have any questions relating to the information provided above, please feel free to contact the undersigned.

Yours very truly,

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Reviewed by:



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Intern Planner

Eric Forhan, MScPI  
Planner

EF:tc

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