



MEMORANDUM

DATE: July 30, 2025

MEMO TO: City of Ottawa

COPIES TO: TIP Gladstone Limited Partnership by its General Partner TIP Gladstone GP Inc.
c/o CLV Group Developments Inc.

FROM: Pinchin Ltd.

RE: OPA/ZBA/SPA for Additional Height – 951 Gladstone Avenue and 145 Loretta Avenue North, Ottawa, Ontario

PINCHIN FILE: 285722.006

Pinchin was retained by TIP Gladstone Limited Partnership by its General Partner TIP Gladstone GP Inc. c/o CLV Group Developments Inc. (CLV Group) to complete various environmental reports for the properties located at 951 Gladstone Avenue and 145 Loretta Avenue North, in Ottawa, Ontario (Site) in support of their proposed redevelopment and associated Record of Site Condition (RSC) filing with the Ministry of Environment, Conservation and Parks (MECP), as well as to support zoning by-law amendment and site plan approval applications with the City of Ottawa.

To date, Pinchin has prepared the following reports:

- *“Phase One Environmental Site Assessment Update, 949, 949A, 949B, 951, 951A, 953, 955B, 957C and 971 Gladstone Avenue and 145 and 155 Loretta Avenue North, Ottawa, Ontario”* prepared for CLV Group and dated September 8, 2021 and updated October 19, 2022;
- *“Phase Two Environmental Site Assessment, 949, 949A, 949B, 951, 951A, 953, 955B, 957C and 971 Gladstone Avenue and 145 and 155 Loretta Avenue North, Ottawa, Ontario”* prepared for CLV Group and dated January 13, 2022; and
- *“Pre-Submission Form, 951 Gladstone Avenue and 145 Loretta Avenue North, Ottawa, Ontario”* prepared for CLV Group and the MECP, and dated March 18, 2022 (2022 Pinchin PSF).

The 2022 Pinchin PSF was prepared in support of a Tier 3 Risk Assessment (T3RA) for the Site which is still underway. Since 2022, Pinchin has been collecting additional soil and groundwater data for the Site based on comments received by the MECP in respect to the submitted 2022 Pinchin PSF. The Phase Two ESA report will remain in draft until the identified soil and groundwater impacts are remediated and/or addressed through the T3RA. In addition, prior to submission of the RSC to the MECP, a Phase One ESA Update will be prepared in order to confirm that no new potentially contaminating activities have been identified on-Site since the Phase One ESA completed in 2021. As such, the above-mentioned reports are still considered valid.



Memorandum

951 Gladstone Ave. and 145 Loretta Ave. North, Ottawa, ON
City of Ottawa

July 30, 2025

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We trust that the foregoing information is satisfactory for your present needs. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Pinchin Ltd.

Prepared by:

A handwritten signature in black ink, appearing to read "Alicia McDonald".

Alicia McDonald, P.Eng., QP_{ESA}
Senior Project Manager

Reviewed by:

A handwritten signature in black ink, appearing to read "Scott Mather".

Scott Mather, P.Eng., QP_{SA}
Director, Southeastern Ontario