



Geotechnical Investigation

Proposed 6 Storey Residential Complex
322 Waverley Street
Ottawa, Ontario

Prepared for:

Serco Realty Group
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Attention: Loredana Porcari

LRL File No.: 190523

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1 INTRODUCTION

LRL Associates Ltd. (LRL) was retained by Serco Realty Group to perform a geotechnical investigation for a proposed 6-storey residential complex, to be located at 322 Waverley Street, in Ottawa, Ontario.

The purpose of the investigation was to identify the subsurface conditions across the site by the completion of a borehole drilling program. Based on the visual and factual information obtained, this report will provide guidelines on the geotechnical engineering aspects of the design of the project, including construction considerations.

This report has been prepared in consideration of the terms and conditions noted above. Should there be any changes in the design features, which may relate to the geotechnical recommendations provided in the report, LRL should be advised in order to review the report recommendations.

2 SITE AND PROJECT DESCRIPTION

The site under investigation is located at 322 Waverley Street, in Ottawa, Ontario. Currently there is a 2-storey brick building located on the eastern portion of the site. Parking is located at the rear and to the west of the existing building. The site has about 20 m of frontage, a total surface area of about 600 m², and is rectangular in shape. The topography of the site is relatively flat. Access to the site comes by way of Waverley Street. The location is presented in Figure 1 included in **Appendix A**.

It is understood the existing building will be demolished and a new 6-storey building having a footprint of about 300 m² (complete with a basement) will be constructed on site.

3 PROCEDURE

The fieldwork for this investigation was carried out on April 19, 2021. Prior to the fieldwork, the site was cleared for the presence of any underground services and utilities. A total of four (4) boreholes were drilled within the proposed building footprint, and labelled BH1 through BH4. The approximate locations of the boreholes are shown in Figure 2 included in **Appendix A**.

The boreholes were advanced using a truck mounted CME 75 drill rig equipped with 200 mm diameter continuous flight hollow stem auger supplied and operated by CCC Geotechnical and Environmental Drilling Ltd. A “two man” crew experienced with geotechnical drilling operated the drill rig and equipment.

Sampling of the overburden materials encountered in the boreholes was carried out at regular depth intervals using a 50.8 mm diameter drive open conventional spoon sampler in conjunction with standard penetration testing (SPT) “N” values. The SPTs were conducted following the method **ASTM D1586** and the results of SPT, in terms of the number of blows per 0.3 m of split-spoon sampler penetration after first 0.15 m designated as the “N” value.

Boreholes were advanced to a depth of 7.62 m below ground surface (bgs). Upon completion, the boreholes were backfilled and compacted using the overburden cuttings and topped with asphalt cold patch where required.



The fieldwork was supervised throughout by a member of our engineering staff who oversaw the drilling activities, cared for the samples obtained and logged the subsurface conditions encountered within each of the boreholes. All soil samples were transported back to our office for further evaluation. The recovered soil samples collected from the boreholes were classified based on visual examination of the materials recovered and the results of the in-situ testing.

Furthermore, all boreholes were located using a Garmin Etrex Legend GPS (Global Positioning System) receiver using NAD 83 datum (North American Datum). LRL's field personnel determined the existing grade elevations at the borehole locations through a topographic survey carried out using a temporary site bench mark (top of west concrete pier at Ottawa Vein Centre sign (100.00 m)). Ground surface elevations of the boring locations are shown on their respective borehole logs.

4 SUBSURFACE SOIL AND GROUNDWATER CONDITIONS

4.1 General

A review of local surficial geology maps provided by the Department of Energy, Mines and Resources Canada suggest that this site is made up of Abandoned River Channel Deposits consisting of silt and silty clay.

The subsurface conditions encountered in the boreholes were classified based on visual and tactile examination of the materials recovered from the boreholes. The soil descriptions presented in this report are based on commonly accepted methods of classification and identification employed in geotechnical practice. Classification and identification of soil were conducted according to the procedure **ASTM D2487** and judgement, and LRL does not guarantee descriptions as exact, but infers accuracy to the extent that is common in current geotechnical practice.

The subsurface soil conditions encountered are given in their respective borehole logs presented in **Appendix B**. A greater explanation of the information presented in the borehole logs can be found in **Appendix C** of this report. These logs indicate the subsurface conditions encountered at a specific test location only. Boundaries between zones on the logs are often not distinct, but are rather transitional and have been interpreted as such.

4.2 Asphalt

At the surface of boring locations BH1 and BH2, a layer of asphalt was encountered having a thickness of 38 and 50 mm respectively.

4.3 Fill Material

Underlying the asphalt in BH1 and BH2, and at the surface of BH3 and BH4, a layer of fill material was encountered and extended to a depth of 1.45 m bgs. This material consisted of a mixture of silt-sand-clay in BH1 and BH2, and sand in gravel in BH3 and BH4. Large boulders were encountered while augering in BH3 near the surface. The SPT "N" values were found ranging between 4 and 50+. It should be noted "N" values greater than 50 indicate the presence of boulders, and not the compactness of the material. The natural moisture contents were found to be 9 and 40%.



4.4 Silty Clay

Underlying the fill in all boring locations, a layer of silty clay was encountered and extended to depths of 2.59 and 7.62 m bgs. (end of exploration depth). The material was found to have trace sand, grey, and moist. The SPT “N” values were found to range between Weight of Hammer (WH) and 3. The natural moisture contents were found to range between 67 and 81%.

4.5 Silt and Clay

Underlying the silty clay in BH3, a layer of silt and clay was encountered and extended to a depth of 7.62 m bgs (end of exploration depth). The material had trace sand, grey, and moist. The moisture content was found to be 71 and 77%.

In-situ vane shear testing was carried out in the cohesive material. The undrained shear strength values were calculated following **ASTM D2573**. The undrained shear strength values ranged between 34 and 72 kPa. Based on the undrained shear strength values, the material can be classified as stiff.

4.6 Laboratory Analysis

Two (2) soil samples were collected for laboratory gradation analyses. The gradation analyses comprised of sieve and hydrometer were conducted following the procedure **ASTM D422**. Details of laboratory analyses are reflected in **Table 1**.

Table 1: Gradation Analysis Summary

Sample Location	Depth (m)	Percent for Each Soil Gradation				
		Sand			Silt (%)	Clay (%)
		Coarse (%)	Medium (%)	Fine (%)		
BH2	1.52 – 2.13	0.0	0.1	1.4	25.7	72.8
BH3	4.57 – 5.18	0.0	0.1	0.7	35.3	63.9

Atterberg limits and moisture contents were conducted on the spoon soil sample collected between depths 1.52 and 2.13 m in BH1. Based on the test result, the sample yielded a plastic limit of 26% and corresponding liquid limit of 80%. These values indicate that the subsoil contains inorganic clays of high plasticity. A summary of these values are provided below in **Table 2**.

Table 2: Summary of Atterberg Limits and Water Contents

Sample Location	Parameter					
	Depth (m)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Water Content (%)	USCS Group Symbol
BH1	1.52 – 2.13	80	26	54	72	CH

The laboratory analysis reports can be found in **Appendix D** of this report.

4.7 Groundwater Conditions

Groundwater was carefully monitored and measured during the field investigation. Immediately upon completion of drilling, groundwater was measured in all boreholes and was found to be dry.



It should be noted that groundwater levels could fluctuate with seasonal weather conditions, (i.e.: rainfall, droughts, spring thawing) and due to construction activities at or near the vicinity of the site.

5 GEOTECHNICAL CONSIDERATIONS

This section of the report provides general geotechnical recommendations for the design aspect of the proposed development based on our interpretation of the information gathered from the borehole data performed at this site and from the project details.

5.1 Foundations

Based on the subsurface soil conditions established at this site, it is recommended that the footings for the proposed building be founded below the frost penetration depth on the native, undisturbed silty clay material. Therefore, all fill material, any old elements from the existing building, and any other deleterious material shall be stripped from the building footprint.

5.2 Shallow Foundation

Conventional strip and column footings founded over the undisturbed native soil may be designed using a maximum allowable bearing pressure of **90 kPa** for serviceability limit state (**SLS**) and **135 kPa** for ultimate limit state (**ULS**) factored bearing resistance. The factored ULS value includes the geotechnical resistance factor of 0.5. This bearing capacity allows for a strip footing maximum width of 2.5 m, and a pad footing maximum width of 4.0 m on any side. This bearing capacity assumes there will be no significant grade raise onsite. If a grade raise greater than 1.0 m is required, LRL shall be contacted and the bearing capacity might need to be reduced.

In-situ field testing is required to check the strength and stability of the footing subgrade prior to any placement of concrete. Any incompetent subgrade areas as identified from in-situ testing must be sub-excavated and backfilled with approved structural fill consisting of OPSS Granular B Type II. Similarly, any soft areas should also be sub-excavated and backfilled with approved structural fill only. Prior to placing any approved structural fill, the subgrade should be inspected and approved by geotechnical engineer or a qualified geotechnical personnel.

5.3 Structural Fill

For foundations set over undisturbed native soil and where excavation below the underside of the footings is performed in order to reach a suitable founding stratum, consideration should also be given to support the footings on structural fill. The structural fill, consisting of OPSS Granular B Type II, should be placed over undisturbed native soils in layers not exceeding 300 mm and compacted to 98% of its Standard Proctor Maximum Dry Density (SPMDD) within $\pm 2\%$ of its optimum moisture content. In order to allow the spread of load beneath the footings and to prevent undermining during construction, the structural fill should extend minimum 1.2 m beyond the outside edges of the footings and then outward and downward at 1 horizontal to 1 vertical profile (or flatter) over a distance equal to the depth of the structural fill below the footing. Furthermore, the structural fill must be tested to ensure that the specified compaction level is achieved



5.4 Lateral Earth Pressure

The following equation should be used to estimate the intensity of the lateral earth pressure against any earth retaining structure/foundation walls.

$$P = K (\gamma h + q)$$

Where;

P = Earth pressure at depth h;

K = Appropriate coefficient of earth pressure;

γ = Unit weight of compacted backfill, adjacent to the wall;

h = Depth (below adjacent to the highest grade) at which P is calculated;

q = Intensity of any surcharge distributed uniformly over the backfill surface (usually surcharge from traffic, equipment or soil stockpiled and typically considered 10 kPa).

The coefficient of earth pressure at rest (K_0) should be used in the calculation of the earth pressure on the storm water manhole/basement walls, which are expected to be rather rigid and not to deflect.

The above expression assumes that perimeter drainage system prevents the build-up of any hydrostatic pressure behind the foundation wall.

5.5 Settlement

The estimated total settlement of the shallow foundations, designed using the recommended serviceability limit state capacity value, as well as other recommendations given above, will be less than 25 mm. The differential settlement between adjacent column footings is anticipated to be 15 mm or less.

5.6 Seismic

Based on the results of this geotechnical investigation and in accordance with the Ontario Building Code 2012 (table 4.1.8.4.A.) and Canadian Foundation Engineering Manual (4th edition), the site can be classified as Class "D" as per the Site Classification for Seismic Site Response. It should be noted that a greater seismic site response class may be obtained by conducting seismic velocity testing using a multichannel analysis of surface waves (MASW).

The above classifications were recommended based on conventional method exercised for Site Classification for Seismic Site Response and in accordance with the generally accepted geotechnical engineering practice.

5.7 Liquefaction

As recommended in Canadian Foundation Engineering Manual 4th edition (*Bray et al. 2004*), the following criteria can be used to determine liquefaction susceptibility of fine grained soils.

- $w/w_L \geq 0.85$ and $I_p \leq 12$: Susceptible to liquefaction or cyclic mobility
- $w/w_L \geq 0.8$ and $12 \leq I_p \leq 20$: Moderately susceptible to liquefaction or cyclic mobility



- $w/w_L < 0.8$ and $I_p \leq 20$: No liquefaction or cyclic mobility, but may undergo significant deformations if cyclic shear stress > static undrained shear strength.

Based on the Atterberg limits laboratory results conducted for this site, it is not susceptible to liquefaction.

5.8 Frost Protection

All exterior footings for any heated structure exposed to frost conditions should have a minimum of 1.5 m of earth cover. Footings for any unheated structures, signage, lighting etc. and where snow will be cleared, 1.8 m of earth cover is required. Alternatively, the required frost protection could be provided using a combination of earth cover and extruded polystyrene insulation. Detailed guidelines for footing insulation frost protection can be provided upon request.

In the event that foundations are to be constructed during winter months, the foundation soils are required to be protected from freezing temperatures using suitable construction techniques. The base of all excavations should be insulated from freezing temperatures immediately upon exposure, until heat can be supplied to the building interior and the footings have sufficient soil cover to prevent freezing of the subgrade soils.

5.9 Foundation Drainage

Permanent perimeter foundation drainage is recommended if any open spaces are present below the finished floor, or if the building has a basement. The foundation drainage shall consist of a conventional, perforated corrugated polyethylene drainage pipe (100 mm minimum), pre-wrapped with geotextile knitted sock conforming to **OPSS 1840**, embedded in a 300 mm layer of 19 mm clear stone and set adjacent to the perimeter footings. The drainage pipe should be connected positively to a suitable outlet, such as a sump pit or storm sewer.

In order to minimize ponding of water adjacent to the foundation walls, roof water should be controlled by a roof drainage system that directs water away from the building to prevent ponding of water adjacent to the foundation wall. The exterior grade should be sloped away from the building to promote water drainage away from the foundation walls.

5.10 Foundation Walls Backfill

To prevent possible lateral loading, the backfill material against the foundation walls should consist of free draining, non-frost susceptible material such as sand or sand and gravel meeting OPSS Granular B Type I, II or Select Subgrade Material (SSM).

The foundation wall backfill should be compacted to minimum 95% of its SPMDD using light compaction equipment, where no loads will be set over top. The compaction shall be increased to 98% of its SPMDD under walkways, slabs or paved areas close to the foundation or retaining walls. Backfilling against foundation walls should be carried out on both sides of the wall at the same time where applicable.

5.11 Slab on Grade Construction

Concrete slab-on-grade should rest directly over a minimum 150 mm thick layer of OPSS Granular A, compacted to 98% of its SPMDD. Prior to the placement of Granular A, all fill or otherwise deleterious material shall be removed from the proposed building's footprint down to the native subgrade surface. The subgrade should then be inspected and approved by qualified geotechnical personnel prior to placement of Granular A.



It is also recommended that the area of extensive exterior slab-on-grade (sidewalks, ramp etc.) shall be constructed using Granular A base of thickness 150 mm. The modulus of subgrade reaction (ks) for the design of the slabs is **18 MPa/m**.

In order to further minimize and control cracking, the floor slab shall be provided with wire or fibre mesh reinforcement and construction or control joints. The construction or control joints should be spaced equal distance in both directions and should not exceed 4.5 m. The wire or fibre mesh reinforcement shall be carried out through the joints.

5.12 Sulphate Attack and Corrosivity Analysis on Buried Concrete

A soil sample was submitted to Paracel Laboratories Ltd. for chemical testing. The following **Table 4** below summarizes the results.

Table 4: Results of Chemical Analysis

Sample Location	Depth (m)	pH	Sulphate ($\mu\text{g/g}$)	Chloride ($\mu\text{g/g}$)	Resistivity (Ohm.cm)
BH2	1.5 – 2.1	7.96	101	153	1,390

The above results revealed a measured sulphate concentration of 101 $\mu\text{g/g}$ in the sample. Based on the CAN/CSA-A23.1 standards (Concrete Materials and Methods of Concrete Construction), a sulphate concentration of less than 1000 $\mu\text{g/g}$ falls within the negligible category for sulphate attack on buried concrete. The test results from soil samples were below the noted threshold. As such, buried concrete for footings and foundations walls will not require any special additive to resist sulphate attack and the use of normal Portland cement is acceptable.

The pH, resistivity and chloride concentration provide an indication of the degree of corrosiveness of the sub-surface environment. The soil resistivity was measured to be 1,390 ohm.cm, which falls within “corrosive” range.

6 EXCAVATION AND BACKFILLING REQUIREMENTS

6.1 Excavation

It is anticipated that the maximum depth of excavation for the building and any services will not extend below about 2.4 m. Excavation must be carried-out in accordance with the Occupational Health and Safety Act and Regulations for Construction Projects.

According to the Ontario’s Occupational Health and Safety Act (OHSA), O. Reg. 213/91 and its amendments, the surficial overburden expected to be excavated into at this site can be classified as Type 3 for fully drained excavations. Therefore, shallow temporary excavations in the overburden soil can be cut at 1 horizontal to 1 vertical, for a fully drained excavation starting from the base of the excavation and as per requirements of the OHSA regulations.

Any excavated material stockpiled near an excavation or trench should be stored at a distance equal to or greater than the depth of the excavation/trench and construction equipment traffic should be limited near open excavation.

6.2 Groundwater Control

Based on the subsurface conditions encountered at this site, groundwater seepage or infiltration into the temporary excavations during construction is expected to be minor in



nature, if any. If encountered, this will be able to be controlled by pumping with sump pumps. Surface water runoff into the excavation should be minimized and diverted away from the excavation.

A permit to take water (PTTW) is required from Ministry of Environment and Climate Change (MOECC), Ontario Reg. 387/04, if more than 400,000 litres per day of groundwater will be pumped during a construction period less than 30 days. Registration in the Environmental Activity and Sector Registry (EASR) is required when water takings range between 50,000 and 400,000 litres per day.

The actual amount of groundwater inflow into open excavations will depend on several factors such as the contractor's schedule, rate of excavation, the size of excavation, depth below the groundwater level, and at the time of year which the excavation is executed. Pumping rates will be less than 50,000 litres per day. As such, EASR registration is not required for the construction at this site.

6.3 Pipe Bedding Requirements

It is anticipated that any underground services required as part of this project will be founded over properly prepared and approved granular material. Consequently all organic material should be removed down to a suitable bearing layer. Any sub-excavation of disturbed soil should be removed and replaced with a Granular B Type II or I, or an approved equivalent, laid in loose lifts of thickness not exceeding 300 mm and compacted to 95% of its SPMDD. Bedding, thickness of cover material and compaction requirements for watermains, storm and sewer pipes should conform to the manufacturer's design requirements and to the detailed installations outlined in the Ontario Provincial Standard Specifications (OPSS) or any other applicable standards.

6.4 Trench Backfill

All service trenches should be backfilled using compactable material, free of organics, debris and large cobbles or boulders. Acceptable native materials (if encountered and where possible) should be used as backfill between the roadway subgrade level and the depth of seasonal frost penetrations (i.e. 1.8 m below finished grade) in order to reduce the potential for differential frost heaving between the new excavated trench and the adjacent section of roadway. Where native backfill is used, it should match the native materials exposed on the trench walls. Backfill below the zone of seasonal frost penetration could consist of either acceptable native material or imported granular material conforming to OPSS Granular B Type II. Any boulders larger than 150 mm in size should not be used as trench backfill.

To minimize future settlement of the backfill and achieve an acceptable subgrade for the roadway, the trench should be compacted in maximum 300 mm thick lifts to at least 95% of its SPMDD. The specified density may be reduced where the trench backfill is not located within or in close proximity to existing roadways or any other structures.

For trenches carried out in existing paved areas, transitions should be constructed to ensure that proper compaction is achieved between any new pavement structure and the existing pavement structure to minimize potential future differential settlement between the existing and new pavement structure. The transition should start at the subgrade level and extend to the underside of the asphaltic concrete level (if any) at a 1 horizontal to 1 vertical slope. This is especially important where trench boxes are used and where no side slopes are provided to the excavation. Where asphaltic concrete is present, it should



be cut back to a minimum of 150 mm from the edge of the excavation to allow for proper compaction between the new and existing pavement structures.

7 RECOMMENDED PAVEMENT STRUCTURE

For predictable performance of the pavement areas, any organic, soft, and/or deleterious materials should be removed from the proposed pavement areas. The fill material may be a suitable subgrade material provided it is inspected and approved by geotechnical personnel. Any loose and unstable areas should be sub-excavated and replaced with suitable earth borrow approved by the geotechnical engineer or an OPSS material. Following approval of the preparation of the subgrade, the granular subbase may be placed.

The recommended pavement structures for any proposed light and/or heavy duty access roads and parking areas are provided below.

For light vehicle parking areas and access lanes, the pavement structure should consist of:

- 50 mm of hot mix asphaltic concrete (HL3/SP12.5) over;
- 150 mm of OPSS Granular A base over;
- 350 mm of OPSS Granular B Type II subbase.

For heavy duty access roads, the pavement should consist of:

- 40 mm of hot mix asphaltic concrete surface layer (HL3/SP12.5) over;
- 50 mm of hot mix asphaltic concrete binder layer (HL8/SP19.0) over;
- 150 mm of OPSS Granular A base over;
- 450 mm of OPSS Granular B, Type II subbase.

The base and subbase granular materials should conform to **OPSS 1010** material specifications. Prior to importing any granular material onto the site, it should be tested and approved by a geotechnical engineer prior to delivery to the site and should be compacted to 98% SPMDD. Compaction of the granular pavement materials should be carried out in maximum 300 mm thick loose lifts.

Asphaltic concrete should conform to **OPSS 1150** and be placed and compacted to at least 95% of the Marshall Density. The mix and its constituents should be reviewed, tested and approved by a geotechnical engineer prior to delivery to the site.

7.1 Subgrade Preparation

The subgrade should be shaped, crowned and proof-rolled using heavy roller with any resulting soft areas sub-excavated down to an adequate bearing layer and replaced with approved backfill. Following approval of the preparation of the subgrade, the pavement structure may be placed.

If the subgrade is disturbed or wetted due to construction operations or precipitation, the granular thicknesses given above may not be adequate and it may be necessary to increase the thickness of the Granular B Type II subbase and/or incorporate a non-woven geotextile separator between the subgrade surface and the granular subbase material.



The performance of the pavement structure is highly dependent on the subsurface groundwater conditions and maintaining the subgrade and pavement structure in a dry condition. To intercept excess subsurface water within the pavement structure granular materials, sub-drains with suitable outlets should be installed below the pavement structure subgrade, if adequate overland flow drainage is not provided (i.e. ditches). The surface of the pavement should be properly graded to direct runoff water towards suitable drainage features. It is recommended that the lateral extent of the subbase and base layers not be terminated vertically immediately behind any proposed the curb/edge of pavement line but be extended beyond the curb.

For areas of the site that require the subgrade to be raised, the material should consist of OPSS Granular B Type I, II, or approved equivalent. Any materials proposed for this use should be approved by the geotechnical engineer before placement. Materials used for raising the subgrade to the proposed roadway subgrade level should be placed in maximum 300 mm thick loose lifts and be compacted to at least 95% of the SPMD using suitable compaction equipment.

The preparation of subgrade should be scheduled and carried out in such a manner that a protective cover of overlying granular material is placed as quickly as possible in order to avoid unnecessary circulation by heavy equipment over the subgrade. Frost protection of the surface should be implemented (i.e. insulated tarps, etc.), if works are carried out during the winter months.

Transitions should be constructed between new and existing pavement structures where new access lanes will meet with existing road. In areas where the new pavement structure will abut existing pavement structure, the depths of granular materials should be tapered up or down at 5 horizontal to 1 vertical, or flatter, to match the depths of the granular material(s) exposed in the existing pavement.

8 REUSE OF ON-SITE SOILS

The existing surficial overburden material for this site is considered to be frost susceptible and should not be used as backfill material directly against foundation walls or underneath unheated concrete slabs. However, it could be reused as general backfill material (service trenches, general landscaping/backfilling) if it can be compacted according to the specifications outlined herein at the time of construction and found free from any waste, organics and debris.

It should be noted that the adequacy of any material for reuse as backfill will depend on its water content at the time of its use and on the weather conditions prevailing prior to and during that time. Therefore, all excavated materials to be reused shall be stockpiled in a manner that will prevent any significant changes in their moisture content, especially during wet conditions, and approved for reuse by a geotechnical engineer.

9 INSPECTION SERVICES

The engagement of the services of the geotechnical consultant during construction is recommended to confirm that the subsurface conditions throughout the proposed site do not materially differ from those given in the report and that the construction activities do not adversely affect the intent of the design.

All footing areas and any structural fill areas for the proposed buildings should be inspected by LRL to ensure that a suitable subgrade has been reached and properly



prepared. The placing and compaction of any granular materials beneath the foundations and slab-on-grade should be inspected to ensure that the materials used conform to the required gradation and compaction specifications.

If the footings are to be constructed during winter season, the footing subgrade should be protected from freezing temperatures using suitable construction techniques.

10 REPORT CONDITIONS AND LIMITATIONS

It is stressed that the information presented in this report is provided for the guidance of the designers and is intended for this project only. The use of this report as a construction document or its use by a third party beyond the client specifically listed in the report is neither intended nor authorized by LRL Associates Ltd. Contractors bidding on or undertaking the works should examine the factual results of the investigation, satisfy themselves as to the adequacy of the information for construction, and make their own interpretation of the factual data as it affects their construction techniques, schedule, safety and equipment capabilities.

The professional services for this project include only the geotechnical aspects of the subsurface conditions at this site. The presence or implications of possible contamination resulting from previous uses or activities at this site or adjacent properties, and/or resulting from the introduction onto the site of materials from off-site sources are outside the terms of reference for this report.

The recommendations provided in this report are based on subsurface data obtained at the specific test pit locations only. Boundaries between zones presented on the test pit logs are often not distinct but transitional and were interpreted. Experience indicates that the subsurface soil and groundwater conditions can vary significantly between and beyond the test locations. For this reason, the recommendations given in this report are subject to a field verification of the subsurface soil conditions at the time of construction.

The recommendations are applicable only to the project described in this report. Any changes to the project will require a review by LRL Associates Ltd., to ensure compatibility with the recommendations contained in this project.

We trust this report provides sufficient information for your present purposes. If you have any questions concerning this report or if we may be of further services to you, please do not hesitate to contact the undersigned.

Yours truly,
LRL Associates Ltd.



Brad Johnson, P. Eng.
Geotechnical Engineer

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APPENDIX A
Site and Borehole Location Plan



LRJ

ENGINEERING | INGÉNIÉRIE

5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lri.ca | (613) 842-3434

PROJECT

GEOTECHNICAL INVESTIGATION
PROPOSED SIX-STORY APARTMENT BUILDING
322 WAVERLEY STREET WEST
OTTAWA, ONTARIO

DRAWING TITLE

SITE LOCATION
SOURCE: GEO-OTTAWA

CLIENT

SERCO REALTY GROUP

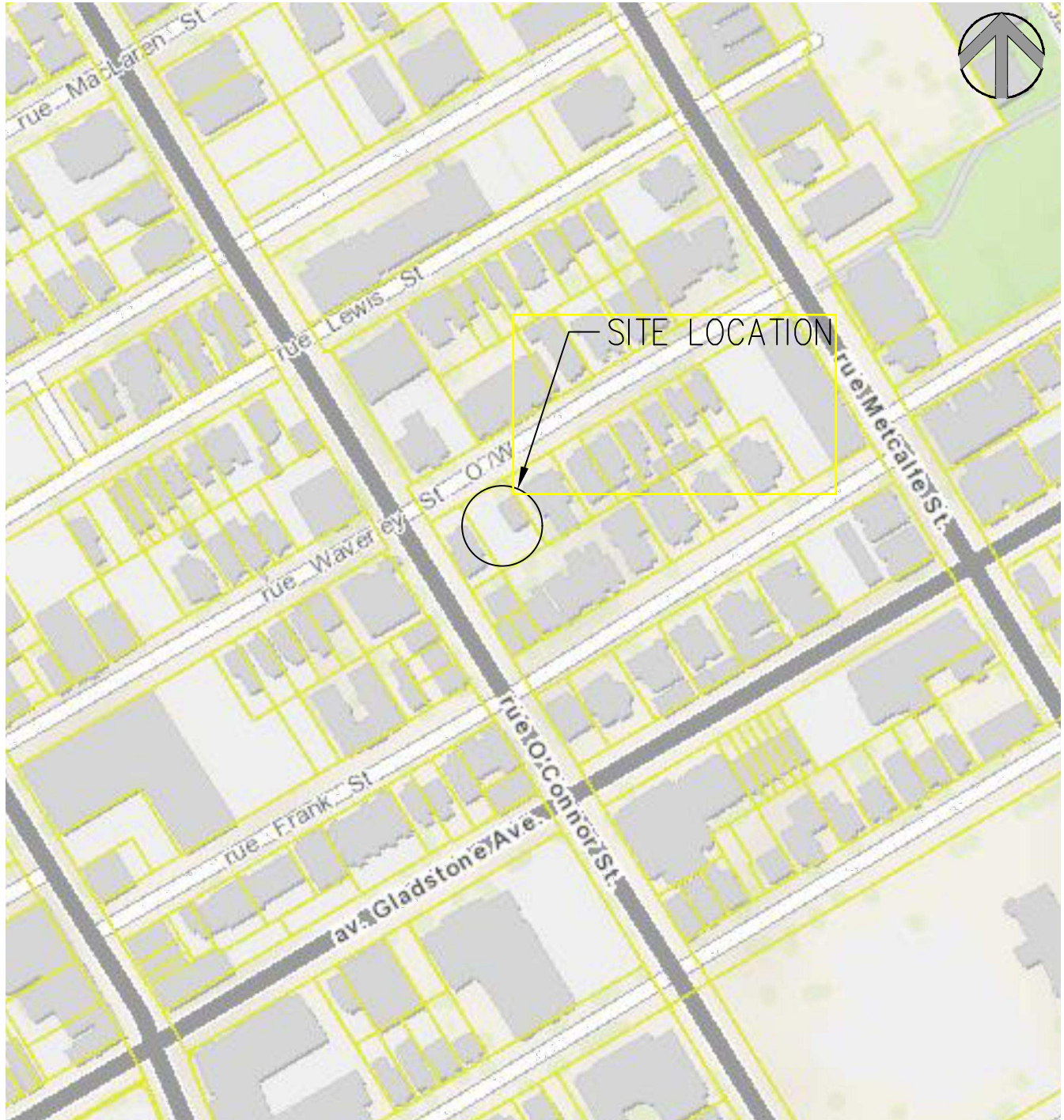
DATE

MAY 2021

PROJECT

190523

FIGURE 1





LRJ

ENGINEERING | INGÉNIÉRIE

5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lri.ca | (613) 842-3434

PROJECT

GEOTECHNICAL INVESTIGATION
PROPOSED SIX-STORY APARTMENT BUILDING
322 WAVERLEY STREET WEST
OTTAWA, ONTARIO

DRAWING TITLE

BOREHOLE LOCATION
SOURCE: Imagery 2020 Google, Digital Globe Map Data

CLIENT

SERCO REALTY GROUP

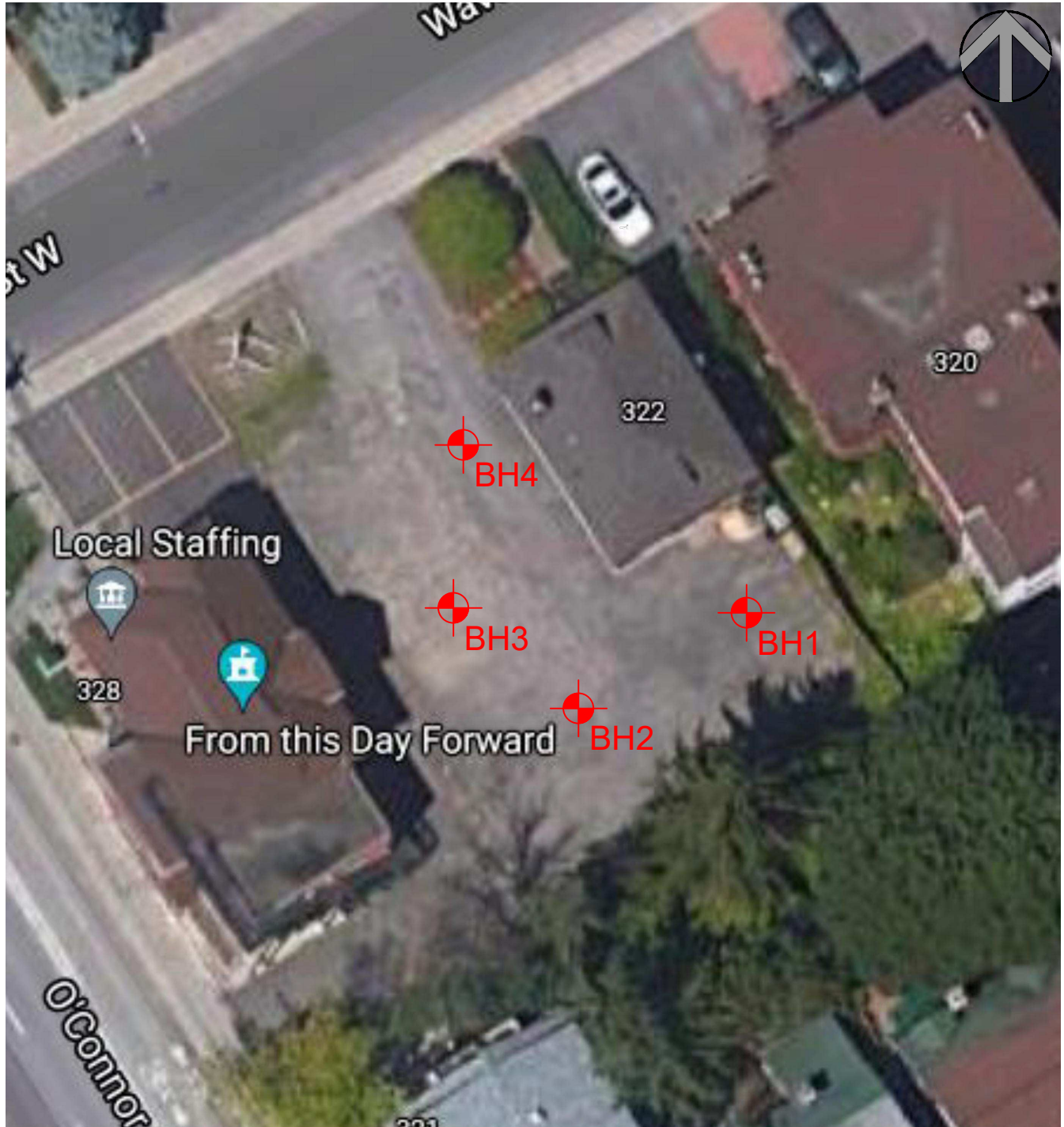
DATE

MAY 2021

PROJECT

190523

FIGURE 2



APPENDIX B
Borehole Logs



Project No.: 190523
Client: Serco Realty Group
Date: April 19, 2021

Borehole Log: BH1
Project: Proposed 6-Storey Residential Building
Location: 322 Waverley Street, Ottawa ON
Field Personnel: BJ

Driller: CCC Geotech and Enviro Drilling

Drilling Equipment: Truck Mount CME 850

Drilling Method: Hollow Stem Auger

SUBSURFACE PROFILE		SAMPLE DATA					Shear Strength (kPa)	Water Content (%)	Monitoring Well Details
Depth ft / m	Soil Description	Elev./Depth (m)	Type	Sample Number	N or RQD	Recovery (%)	50 150	25 50 75	
							SPT N Value (Blows/0.3 m)	Liquid Limit (%)	
0	Ground Surface	99.82							
0	ASPHALT About 38 mm thick	0.00							
1	FILL silt-sand-clay, some gravel, trace organic material, brown, moist, loose to compact.			SS1	4	50	4	19	
2									
3				SS2	11	8	11	16	
4									
5	SILTY CLAY trace sand, grey, moist, stiff.	98.37							
5		1.45							
6					SS3	3	100	3	72 80
7									
8					SS4	WH	100	0	81
9									
10									
11				SS5	WH	100	0	76	
12									
13									
14									
15									
16									
16				SS6	WH	100	0	67	
17									
18									
19									

Easting: 445871 m **Northing:** 5029166 m
Site Datum: TBM - Top of concrete west pier at Ottawa Vein Centre sign (100.00 m)
Groundsurface Elevation: 99.82 m **Top of Riser Elev.:** NA
Hole Diameter: 200 mm **Monitoring Well Diameter:** N/A

NOTES:

No water encountered while drilling.



Project No.: 190523
Client: Serco Realty Group
Date: April 19, 2021

Borehole Log (continued): BH1

Project: Proposed 6-Storey Residential Building
Location: 322 Waverley Street, Ottawa ON
Field Personnel: BJ

Driller: CCC Geotech and Enviro Drilling

Drilling Equipment: Truck Mount CME 850

Drilling Method: Hollow Stem Auger

SUBSURFACE PROFILE		SAMPLE DATA					Shear Strength (kPa)	Water Content (%)	Monitoring Well Details				
Depth	Soil Description	Elev./Depth (m)	Type	Sample Number	N or RQD	Recovery (%)	50	150		25	50	75	
							SPT N Value (Blows/0.3 m)			Liquid Limit (%)			
							20	40	60	80	25	50	75
20													
21							46						
22							72						
23	7						67						
24							68						
25	End of Borehole	92.20 7.62					57						
26	8												
27													
28													
29													
30	9												
31													
32													
33	10												
34													
35													
36	11												
37													
38													
39													

NOTES

No water encountered while drilling.



Project No.: 190523
Client: Serco Realty Group
Date: April 19, 2021

Borehole Log: BH2
Project: Proposed 6-Storey Residential Building
Location: 322 Waverley Street, Ottawa ON
Field Personnel: BJ

Driller: CCC Geotech and Enviro Drilling

Drilling Equipment: Truck Mount CME 850

Drilling Method: Hollow Stem Auger

SUBSURFACE PROFILE		SAMPLE DATA					Shear Strength (kPa)	Water Content (%)	Monitoring Well Details				
Depth	Soil Description	Elev./Depth (m)	Type	Sample Number	N or RQD	Recovery (%)	50	150		25	50	75	
							SPT N Value (Blows/0.3 m)			Liquid Limit (%)			
							20	40	60	80	25	50	75
0	Ground Surface	99.79											
0	ASPHALT About 50 mm thick	0.00											
1	FILL silt-sand-clay, some gravel, brown, moist, loose.			SS1	8	42	8					11	
2													
3				SS2	5	33	5					40	
4													
5	SILTY CLAY trace sand, grey, moist, stiff.	98.34											
5		1.45			SS3	WH	100	0					67
6													
7													
8								65					
9								62					
10													
11				SS4	WH	100	0						74
12													
13								71					
14								69					
15													
16													
16				SS5	WH	100	0	62					78
17								48					
18													
19													

Easting: 445862 m **Northing:** 5029161 m
Site Datum: TBM - Top of concrete west pier at Ottawa Vein Centre sign (100.00 m)
Groundsurface Elevation: 99.79 m **Top of Riser Elev.:** NA
Hole Diameter: 200 mm **Monitoring Well Diameter:** N/A

NOTES:
No water encountered while drilling.



Project No.: 190523
Client: Serco Realty Group
Date: April 19, 2021

Borehole Log (continued): BH2

Project: Proposed 6-Storey Residential Building
Location: 322 Waverley Street, Ottawa ON
Field Personnel: BJ

Driller: CCC Geotech and Enviro Drilling

Drilling Equipment: Truck Mount CME 850

Drilling Method: Hollow Stem Auger

SUBSURFACE PROFILE		SAMPLE DATA					Shear Strength (kPa)	Water Content (%)	Monitoring Well Details				
Depth	Soil Description	Elev./Depth (m)	Type	Sample Number	N or RQD	Recovery (%)	50	150		25	50	75	
							SPT N Value (Blows/0.3 m)			Liquid Limit (%)			
							20	40	60	80	25	50	75
20													
21													
22													
23	7												
24													
25		92.17											
26	8	7.62											
27													
28													
29													
30													
31													
32													
33	10												
34													
35													
36	11												
37													
38													
39													

NOTES

No water encountered while drilling.



Project No.: 190523
Client: Serco Realty Group
Date: April 19, 2021

Borehole Log (continued): BH3

Project: Proposed 6-Storey Residential Building
Location: 322 Waverley Street, Ottawa ON
Field Personnel: BJ

Driller: CCC Geotech and Enviro Drilling

Drilling Equipment: Truck Mount CME 850

Drilling Method: Hollow Stem Auger

SUBSURFACE PROFILE		SAMPLE DATA					Shear Strength (kPa)	Water Content (%)	Monitoring Well Details				
Depth	Soil Description	Elev./Depth (m)	Type	Sample Number	N or RQD	Recovery (%)	50	150					
							25	50		75			
							SPT N Value (Blows/0.3 m)	Liquid Limit (%)					
							20	40	60	80	25	50	75
20													
21							43						
22							55						
23	7						53						
24							48						
25	End of Borehole	92.16 7.62					36						
26	8												
27													
28													
29													
30	9												
31													
32													
33	10												
34													
35													
36	11												
37													
38													
39													

NOTES

No water encountered while drilling.



Project No.: 190523
Client: Serco Realty Group
Date: April 19, 2021

Borehole Log: BH4

Project: Proposed 6-Storey Residential Building
Location: 322 Waverley Street, Ottawa ON
Field Personnel: BJ

Driller: CCC Geotech and Enviro Drilling

Drilling Equipment: Truck Mount CME 850

Drilling Method: Hollow Stem Auger

SUBSURFACE PROFILE		SAMPLE DATA					Shear Strength (kPa)	Water Content (%)	Monitoring Well Details
Depth	Soil Description	Elev./Depth (m)	Type	Sample Number	N or RQD	Recovery (%)	50 150	25 50 75	
							SPT N Value (Blows/0.3 m)	Liquid Limit (%)	
							20 40 60 80	25 50 75	
0	Ground Surface	99.79							
0	FILL sand and gravel, brown, moist compact.	0.00		SS1	5	46	5	35	
1									
2									
3				SS2	5	33	5	37	
4									
5	SILTY CLAY trace sand, grey, moist, stiff.	98.34							
5		1.45		SS3	WH	100	0	75	
6									
7									
8							57		
9							62		
10				SS4	WH	100	0	79	
11									
12							72		
13							71		
14									
15									
16				SS5	WH	100	0	75	
17							62		
18							55		
19									

Easting: 445857 m **Northing:** 5029175 m
Site Datum: TBM - Top of concrete west pier at Ottawa Vein Centre sign (100.00 m)
Groundsurface Elevation: 99.79 m **Top of Riser Elev.:** NA
Hole Diameter: 200 mm **Monitoring Well Diameter:** N/A

NOTES:
 No water encountered while drilling.



Project No.: 190523
Client: Serco Realty Group
Date: April 19, 2021

Borehole Log (continued): BH4

Project: Proposed 6-Storey Residential Building
Location: 322 Waverley Street, Ottawa ON
Field Personnel: BJ

Driller: CCC Geotech and Enviro Drilling

Drilling Equipment: Truck Mount CME 850

Drilling Method: Hollow Stem Auger

SUBSURFACE PROFILE		SAMPLE DATA					Shear Strength (kPa)	Water Content (%)	Monitoring Well Details				
Depth	Soil Description	Elev./Depth (m)	Type	Sample Number	N or RQD	Recovery (%)	50	150					
							25	50		75			
							SPT N Value (Blows/0.3 m)	Liquid Limit (%)					
							20	40	60	80	25	50	75
20													
21													
22													
23													
24													
25	End of Borehole	92.17 7.62											
26													
27													
28													
29													
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													

NOTES

No water encountered while drilling.

APPENDIX C
Symbols and Terms used in Borehole Logs

Symbols and Terms Used on Borehole and Test Pit Logs

1. Soil Description

The soil descriptions presented in this report are based on commonly accepted methods of classification and identification employed in geotechnical practice. Classification and identification of soil involves some judgement and LRL Associates Ltd. does not guarantee descriptions as exact, but infers accuracy to the extent that is common in current geotechnical practice. Boundaries between zones on the logs are often not distinct but transitional and were interpreted.

a. Proportion

The proportion of each constituent part, as defined by the grain size distribution, is denoted by the following terms:

Term	Proportions
“trace”	1% to 10%
“some”	10% to 20%
prefix (i.e. “sandy” silt)	20% to 35%
“and” (i.e. sand “and” gravel)	35% to 50%

b. Compactness and Consistency

The state of compactness of granular soils is defined on the basis of the Standard Penetration Number (N) as per ASTM D-1586. It corresponds to the number of blows required to drive 300 mm of the split spoon sampler using a metal drop hammer that has a weight of 62.5 kg and free fall distance of 760 mm. For a 600 mm long split spoon, the blow counts are recorded for every 150 mm. The “N” value is obtained by adding the number of blows from the 2nd and 3rd count. Technical refusal indicates a number of blows greater than 50.

The consistency of clayey or cohesive soils is based on the shear strength of the soil, as determined by field vane tests and by a visual and tactile assessment of the soil strength.

The state of compactness of granular soils is defined by the following terms:

State of Compactness Granular Soils	Standard Penetration Number “N”	Relative Density (%)
Very loose	0 – 4	<15
Loose	4 – 10	15 – 35
Compact	10 - 30	35 – 65
Dense	30 - 50	65 - 85
Very dense	> 50	> 85

The consistency of cohesive soils is defined by the following terms:

Consistency Cohesive Soils	Undrained Shear Strength (C_u) (kPa)	Standard Penetration Number “N”
Very soft	<12.5	<2
Soft	12.5 - 25	2 - 4
Firm	25 - 50	4 - 8
Stiff	50 - 100	8 - 15
Very stiff	100 - 200	15 - 30
Hard	>200	>30

c. Field Moisture Condition

Description (ASTM D2488)	Criteria
Dry	Absence of moisture, dusty, dry to touch.
Moist	Damp, but not visible water.
Wet	Visible, free water, usually soil is below water table.

2. Sample Data

a. Elevation depth

This is a reference to the geodesic elevation of the soil or to a benchmark of an arbitrary elevation at the location of the borehole or test pit. The depth of geological boundaries is measured from ground surface.

b. Type

Symbol	Type	Letter Code
	Auger	AU
▲	Split Spoon	SS
	Shelby Tube	ST
	Rock Core	RC

c. Sample Number

Each sample taken from the borehole is numbered in the field as shown in this column.

LETTER CODE (as above) – Sample Number.

d. Recovery (%)

For soil samples this is the percentage of the recovered sample obtained versus the length sampled. In the case of rock, the percentage is the length of rock core recovered compared to the length of the drill run.

3. Rock Description

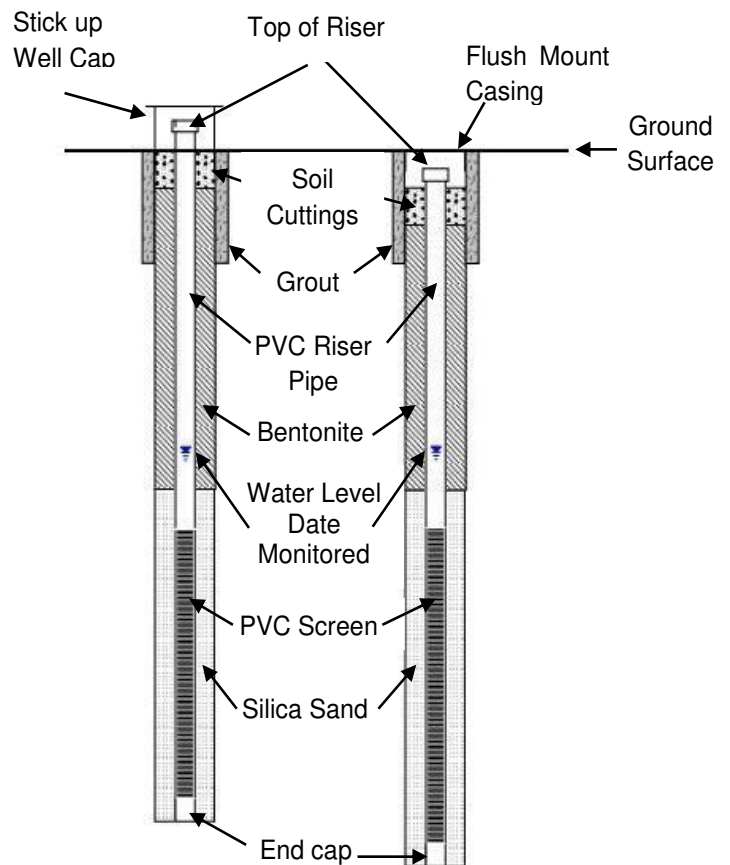
Rock Quality Designation (RQD) is a rough measure of the degree of jointing or fracture in a rock mass. The RQD is calculated as the cumulative length of rock pieces recovered having lengths of 100 mm or more divided by the length of coring. The qualitative description of the bedrock based on RQD is given below.

Rock Quality Designation (RQD) (%)	Description of Rock Quality
0 – 25	Very poor
25 – 50	Poor
50 – 75	Fair
75 – 90	Good
90 – 100	Excellent

Strength classification of rock is presented below.

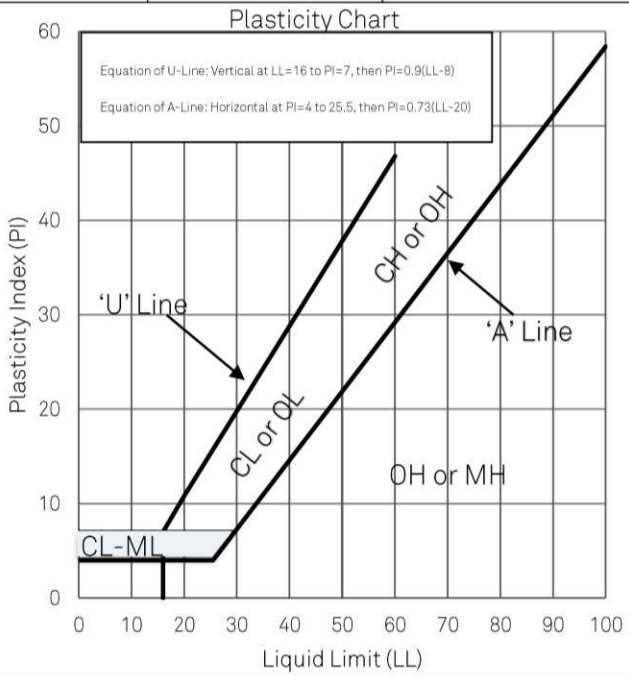
Strength Classification	Range of Unconfined Compressive Strength (MPa)
Extremely weak	< 1
Very weak	1 – 5
Weak	5 – 25
Medium strong	25 – 50
Strong	50 – 100
Very strong	100 – 250
Extremely strong	> 250

4. General Monitoring Well Data



**5. Classification of Soils for Engineering Purposes (ASTM D2487)
(United Soil Classification System)**

Major divisions		Group Symbol	Typical Names	Classification Criteria
Coarse-grained soils More than 50% retained on No. 200 sieve* (>0.075 mm)	Gravels More than 50% of coarse fraction retained on No. 4 sieve(4.75 mm)	Clean gravels <5% fines	GW	Well-graded gravel
			GP	Poorly graded gravel
		Gravels with >12% fines	GM	Silty gravel
			GC	Clayey gravel
	Sands 50% or more of coarse fraction passes No. 4 sieve(<4.75 mm)	Clean sands <5% fines	SW	Well-graded sand
			SP	Poorly graded sand
		Sands with >12% fines	SM	Silty sand
			SC	Clayey sand
				Classification on basis of percentage of fines: Less than 5% pass No. 200 sieve - GW, GP, SW, SP More than 12% pass No. 200 sieve - GM, GC, SM, SC 5 to 12% pass No. 200 sieve - Borderline classifications, use of dual symbols
				$C_u = \frac{D_{60}}{D_{10}} \geq 4$; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3 Not meeting either C_u or C_c criteria for GW Atterberg limits below "A" line or PI less than 4 Atterberg limits on or above "A" line and PI > 7 Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols If fines are organic add "with organic fines" to group name
				$C_u = \frac{D_{60}}{D_{10}} \geq 6$; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3 Not meeting either C_u or C_c criteria for SW Atterberg limits below "A" line or PI less than 4 Atterberg limits on or above "A" line and PI > 7 Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols If fines are organic add "with organic fines" to group name
Fine-grained soils 50% or more passes No. 200 sieve* (<0.075 mm)	Silt and Clays Liquid Limit <50%	Inorganic	ML	Silt
			CL	Lean Clay -low plasticity
	Silt and Clays Liquid Limit >50%	Organic	OL	Organic clay or silt (Clay plots above 'A' Line)
		Inorganic	MH	Elastic silt
			CH	Fat Clay -high plasticity
	Highly Organic Soils	Organic	OH	Organic clay or silt (Clay plots above 'A' Line)
		PT		Peat, muck and other highly organic soils
				If 15 to 29% coarse-grained, add "with sand" or "with gravel" as appropriate. If > 30% coarse-grained, add "sandy" or "gravelly" as appropriate. Class as organic when oven dried liquid limit is < 75% of undried liquid limit.



APPENDIX D
Laboratory Results

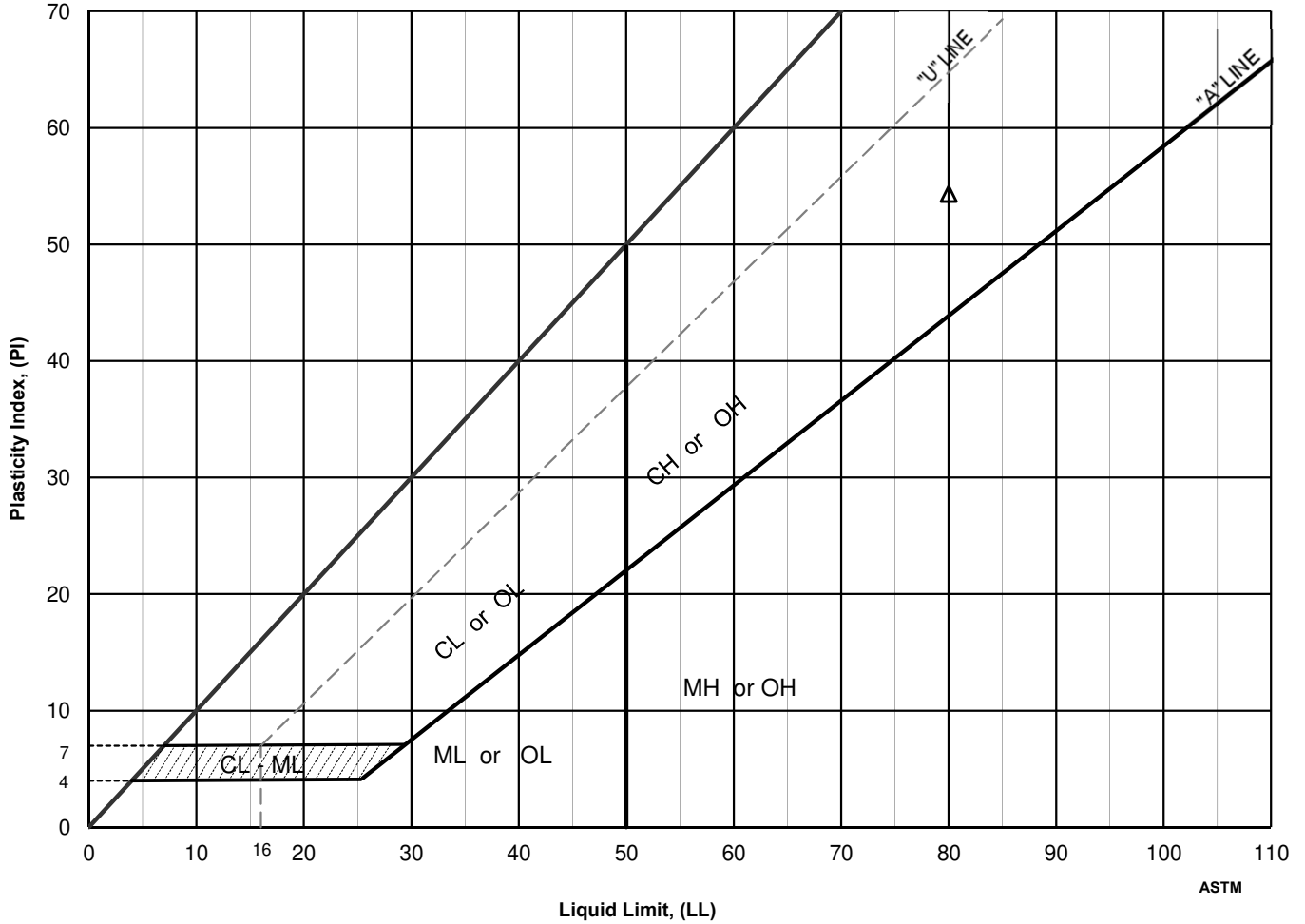


LRL Associates Ltd.
PLASTICITY INDEX
 ASTM D 4318 / LS-703/704

Client: Serco Realty Group
Project: Geotechnical Investigation
Location: 322 Waverley Street, Ottawa, ON.

File No.: 190523
Report No.: 1
Date: April 19, 2021

Plasticity Chart



Location	Sample	Depth, m	Moisture Content, %	Liquid Limit	Plastic Limit	Plasticity Index	Liquidity Index	Activity Number	USCS
△ BH 1	SS-3	1.52 - 2.13	72	80	26	54	0.86	n/d	CH





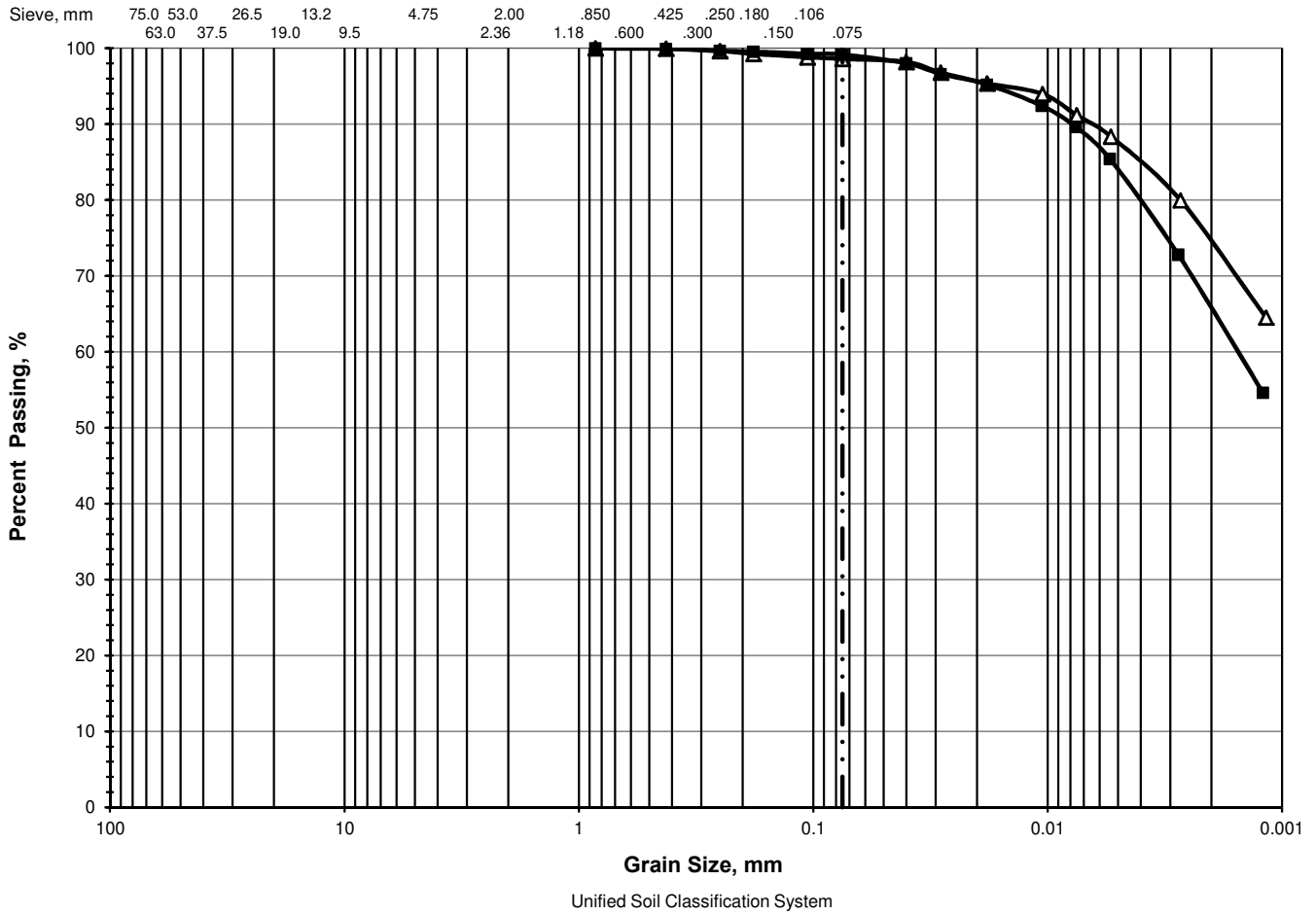
LRL Associates Ltd.

PARTICLE SIZE ANALYSIS

ASTM D 422 / LS-702

Client: Serco Realty Group
Project: Geotechnical Investigation
Location: 322 Waverly Street, Ottawa, ON.

File No.: 190523
Report No.: 2
Date: April 19, 2021



> 75 mm	% GRAVEL		% SAND			% FINES	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
△	0.0	0.0	0.0	0.1	1.4	25.7	72.8
■	0.0	0.0	0.0	0.1	0.7	35.3	63.9

Location	Sample	Depth, m	D ₆₀	D ₅₀	D ₃₀	D ₁₅	D ₁₀	C _c	C _u
△	BH 2	1.52 - 2.13							
■	BH 3	4.57 - 5.18	0.0017						



Certificate of Analysis

LRL Associates Ltd.

5430 Canotek Road
Ottawa, ON K1J 9G2
Attn: Brad Johnson

Client PO:
Project: 190523
Custody: 61008

Report Date: 22-Apr-2021
Order Date: 19-Apr-2021

Order #: 2117101

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2117101-01	BH2 5-7'

Approved By:



Dale Robertson, BSc
Laboratory Director

Certificate of Analysis

Report Date: 22-Apr-2021

Client: LRL Associates Ltd.

Order Date: 19-Apr-2021

Client PO:

Project Description: 190523

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Anions	EPA 300.1 - IC, water extraction	22-Apr-21	22-Apr-21
pH, soil	EPA 150.1 - pH probe @ 25 °C, CaCl buffered ext.	22-Apr-21	22-Apr-21
Resistivity	EPA 120.1 - probe, water extraction	21-Apr-21	22-Apr-21
Solids, %	Gravimetric, calculation	20-Apr-21	20-Apr-21

Certificate of Analysis

Report Date: 22-Apr-2021

Client: LRL Associates Ltd.

Order Date: 19-Apr-2021

Client PO:

Project Description: 190523

Client ID:	BH2 5-7'	-	-	-
Sample Date:	19-Apr-21 00:00	-	-	-
Sample ID:	2117101-01	-	-	-
MDL/Units	Soil	-	-	-

Physical Characteristics

% Solids	0.1 % by Wt.	52.8	-	-	-
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General Inorganics

pH	0.05 pH Units	7.96	-	-	-
Resistivity	0.10 Ohm.m	13.9	-	-	-

Anions

Chloride	5 ug/g dry	153	-	-	-
Sulphate	5 ug/g dry	101	-	-	-

Certificate of Analysis

Report Date: 22-Apr-2021

Client: LRL Associates Ltd.

Order Date: 19-Apr-2021

Client PO:

Project Description: 190523

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Anions									
Chloride	ND	5	ug/g						
Sulphate	ND	5	ug/g						
General Inorganics									
Resistivity	ND	0.10	Ohm.m						

Certificate of Analysis
 Client: LRL Associates Ltd.
 Client PO:

Report Date: 22-Apr-2021
 Order Date: 19-Apr-2021
 Project Description: 190523

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Anions									
Chloride	ND	5	ug/g dry	22.1			NC	20	
Sulphate	ND	5	ug/g dry	61.3			NC	20	
General Inorganics									
pH	6.80	0.05	pH Units	6.83			0.4	2.3	
Resistivity	ND	0.10	Ohm.m	31.1			NC	20	
Physical Characteristics									
% Solids	90.8	0.1	% by Wt.	89.7			1.2	25	

Certificate of Analysis
 Client: LRL Associates Ltd.
 Client PO:

Report Date: 22-Apr-2021
 Order Date: 19-Apr-2021
 Project Description: 190523

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Anions									
Chloride	99.4	5	ug/g	ND	99.4	86-115			
Sulphate	95.0	5	ug/g	ND	95.0	87-113			

Certificate of Analysis

Report Date: 22-Apr-2021

Client: LRL Associates Ltd.

Order Date: 19-Apr-2021

Client PO:

Project Description: 190523

Qualifier Notes:

None

Sample Data Revisions

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

Soil results are reported on a dry weight basis when the units are denoted with 'dry'.

Where %Solids is reported, moisture loss includes the loss of volatile hydrocarbons.