

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

VIA: E-MAIL colette.gorni@ottawa.ca

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

Dear Ms. Gorni

Re: July 19th 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 18th, 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 6th, 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 13th, 2022;
- Underground Garage Plan (SP-200), prepared by SRN Architects and dated July 13th, 2022;
- Elevations and Floor Plans for the Metro Towns (Stacked Dwelling), prepared by SRN Architects and dated July 7th, 2022;
- Elevations and Floor Plans for Minto Townhouses (Townhouse), prepared by Minto Communities Inc. and dated July 19th, 2022 (for submission);
- Landscape Plan and Cross Sections, prepared by NAK Design Strategies and dated July 15th, 2022;
- Environmental Impact Statement (EIS), Minto Arcadia Phases 5 and 6, prepared by Kilgour & Associates and dated February 9th, 2022;
- Geotechnical Investigation (Study), prepared by Paterson Group and dated June 30th, 2022;

Cover Letter – July 19th Submission

- Planning Rationale/ Design Brief, prepared by JL Richards & Associates Ltd. and dated July 18th, 2022;
- Functional Servicing Report (FSR) and Civil Servicing Drawings for Arcadia Stage 6, prepared by JL Richards & Associates Ltd. and dated July 19th, 2022;
- LRT Proximity Study, prepared by Paterson Group and dated July 13th, 2022;
- Noise Study, prepared by JL Richards & Associates Ltd. and dated July 19th, 2022;
- Phase 1 Environmental Site Assessment (ESA) Update, prepared by Paterson and dated September 22nd, 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^h, 2022; and
- Street Lighting Electrical Drawings prepared by JL Richards & Associates Ltd. and dated July 19th, 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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Eric Forhan, MScPI
Planner

EF:tc

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