



March 7, 2025

City of Ottawa  
Planning, Development, and Building Services  
Development Review West  
110 Laurier Avenue West, 4th Floor  
Ottawa, ON K1P 1J1

Attention: Nishant Dave, Planner I, File Lead

**Re: 370 Huntmar Drive at Terry Fox Drive  
Site Plan Control Resubmission (Standard)(D07-12-24-0148)**

Minto is pleased to resubmit this Site Plan Control application for your review and comment. This resubmission incorporates City feedback received on February 25, 2025, resulting from a review of completeness on the second submission by Minto on January 27, 2025 (D07-12-24-0148). Responses to City feedback are provided below.

#### **PLANNING**

1. **Deficiencies:** None.

1. **Comments:** Provide the width dimensions of Huntmar Drive on the Site Plan.

**Response:** The protected ROW and curb-to-curb width dimensions of both Huntmar Drive and Campeau Drive are shown on the updated site plan drawing (A100) included in this resubmission.

#### **URBAN DESIGN**

2. **Deficiencies:** None.

3. **Comments:** None.

#### **ENGINEERING**

4. **Deficiencies:** None.

5. **Comment:** Section 2.2.2 references the Water Distribution Guidelines which have not been updated in accordance with FUS 2020. Until that is completed, the required residual pressure is 20psi. Please update accordingly.

**Response:** The residual pressure has been revised to 20psi.

6. **Comment:** Tech bulletin PIEDTB-2016-01 refers to a 15cm required clearance between the ground elevation at the building (as opposed to first floor elevation) and the spill elevation at the street which in this case represents the private road and parking. The bulletin further refers to a required 30cm

vertical clearance between the ground elevation at the building and the rear yard spill elevation which for this site applies to drainage area 110.

**Response:** The required 30cm clearance has been provided. The north pond spill elevation is 98.80. The finished floor of 99.15 provides 0.35m of free board. The building upstand along the west side is 99.65, which provides 0.30m of free board to the west pond.

7. **Comment:** W3 has been removed from the City's standards as of February 04, 2025. Please specify W3.3 instead.

**Response:** Noted. Revised to standard W3.3.

8. **Comment:** Top of grate elevation is 99.25m on C600.

**Response:** Noted. The top-of-pond elevation has been revised to 99.25.

#### **NOISE**

9. **Deficiencies:** None.

10. **Comments:** None.

#### **TRANSPORTATION**

11. **Deficiencies:** None.

12. **Comments:** None.

#### **ENVIRONMENT**

13. **Deficiencies:** None.

14. **Comments:** None.

#### **FORESTRY**

15. **Deficiency:** Demonstrate the available soil volume in restricted planting beds. Most beds are much larger than the required soil volumes for the number of trees proposed and may be suitable for additional planting.

**Response:** Noted. Please refer to the updated landscape plan (L.1) included in this resubmission.

16. **Deficiency:** Please show existing and proposed utilities and other site features, along with their associated setbacks.



**Response:** Noted. Setbacks for tree planting from proposed utilities are provided. Please refer to the updated landscape plan (L.1) included in this resubmission.

17. **Comment:** The geotechnical report identifies low/medium sensitivity SMC on site with recommendations related to tree planting. As per the Landscape Plan TOR, please demonstrate how the planting plan meets the recommendations of the geotechnical report and the Tree Planting in Areas of Sensitive Marine Clay policies. This may require input from other consultants for confirmation.

**Response:** Noted. It has been confirmed that we are able to meet the SMC requirements of the geotechnical report. The 4.5m planting setback is shown on the updated landscape plan (L.1) included in this resubmission.

18. **Comment:** The increased tree planting and tree size and canopy cover since the previous submission is much appreciated.

**Response:** Noted.

#### **PARKLAND**

19. **Deficiencies:** None.

20. **Comments:** None.

#### **OTHER**

21. **Comment:** Under the Affordable Housing Community Improvement Plan, a Tax Increment Equivalent Grant (TIEG) program was created to incentivize the development of affordable rental units. It provides a yearly fixed grant for 20 years. The grant helps offset the revenue loss housing providers experience when incorporating affordable units in their developments.

**Response:** Noted. As a non-residential project, the Affordable Housing CIP does not apply.

A secure link will be forwarded to you by email for the purposes of downloading digital copies of the reports and plans prepared in support of this application. These reports and plans include the following:

DOCUMENT	AUTHOR	DATE
Site Plan (A-100)	Architects DCA	March 6, 2025
Elevations (A400)	Architects DCA	March 6, 2025
Landscape Plan (L.1)	JBLA	March 6, 2025
Engineering Design Brief	Arcadis	March 5, 2025
Engineering Drawings (C-001 to C-900)	Arcadis	March 5, 2025
Zoning Confirmation Report	Minto	January 24, 2025
Geotechnical Investigation (Revision 2)	Paterson Group	December 19, 2024



DOCUMENT	AUTHOR	DATE
Topographic Survey	Stantec	December 19, 2024
Preliminary Construction Management Plan	DCA	January 17, 2025

As always, if you have any questions or concerns or require anything further to assist in your review, then please let me know. Thank you.

Regards,

**MINTO GROUP**

Kevin A. Harper, AICP, MCIP, RPP, LEED AP  
Director, Infill Development