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 STEPHEN J. PICHETTE, P.ENG.

November 12, 2021

Qualifications

1. I am a professional engineer and currently the General Manager of the Ottawa Division of David Schaeffer Engineering Ltd. ("DSEL"). I have 38 years of experience in providing engineering services to public and private sector clients in the Ottawa area. I have completed numerous detailed designs including Master Infrastructure studies for residential and commercial developments where the scope of works include design of underground infrastructure including storm sewers, sanitary sewers, watermains and stormwater management facilities and I have been an expert witness at the Ontario Municipal Board.

2. A copy of my *curriculum vitae* is attached to this Witness Statement, together with a signed Acknowledgement of Expert's Duty.

Retainer

3. DSEL was retained in March 2018 by Minto Communities - Canada on behalf of ClubLink Corporation ULC to address civil engineering requirements to support draft plan of subdivision and zoning by-law amendment applications for the proposed redevelopment of 7000 Campeau Drive, Ottawa. DSEL prepared and submitted a Functional Servicing Report and associated drawings in support of the applications for draft plan of subdivision and zoning by-law amendment.

Summary of Evidence and Opinions

4. The following summarizes the civil engineering submissions made to the review agencies as well as the recent efforts made to address the agency comments.

   1st submission – September 2019:

- Submitted plans illustrated five wet ponds.
- Relocation of existing trunk sanitary sewer.
- Submitted supporting calibrated modeling to demonstrate post-development peak flows matched pre-development levels.

City Comments dated January 7, 2020, key comments summarized below:

- Include Low Impact Development strategies.
- Review number of facilities.
- City indicated that 'there are no guarantees that the City will agree to relocate any City owned infrastructure.' Comment 97 spoke directly to the realignment of the trunk sanitary sewer and that further discussions are required.
- Request from City to use and modify as necessary a PCSWMM model developed by the City's Asset Management Branch to assess the impacts to the existing community along with the calibration exercise. (Comment 127)
- Legal outlet – file a petition to extend the Kizell Municipal Drain ("MD") or obtain easements extending from the Kizell MD to the Beaver Pond.
- Provide a water balance.

2nd submission – July 2020:

- Included Low Impact Development strategies targeting 3mm of runoff captured and relying on proposed pervious surfaces to meet that objective.
- Reviewed number of facilities and reduced to four wet ponds with OGS's.
- Used City's PCSWMM model with modifications to assess existing conditions.
- Legal outlet – Responded that the golf course uses existing infrastructure. The City's position appears to suggest that the existing infrastructure does not have a legal outlet.
- Provided water balance calculations

City Comments dated October 9, 2020, key comments summarized below:

- Acknowledged the additional materials on the trunk sewer realignment was added to the report and reiterated that the City will not guarantee the relocation of City infrastructure.

- Indicates that the trunk sewer alignment is not acceptable.

- Requested that DSEL review and explore opportunities to lower grades.

- Acknowledge LIDs included in design and requested additional information.

- The site currently has a legal outlet as a golf course. With the proposed change in land use and associated increase in runoff volume it is questionable whether these lands will continue to have a legal outlet.

- Concerns with increasing runoff volume to existing Beaver Pond.

- Concerns with groundwater lowering.

3rd submission – June 2021:

- Included Etobicoke Exfiltration System ("EES") system as a means of addressing City comments and maximizing infiltration opportunities.

- Revised wet ponds to dry ponds as part of the EES system proposal.

City comments dated October 18, 2021

- The proposed EES is not acceptable to the City due to the proposed system not being suitable for the site's clay soils, as well as high bedrock and high groundwater in many areas throughout the site.

5. In response to the latest City comments, we will proceed with submission 2 and supplement on-site LIDs, including with amended soils, deep sump catch basins, CB Shields™, infiltration trenches tied to catch basins, and oil grit separators to provide 80% total suspended soil removal, all of which have been favourably received by the City on other projects.

6. In my opinion, proceeding with submission 2 with the enhancement of LIDs provides the City with enough detail to support draft plan approval, with detailed engineering design to be addressed through draft plan conditions.

7. In my evidence, I will address the following issues on the Issues List, as discussed below.

City of Ottawa Issues

8. Issue 2. Is the proposed plan of subdivision consistent with the Provincial Policy Statement, particularly policies … 1.6.6.7, 2.2.1(i)…?

9. PPS Policy 1.6.6.7: Planning for stormwater management shall:

a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;

10. *Response: The proposed stormwater management plan was coordinated with the existing community surrounding the subject lands to utilize existing outlets and receive external contributions assigning easements where none exist today. The conceptual stormwater management design incorporates low impact development measures in a treatment train approach in accordance with City of Ottawa ("City") and Ministry of Environment, Conservation and Parks ("MECP") guidelines. The proposed stormwater management plan maintains City guidelines where roof leaders are to be directed to grassed area, reduced lot grading and amended soils to promote infiltration, and catch basins (CB) will be equipped with CB shields, and deep sumps to collect sediment. Furthermore, the contemplated system incorporates an exfiltration system tied to the catch basins as well as bioswales where appropriate. Wet ponds attenuate flows prior to outletting to the existing sewer system to ensure the development maintains the current level of service for the existing community. Through our partnership with J.F. Sabourin & Associates Inc. ("JFSA") a calibrated model was prepared to optimize stormwater infrastructure at a functional design level and the resulting design for all infrastructure is comparable to similar scale developments, which in my opinion means that the proposed stormwater management system is feasible and financially viable over the long term.*

11. *On-site water and wastewater systems were designed in accordance with City and MECP guidelines. The existing water and wastewater systems were analysed and concluded that system capacity was available to support the contemplated development.*

12. b) minimize, or, where possible, prevent increases in contaminant loads;

13. *Response: The proposed stormwater management plan incorporates a treatment train approach including reduced lot grading, amended soils, catch basins equipped with CB Shields and deep sumps, an exfiltration system, bioswales, and oil grit separators. Reduced lot grading, exfiltration systems, bioswales (bioretention filters), and oil grit separators are identified in the MECP SWMP Manual as means to mitigate against contaminant loading and promote groundwater infiltration.*

14. d) mitigate risks to human health, safety, property and the environment;

15. *Response: The proposed stormwater management plan ensures that there are no increases in the hydraulic grade line of the receiving sewer system in accordance with City of Ottawa design guidelines.*

16. *The proposed treatment train in accordance with MECP guidelines ensures that quality control objectives are met prior to the release of stormwater to the existing sewer system.*

17. *The City of Ottawa and the Province provide guidelines to establish levels of service to mitigate risk to human health, safety, property and the environment and we have appropriately followed these guidelines.*

18. f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

19. *Response: The proposed stormwater management plan incorporates best practices and attenuates stormwater runoff onsite prior to discharging to the existing storm network. Standard applications of water conservation are incorporated into the development plan, including amended soils, reduced lot grading, directing rain water leaders to pervious areas, City standard rear yard swales, incorporation of exfiltration system, bioswales, catch basins with deep sumps and CB shields, and end of pipe treatment systems, all in keeping with City standards.*

20. PPS Policy 2.2.1.(i): Planning authorities shall protect, improve or restore the quality and quantity of water by … (i) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

21. *Response: The proposed stormwater management plan minimizes stormwater volumes discharged from the site and mitigates contaminant loading in accordance with MECP quality control objectives through the use of LIDs and end of pipe treatment systems as determined by the City and Conservation Authority.*

22. Issue 4. Does the proposed plan of subdivision conform to the Official Plan of the City of Ottawa, particularly policies … 2.3.3.1, 2.3.3.3…, and is it compatible with adjacent plans of subdivision (s.51(24)(c))?

23. City Official Plan Policy 2.3.3.1: Development will be in accordance with the system capacity for drainage and will implement stormwater management and where relevant, will conform to stormwater site management plans, the Infrastructure Master Plan and community design plans practices necessary to protect, improve or restore the quality and quantity of water in the receiving watercourse. [Amendment #76, OMB File #PL100206, August 18, 2011]

24. *Response: DSEL / JFSA prepared an up to date storm drainage model to represent the existing condition where the previous materials (Sept 1986 – OMM Kanata Lakes Storm Drainage Report and Shirley's Brook & Watt's Creek Phase 2 Stormwater Management Study) were found to be out of date or inconsistent with the existing condition, in order to determine and establish the current system capacity of the receiving stormwater system (sewers, Beaver Pond, Kizell MD, and*

Watts Creek). Using this information, we have developed a stormwater management plan which demonstrates outlet rates in accordance with receiving system capacity.

25. City Official Plan Policy 2.3.3.3: Where approved Master Drainage Plans are in place but do not meet current receiving system standards or requirements for quality or quantity controls, as identified in consultation with appropriate Conservation Authority and municipal infrastructure staff, current standards may supersede the requirements of the Master Drainage Plan. The determination of the application of current standards will be subject to consultation between the City, appropriate Conservation Authority, affected landowners and other relevant stakeholders and will have regard to the planning, design and approval status of developments and infrastructure within the drainage area [Amendment #76, Ministerial Modification #9, OMB File #PL100206, August 18, 2011]

26. *Response: DSEL / JFSA prepared an up to date storm drainage model to represent the existing condition where the previous materials (Sept 1986 – OMM Kanata Lakes Storm Drainage Report and Shirley's Brook & Watt's Creek Phase 2 Stormwater Management Study) were found to be out of date or inconsistent with the existing condition, in order to determine and establish the current system capacity of the receiving stormwater system (sewers, Beaver Pond, Kizell MD, and Watts Creek).*

27. *DSEL / JFSA met with the regulatory authorities to determine the appropriateness of the existing stormwater models.*

- *March 19, 2019 – City Staff*
- *April 30, 2019 – MVCA Staff <- which model to use*
- *November 18, 2020 – City Staff <- model calibration discussion*

28. *In my opinion, we have satisfied the requirement to consult with regulatory agencies and established the appropriate standards to assess the contemplated development.*

29. Issue 10. Are the grading and drainage, and tree preservation plans consistent with one another? Will they provide effective protection for the trees in the landscape buffer and will they maintain positive drainage routes?

30. *Response: DSEL coordinated the plans with Andrew McKinley of McKinley Environmental Solutions. I believe that the plans are consistent. Preliminary design identified catchment areas to ensure the open space and buffer areas have positive drainage routes.*

31. *Issue 12. Does the plan of subdivision have a legal outlet for stormwater from the proposed development (s.51(24)(h) and (i))?*

32. *The proposed stormwater management plan for the redevelopment would make use of the same receiving watercourse as the existing condition. According to the City's Engineering comments of October 18, 2021, "the concern with Clublink's future legal and sufficient outlet has to do with the receiving watercourse being able to accommodate increase in flows and/or runoff volumes", but does not identify any specific threshold. Further, in response to comments made by ClubLink in relation to current development applications at 6301 and 6475 Campeau Drive, which propose to increase stormwater runoff volumes to the ClubLink lands and ultimately increase stormwater runoff volumes to the same receiving watercourse, City staff advised that "the City does not question the legal outlet of Parcel 1's redevelopment" due to its smaller size. In my opinion, based on the analysis undertaken, I believe that the receiving watercourse is able to accommodate the stormwater flows and/or runoff volumes from the proposed redevelopment.*

33. Issue 13. Is any modification to the draft plan of subdivision necessary if permission to modify existing easements is refused?

34. *Response: Yes. There exists a number of easements in favour of the City for storm and sanitary infrastructure. Specifically:*

- 525mm dia sanitary sewer – From Campeau Drive to Rosenfield Crescent
- 675mm dia storm sewer – From Sherring Court to Shaughnessy Crescent
- 600mm dia storm sewer – From Shaughnessy Crescent to existing pond on golf course
- 375mm dia storm sewer – From Langford Crescent to golf course
- 250mm dia storm sewer – From Golf Course to Westlock Way

35. *If the City refuses to realign the sanitary trunk sewer, the draft plan will need to be revised.*

36. *The contemplated storm and sanitary plans capture all storm sewers and conveys the existing flows to proposed infrastructure maintaining the level of service to the existing community.*

37. *The realigned sanitary sewer maintains minimum velocities in the sewer in accordance with MECP guidelines.*

38. *As such, it is my opinion that it is appropriate to modify the existing easements.*

39. Issue 15. Has the major overland flow from the proposed draft plan of subdivision lands, and connecting existing residential lands, into the Beaver Pond been accounted for?

40. *Response: The proposed stormwater management plan does not introduce a major overland flow into the existing community. All storms up to and including the 100-year event are attenuated within the proposed redevelopment and released to the existing storm sewer system.*

41. Issue 16. Are draft conditions of approval necessary to address repair or replacement of existing stormwater infrastructure?

42. *Response: The proposed stormwater management plan does not require the replacement of the receiving infrastructure. Any maintenance or repairs of the existing infrastructure would be the responsibility of the Environmental Compliance Approval holder. A properly executed erosion and sediment control plan would mitigate sediments from entering the sewer system.*

43. Issue 17. Does the technique for low impact development means of dealing with stormwater need to be determined prior to draft approval?

44. *Response: The proposed stormwater management plan provides an outline for contemplated low impact development techniques for consideration in the future detailed design. It is my opinion that the level of detail provided is appropriate for draft plan approval.*

45. *The proposed stormwater management plan maintains City guidelines where roof leaders are to be directed to grassed area with amended soils, reduced lot grading to promote infiltration, and catch basins will be equipped with deep sumps and CB shields to collect sediment. Furthermore, the contemplated system incorporates an exfiltration system tied to the catch basin system and oil grit separators prior to conveying stormwater to wet ponds for quantity controls. Wet ponds attenuate flows prior to outletting to the existing sewer system to ensure the sewer system's current level of service for the existing community is maintained once the development is complete.*

46. Issue 18. Is the proposed use and number of oil and grit separators appropriate?

47. *Response: The existing golf course outlets to the surrounding sewers at seven (7) locations, not including any points where the golf course relies on the rear yard drainage of the surrounding private properties. The proposed stormwater management plan reviewed all locations and reduced the number of connections to five (5).*

48. *The oil and grit separator (OGS) units are appropriate in this application to provide quality controls to the small tributary areas of the contemplated development requiring quality controls and are part of a treatment train system. The treatment train includes roof leaders directed to grassed surfaces with amended soils, reduced lot grading to promote infiltration, catch basins equipped with deep sumps and CB shields, bioswales, and end of pipe treatment systems, all in keeping with City standards.*

49. Issue 19. What is the appropriate number and location of stormwater ponds and should they be for both quality and quantity control?

50. *Response: The proposed stormwater management plan minimizes the number of stormwater management facilities for consideration of future maintenance. The number of facilities are in part determined by the surrounding community and opportunities to connect to the existing system. The proposed ponds provide quantity control while the upstream treatment train system (roof leaders to grassed surfaces, amended soils, reduced lot grading, catch basins with sumps and CB shields, exfiltration system, bioswales, and oil grit separators) provide quality control measures. The existing golf course contains seven discharge points into the existing surrounding infrastructure. The proposed plan reduces the number of discharge points to five. Four locations will include storm ponds and OGS units to provide quantity and quality controls. The remaining location will include an underground storage facility and OGS to provide quantity and quality controls. In my opinion, this number of facilities is appropriate. The subject lands are separated into four discrete parcels surrounded by existing residential communities. Furthermore, the grade changes within the parcels informed the number and placement of the contemplated facilities.*

51. 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.

52. *Response: Yes, sump pumps are proposed to minimize grade raise and to allow for smooth grade transitions to the existing community. Only areas where the underside of footings (USF's) cannot be drained by gravity or established 0.3m above the hydraulic grade line (HGL) will require sump pumps. The extent of sump pumps required is to be determined at detailed design. Note that the use of sump pumps is discussed in greater detail in the Functional Servicing Report – Section 4.3.*

53. Issue 23. Is the proposed zoning consistent with the Provincial Policy Statement, particularly policies … 1.6.6.7, 2.2.1 i)…?

54. *Response: See response to Issue #2.*

55. Issue 25. Does the proposed zoning conform to the Official Plan of the City of Ottawa, particularly policies … 2.3.3.1, 2.3.3.3…?

56. *Response: See response to Issue #4.*

Kanata Greenspace Protection Coalition Issues

57. Issue 30. Does the proposed plan of subdivision have appropriate regard to the provisions of Section 51(24) with reference to Subsections … (h)?

58. *Planning Act*, Section 51(24): In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility

for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(h) conservation of natural resources and flood control;

59. Response: *The proposed stormwater management plan incorporates best practices and attenuates stormwater runoff onsite prior to discharging to the existing storm network providing flood control. Standard applications of water conservation are incorporated into the development plan including reduced lot grading, amended soils, directing rain water leaders to pervious areas, City standard rear yard swales, incorporation of an exfiltration system, catch basins with deep sumps and CB shields, bioswales, and end of pipe treatment systems, all in keeping with City standards.*

60. Issue 31. Further to Section 51(24) Subsections (d) and (h), is it appropriate to consider the development of lands that will drain both overland and through piped infrastructure passing through a watershed with potential risk of flooding, erosion damage to tributaries and adverse impacts on natural wildlife given the unresolved pre-existing conditions as noted under Comments numbered 136, 140, 170, 171, 177, 178, 180, 181 and 191 in the City of Ottawa's letter dated December 19, 2019 in that watershed?

61. *Response: The proposed stormwater management plan incorporates best practices and attenuates stormwater runoff onsite prior to discharging to the existing storm network providing appropriate flood control measures. Standard applications of water conservation are incorporated into the development plan including reduced lot grading, amended soils, directing rain water leaders to pervious areas, City standard rear yard swales, incorporation of an exfiltration system, catch basins with deep sumps and CB Shields, bioswales, end of pipe treatment systems, all in keeping with City standards. The means of conserving natural resources is appropriate for the development application.*

62. Issue 32. Is the proposed zoning amendment and plan of subdivision consistent with the PPS 2020 with particular reference to Section … 1.6.6.7; 2.2.1 a) and i)…?

63. *Response: See response to Issue #2.*

64. Issue 34. Is the proposed zoning amendment and plan of subdivision in general conformity with the Official Plan with particular reference to the following sections …2.3.3…:

65. City Official Plan Policy 2.3.3 – Drainage and Stormwater Management Services:

> Land-use change creates the need for drainage services to ensure safe, well-drained sites. The provision of storm sewers to efficiently convey frequent runoff is combined with overflow (or surface) routes that convey larger, less frequent flows that exceed storm sewer capacity. This

> "major/minor" system approach to drainage provides protection from flooding in new developments.

66. *Response: The proposed stormwater management plan includes provisions for a major and minor system drainage network prior to discharge to the existing sewers.*

67. City Official Plan Policy 2.3.3 (continued):

> Uncontrolled stormwater runoff can also impair aquatic habitat, increase erosion threats and limit the recreational potential of local rivers and streams. Increased flooding and erosion can also impact municipal drains when development occurs adjacent to them. Beyond protecting life, property and infrastructure from flooding, stormwater management services are also required to mitigate the impacts of land-use change on receiving watercourses, including municipal drains.

68. *Response: The proposed stormwater management plan incorporates low impact development measures (LIDs), OGS's, and wet ponds to control stormwater prior to discharge to the existing sewers controlling the release rates of stormwater from the proposed development to mitigate flooding and protect property.*

69. City Official Plan Policy 2.3.3 (continued):

> As noted above, the Infrastructure Master Plan provides a comprehensive statement of the City's stormwater management policies. These policies cover established practices as well as identify new directions for stormwater management planning, in particular:
>
> - Planning for stormwater retrofit; and
> - Requiring increased efforts to reduce runoff volumes.
>
> Stormwater retrofit planning is required to address the cumulative impacts of infill/ redevelopment in areas of the city that developed without stormwater management. Requiring increased efforts to reduce runoff volumes reflects the growing body of science that indicates conventional stormwater management efforts (peak flow controls) are not always sufficient to maintain the long-term health and stability of receiving watercourses.

70. *Response: DSEL reviewed the proposed stormwater management plan and determined that the receiving infrastructure is adequate to support the proposed infill / redevelopment where LIDs, OGS's, and wet ponds are provided to control stormwater prior to discharge to the existing sewers in a treatment train process in line with the MECP future Consolidated Linear Infrastructure Permissions Approach (CLI).*

List of Documents to be Referred To

- Ottawa Sewer Design Guidelines,
  City of Ottawa, *SDG002,* October 2012
  (City Standards)
  - Technical Bulletin ISDTB-2014-01
    City of Ottawa, February 5, 2014
    (ITSB-2014-01)
  - Technical Bulletin PIEDTB-2016-01
    City of Ottawa, September 6, 2016
    (PIEDTB-2016-01)
  - Technical Bulletin ISTB-2018-01
    City of Ottawa, March 21, 2018
    (ISTB-2018-01)
  - Technical Bulletin ISTB-2018-04
    City of Ottawa, June 27, 2018
    (ISTB-2018-04)
  - Technical Bulletin ISTB-2019-02
    City of Ottawa, July 18, 2019
    (ISTB-2019-02)
- Ottawa Design Guidelines – Water Distribution
  City of Ottawa, July 2010.
  (Water Supply Guidelines)
  - Technical Bulletin ISD-2010-2
    City of Ottawa, December 15, 2010.
    (ISD-2010-2)
  - Technical Bulletin ISDTB-2014-2
    City of Ottawa, May 27, 2014.
    (ISDTB-2014-2)
  - Technical Bulletin ISTB-2018-02
    City of Ottawa, March 21, 2018
    (ISTB-2018-02)
  - Technical Bulletin ISTB-2021-03
    City of Ottawa, August 18, 2021
    (ISTB-2021-03)
- Design Guidelines for Sewage Works,
  Ministry of the Environment, Conservation and Parks, 2008 (formerly MOECC).
  (MECP Design Guidelines*)*

- Stormwater Planning and Design Manual,
  Ministry of the Environment, March 2003. (formerly MOE)
  (SWMP Design Manual)

- Ontario Building Code Compendium
  Ministry of Municipal Affairs and Housing Building Development Branch,
  January 1, 2010 Update *(OBC)*

- Water Supply for Public Fire Protection
  Fire Underwriters Survey, 1999. *(FUS)*

- City of Ottawa Infrastructure Master Plan, 2013

- Kanata North Community Design Plan, Master Servicing Study
  Novatech Engineering, June 28, 2016. *(KNCDP)*

- Geotechnical Investigation, Kanata Lakes Golf and Country Club, 7000 Campeau Drive, Ottawa, Ontario
  Paterson Group, May 2020 (Report: PG4135-2 Rev4). *(Paterson Geotechnical Report)*

- Master Sanitary Servicing Plan – Kanata Lakes, Broughton & Interstitial Lands
  Stantec Consulting Ltd., December 2007. (*Stantec MSSP*)

- West Urban Community (WUC) Wastewater Collection Model Development and System Capacity Assessment
  Stantec Consulting Ltd., May 2012. (*Stantec WUC Model*)

- West Urban Community – Wastewater Collection System Master Servicing Plan
  R.V. Anderson Associates Ltd., July 2012. (*RVAA Wastewater MP)*

- Kanata Golf and Country Club – 2018 Surface Infiltration Testing
  J.F. Sabourin and Associates Inc., February 6, 2019 (*JFSA Infiltration*)

- Kanata Golf & Country Club, 2019 Monitoring & Hydrologic Model Calibration Report
  J.F. Sabourin and Associates Inc. (Updated July 2020) (*JFSA Calibration)*

- 7000 Campeau Drive Subdivision – Preliminary Stormwater Management Plan
  J.F. Sabourin and Associates Inc., June 2021 (*JFSA SWM Plan)*

- Downstream of 7000 Campeau Drive – Hydrologic Assessment
  J.F. Sabourin and Associates Inc., June 2021 (*JFSA Hydrologic Assessment)*

- Kizell Drain Downstream of 7000 Campeau Drive – Geomorphological and Erosion Threshold Assessment, Kanata, Ontario
  GEO Morphix., May 2021 (*GEO Morphix Assessment)*

- Kanata Lakes Storm Drainage Report – Campeau Corporation, Oliver, Mangione, McCalla and Associates Ltd, March 1985
- Kanata Lakes Storm Drainage Report Addendum No 1 – Campeau Corporation, Oliver, Mangione, McCalla and Associates Ltd, September 1986
- Stormwater Site Management Plan, Campeau Drive Townhouses, City of Kanata – Monarch Construction Ltd, Cumming Cockburn Ltd, October 1999
- Shirley's Brook and Watt's Creek Phase 2 Stormwater Management Study – City of Ottawa, April 27, 2015
- Kanata Lakes Summary of High Level Stormwater Solution for Beaver Pond, Letter dated March 17, 2015.
- Design Brief, KNL Stage 9 Kanata Lakes North, IBI, March 2018.
- Functional Servicing Report for 7000 Campeau Drive, DSEL, July 2020 – Submission 2.
- Functional Servicing Report for 7000 Campeau Drive, DSEL, June 2021 – Submission 3.
- City Comments dated:
    - January 7, 2020
    - October 9, 2020
    - October 18, 2021

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Stephen J. Pichette, P.Eng

STEPHEN J. PICHETTE, P.ENG.

Ottawa General Manager

OVERVIEW

Steve Pichette started the DSEL Ottawa branch in 2007. He is the General Manager of the Ottawa Division of David Schaeffer Engineering Ltd. His experience focuses on managing design teams, completing designs of municipal subdivisions and major commercial developments.

PROFESSIONAL BACKGROUND

2007 – Present | DSEL, Ottawa General Manager

- Responsible for managing all the day to day activities of the office
- Managing design teams
- Completing designs for municipal subdivisions and major commercial developments.

2000 – 2007 | Stantec Consulting Limited, Managing Leader of the Land Development Group

- Responsible for managing day to day activities of the office, including management
- Project oversight for various residential, commercial, and master planning projects.
- Managing and leading approximately 35 employees

1983 – 2000 | Oliver, Mangione, McCalla and Associates, Manager of Urban Development

- Responsible for managing a design team
- Completing designs of municipal subdivisions, major commercial development, and master servicing studies.

PROFESSIONAL AFFILLIATIONS

- Professional Engineers Ontario-1985
- Designated Consulting Engineer-1994

EDUCATION

- ***1983***
  Bachelor of Applied Science, Civil Engineering, University of Ottawa

STEPHEN J. PICHETTE, P.ENG.

Ottawa General Manager

PROJECT EXPERIENCE

Master Planning

- Kanata West Master Servicing Study
- Eden Park Master Servicing Study
- Barrhaven South Master Servicing Study
- Trails Edge Master Servicing Study
- Cardinal Creek Master servicing Study

Residential Subdivisions

- Fairwinds Residential Subdivision – City of Ottawa (Formerly the City of Kanata)
- Half Moon Bay Residential Subdivision – City of Ottawa (Formerly the City of Nepean)
- Queensdale Residential Subdivision – City of Ottawa
- Riverside South – City of Ottawa
- West Village Residential Subdivision – City of Ottawa
- Place des Gouverneurs – City of Ottawa

Commercial Developments

- Trinity, Gardiners Road – Kingston, ON
- Loblaw, Richmond Road – Ottawa, ON

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 Stephen Pichette

   I live within the City of Ottawa

   in the Ottawa-Carleton County

   in the province of Ontario

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 November 11, 2021 ……

Signature