

ONTARIO LAND TRIBUNAL

Appeals by ClubLink Corporation ULC of Zoning By-law Amendment and Plan of Subdivision Applications for 7000 Campeau Drive, Ottawa

OLT Case No. PL200195

WITNESS STATEMENT OF DAVID GILBERT

November 12, 2021

Qualifications

1. I am a Senior Geotechnical Engineer with Paterson Group. I have 18 years of experience in providing engineering services to public and private sector clients in the Ottawa area. I have completed numerous geotechnical studies for residential and commercial developments where the scope of work includes design of underground infrastructure, including storm sewers, sanitary sewers, watermains and stormwater management facilities.
2. A copy of my *curriculum vitae* is attached to this Witness Statement, together with a signed Acknowledgement of Expert's Duty.

Retainer

3. Paterson Group was retained by Minto Communities-Canada in November 2017 on behalf of ClubLink Corporation ULC to address geotechnical engineering requirements to support draft plan of subdivision and zoning by-law amendment applications for the proposed redevelopment of 7000 Campeau Drive, Ottawa. Subsequent work by Paterson has included a Sump Pump Feasibility Study and a Subsoil Infiltration Review.
4. I completed the geotechnical investigations in accordance with City Standards and was the stamping engineering on the investigations. I also completed all foundation designs and construction precautions for the proposed development.

Summary of Evidence and Opinions

5. In my evidence, I will review portions of the Geotechnical Investigation, Sump Pump Feasibility Report and Subsoil Infiltration Review prepared by Paterson Group, and address City of Ottawa Issues 2 and 23 and Kanata Greenspace Protection Coalition Issue 32, in relation to PPS Policy 2.2.2, as well as City of Ottawa Issues 20 and 21, as follows:

Issue 2: Is the proposed plan of subdivision consistent with the Provincial Policy Statement, particularly policies ... 2.2.2?

PPS Policy 2.2.2 states: Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

6. **Response:** Geotechnical design recommendations for the proposed redevelopment provided in Subsection 5.0 and Subsection 6.0 of Paterson Group Report PG4135-2 Revision 5 dated May 17, 2021 take into consideration the existing groundwater level and provide recommendations to limit long-term groundwater lowering and recommendations to minimize impacts on the soil subgrade. To reduce long-term groundwater lowering, clay seals have been recommended in the service trenches. Furthermore, it is understood the underside of footings for the proposed redevelopment will be placed above the existing groundwater table. Therefore, groundwater features within the proposed redevelopment and their related hydrologic functions will be protected.

Issue 20: Are sump pumps proposed as briefly mentioned in the JFSA report? If so, sump pump related draft plan conditions are to be included.

7. **Response:** A sump pump feasibility report has been prepared for the subject site under Paterson Group Report PG4135-LET.01, dated September 29, 2020. The report was prepared in accordance with City of Ottawa guidelines and the results of the report are indicative that areas of the site are suitable to sump pump use for storm water management provided that our recommendations presented in our report are adhered to during construction

Issue 21: Is a monitored surcharging/preloading program anticipated and timelines accounted for in order to achieve the grade raise exceedances?

8. **Response:** A settlement surcharge program will be required for any segment of the proposed roadway alignments where the finished grade exceeds our permissible grade raise recommendations. The duration of the surcharge will be dependant on the surcharge height assumed. A preliminary timing estimate of 12 to 24 months can be anticipated for successful completion of the surcharge program. It should be also noted that any residential blocks exceeding our permissible grade raise can undergo a settlement surcharge program for areas where finished grading exceed our permissible grade raise recommendations. Alternatively, a lightweight fill layer can be designed to compensate for the grading exceedance and a surcharge program would no longer be required. For additional details regarding a settlement surcharging program, refer to Section 5.3 – Foundation Design in Paterson Report PG4135-2 Revision 5, dated May 17, 2021.

Issue 23: Is the proposed zoning consistent with the Provincial Policy Statement, particularly policies ... 2.2.2?

9. **Response:** See my response to Issue 2, above.

Issue 32: Is the proposed zoning amendment and plan of subdivision consistent with the PPS 2020 with particular reference to Section ... 2.2.2...?

10. **Response:** See my response to Issue 2, above.

List of Documents to be Referred To

- Geotechnical Investigation, Kanata Lakes Golf and Country Club, 7000 Campeau Drive, Ottawa, Ontario. Paterson Group, May 17, 2021 (Report: PG4135-2 Revision 5)
- Subsoil Infiltration Review, Kanata Lakes Golf and Country Club, 7000 Campeau Drive, Ottawa, Ontario. Paterson Group, April 7, 2021 (Report: PG4135-MEMO.04)
- Sump Pump Feasibility Report, Groundwater Monitoring Program, Proposed Residential Development, 7000 Campeau Drive, Ottawa, Ontario. Paterson Group, September 29, 2020 (Report: PG4135-LET.01).

David J. Gilbert, P.Eng

David Gilbert, P.Eng
Senior Geotechnical Engineer – Level II
Director – Geotechnical Division
President and CEO

David joined Paterson Group in 2003 as part of the Geotechnical/Environmental Group. David received his Bachelors of Science in Engineering from the University of New Brunswick in 2000 in Civil Engineering. In David's early career, he worked for several consultants including Digital Geographic Technologies, GEI Consultants Inc. And Gartner Lee Limited (AECOM), where he would work on large scale projects, such as Boston's 'Big Dig' and a multi-storey complex at the MIT campus. During this initial career experience, David would gain invaluable experience on large scale tunnelling operations and various building construction methods. In 2003, when David joined Paterson, he would start as a field engineer completing geotechnical and environmental investigations, site inspections on various construction activities, such as bearing surface inspections or environmental remediations and coordinating field work from the office. In 2008, David would become the geotechnical manager under the guidance of Carlos Da Silva, P.Eng. As the geotechnical manager, David has worked on projects pertaining to geotechnical design of commercial/residential buildings, high-rise buildings and municipal infrastructure projects. In 2021, David became the director of the Geotechnical Division along with taking over the role as President and CEO of Paterson Group.

SELECT LIST OF PROJECTS

EDUCATION

Bachelor of Science in
Engineering, Civil Engineering,
2000
University of New Brunswick
Fredericton, New Brunswick

LICENCE/ PROFESSIONAL AFFILIATIONS

Professional Engineers of Ontario

Ottawa Geotechnical Group

Lambda Alpha International –
Ottawa Chapter

YEARS OF EXPERIENCE

With Paterson: 18

With other Firms: 3

OFFICE LOCATION

154 Colonnade Road South,
Nepean, Ontario, K2E 7J5

- Feedermain (29 km) including horizontal boring for the Township of Russell
- Rideau Street reconstruction - Ottawa
- Main Street reconstruction - Ottawa
- Horizontal bore for Highway 174 culvert crossing – Ottawa
- Kirkwood Avenue deep sewer tunnel connection - Ottawa
- Campeau Avenue trunk sewer - Kanata
- Zone 3W Feedermain and Highway 417 crossing (horizontal bore) - Ottawa
- Parks Canada - restoration projects for Rideau Canal Locks
- Parliament Hill - west slope rehabilitation
- Seismic Shear Wave Velocity Testing
- Cardinal Creek Village residential development
- Half Moon Bay residential development
- Kanata North public school
- Lansdowne Park Redevelopment - Ottawa
- The "Big Dig" project in Boston
- Former Alcan Plant – Environmental - Kingston
- Block D Lands – Brownfields Project - Kingston
- Monitoring well program for landfill sites in Niagara Region
- Pumping station monitoring – landfill in St. Catharines

PROFESSIONAL EXPERIENCE

2007 to present, **Senior Geotechnical Engineer, Paterson Group**, Ottawa, Ontario

- Manages all aspects of the geotechnical division (budgeting, invoicing, staffing, scheduling, business development, reporting, marketing, and fieldwork).
- Senior Project Manager responsibilities include development of scope of work, tasking assignments, project scheduling, budget management, final report review and overall project success.
- Provide geotechnical expertise for large scale projects including Parliament Hill (West Slope Rehabilitation), Cardinal Creek Village Residential Development and Reconstruction of Rideau Street, Bank Street and Main Street service utilities.
- Oversee geotechnical investigations for drilling and test pitting on numerous proposed utility installations, residential and commercial developments.
- Problem solving to help advance or maintain project schedules.
- Complete geotechnical reports with recommendations for excavations, subgrade preparation, frost protection, slope stability analysis, shoring and retaining walls, shallow foundations and deep foundations.
- Responsible for ensuring projects meet Ontario Building Code, Canadian Bridge Code, and City of Ottawa Standards and Guidelines.

2003 to 2007, **Geotechnical Engineer, Paterson Group**, Ottawa, Ontario

- Provide geotechnical and environmental related sampling/soil logs for drilling and test pitting on numerous pipeline, subdivision and bridge projects.
- Complete geotechnical reports with recommendations for excavations, subgrade preparation, frost protection, slope stability analysis, shoring and retaining walls, shallow foundations and deep foundations.
- Completed QA and QC reports with recommendations for; excavations, subgrade, shallow foundations and deep foundations.

2002 to 2003, **Junior Engineer, Gartner Lee Limited**, St. Catharines, Toronto

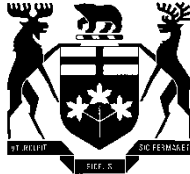
- Provide environmental related sampling/soil logs for drilling and test pitting on numerous landfill projects.
- Present analytical testing results and prepare quarterly reports for submission to client.

2001 to 2002, **Junior Engineer, GEI Consultants Inc.** Winchester, Massachusetts

- Logged rock and soil drilling samples.
- Prepared structural design drawings for review by senior engineer.
- Completed caisson foundation inspection and prepared QA and QC reports for client.
- Daily reporting to Project Managers.

2000 to 2001, **Survey Crew Chief, Digital Geographic Technologies**, Boston, Massachusetts

- As-built surveys for highway structures constructed Central Artery Tunnel (aka 'Big Dig')
- Provided location verification work during large scale tunnel jacking operations for highway sections.
- Deformation monitoring for railway and subway lines adjacent to on-going tunnelling operations.



Ontario
Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

Acknowledgment Of Expert's Duty

OLT Case Number	Municipality
PL200195	City of Ottawa

1. My name is.....David Gilbert
 I live at theKemptville
 in the.....North Grenville
 in theOntario

2. I have been engaged by or on behalf of ClubLink Corporation ULC to provide evidence in relation to the above-noted Ontario Land Tribunal ('Tribunal') proceeding.

3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:

- a. to provide opinion evidence that is fair, objective and non-partisan;
- b. to provide opinion evidence that is related only to matters that are within my area of expertise;
- c. to provide such additional assistance as the Tribunal may reasonably require, to determine a matter in issue; and
- d. not to seek or receive assistance or communication, except technical support, while under cross examination, through any means including any electronic means, from any third party, including but not limited to legal counsel or client.

4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date.....Nov. 10, 2021... ..

Signature