PATERSON GROUP

Geotechnical Investigation

Proposed Multi-Storey Building

1137 to 1151 Ogilvie Road & 1111 Cummings Avenue
Ottawa, Ontario

Prepared for TCU Development Corporation

Report PG5770-1 Revision 4 dated February 3, 2025

Table of Contents

Appendices

1.0 Introduction

Paterson Group (Paterson) was commissioned by TCU Development Corporation to conduct a geotechnical investigation for the proposed multi-storey building to be located at 1137 to 1151 Ogilvie Road and 1111 Cummings Avenue, in the City of Ottawa, Ontario (refer to Figure 1 - Key Plan in Appendix 2 of this report).

The objectives of the geotechnical investigation were to:

☐ Determine the subsoil and groundwater conditions at this site by means of test holes.

☐ Provide geotechnical recommendations pertaining to the design of the proposed development including construction considerations which may affect the design.

The following report has been prepared specifically and solely for the aforementioned project which is described herein. It contains our findings and includes geotechnical recommendations pertaining to the design and construction of the subject development as they are understood at the time of writing this report.

Investigating for the presence or potential presence of contamination on the subject property was not part of the scope of the present investigation. Therefore, the present report does not address environmental issues.

2.0 Proposed Development

Based on available drawings, it is understood that the proposed development will consist of two multi-storey mixed-use buildings, with three levels of underground parking which will occupy the majority of the site footprint. At-grade parking areas, access lanes and landscaped margins are also anticipated. It is expected that the proposed development will be municipally serviced.

It is also expected that the existing structures will be demolished as part of the proposed development.

3.0 Method of Investigation

3.1 Field Investigation

Field Program

The field program for the geotechnical investigation was carried out on April 19, 2021 and consisted of advancing 5 boreholes to a maximum depth of 6.8 m below the existing ground surface. A geotechnical investigation was carried out by others at the 1151 Ogilvie Road property on June 4, 2024. The investigation by others consisted of advancing a total of 4 boreholes to a maximum depth of 7.1 m.

The borehole locations were determined in the field by Paterson personnel, taking into consideration existing site features and underground services. The locations of the boreholes are shown on Drawing PG5770-1 - Test Hole Location Plan included in Appendix 2.

The boreholes were completed with a low clearance, track-mounted drill rig operated by a two-person crew. All fieldwork was conducted under the full-time supervision of our personnel under the direction of a senior engineer. The test hole procedure consisted of augering and rock coring to the required depths at the selected locations, and sampling and testing the overburden and bedrock.

Sampling and In-Situ Testing

Soil samples were collected from the boreholes using two different techniques, namely, sampled directly from the auger flights (AU) or collected using a 50 mm diameter split-spoon (SS) sampler. Rock cores (RC) were obtained using 47.6 mm inside diameter coring equipment. All samples were visually inspected and initially classified on site. The auger and split-spoon samples were placed in sealed plastic bags, and rock cores were placed in cardboard boxes. All samples were transported to our laboratory for further examination and classification. The depths at which the auger, split spoon and rock core samples were recovered from the boreholes are shown as AU, SS and RC, respectively, on the Soil Profile and Test Data sheets presented in Appendix 1.

A Standard Penetration Test (SPT) was conducted in conjunction with the recovery of the split spoon samples. The SPT results are recorded as "N" values on the Soil Profile and Test Data sheets. The "N" value is the number of blows required to drive the split spoon sampler 300 mm into the soil after a 150 mm initial penetration using a 63.5 kg hammer falling from a height of 760 mm.

Bedrock samples were recovered using a core barrel and diamond drilling techniques. The depths at which rock core samples were recovered from the boreholes are shown as RC on the Soil Profile and Test Data sheets in Appendix 1.

A recovery value and a Rock Quality Designation (RQD) value were calculated for each drilled section (core run) of bedrock and are shown on the borehole logs. The recovery value is the ratio, in percentage, of the length of the bedrock sample recovered over the length of the drilled section (core run). The RQD value is the ratio, in percentage, of the total length of intact rock pieces longer than 100 mm in one core run over the length of the core run. These values are indicative of the quality of the bedrock.

The subsurface conditions observed in the test holes were recorded in detail in the field. The soil profiles are logged on the Soil Profile and Test Data sheets presented in Appendix 1.

Groundwater

Monitoring wells were installed within boreholes BH 1-21 through BH 3-21 to measure the stabilized groundwater levels subsequent to completion of the sampling program. Groundwater conditions were also observed and recorded in the field during the field investigation program. Groundwater monitoring wells were also instead boreholes BH 1, BH 2 and BH 4 during the investigation by others.

All monitoring wells should be decommissioned in accordance with Ontario Regulations O.Reg 903 by a qualified licensed well technician and prior to construction.

3.2 Field Survey

The test hole locations were selected by Paterson to provide general coverage of the proposed development taking into consideration the existing site features and underground utilities. The test hole locations and ground surface elevation at each test hole location were surveyed by Paterson using a GPS unit with respect to a geodetic datum. The location of the test holes and ground surface elevation at each test hole location are presented on Drawing PG5770-1 - Test Hole Location Plan in Appendix 2.

3.3 Laboratory Review

Soil samples were recovered from the subject site and visually examined in our laboratory to review the results of the field logging.

A total of one (1) grain size distribution analysis were completed on selected soil samples by others. Unconfined compressive strength testing was carried out by others on two (2) bedrock samples from BH 3. The results of the testing are discussed in Subsection 4.2 and are provided in Appendix 1.

3.4 Analytical Testing

Two (2) samples was submitted for analytical testing to assess the corrosion potential for exposed ferrous metals and the potential of sulphate attacks against subsurface concrete structures by others. The sample was submitted to determine the concentration of sulphate and chloride, the resistivity, and the pH of the samples. The results are presented in Appendix 1 and are discussed further in Subsection 6.7.

4.0 Observations

4.1 Surface Conditions

The subject site consists of 3 contiguous properties, 1111 Cummings Avenue, 1151 Ogilvie Road and 1137 Ogilvie Road. The properties at 1137 and 1151 Ogilive Road are each occupied by a commercial building with associated asphalt-paved parking areas and landscaped margins.

The property at 1111 Cummings Avenue is currently occupied by an asphalt paved parking and landscapes areas. However, based on available aerial photos, a residential dwelling was located within the western portion of the site as recently as 1991, and was no longer present in 1999. Reference should be made to the aerial photographs in Figure 2 - Aerial Photograph - 1991 and Figure 3 - Aerial Photograph - 2019 which illustrate the former and present site conditions, respectively.

The subject site is bordered by residential dwellings to the north, a tree-covered area to the east, Ogilvie Road to the south and Cummings Avenue to the west. The existing ground surface across the site is relatively level and at grade with the surrounding roadways and neighbouring properties.

4.2 Subsurface Profile

Overburden

Generally, the subsurface profile at the test hole locations consists of an approximate 25 to 130 mm thick layer of asphaltic concrete underlain by fill which extends to approximate depths of 0.5 to 3.1 m below the existing ground surface. The fill was generally observed to consist of a brown silty sand to silty clay with gravel and crushed stone. Trace amounts of topsoil and organics were also observed within the fill at boreholes BH 1-21, BH 2-21 and BH 4.

A glacial till deposit was encountered underlying the fill layer at boreholes BH 1, BH 2 and BH 3 on the 1151 Ogilvie Road property and was generally observed to consist of compact to very dense brown silty sand with clay, gravel, cobbles and boulders. The glacial till deposit was observed to extend to maximum depths of 1.9 to 3.1 m below the existing ground surface.

Grain Size Distribution Testing

One (1) grain size distribution test were completed by others to further classify the selected soil sample. The results are summarized in Table 1 below and are presented in Appendix 1.

Table 1 – Summary of Grain Size Distribution Analysis by Others

Test Hole	Sample	Depth (m)	Gravel (%)	Sand (%)	Silt & Clay (%)
BH 24-2	SS3	1.5 - 2.1	12	66	22

Bedrock

Practical refusal to augering on the bedrock surface was encountered at approximate depths ranging from 1.7 to 3.1 m. The bedrock was observed to consist of black shale and based on the RQDs of the recovered bedrock core, was generally weathered and of very poor quality to approximate depths ranging from 3.1 to 4.6 m, becoming fair to excellent in quality with depth. At boreholes BH 1-21 to BH 3-21 and BH 3, the bedrock was cored to depths ranging from 5.9 to 7.1 m below the existing ground surface. Approximate 10 cm clay seams were noted at approximate depths of 4.1and 4.4 at borehole BH 3.

Based on available geological mapping, bedrock in the area of the subject site consists of black shale of the Billings Formation with an overburden thickness ranging from approximately 2 to 3 m.

Reference should be made to the Soil Profile and Test Data sheets and Log of Borehole Sheets by others in Appendix 1 for specific details of the soil and bedrock profiles encountered at each test hole location.

Unconfined Compressive Strength Testing by Others

Two (2) bedrock cores were tested for unconfined compressive strength by others. The results are summarized in Table 2 below.

Table 2 – Summary of Unconfined Bedrock Compressive Strength Testing Results

Borehole	Sample	Test Core Depth (m)	Unit Weight (kN/m^3)	Unconfined Compressive Strength (MPa)	Classification of Rock with respect to Strength	Bedrock Type
BH 3	RC6	4.5 - 4.6	25.4	61.2	Strong R4	Shale
BH 3	RC7	5.3 - 5.4	25.2	57.8	Strong R4	Shale

4.3 Groundwater

Groundwater levels were measured in the monitoring wells at boreholes BH 1-21, BH 2-21 and BH 3-21 on April 26, 2021. Groundwater monitoring devices were installed in the boreholes BH 1, BH 2 and BH 4 by others. The results are presented in Table 3 below.

Table 3 – Summary of Groundwater Levels

Borehole Number	Ground Surface Elevation (m)	Measured Groundwater Level		Dated Recorded
		Depth (m)	Elevation (m)	
BH 1-21	72.33	2.80	69.53	April 26, 2021
BH 2-21	71.97	3.06	68.91	
BH 3-21	71.78	3.15	68.63	
BH 1	71.61	1.90	69.70	June 24, 2024
BH 2	71.85	2.00	69.90	
BH 4	71.55	1.70	69.90	

Note: The ground surface elevation at each test hole location was surveyed using a GPS referenced to a geodetic datum.

It should be noted that groundwater levels could be influence by surface water infiltrating the backfilled boreholes. Long-term groundwater levels can also be estimated based on the observed colour, moisture content and consistency of the recovered soil samples. Based on these observations, the long-term groundwater level is expected to be between an approximate **2.5 to 3.5 m** depth. However, it should be noted that groundwater levels are subject to seasonal fluctuations, and therefore, the groundwater levels could vary at the time of construction.

5.0 Discussion

5.1 Geotechnical Assessment

From a geotechnical perspective, the subject site is suitable for the proposed development. It is recommended that the proposed high-rise buildings be founded on conventional spread footings placed on clean, surface sounded bedrock.

Bedrock removal will be required to complete the underground parking levels. Hoe ramming is an option where the bedrock is weathered and/or where only small quantities of bedrock need to be removed. Line drilling and controlled blasting is recommended where large quantities of bedrock need to be removed. The blasting operations should be planned and completed under the guidance of a professional engineer with experience in blasting operations.

Expansive shale bedrock could be present on site. Precautions should be provided during construction to reduce the risks associated with the potentially heaving shale bedrock. This is discussed further in Section 6.7.

The above and other considerations are discussed in the following sections.

5.2 Site Grading and Preparation

Stripping Depth

Topsoil and deleterious fill, such as those containing organic materials, should be stripped from under any buildings, paved areas, pipe bedding, and other settlement sensitive structures.

Existing foundation walls and other construction debris should be entirely removed from within the building perimeter and within the lateral support zones of the foundations. Under paved areas, existing construction remnants, such as foundation walls, should be excavated to a minimum of 1 m below final grade.

Due to the relatively shallow depth of the bedrock surface and the anticipated founding level for the proposed building, all existing overburden material should be excavated from within the proposed building footprint.

Bedrock Removal

Bedrock removal can be accomplished by hoe ramming where the bedrock is weathered and/or where only small quantities of the bedrock need to be removed. Sound bedrock may be removed by line drilling in conjunction with controlled blasting and/or hoe ramming.

Prior to considering blasting operations, the blasting effects on the existing services, buildings and other structures should be addressed. A pre-blast or pre-construction survey of the existing structures located in proximity of the blasting operations should be completed prior to commencing construction. The extent of the survey should be determined by the blasting consultant and sufficient to respond to any inquiries/claims related to the blasting operations.

As a general guideline, peak particle velocity (measured at the structures) should not exceed 25 mm/s during the blasting program to reduce the risks of damage to the existing structures.

The blasting operations should be planned and conducted under the supervision of a licensed professional engineer who is also an experienced blasting consultant.

Vibration Considerations

Construction operations are the cause of vibrations, and possibly, sources of nuisance to the community. Therefore, means to reduce the vibration levels as much as possible should be incorporated in the construction operations to maintain a cooperative environment with the residents.

The following construction equipment could be the source of vibrations: hoe ram, compactor, dozer, crane, truck traffic, etc. Vibrations, whether caused by blasting operations or by construction operations, could be the source of detrimental vibrations at the nearby buildings and structures. Therefore, it is recommended that all vibrations be limited.

Two parameters are used to determine the permissible vibrations, namely, the maximum peak particle velocity and the frequency. For low frequency vibrations, the maximum allowable peak particle velocity is less than that for high frequency vibrations. As a guideline, the peak particle velocity should be less than 15 mm/s between frequencies of 4 to 12 Hz, and 50 mm/s above a frequency of 40 Hz (interpolate between 12 and 40 Hz). The guidelines are for current construction standards. Considering that these guidelines are above perceptible human level and, in some cases, could be very disturbing to some people, a pre-construction survey is recommended to be completed minimize the risks of claims during or following the construction of the proposed building.

Fill Placement

Fill used for grading beneath the proposed buildings should consist of clean imported granular fill, such as Ontario Provincial Standard Specifications (OPSS) Granular A or Granular B Type II. This material should be tested and approved prior to delivery to the site. The fill should be placed in lifts no greater than 300 mm thick and compacted using suitable compaction equipment for the lift thickness. Fill placed beneath the building and paved areas should be compacted to at least 98% of the material's standard Proctor maximum dry density (SPMDD).

Non-specified existing fill, along with site-excavated soil, can be used as general landscaping fill where settlement of the ground surface is of minor concern. This material should be spread in thin lifts and at least compacted by the tracks of the spreading equipment to minimize voids. If this material is to be used to build up the subgrade level for areas to be paved, it should be compacted in thin lifts to at least 95% of the material's SPMDD.

Non-specified existing fill and site-excavated soils are not suitable for use as backfill against foundation walls unless used in conjunction with a composite drainage membrane.

Expansive shale deteriorates upon exposure to air and is not generally suitable for reuse as an engineered fill. The use of imported granular fill is recommended for this purpose.

5.3 Foundation Design

Bearing Resistance Values

Footings placed on clean, surface sounded shale bedrock can be designed using a factored bearing resistance value at ultimate limit states (ULS) of **2,000 kPa**. A geotechnical resistance factor of 0.5 was applied to the bearing resistance at ULS.

A clean, surface-sounded bedrock bearing surface should be free of loose materials, and have no near surface seams, voids, fissures or open joints which can be detected from surface sounding with a rock hammer.

Footings bearing on an acceptable bedrock bearing surface and designed for the bearing resistance values provided herein will be subjected to negligible potential post-construction total and differential settlements.

Lateral Support

The bearing medium under footing-supported structures is required to be provided with adequate lateral support with respect to excavations and different foundation levels. Adequate lateral support is provided to a sound bedrock bearing medium when a plane extending horizontally and vertically from the footing perimeter at a minimum of 1H:6V (or shallower) passes through sound bedrock or a material of the same or higher capacity as the bedrock, such as concrete.

5.4 Design for Earthquakes

Seismic shear wave velocity testing was completed for the subject site to accurately determine the applicable seismic site classification for the proposed building in accordance with Table 4.1.8.4.A of the Ontario Building Code 2012. The shear wave velocity testing was completed by Paterson personnel. The results of the shear wave velocity testing are provided on Figures 4 and 5 in Appendix 2 of the present report.

Field Program

The seismic array testing location was placed as shown on Drawing PG5770-1-Test Hole Location Plan, attached to the present report. Paterson field personnel placed 18 horizontal 4.5 Hz. geophones mounted to the surface by means of two 75 mm ground spikes attached to the geophone land case. The geophones were spaced at 1 m intervals and connected by a geophone spread cable to a Geode 24 Channel seismograph.

The seismograph was also connected to a computer laptop and a hammer trigger switch attached to a 12-pound dead blow hammer. The hammer trigger switch sends a start signal to the seismograph. The hammer is used to strike an I-Beam seated into the ground surface, which creates a polarized shear wave.

The hammer shots are repeated between four (4) to eight (8) times at each shot location to improve signal to noise ratio. The shot locations were 5.0 and 1.0 m away from the first and last geophone of the seismic array and in the middle of the array.

Data Processing and Interpretation

Interpretation of the shear wave velocity results was completed by Paterson personnel. Shear wave velocity measurement was made using reflection/refraction method. The interpretation is performed by recovering arrival times from direct and refracted waves. The interpretation is repeated at each shot location to provide an average shear wave velocity, V_{s30}, of the upper 30 m profile, immediately below the proposed foundations of the building.

The layer intercept times, velocities from different layers and critical distances are interpreted from the shear wave records to compute the bedrock depth at each location.

The bedrock velocity was interpreted using the main refractor wave velocity, which is considered a conservative estimate of the bedrock velocity due to the increasing quality of the bedrock with depth. It should be noted that as bedrock quality increases, the bedrock shear wave velocity also increases.

Based on our testing results, the bedrock shear wave velocity is **1,918 m/s**. Further, it is expected that footings will be founded on the bedrock surface. Based on the above, the V_{s30} was calculated using the standard equation for average shear wave velocity provided in the OBC 2012 and as presented below.

$$V_{s3} \ = \frac{Depth_{of\ interest}(m)}{\left(\frac{Depth_{Layer1}(m)}{V_{s_{Layer1}}(m/s)} + \frac{Depth_{Layer2}(m)}{V_{s_{Layer2}}(m/s)}\right)}$$

$$V_{s30=} \frac{30\ m}{\left(\frac{30\ m}{1{,}918\ m/s}\right)}$$

$$V_{s30=}\ 1{,}918\ m/s$$

Based on the results of the shear wave velocity testing, the average shear wave velocity V_{s30} for the proposed building with foundation bearing directly on the bedrock surface is **1,918 m/s**.

Therefore, **Site Class X_{1918}** is applicable for the design of the proposed building, as per Table 4.1.8.4.A of the Ontario Building Code (OBC) 2024. Soils underlying the subject site are not susceptible to liquefaction.

5.5 Basement Floor Slab

For the proposed development, all overburden soil will be removed from the building footprint, leaving the bedrock as the founding medium for the basement floor slab.

It is anticipated that the basement area for the proposed building will be mostly parking and the recommended pavement structures noted in Subsection 5.8 will be applicable. However, if storage or other uses of the lower level will involve the construction of a concrete floor slab, the upper 200 mm of sub-slab fill is recommended to consist of 19 mm clear crushed stone.

Any soft areas in the basement slab subgrade should be removed and backfilled with appropriate backfill material prior to placing fill. OPSS Granular A or Granular B Type II, with a maximum particle size of 50 mm, are recommended for backfilling below the floor slab. All backfill material within the footprint of the proposed building should be placed in maximum 300 mm thick loose layers and compacted to a minimum of 98% of the SPMDD.

In consideration of the groundwater conditions at the site, a sub-slab drainage system, consisting of lines of perforated drainage pipe subdrains connected to a positive outlet, should be provided in the subfloor fill under the lower basement floor. This is discussed further in Subsection 6.1.

5.6 Basement Wall

There are several combinations of backfill materials and retained soils that could be applicable for the basement walls of the proposed building. However, in our opinion, the conditions can be well-represented by assuming the retained soil consists of a material with an angle of internal friction of 30 degrees and a dry unit weight of 20 kN/m^3.

The applicable effective unit weight of the retained soil can be estimated as 13 kN/m^3, where applicable. A hydrostatic pressure should be added to the total static earth pressure when calculating the effective unit weight.

The total seismic force (P_{AE}) includes both the earth force component (P_o) and the seismic component (ΔP_{AE}).

Static Earth Pressures

The static horizontal earth pressure (p_o) can be calculated using a triangular earth pressure distribution equal to $K_o \cdot \gamma \cdot H$ where:

K_o = at-rest earth pressure coefficient of the applicable retained soil (0.5)
γ = unit weight of fill of the applicable retained soil (kN/m^3)
H = height of the wall (m)

An additional pressure having a magnitude equal to $K_o \cdot q$ and acting on the entire height of the wall should be added to the above diagram for any surcharge loading, q (kPa), that may be placed at ground surface adjacent to the wall. The surcharge pressure will only be applicable for static analyses and should not be used in conjunction with the seismic loading case.

Actual earth pressures could be higher than the “at-rest” case if care is not exercised during the compaction of the backfill materials to maintain a minimum separation of 0.3 m from the walls with the compaction equipment.

Seismic Earth Pressures

The total seismic force (P_{AE}) includes both the earth force component (P_o) and the seismic component (ΔP_{AE}).

The seismic earth force (ΔP_{AE}) can be calculated using $0.375 \cdot a \cdot H^2/g$ where:

$a_c = (1.45 - a_{max}/g)a_{max}$
γ = unit weight of fill of the applicable retained soil (kN/m^3)
H = height of the wall (m)
g = gravity, 9.81 m/s^2

The peak ground acceleration, (a_{max}), for the Ottawa area is 0.33g according to OBC 2024. Note that the vertical seismic coefficient is assumed to be zero.

The earth force component (P_o) under seismic conditions can be calculated using $Po = 0.5\ K_o \cdot \gamma \cdot H^2$, where K = 0.5 for the soil conditions noted above.

The total earth force (P_{AE}) is considered to act at a height, h (m), from the base of the wall, where:

$h = \{P_o \cdot (H/3) + \Delta P_{AE} \cdot (0.6 \cdot H)\}/P_{AE}$

The earth forces calculated are unfactored. For the ULS case, the earth loads should be factored as live loads, as per OBC 2012.

5.7 Rock Anchor Design

Overview of Anchor Features

The geotechnical design of grouted rock anchors in sedimentary bedrock is based upon two possible failure modes. The anchor can fail either by shear failure along the grout/rock interface or a 60 to 90 degree pullout of rock cone with the apex of the cone near the middle of the bonded length of the anchor. Interaction may develop between the failure cones of anchors that are relatively close to one another, resulting in a total group capacity smaller than the sum of the load capacity of each individual anchor.

A third failure mode of shear failure along the grout/steel interface should be reviewed by the structural engineer to ensure all typical failure modes have been reviewed.

Anchors in close proximity to each other are recommended to be grouted at the same time to ensure any fractures or voids are completely in-filled and grout fluid does not flow from one hole to adjacent empty one.

Anchors can be of the “passive: or the “post-tensioned” type, depending on whether the anchor tendon is provided with post-tensioned load or not, prior to servicing. To resist seismic uplift pressures, a passive rock anchor system is adequate. However, a post-tensioned anchor will absorb the uplift load pressure with less deflection than a passive anchor.

Regardless of whether an anchor is of the passive or the post-tensioned type, it is recommended that the anchor is provided with a fixed anchor length at the anchor base, and a free anchor length between the rock surface and the top of the bonded length. As the depth at which the apex of the shear failure cone develops midway along the bonded length, a fully bonded anchor would tend to have a much shallower cone, then therefore, less geotechnical resistance, than one where the bonded length is limited to the bottom part of the overall anchor.

Permanent anchors should be provided with corrosion protection. As a minimum, the entire drill hole should be filled with cementitious grout. The free anchor length is provided by installing a plastic sleeve to act as a bond break, with the sleeve filled with grout or a corrosion inhibiting mastic.

Double corrosion protection can be provided with factory assembled systems, such as those available from Dywidag Systems or Williams Form Engineering Corp. Recognizing the importance of the anchors for the long-term performance of the foundation of the proposed building, if required, any rock anchors for this project are recommended to be provided with double corrosion protection.

Grout to Rock Bond

The Canadian Foundation Engineering Manual recommends a maximum allowable grout to rock bond stress (for sound rock) of 1/30 of the unconfined compressive strength (UCS) of either the grout or rock (but less than 1.3 MPa) for an anchor of minimum length (depth) of 3 m. The unconfined compressive strength of shale bedrock ranges between 40 and 90 MPa, which is stronger than most routine grouts. A factored tensile grout to rock bond resistance value at ULS of **1.0 MPa**, incorporating a resistance factor of 0.3, can be used. A minimum grout strength of 40 MPa is recommended.

Rock Cone Uplift

As discussed previously, the geotechnical capacity of the rock anchors depends on the dimensions of the rock anchors and the configuration of the anchorage system. A **Rock Mass Rating (RMR) of 44** was assigned to the bedrock, and Hoek and Brown parameters (m and s) were taken as **0.183 and 0.00009**, respectively. For design purposes, all rock anchors were assumed to be placed at least 1.2 m apart to reduce group anchor effects.

Recommended Rock Anchor Lengths

Parameters used to calculate rock anchor lengths are provided in Table 4 below.

Table 4 - Parameters used in Rock Anchor Review

Grout to Rock Bond Strength - Factored at ULS	1.0 MPa
Compressive Strength - Grout	40 MPa
Rock Mass Rating (RMR)-Fair quality Shale Hoek and Brown parameters	44 m=0.183 and s=0.00009
Unconfined compressive strength - Shale bedrock	50 MPa
Unit weight - Submerged Bedrock	15 kN/m^3
Apex angle of failure cone	60^o
Apex of failure cone	mid-point of fixed anchor length

The fixed anchor length will depend on the diameter of the drill holes. Recommended anchor lengths for a 75 mm and 125 mm diameter hole are provided in the following Table 3.

The factored tensile resistance values given in Table 5 are based on a single anchor with no group influence effects. A detailed analysis of the anchorage system, including potential group influence effects, could be provided once the details of the loading for the proposed building are determined.

Table 5 - Recommended Rock Anchor Lengths - Grouted Rock Anchor

Diameter of Drill Hole (mm)	Anchor Lengths (m)			Factored Tensile Resistance (kN)
	Bonded Length	Unbonded Length	Total Length	
75	3.0	1.0	4.0	250
	2.2	3.6	5.8	500
	3.2	3.7	6.9	750
	5.3	4.3	9.6	1250
125	0.7	3.1	3.8	250
	1.3	4.0	5.3	500
	1.9	4.4	6.3	1250
	3.2	5.3	8.5	1250

Other considerations

The anchor drill holes should be within 1.5 to 2 times the rock anchor tendon diameter, inspected by geotechnical personnel, and should be flushed clean prior to grouting. A tremie tube is recommended to place grout from the bottom of the anchor holes.

Compressive strength testing is recommended to be completed for the rock anchor grout. The geotechnical capacity of each rock anchor should be proof tested at the time of construction. More information on testing can be provided upon request. A set of grout cubes should be tested for each day grout is prepared.

5.8 Pavement Design

Lowest Underground Parking Level

For design purposes, it is recommended that the rigid pavement structure for the lower underground parking level of the proposed building consist of Category C2, 32 MPa concrete at 28 days with air entrainment of 5 to 8%. The recommended rigid pavement structure is further presented in Table 6 below.

Table 6 – Recommended Rigid Pavement Structure – Underground Parking Level

Thickness (mm)	Material Description
125	**Exposure Class C2 – 32 MPa Concrete** (5 to 8% Air Entrainment)
300	**BASE** – OPSS Granular A Crushed Stone
SUBGRADE – Existing imported fill, or OPSS Granular B Type I or II material placed over in situ soil or bedrock.	

To control cracking due to shrinking of the concrete floor slab, it is recommended that strategically located saw cuts be used to create control joints within the concrete floor slab of the lower underground parking level. The control joints are generally recommended to be located at the center of the column lines and spaced at approximately 24 to 36 times the slab thickness (for example; a 0.15 m thick slab should have control joints spaced between 3.6 and 5.4 m).

The joints should be cut between 25 and 30% of the thickness of the concrete floor slab and completed as early as 4 hour after the concrete has been poured during warm temperatures and up to 12 hours during cooler temperatures.

Pavement Structure Over Podium Deck

The pavement structures presented in Tables 7 and 8 should be used for car only parking areas, at grade access lanes and heavy loading parking areas over the top of the podium structure, should they be required.

Table 7 - Recommended Pavement Structure - Car Only Parking Areas Over Podium Deck

Thickness (mm)	Material Description
50	**Wear Course** – HL-3 or Superpave 12.5 Asphaltic Concrete
200*	**BASE** - OPSS Granular A Crushed Stone
See below**	**Thermal Break** -** Rigid Insulation (See Following Paragraph)
n/a	**Waterproofing Membrane and IKO Protection Board**
SUBGRADE – Reinforced concrete podium deck * Thickness of base course is dependent on grade of insulation as noted in proceeding paragraph ** If specified by others, not required from a geotechnical perspective	

Table 8 - Recommended Pavement Structure – Access Lanes, Fire Truck Lane, Ramp, and Heavy Loading Areas Over Podium Deck

Thickness (mm)	Material Description
40	**Wear Course** – HL-3 or Superpave 12.5 Asphaltic Concrete
50	**Binder Course** – HL-8 or Superpave 19.0 Asphaltic Concrete
300*	**BASE** - OPSS Granular A Crushed Stone
See below**	**Thermal Break** -** Rigid Insulation (See Following Paragraph)
n/a	**Waterproofing Membrane and IKO Protection Board**

SUBGRADE – Reinforced concrete podium deck
* Thickness of base course is dependent on grade of insulation as noted in proceeding paragraph
** If specified by others, not required from a geotechnical perspective

The transition between the pavement structure over the podium deck subgrade and soil subgrade beyond the footprint of the podium deck is recommended to be transitioned to match the pavement structures provided in the following section.

For this transition, a 5H:1V is recommended between the two subgrade surfaces. Further, the base layer thickness should be increased to a minimum thickness of 500 mm below the top of the podium slab a minimum of 1.5 m from the face of the foundation wall prior to providing the recommended taper.

Should the proposed podium deck be specified to be provided a thermal break by the use of a layer of rigid insulation below the pavement structure, its placement within the pavement structure is recommended to be as per the above-noted tables. The layer of rigid insulation is recommended to consist of a DOW Chemical High-Load 100 (HI-100), High-Load 60 (HI-60), or High-Load 40 (HI-40). The base layer thickness will be dependent on the grade of insulation considered for this project and should be reassessed by the geotechnical consultant once pertinent design details have been prepared.

The higher grades of insulation have more resistance to deformation under wheel-loading and require less granular cover to avoid being crushing by vehicular loading. It should be noted that SM (Styrofoam) rigid insulation is **not** considered suitable for this application.

Other Considerations

Minimum Performance Graded (PG) 58-34 asphalt cement should be used for this project.

If soft spots develop in the subgrade during compaction or due to construction traffic, the affected areas should be excavated and replaced with OPSS Granular B Type II material.

The pavement granular (base and subbase) should be placed in maximum 300 mm thick lifts and compacted to a minimum of 99% of the material's SPMDD using suitable compaction equipment.

6.0 Design and Construction Precautions

6.1 Foundation Drainage and Backfill

Water Suppression System and Foundation Drainage

For the proposed underground parking levels, it is anticipated that the majority of the building foundation walls will be placed in close proximity to the site boundaries. Therefore, it is recommended that the foundation wall be blind poured against a drainage system and waterproofing system fastened to the temporary shoring system. Waterproofing of the foundation wall is recommended, and the membrane is to be installed starting at the top of the foundation wall, extending down to founding elevation. The waterproofing membrane should also be extended horizontally below the proposed footings a minimum of 600 mm away from the face of the excavation. The membrane will serve as a water infiltration suppression system.

It is also recommended that the composite drainage system, such as Delta Drain 6000 or equivalent, be installed between the waterproofing membrane and the foundation wall, and extend from the exterior finished grade to the founding elevation (underside of footing or raft slab). The purpose of the composite drainage system is to direct any water infiltration resulting from a breach of the waterproofing membrane to the building sump pit.

It is recommended that 150 mm diameter sleeves at 3 m centres be cast in the foundation wall at the footing interface to allow the infiltration of water to flow to an interior perimeter underslab drainage pipe. The perimeter drainage pipe should direct water to sump pit(s) within the lower basement area.

Sub-slab Drainage

Sub-slab drainage will be required to control water infiltration below the lowest underground parking level slab. For preliminary design purposes, we recommend that 150 mm diameter perforated pipes be placed at approximate 6 m centres underlying the lowest level floor slab. The spacing of the sub-slab drainage system should be confirmed at the time of completing the excavation when water infiltration can be better assessed.

Foundation Backfill

Where space is available, backfill against the exterior sides of the foundation walls should consist of free-draining, non frost susceptible granular materials.

The greater part of the site excavated materials will be frost susceptible and, as such, are not recommended for re-use as backfill against the foundation walls unless used in conjunction with a composite drainage system, such as Delta Drain 6000 or an approved equivalent. Imported granular materials, such as clean sand or OPSS Granular B Type I granular material, should otherwise be used for this purpose.

6.2 Protection of Footings Against Frost Action

Perimeter footings of heated structures are required to be insulated against the deleterious effects of frost action. A minimum of 1.5 m of soil cover alone, or a minimum of 0.6 m of soil cover in conjunction with adequate foundation insulation, should be provided.

Exterior unheated footings, such as those for isolated exterior piers, are more prone to deleterious movement associated with frost action than the exterior walls of the heated structure and require additional protection, such as soil cover of 2.1 m or an equivalent combination of soil cover and foundation insulation.

However, foundations which are founded directly on clean, surface-sounded bedrock, and which is approved by Paterson at the time of construction, is not considered frost susceptible and does not require soil cover.

The underground parking area should not require protection against frost action due to the founding depth. Unheated structures, such as the access ramp wall footings, may be required to be insulated against the deleterious effect of frost action. A minimum of 2.1 m of soil cover alone, or a minimum of 0.6 m of soil cover, in conjunction with foundation insulation, should be provided.

6.3 Excavation Side Slopes

The side slopes of excavations in the overburden materials and weathered shale bedrock should either be cut back at acceptable slopes or should be retained by shoring systems from the start of the excavation until the structure is backfilled.

Unsupported Excavations

The excavation side slopes in the overburden and very poor to poor quality bedrock, above the groundwater level and extending to a maximum depth of 3 m, should be excavated at 1H:1V or shallower. The shallower slope is required for excavation below groundwater level. The subsurface soils are considered to be a Type 2 and 3 soil according to the Occupational Health and Safety Act and Regulations for Construction Projects.

Excavated soil should not be stockpiled directly at the top of excavations and heavy equipment should be kept away from the excavation sides.

Slopes in excess of 3 m in height should be periodically inspected by the geotechnical consultant in order to detect if the slopes are exhibiting signs of distress.

It is recommended that a trench box is used to protect personnel working in trenches with steep or vertical sides. It is expected that services will be installed by "cut and cover" methods and excavations will not be left open for extended periods of time.

Bedrock Stabilization

In sound bedrock, almost vertical side slopes can be constructed, provided all weathered and loose rock is removed or stabilized with rock anchors. A minimum 1 m horizontal ledge should remain between the unsupported excavation and sound bedrock surface. Where sufficient space for the horizontal ledge is not available, it is recommended that a temporary concrete block retaining wall be used to retain the overburden soils.

Where the vertical sides are constructed within sound bedrock, bedrock stabilization may be required. Specifically, horizontal anchors maybe required at specific location to prevent pop-outs of the bedrock, especially in areas where bedrock fractures and weak bedding planes are conductive to the failure of the bedrock surface.

The requirement for horizontal rock anchors should be evaluated by Paterson during the excavation operations and should be discussed with the structural engineer during the design stage.

Temporary Shoring

Temporary shoring may be required for the overburden soil and weathered bedrock to complete the required excavations where insufficient room is available for open cut methods. The design and approval of the temporary shoring system will be the responsibility of the shoring contractor and the shoring designer who is a licensed professional engineer and is hired by the shoring contractor. It is the responsibility of the shoring contractor to ensure that the temporary shoring is in compliance with safety requirements, designed to avoid any damage to adjacent structures, and include dewatering control measures.

In the event that subsurface conditions differ from the approved design during the actual installation, it is the responsibility of the shoring contractor to commission the required experts to re-assess the design and implement the required changes. The designer should also take into account the impact of a significant precipitation event and designate design measures to ensure that precipitation will not negatively impact the shoring system or soils supported by the system.

The temporary shoring system may consist of a soldier pile and lagging system. Any additional loading due to street traffic, construction equipment, adjacent structures and facilities, etc., should be added to the earth pressures described below. These systems can be cantilevered, anchored or braced. Generally, the shoring systems should be provided with tie-back rock anchors to ensure the stability.

The toe of the shoring is recommended to be adequately supported to resist toe failure by means of rock bolts or extending the piles into the bedrock through pre-augered holes if a soldier pile and lagging system is used.

The earth pressure acting on the shoring system may be calculated using the parameters in Table 9:

Table 9 – Soil Parameters

Parameters	Values
Active Earth Pressure Coefficient (K_a)	0.33
Passive Earth Pressure Coefficient (K_p)	3
At-Rest Earth Pressure Coefficient (K_o)	0.5
Unit Weight, kN/m_3	21
Submerged Unit Weight, kN/m_3	13

The active earth pressure should be calculated where wall movements are permissible while the at-rest pressure should be calculated if no movement is permissible.

The dry unit weight should be calculated above the groundwater level while the effective unit weight should be calculated below the groundwater table.

The hydrostatic groundwater pressure should be included to the earth pressure distribution wherever the effective unit weight is calculated for earth pressures. If the groundwater level is lowered, the dry unit weight for the soil should be calculated full weight, with no hydrostatic groundwater pressure component. For design purposes, the minimum factor of safety of 1.5 should be calculated.

6.4 Pipe Bedding and Backfill

Bedding and backfill materials should be in accordance with the most recent Material Specifications & Standard Detail Drawings from the Department of Public Works and Services, Infrastructure Services Branch of the City of Ottawa.

A minimum of 150 mm of OPSS Granular A should be placed for bedding for sewer or water pipes when placed on soil subgrade. If the bedding is placed on bedrock, the thickness of the bedding should be increased to 300 mm for sewer pipes. The bedding should extend to the spring line of the pipe. Cover material, from the spring line to a minimum of 300 mm above the obvert of the pipe should consist of OPSS Granular A (concrete or PSM PVC pipes) or sand (concrete pipe). The bedding and cover materials should be placed in maximum 225 mm thick lifts and compacted to 95% of the SPMDD.

Where hard surface areas are considered above the trench backfill, the trench backfill material within the frost zone (about 1.8 m below finished grade) should match the soils exposed at the trench walls to reduce the potential differential frost heaving. The trench backfill should be placed in maximum 300 mm thick loose lifts and compacted to a minimum of 95% of the SPMDD.

6.5 Groundwater Control

Groundwater Control for Building Construction

It is anticipated that groundwater infiltration into the excavations should be controllable using open sumps. The contractor should be prepared to direct water away from all bearing surfaces and subgrades, regardless of the source, to prevent disturbance to the founding medium.

A temporary Ministry of Environment, Conservation and Parks (MECP) permit to take water (PTTW) may be required if more than 400,000 L/day of ground and/or surface water are to be pumped during the construction phase. At least 4 to 5 months should be allowed for completion of the application and issuance of the permit by the MECP.

For typical ground or surface water volumes being pumped during the construction phase, typically between 50,000 to 400,000 L/day, it is required to register on the Environmental Activity and Sector Registry (EASR). A minimum of two to four weeks should be allotted for completion of the EASR registration and the Water Taking and Discharge Plan to be prepared by a Qualified Person as stipulated under O.Reg. 63/16.

If a project qualifies for a PTTW based upon anticipated conditions, an EASR will not be allowed as a temporary dewatering measure while awaiting the MECP review of the PTTW application.

Impacts to Neighbouring Properties

Based on the subsurface conditions encountered at the subject site, it is anticipated that the adjacent structures are founded on bedrock. Therefore, no adverse effects from short term and long term dewatering are expected for surrounding structures.

6.6 Winter Construction

Precautions must be taken if winter construction is considered for this project. The subsoil conditions at this site mostly consist of frost susceptible materials. In the presence of water and freezing conditions, ice could form within the soil mass. Heaving and settlement upon thawing could occur.

In the event of construction during below zero temperatures, the founding stratum should be protected from freezing temperatures by the use of straw, propane heaters, tarpaulins or other suitable means. In this regard, the base of the excavations should be insulated from sub-zero temperatures immediately upon exposure and until such time as heat is adequately supplied to the building and the footings are protected with sufficient soil cover to prevent freezing at founding level.

Trench excavations and pavement construction are also difficult activities to complete during freezing conditions without introducing frost in the subgrade or in the excavation walls and bottoms. Precautions should be taken if such activities are to be carried out during freezing conditions. Additional information could be provided, if required.

6.7 Corrosion Potential and Sulphate

The results of analytical testing by others show that the sulphate content is less than 0.1%. This result is indicative that Type 10 Portland cement (normal cement) would be appropriate for this site. The chloride content and the pH of the sample indicate that they are not significant factors in creating a corrosive environment for exposed ferrous metals at this site, whereas the resistivity is indicative of a moderate to very aggressive corrosive environment.

6.8 Protection of Potentially Expansive Bedrock

Upon being exposed to air and moisture, shale may decompose into thin flakes along the bedding planes. Previous studies have concluded shales containing pyrite are subject to volume changes upon exposure to air. As a result, the formation of jarosite crystals by aerobic bacteria occurs under certain ambient conditions.

It has been determined that the expansion process does not occur or can be retarded when air (i.e. oxygen) is prevented from contact with the shale and/or the ambient temperature is maintained below 20°C, and/or the shale is confined by pressures in excess of 70 kPa. The latter restriction on the heaving process is probably the major reason why damage to structures has, for the greater part, been confined to slabs-on-grade rather than footings.

Based on the borehole logs, expansive shale may be encountered at the subject site. To reduce the long-term deterioration of the shale, exposure of the bedrock surface to oxygen should be kept as low as possible. The bedrock surface within the proposed building footprint should be protected from excessive dewatering and exposure to ambient air. A 50 mm thick concrete mud slab, consisting of minimum 15 MPa lean concrete, should be placed on the exposed bedrock surface within a 48-hour period of being exposed.

Another option for protecting the shale from deterioration is placing granular fill over the exposed surface within a 48-hour period after exposure. Preventing the dewatering of the shale bedrock will also prevent the rapid deterioration and expansion of the shale bedrock. This can be accomplished by spraying bituminous emulsion as noted above.

7.0 Recommendations

A materials testing and observation services program is a requirement for the provided foundation design data to be applicable. The following aspects of the program should be performed by the geotechnical consultant:

- ☐ Review of the geotechnical aspects of the excavating contractor’s shoring design, prior to construction.
- ☐ Review the bedrock stabilization and excavation requirements.
- ☐ Observation of all bearing surfaces prior to the placement of concrete.
- ☐ Sampling and testing of the concrete and fill materials.
- ☐ Periodic observation of the condition of unsupported excavation side slopes in excess of 3 m in height, if applicable.
- ☐ Observation of all subgrades prior to backfilling.
- ☐ Field density tests to determine the level of compaction achieved.
- ☐ Sampling and testing of the bituminous concrete including mix design reviews.

A report confirming that these works have been conducted in general accordance with our recommendations could be issued upon the completion of a satisfactory inspection program by the geotechnical consultant.

All excess soil must be handled as per *Ontario Regulation 406/19: On-Site and Excess Soil Management.*

8.0 Statement of Limitations

The recommendations provided are in accordance with the present understanding of the project. Paterson requests permission to review the recommendations when the drawings and specifications are completed.

A soils investigation is a limited sampling of a site. Should any conditions at the site be encountered which differ from those at the test locations, Paterson requests immediate notification to permit reassessment of our recommendations.

The recommendations provided herein should only be used by the design professionals associated with this project. They are not intended for contractors bidding on or undertaking the work. The latter should evaluate the factual information provided in this report and determine the suitability and completeness for their intended construction schedule and methods. Additional testing may be required for their purposes.

The present report applies only to the project described in this document. Use of this report for purposes other than those described herein or by person(s) other than TCU Development Corporation, or their agent(s), is not authorized without review by Paterson for the applicability of our recommendations to the alternative use of the report.

Paterson Group Inc.

Kevin Pickard, P.Eng.

LICENSED PROFESSIONAL ENGINEER
Feb. 3, 2025
S. S. DENNIS
100519516
Scott Dennis
PROVINCE OF ONTARIO

Scott Dennis

Scott S. Dennis, P.Eng.

Report Distribution:

☐ TCU Development Corporation (email copy)
☐ Paterson Group (1 copy)

APPENDIX 1

SOIL PROFILE AND TEST DATA SHEETS

SYMBOLS AND TERMS

LOG OF BOREHOLE SHEETS BY OTHERS

GRAIN SIZE DISTRIBUTION CURVE BY OTHERS

ANALYTICAL TESTING RESULTS BY OTHERS

patersongroup Consulting Engineers

154 Colonnade Road South, Ottawa, Ontario K2E 7J5

SOIL PROFILE AND TEST DATA

Geotechnical Investigation
Proposed Multi-Storey Building
1137 Ogilvie Road and 1111 Cummings Ave., Ottawa, Ontario

DATUM Geodetic

REMARKS

BORINGS BY CME-55 Low Clearance Drill

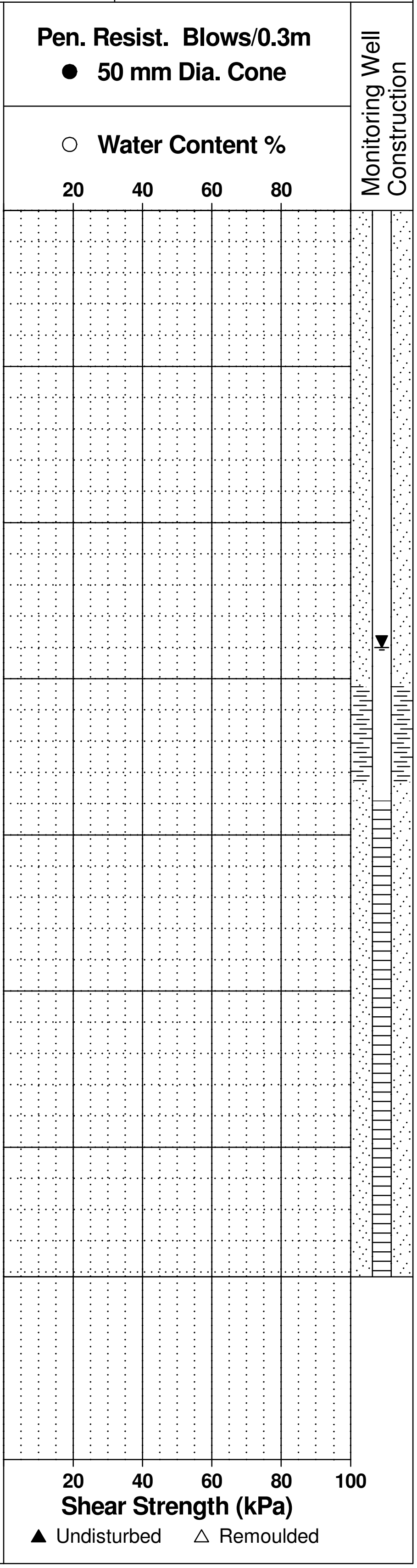
DATE April 19, 2021

FILE NO. PG5770

HOLE NO. BH 1-21

SOIL DESCRIPTION	Depth to base (m)	SAMPLE TYPE	NUMBER	% RECOVERY	N VALUE or RQD
GROUND SURFACE					
Asphaltic concrete	0.08				
FILL: Brown silty sand with crushed stone	0.69	AU	1		
FILL: Brown silty clay with sand and gravel, some to trace topsoil		SS	2	33	17
	2.29	SS	3	50	53
FILL: Brown silty sand with gravel and crushed stone	3.05	SS	4	75	35
BEDROCK: Very poor to fair quality, black shale		RC	1	100	19
		RC	2	100	70
- excellent quality by 6.0m depth	6.83	RC	3	100	100
End of Borehole					
(GWL @ 2.80m - April 26, 2021)					

DEPTH (m)	ELEV. (m)
0	72.33
1	71.33
2	70.33
3	69.33
4	68.33
5	67.33
6	66.33



patersongroup Consulting Engineers

154 Colonnade Road South, Ottawa, Ontario K2E 7J5

SOIL PROFILE AND TEST DATA

Geotechnical Investigation
Proposed Multi-Storey Building
1137 Ogilvie Road and 1111 Cummings Ave., Ottawa, Ontario

DATUM Geodetic

REMARKS

BORINGS BY CME-55 Low Clearance Drill

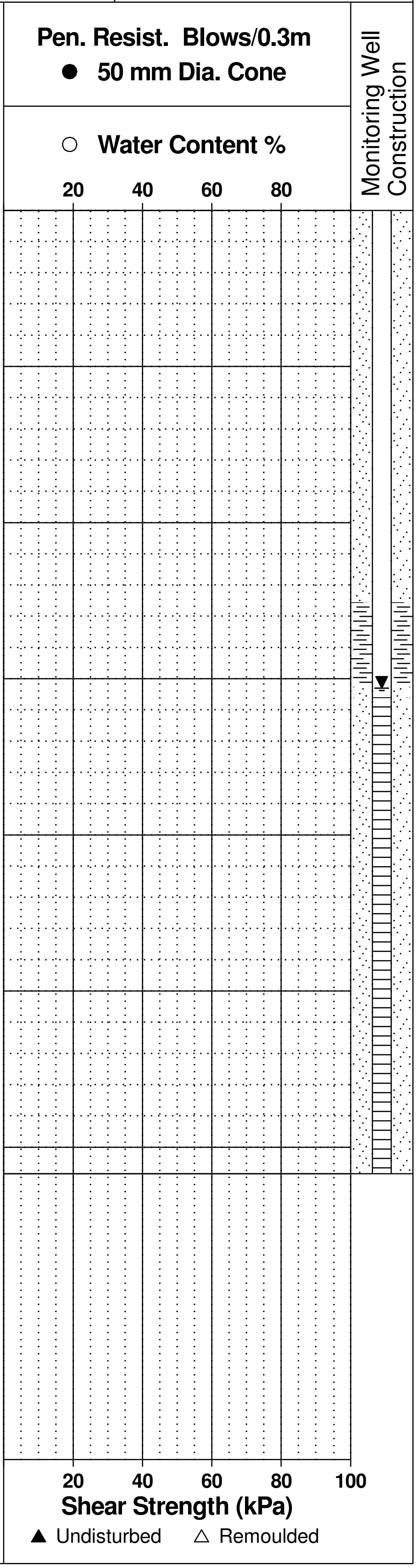
DATE April 19, 2021

FILE NO. PG5770

HOLE NO. BH 2-21

SOIL DESCRIPTION		SAMPLE TYPE	NUMBER	% RECOVERY	N VALUE or RQD
GROUND SURFACE					
Asphaltic concrete	0.13				
FILL: Brown silty sand with crushed stone	0.60	AU	1		
FILL: Brown silty clay with sand and gravel, trace topsoil	1.45	SS	2	75	8
FILL: Brown silty sand with gravel		SS	3	17	19
	2.36	SS	4	20	50+
BEDROCK: Very poor quality, black shale - good quality by 3.1m depth		RC	1	100	0
		RC	2	100	85
	6.17	RC	3	100	88
End Borehole (GWL @ 3.06m - April 26, 2021)					

DEPTH (m)	ELEV. (m)
0	71.97
1	70.97
2	69.97
3	68.97
4	67.97
5	66.97
6	65.97



patersongroup Consulting Engineers

154 Colonnade Road South, Ottawa, Ontario K2E 7J5

SOIL PROFILE AND TEST DATA

Geotechnical Investigation
Proposed Multi-Storey Building
1137 Ogilvie Road and 1111 Cummings Ave., Ottawa, Ontario

DATUM Geodetic

REMARKS

BORINGS BY CME-55 Low Clearance Drill

DATE April 19, 2021

FILE NO. PG5770

HOLE NO. BH 3-21

SOIL DESCRIPTION		SAMPLE TYPE	SAMPLE NUMBER	% RECOVERY	N VALUE or RQD
GROUND SURFACE					
Asphaltic concrete	0.10				
FILL: Brown silty sand with crushed stone	0.60	AU	1		
FILL: Dark grey to brown silty sand with clay, trace wood		SS	2	42	19
	1.68	SS	3	60	50+
Compact, brown **SILTY SAND,** trace gravel	1.78				
BEDROCK: Very poor to poor quality, black shale		RC	1	87	0
		RC	2	72	25
- excellent quality by 4.6m depth		RC	3	100	94
	5.87				
End of Borehole (GWL @ 3.15m - April 26, 2021)					

DEPTH (m)	ELEV. (m)
0	71.78
1	70.78
2	69.78
3	68.78
4	67.78
5	66.78

Pen. Resist. Blows/0.3m
● **50 mm Dia. Cone**

○ **Water Content %**

20 40 60 80

Monitoring Well Construction

20 40 60 80 100
Shear Strength (kPa)
▲ Undisturbed △ Remoulded

patersongroup Consulting Engineers

154 Colonnade Road South, Ottawa, Ontario K2E 7J5

SOIL PROFILE AND TEST DATA

Geotechnical Investigation
Proposed Multi-Storey Building
1137 Ogilvie Road and 1111 Cummings Ave., Ottawa, Ontario

DATUM Geodetic

REMARKS

BORINGS BY CME-55 Low Clearance Drill

DATE April 19, 2021

FILE NO. PG5770

HOLE NO. BH 4-21

SOIL DESCRIPTION	STRATA PLOT	SAMPLE				DEPTH (m)	ELEV. (m)	Pen. Resist. Blows/0.3m ● 50 mm Dia. Cone ○ Water Content % 20 40 60 80	Monitoring Well Construction
		TYPE	NUMBER	% RECOVERY	N VALUE or RQD				
GROUND SURFACE						0	72.50		
Asphaltic concrete 0.05									
FILL: Brown silty sand with crushed stone 0.60		AU	1						
FILL: Brown silty clay with sand and gravel, trace shale fragments		SS	2	50	6	1	71.50		
1.73		SS	3	100	50+				
End of Borehole Practical refusal to augering at 1.73m depth.									

20 40 60 80 100
Shear Strength (kPa)
▲ Undisturbed △ Remoulded

patersongroup Consulting Engineers

154 Colonnade Road South, Ottawa, Ontario K2E 7J5

SOIL PROFILE AND TEST DATA

Geotechnical Investigation
Proposed Multi-Storey Building
1137 Ogilvie Road and 1111 Cummings Ave., Ottawa, Ontario

DATUM Geodetic

REMARKS

BORINGS BY CME-55 Low Clearance Drill

DATE April 19, 2021

FILE NO. PG5770

HOLE NO. BH 5-21

SOIL DESCRIPTION	STRATA PLOT	SAMPLE TYPE	SAMPLE NUMBER	SAMPLE % RECOVERY	SAMPLE N VALUE or RQD	DEPTH (m)	ELEV. (m)
GROUND SURFACE						0	72.74
Asphaltic concrete 0.05							
FILL: Brown silty sand with crushed stone 0.46		AU	1				
FILL: Brown silty sand with clay and gravel		SS	2	58	12	1	71.74
		SS	3	64	40		
2.08						2	70.74
End of Borehole Practical refusal to augering at 2.08m depth							

Pen. Resist. Blows/0.3m
● **50 mm Dia. Cone**

○ **Water Content %**

20 40 60 80

Monitoring Well Construction

20 40 60 80 100
Shear Strength (kPa)
▲ Undisturbed △ Remoulded

SYMBOLS AND TERMS

SOIL DESCRIPTION

Behavioural properties, such as structure and strength, take precedence over particle gradation in describing soils. Terminology describing soil structure are as follows:

Desiccated	-	having visible signs of weathering by oxidation of clay minerals, shrinkage cracks, etc.
Fissured	-	having cracks, and hence a blocky structure.
Varved	-	composed of regular alternating layers of silt and clay.
Stratified	-	composed of alternating layers of different soil types, e.g. silt and sand or silt and clay.
Well-Graded	-	Having wide range in grain sizes and substantial amounts of all intermediate particle sizes (see Grain Size Distribution).
Uniformly-Graded	-	Predominantly of one grain size (see Grain Size Distribution).

The standard terminology to describe the relative strength of cohesionless soils is the compactness condition, usually inferred from the results of the Standard Penetration Test (SPT) ‘N’ value. The SPT N value is the number of blows of a 63.5 kg hammer, falling 760 mm, required to drive a 51 mm O.D. split spoon sampler 300 mm into the soil after an initial penetration of 150 mm. An SPT N value of “P” denotes that the split-spoon sampler was pushed 300 mm into the soil without the use of a falling hammer.

Compactness Condition	‘N’ Value	Relative Density %
Very Loose	<4	<15
Loose	4-10	15-35
Compact	10-30	35-65
Dense	30-50	65-85
Very Dense	>50	>85

The standard terminology to describe the strength of cohesive soils is the consistency, which is based on the undisturbed undrained shear strength as measured by the in situ or laboratory shear vane tests, unconfined compression tests, or occasionally by the Standard Penetration Test (SPT). Note that the typical correlations of undrained shear strength to SPT N value (tabulated below) tend to underestimate the consistency for sensitive silty clays, so Paterson reviews the applicable split spoon samples in the laboratory to provide a more representative consistency value based on tactile examination.

Consistency	Undrained Shear Strength (kPa)	‘N’ Value
Very Soft	<12	<2
Soft	12-25	2-4
Firm	25-50	4-8
Stiff	50-100	8-15
Very Stiff	100-200	15-30
Hard	>200	>30

SYMBOLS AND TERMS (continued)

SOIL DESCRIPTION (continued)

Cohesive soils can also be classified according to their “sensitivity”. The sensitivity, S_t, is the ratio between the undisturbed undrained shear strength and the remoulded undrained shear strength of the soil. The classes of sensitivity may be defined as follows:

Low Sensitivity: $S_t < 2$
Medium Sensitivity: $2 < S_t < 4$
Sensitive: $4 < S_t < 8$
Extra Sensitive: $8 < S_t < 16$
Quick Clay: $S_t > 16$

ROCK DESCRIPTION

The structural description of the bedrock mass is based on the Rock Quality Designation (RQD).

The RQD classification is based on a modified core recovery percentage in which all pieces of sound core over 100 mm long are counted as recovery. The smaller pieces are considered to be a result of closely-spaced discontinuities (resulting from shearing, jointing, faulting, or weathering) in the rock mass and are not counted. RQD is ideally determined from NQ or larger size core. However, it can be used on smaller core sizes, such as BQ, if the bulk of the fractures caused by drilling stresses (called “mechanical breaks”) are easily distinguishable from the normal in situ fractures.

RQD %	**ROCK QUALITY**
90-100	Excellent, intact, very sound
75-90	Good, massive, moderately jointed or sound
50-75	Fair, blocky and seamy, fractured
25-50	Poor, shattered and very seamy or blocky, severely fractured
0-25	Very poor, crushed, very severely fractured

SAMPLE TYPES

SS - Split spoon sample (obtained in conjunction with the performing of the Standard Penetration Test (SPT))
TW - Thin wall tube or Shelby tube, generally recovered using a piston sampler
G - "Grab" sample from test pit or surface materials
AU - Auger sample or bulk sample
WS - Wash sample
RC - Rock core sample (Core bit size BQ, NQ, HQ, etc.). Rock core samples are obtained with the use of standard diamond drilling bits.

SYMBOLS AND TERMS (continued)

PLASTICITY LIMITS AND GRAIN SIZE DISTRIBUTION

WC% - Natural water content or water content of sample, %
LL - Liquid Limit, % (water content above which soil behaves as a liquid)
PL - Plastic Limit, % (water content above which soil behaves plastically)
PI - Plasticity Index, % (difference between LL and PL)

Dxx - Grain size at which xx% of the soil, by weight, is of finer grain sizes
These grain size descriptions are not used below 0.075 mm grain size
D10 - Grain size at which 10% of the soil is finer (effective grain size)
D60 - Grain size at which 60% of the soil is finer

Cc - Concavity coefficient = $(D30)^2$ / (D10 x D60)
Cu - Uniformity coefficient = D60 / D10

Cc and Cu are used to assess the grading of sands and gravels:
Well-graded gravels have: $1 < Cc < 3$ and $Cu > 4$
Well-graded sands have: $1 < Cc < 3$ and $Cu > 6$
Sands and gravels not meeting the above requirements are poorly-graded or uniformly-graded.
Cc and Cu are not applicable for the description of soils with more than 10% silt and clay
(more than 10% finer than 0.075 mm or the #200 sieve)

CONSOLIDATION TEST

p'_o - Present effective overburden pressure at sample depth
p'_c - Preconsolidation pressure of (maximum past pressure on) sample
Ccr - Recompression index (in effect at pressures below p'_c)
Cc - Compression index (in effect at pressures above p'_c)

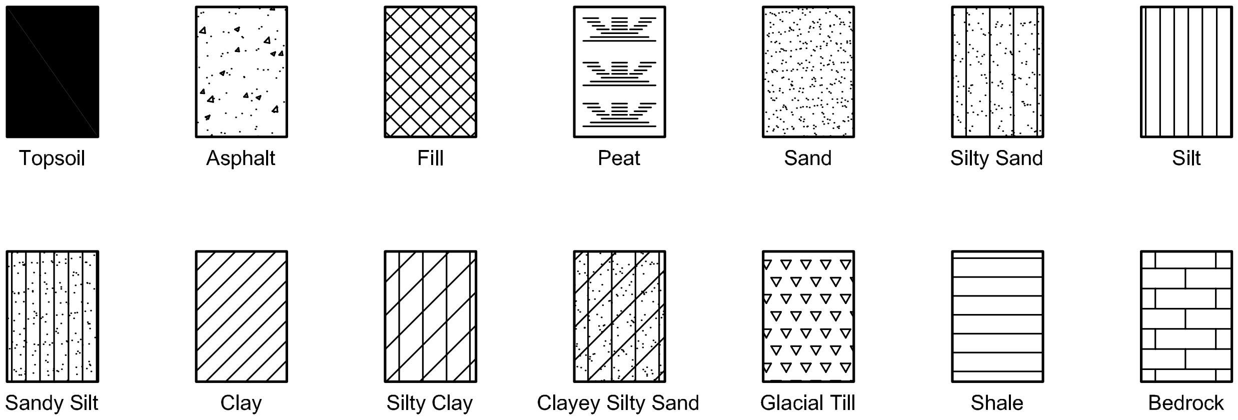
OC Ratio Overconsolidaton ratio = p'_c / p'_o
Void Ratio Initial sample void ratio = volume of voids / volume of solids
Wo - Initial water content (at start of consolidation test)

PERMEABILITY TEST

k - Coefficient of permeability or hydraulic conductivity is a measure of the ability of water to flow through the sample. The value of k is measured at a specified unit weight for (remoulded) cohesionless soil samples, because its value will vary with the unit weight or density of the sample during the test.

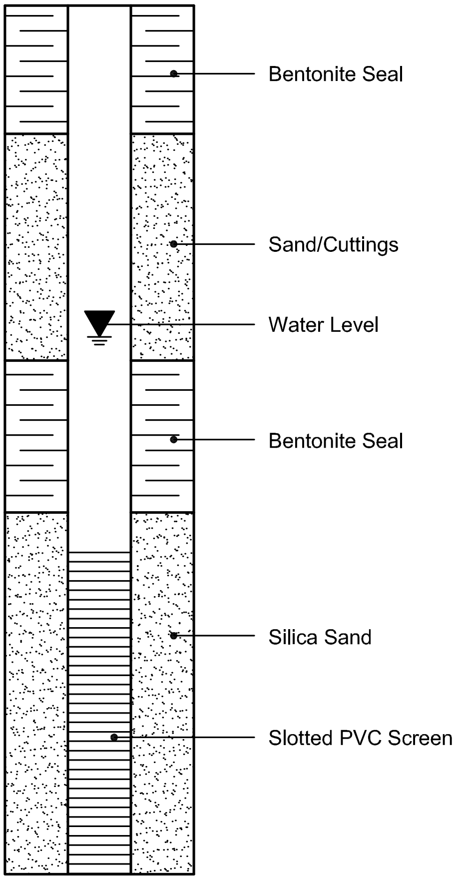
SYMBOLS AND TERMS (continued)

STRATA PLOT

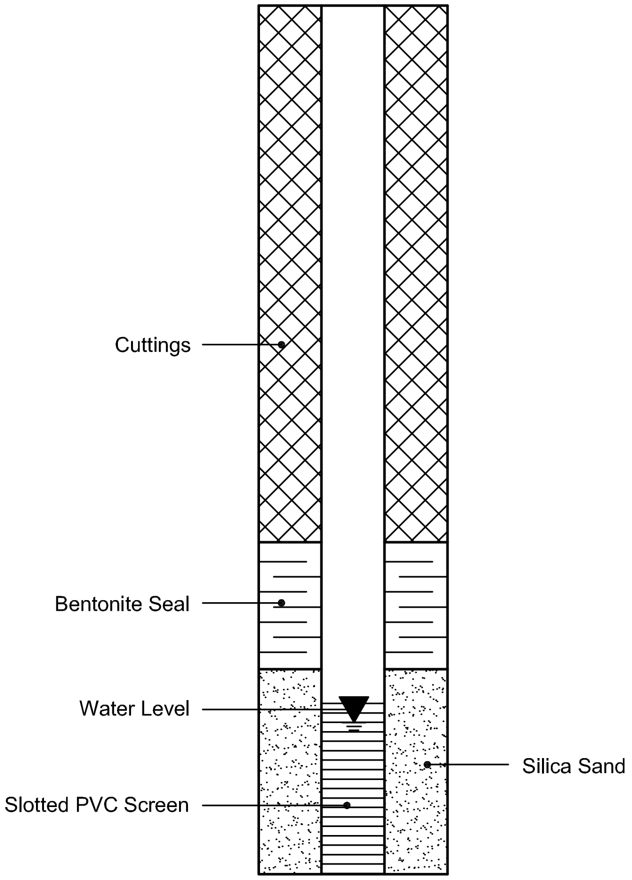


MONITORING WELL AND PIEZOMETER CONSTRUCTION

MONITORING WELL CONSTRUCTION



PIEZOMETER CONSTRUCTION



Log of Borehole BH1

Project No: OTT-24006095-A0

Project: Proposed Geotechnical Investigation

Location: 1151 Ogilvie, Ottawa, ON

Figure No. 3

Page. 1 of 1

Date Drilled: 'June 4, 2024

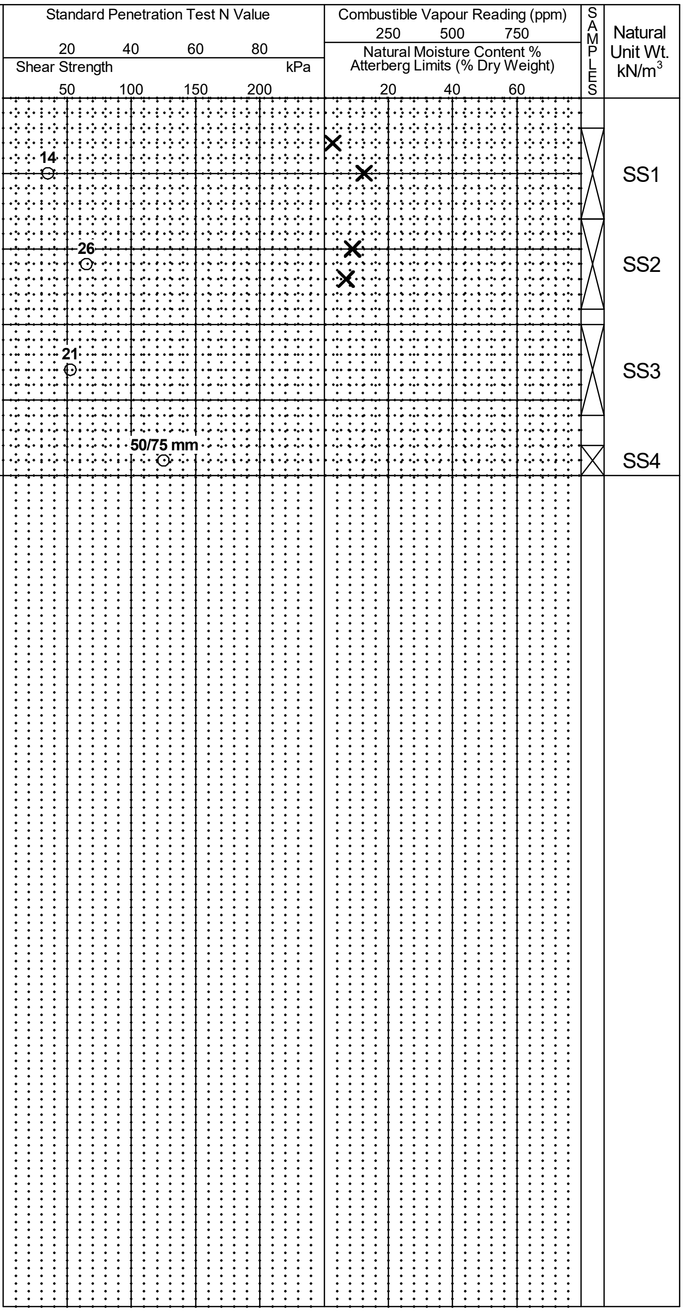
Drill Type: CME-55 Truck Mounted Drill Rig

Datum: Geodetic Elevation

Logged by: MZ Checked by: DW

Split Spoon Sample	☒	Combustible Vapour Reading	☐
Auger Sample	▥	Natural Moisture Content	✕
SPT (N) Value	○	Atterberg Limits	⊢○
Dynamic Cone Test	—	Undrained Triaxial at % Strain at Failure	⊕
Shelby Tube	■		
Shear Strength by Vane Test	+ S	Shear Strength by Penetrometer Test	▲

SOIL DESCRIPTION	Geodetic Elevation m	Depth	SAMPLES	Natural Unit Wt. kN/m³
	71.61	0		
ASPHALTIC CONCRETE ~ 40 mm thick	71.6			
GRANULAR FILL Sand with crushed gravel, brown, moist, (compact)	71.1		SS1	
GLACIAL TILL Silty sand with clay, gravel, cobble and boulder, brown, moist, (compact)		1	SS2	
	69.72		SS3	
		2		
	69.4			
HIGHLY WEATHERED SHALE Gravel sized shale fragments, black	69.1		SS4	
Auger Refusal at 2.5 m Depth				



NOTES:
1. Borehole data requires interpretation by EXP before use by others
2. 32 mm monitoring well installed upon completion
3. Field work was supervised by an EXP representative.
4. See Notes on Sample Descriptions
5. Log to be read with EXP Report OTT-24006095-A0

WATER LEVEL RECORDS

Date	Water Level (m)	Hole Open To (m)
6/24/2024	1.9	

CORE DRILLING RECORD

Run No.	Depth (m)	% Rec.	RQD %

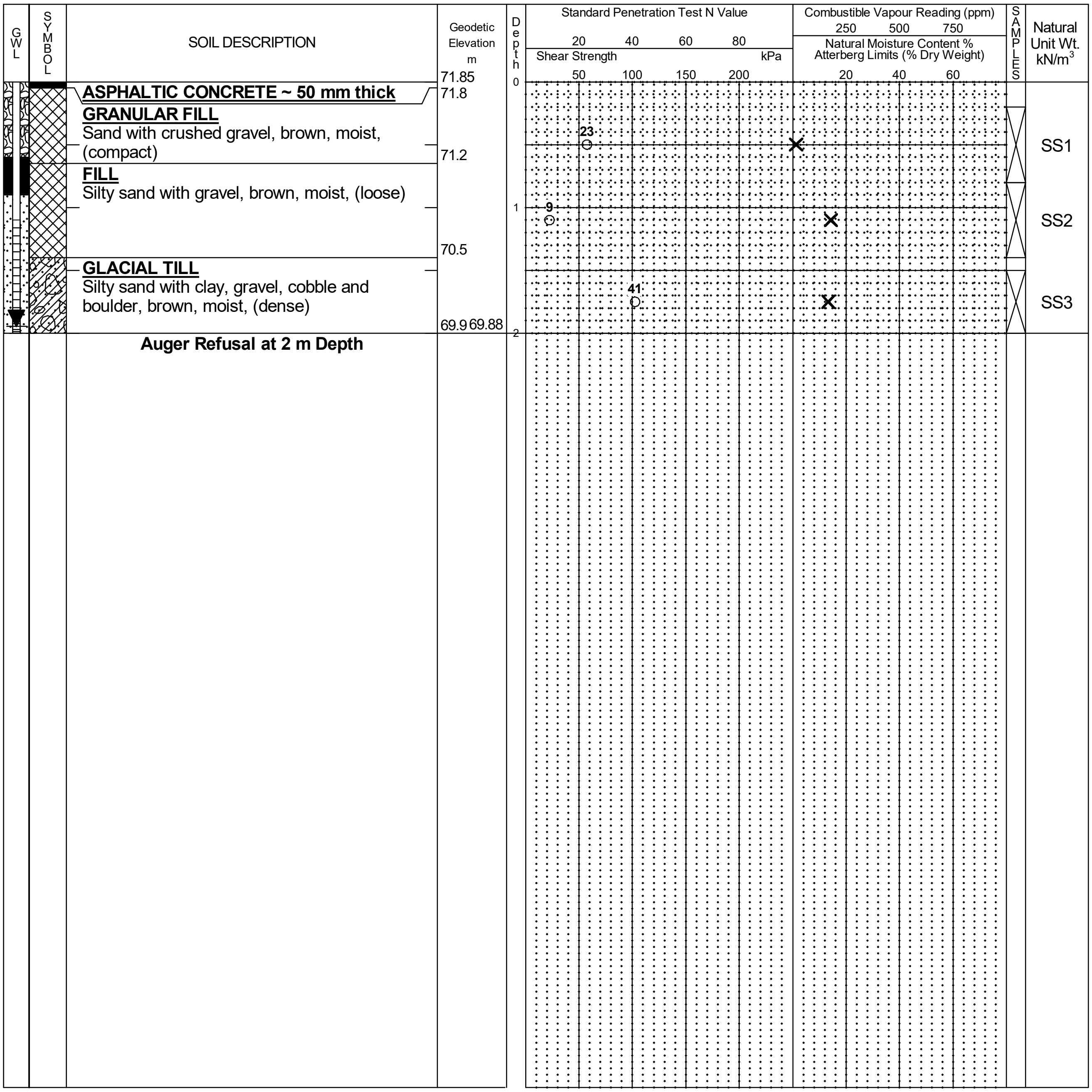
Log of Borehole BH2

Project No:	OTT-24006095-A0
Project:	Proposed Geotechnical Investigation
Location:	1151 Ogilvie, Ottawa, ON
Date Drilled:	'June 4, 2024
Drill Type:	CME-55 Truck Mounted Drill Rig
Datum:	Geodetic Elevation
Logged by:	MZ
Checked by:	DW

Figure No. 4

Page. 1 of 1

Split Spoon Sample	☒	Combustible Vapour Reading	☐
Auger Sample	◨	Natural Moisture Content	×
SPT (N) Value	○	Atterberg Limits	├─○
Dynamic Cone Test	───	Undrained Triaxial at % Strain at Failure	⊕
Shelby Tube	■		
Shear Strength by Vane Test	+ S	Shear Strength by Penetrometer Test	▲



SOIL DESCRIPTION	Geodetic Elevation m	Depth	SPT N Value	Samples	Natural Unit Wt. kN/m³
	71.85	0			
ASPHALTIC CONCRETE ~ 50 mm thick	71.8				
GRANULAR FILL Sand with crushed gravel, brown, moist, (compact)	71.2		23	SS1	
FILL Silty sand with gravel, brown, moist, (loose)	70.5	1	9	SS2	
GLACIAL TILL Silty sand with clay, gravel, cobble and boulder, brown, moist, (dense)	69.9 69.88	2	41	SS3	
Auger Refusal at 2 m Depth					

NOTES:

1. Borehole data requires interpretation by EXP before use by others
2. 32 mm monitoring well installed upon completion
3. Field work was supervised by an EXP representative.
4. See Notes on Sample Descriptions
5. Log to be read with EXP Report OTT-24006095-A0

WATER LEVEL RECORDS

Date	Water Level (m)	Hole Open To (m)
6/24/2024	2.0	

CORE DRILLING RECORD

Run No.	Depth (m)	% Rec.	RQD %

Log of Borehole BH3

Project No: OTT-24006095-A0

Figure No. 5

Page. 1 of 1

Project: Proposed Geotechnical Investigation

Location: 1151 Ogilvie, Ottawa, ON

Date Drilled: 'June 4, 2024

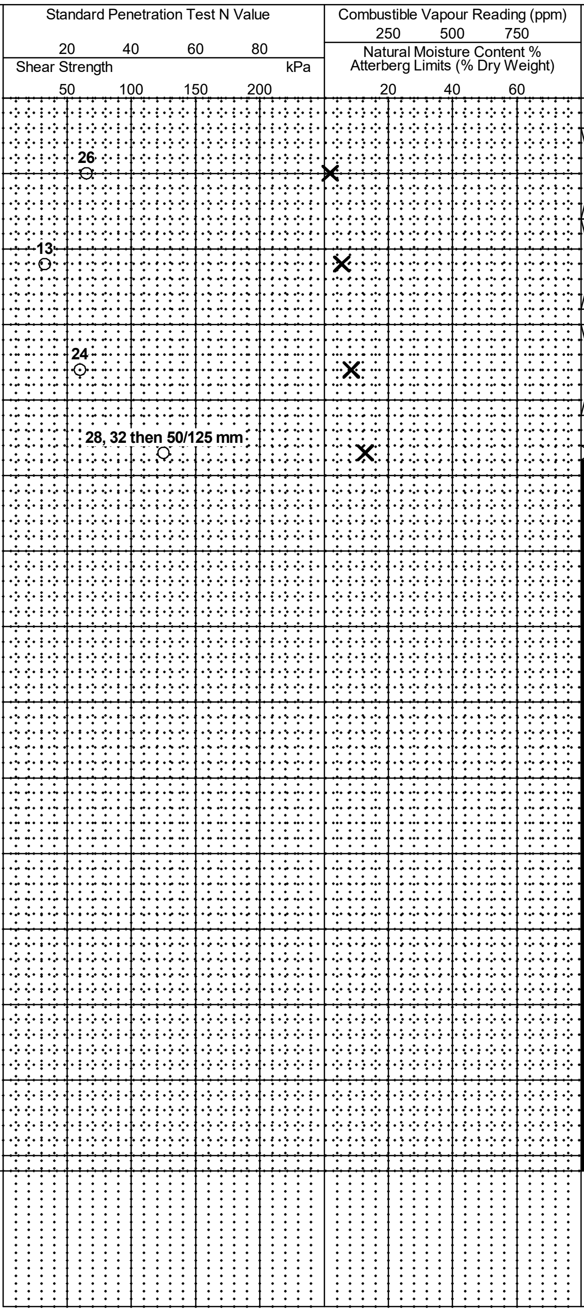
Drill Type: CME-55 Truck Mounted Drill Rig

Datum: Geodetic Elevation

Logged by: MZ Checked by: DW

Split Spoon Sample	☒	Combustible Vapour Reading	☐
Auger Sample	◫	Natural Moisture Content	✕
SPT (N) Value	○	Atterberg Limits	├─○
Dynamic Cone Test	───	Undrained Triaxial at % Strain at Failure	⊕
Shelby Tube	■		
Shear Strength by Vane Test	+ S	Shear Strength by Penetrometer Test	▲

GWL	SYMBOL	SOIL DESCRIPTION	Geodetic Elevation m	Depth
			71.53	0
		ASPHALTIC CONCRETE ~ 25 mm thick	71.5	
		GRANULAR FILL Sand with crushed gravel, brown, moist, (compact)	71.0	
		FILL Silty sand with gravel, reddish brown, moist, (compact)		1
			69.7	
		GLACIAL TILL Silty sand with clay, gravel, cobble and boulder, brown, moist, (compact to very dense)		2
			68.4	3
		SHALE BEDROCK Fractured, black, (very poor quality)		
			67.4	4
		SHALE BEDROCK With clay seams, black, (poor to excellent quality) Clay seam from 4.1 m to 4.2 m depth Clay seam from 4.4 m to 4.5 m depth		5
				6
			64.4	7
		Borehole Terminated at 7.1 m Depth		



SAMPLES	Natural Unit Wt. kN/m³
SS1	
SS2	
SS3	
SS4	
CORE1	
CORE2	
CORE3	
CORE4	

NOTES:
1. Borehole data requires interpretation by EXP before use by others
2. The borehole was backfilled upon completion.
3. Field work was supervised by an EXP representative.
4. See Notes on Sample Descriptions
5. Log to be read with EXP Report OTT-24006095-A0

WATER LEVEL RECORDS

Date	Water Level (m)	Hole Open To (m)

CORE DRILLING RECORD

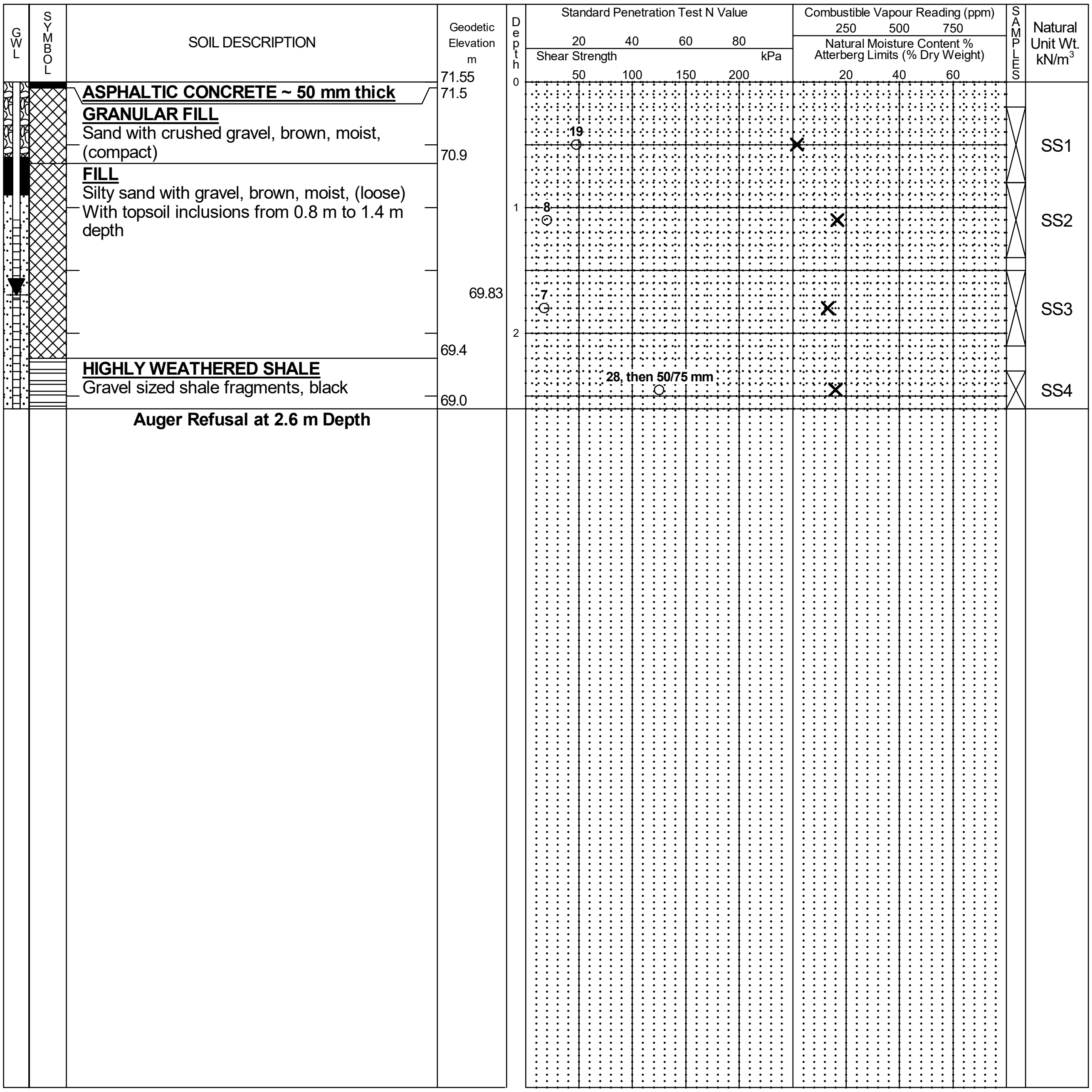
Run No.	Depth (m)	% Rec.	RQD %
1	2.4 - 3.1	28	0
2	3.1 - 4.1	100	0
3	4.1 - 5.5	100	40
4	5.5 - 7.1	100	97

Log of Borehole BH4

Project No: OTT-24006095-A0
Project: Proposed Geotechnical Investigation
Location: 1151 Ogilvie, Ottawa, ON
Date Drilled: 'June 4, 2024
Drill Type: CME-55 Truck Mounted Drill Rig
Datum: Geodetic Elevation
Logged by: MZ Checked by: DW

Figure No. 6
Page. 1 of 1

Split Spoon Sample	☒	Combustible Vapour Reading	☐
Auger Sample	◧	Natural Moisture Content	✕
SPT (N) Value	○	Atterberg Limits	⊢○
Dynamic Cone Test	—	Undrained Triaxial at % Strain at Failure	⊕
Shelby Tube	■		
Shear Strength by Vane Test	+ S	Shear Strength by Penetrometer Test	▲



ASPHALTIC CONCRETE ~ 50 mm thick

GRANULAR FILL
Sand with crushed gravel, brown, moist, (compact)

FILL
Silty sand with gravel, brown, moist, (loose)
With topsoil inclusions from 0.8 m to 1.4 m depth

HIGHLY WEATHERED SHALE
Gravel sized shale fragments, black

Auger Refusal at 2.6 m Depth

NOTES:
1. Borehole data requires interpretation by EXP before use by others
2. 38 mm monitoring well was installed in the borehole upon completion
3. Field work was supervised by an EXP representative.
4. See Notes on Sample Descriptions
5. Log to be read with EXP Report OTT-24006095-A0

WATER LEVEL RECORDS

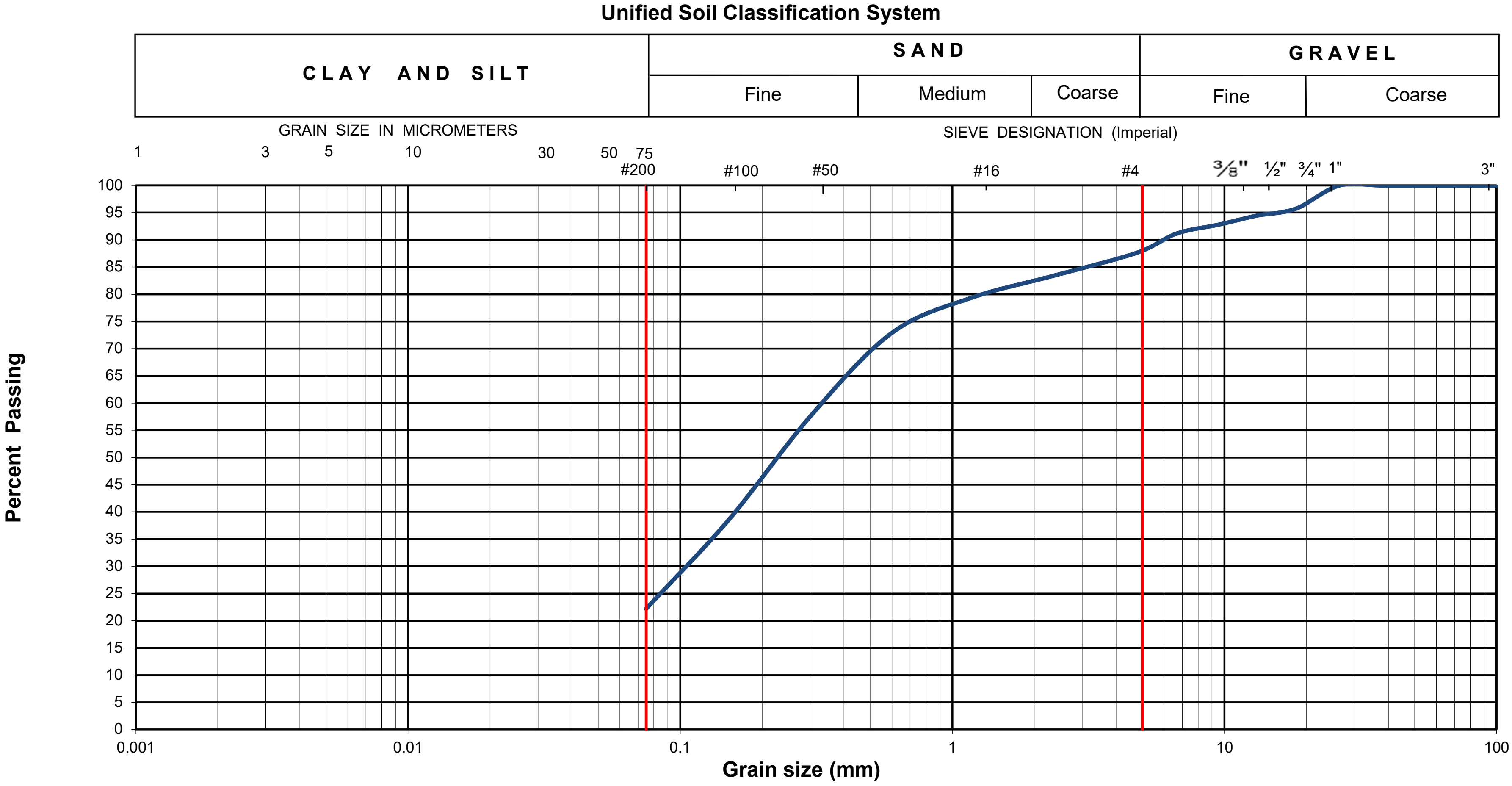
Date	Water Level (m)	Hole Open To (m)
6/24/2024	1.7	

CORE DRILLING RECORD

Run No.	Depth (m)	% Rec.	RQD %

EXP Services Inc.
100-2650 Queensview Drive
Ottawa, ON K2B 8H6

Grain-Size Distribution Curve
Method of Test For Sieve Analysis of Aggregate
ASTM C-136



EXP Project No.:	**OTT-24006095-A0**	**Project Name :**	**Proposed Residential Development**				
Client :	**Starwood Group**	**Project Location :**	**1151 Ogilvie Road, Ottawa, Ontario**				
Date Sampled :	**June 4, 2024**	**Borehole No:**	**BH24-2**	**Sample:**	**SS3**	**Depth (m) :**	**1.5-2.1**
Sample Composition :		**Gravel (%)** 12	**Sand (%)** 66	**Silt & Clay (%)**	22	**Figure :**	**8**
Sample Description :	**Glacial Till - Silty Sand (SM), some gravel**						

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

CLIENT NAME: EXP SERVICES INC
2650 QUEENSVIEW DRIVE, UNIT 100
OTTAWA, ON K2B8H6
(613) 688-1899

ATTENTION TO: Daniel Wall

PROJECT: OTT-24006095-A0

AGAT WORK ORDER: 24Z161936

SOIL ANALYSIS REVIEWED BY: Sukhwinder Randhawa, Inorganic Team Lead

DATE REPORTED: Jun 20, 2024

PAGES (INCLUDING COVER): 5

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

Notes

Disclaimer:

- *All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.*
- *All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.*
- *AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.*
- *This Certificate shall not be reproduced except in full, without the written approval of the laboratory.*
- *The test results reported herewith relate only to the samples as received by the laboratory.*
- *Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.*
- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*
- *For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.*

Member of: Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. Measurement Uncertainty is not taken into consideration when stating conformity with a specified requirement.

Certificate of Analysis

AGAT WORK ORDER: 24Z161936

PROJECT: OTT-24006095-A0

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:1151 Ogilvie Road, Ottawa

ATTENTION TO: Daniel Wall

SAMPLED BY:EXP

(Soil) Inorganic Chemistry

DATE RECEIVED: 2024-06-12 **DATE REPORTED: 2024-06-20**

			SAMPLE DESCRIPTION:	**BH24-4 SS4 (7.5'-9.5')**	**BH24-1 SS3 (5'-7')**
			SAMPLE TYPE:	**Soil**	**Soil**
			DATE SAMPLED:	**2024-06-04**	**2024-06-04**
Parameter	**Unit**	**G / S**	**RDL**	**5933210**	**5933211**
Chloride (2:1)	µg/g		2	125	66
Sulphate (2:1)	µg/g		2	540	301
pH (2:1)	pH Units		NA	7.38	8.52
Electrical Conductivity (2:1)	mS/cm		0.005	0.769	0.217

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

5933210-5933211 EC, pH, Chloride and Sulphate were determined on the extract obtained from the 2:1 leaching procedure (2 parts DI water: 1 part soil). Resistivity is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)

Sukhwinder Kaur Randhawa

Skaur

Certified By:

Quality Assurance

CLIENT NAME: EXP SERVICES INC
PROJECT: OTT-24006095-A0
SAMPLING SITE:1151 Ogilvie Road, Ottawa

AGAT WORK ORDER: 24Z161936
ATTENTION TO: Daniel Wall
SAMPLED BY:EXP

Soil Analysis

RPT Date: Jun 20, 2024			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
(Soil) Inorganic Chemistry															
Chloride (2:1)	5936670		189	194	2.6%	< 2	98%	70%	130%	99%	80%	120%	96%	70%	130%
Sulphate (2:1)	5936670		86	87	1.2%	< 2	100%	70%	130%	100%	80%	120%	98%	70%	130%
pH (2:1)	5946237		7.40	8.30	11.5%	NA	98%	80%	120%						
Electrical Conductivity (2:1)	5946237		0.172	0.174	1.2%	< 0.005	101%	80%	120%						

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

(Soil) Inorganic Chemistry															
pH (2:1)	5933210	5933210	7.38	6.96	5.9%	NA	98%	80%	120%						
Electrical Conductivity (2:1)	5933210	5933210	0.769	0.749	2.6%	< 0.005	100%	80%	120%						

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

ASSOCIATION OF THE CHEMICAL PROFESSION OF ONTARIO
CHARTERED
Sukhwinder Kaur Randhawa
CHEMIST

Certified By: Skaur

Method Summary

CLIENT NAME: EXP SERVICES INC
PROJECT: OTT-24006095-A0
SAMPLING SITE:1151 Ogilvie Road, Ottawa

AGAT WORK ORDER: 24Z161936
ATTENTION TO: Daniel Wall
SAMPLED BY:EXP

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Chloride (2:1)	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Sulphate (2:1)	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
pH (2:1)	INOR 93-6031	modified from EPA 9045D and MCKEAGUE 3.11	PH METER
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE

AGAT Laboratories

Have feedback?
Scan here for a quick survey!

5835 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
Ph: 905.712.5100 Fax: 905.712.5122
webearth.agatlabs.com

Laboratory Use Only

Work Order #: 24Z161936

Cooler Quantity: n/a-no ice packs
Arrival Temperatures: 24.2 | 24.4 | 24.4
~~Depot~~ Temperatures: 4.7 | 4.9 | 5.0
Custody Seal Intact: ☐Yes ☐No ☐N/A
Notes: 13 17

Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: EXP Services Inc
Contact: Daniel Wall
Address: 2650 Queensview Drive, Suit 100
Ottawa, Ontario, K2B 8H6
Phone: 613-688-1899 Fax:
Reports to be sent to:
1. Email: daniel.wall@exp.com
2. Email: ryan.digiuseppe@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☐ Regulation 153/04
Table ____ Indicate One
☐Ind/Com
☐Res/Park
☐Agriculture
Soil Texture (Check One)
☐Coarse
☐Fine

☐ Regulation 406
Table ____ Indicate One
☐Ind/Com
☐Res/Park
☐Agriculture
☐ Regulation 558
☐ CCME

☐ Sewer Use
☐Sanitary ☐Storm
Region
☐ Prov. Water Quality Objectives (PWQO)
☐ Other
Indicate One

Is this submission for a **Record of Site Condition (RSC)?**
☐ Yes ☐ No

Report Guideline on *Certificate of Analysis*
☐ Yes ☐ No

Turnaround Time (TAT) Required:

Regular TAT ☑ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business Days ☐ 2 Business Days ☐ Next Business Day

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT
**TAT is exclusive of weekends and statutory holidays*

For 'Same Day' analysis, please contact your AGAT CSR

Project Information:

Project: OTT-24006095-A0
Site Location: 1151 Ogilvie Road, Ottawa
Sampled By: EXP
AGAT Quote #: PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Legal Sample ☐

Invoice Information:

Bill To Same: Yes ☑ No ☐

Company:
Contact:
Address:
Email:

Sample Matrix Legend

GW	Ground Water	**SD**	Sediment
O	Oil	**SW**	Surface Water
P	Paint	**R**	Rock/Shale
S	Soil		

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y / N	O. Reg 153 Metals & Inorganics	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: Aroclors ☐	O. Reg 406 Regulation 406 Characterization Package pH, Metals, BTEX, F1-F4	EC, SAR	Regulation 406 SPLP Rainwater Leach mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	O. Reg 558 Landfill Disposal Characterization TCLP: TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	pH	Sulphates	Chlorides	Electro Conductivity			Potentially Hazardous or High Concentration (Y/N)
1. BH24-4 SS4 (7.5'-9.5')	June 4	AM PM	1															☑	☑	☑	☑			
2. BH 24-1 SS3 (5'-7')	June 4	AM PM	1															☑	☑	☑	☑			
3.		AM PM																						
4.		AM PM																						
5.		AM PM																						
6.		AM PM																						
7.		AM PM																						
8.		AM PM																						
9.		AM PM																						
10.		AM PM																						
11.		AM PM																						

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time	
			C. Griffith	06/12/24	16h15	
Cc to Dario	06/13/24	15h00		Jun 14	9:25	Page ____ of ____
						Nº:

Pink Copy - Client | Yellow Copy - AGAT | White Copy- AGAT

APPENDIX 2

FIGURE 1 – KEY PLAN

FIGURE 2 – AERIAL PHOTOGRAPH – 1991

FIGURE 3 – AERIAL PHOTOGRAPH – 2019

FIGURE 4 & 5 – SEISMIC SHEAR WAVE VELOCITY PROFILES

DRAWING PG5770-1 – TEST HOLE LOCATION PLAN

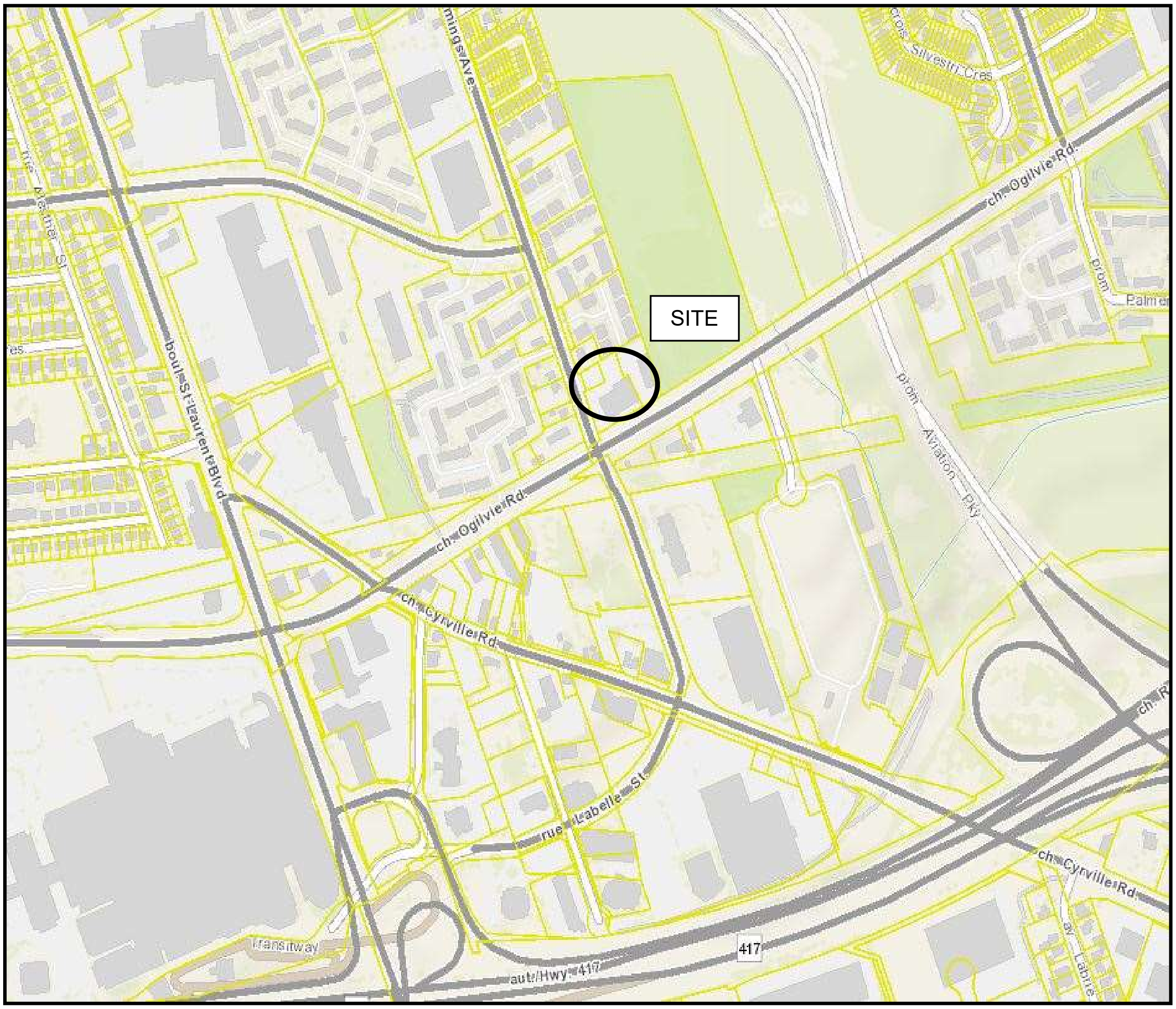


FIGURE 1

KEY PLAN

PATERSON GROUP

FIGURE 2

Aerial Photograph - 1991

PATERSON GROUP

FIGURE 3

Aerial Photograph - 2019

PATERSON GROUP

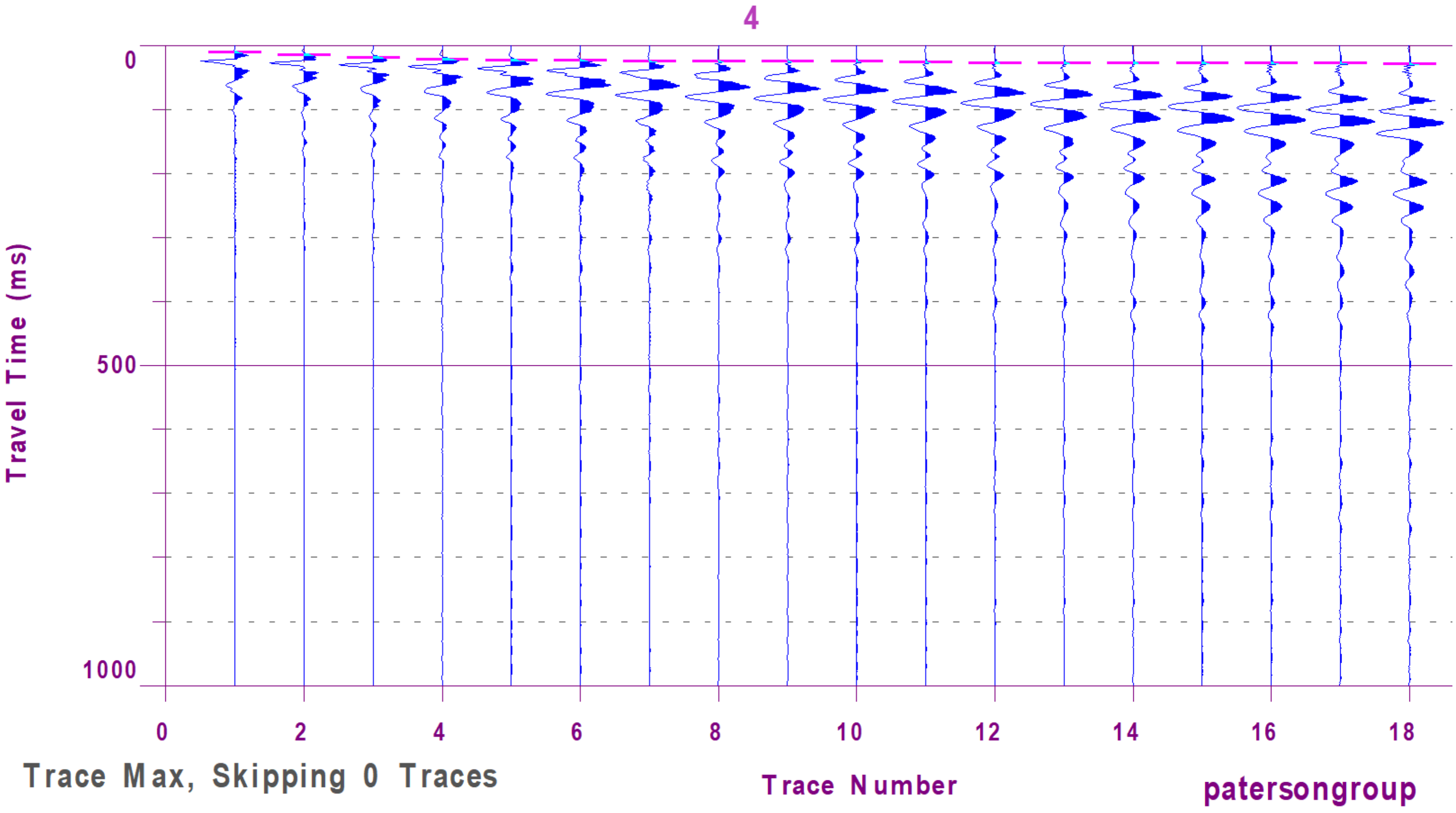


Figure 4 – Shear Wave Velocity Profile at Shot Location -5 m

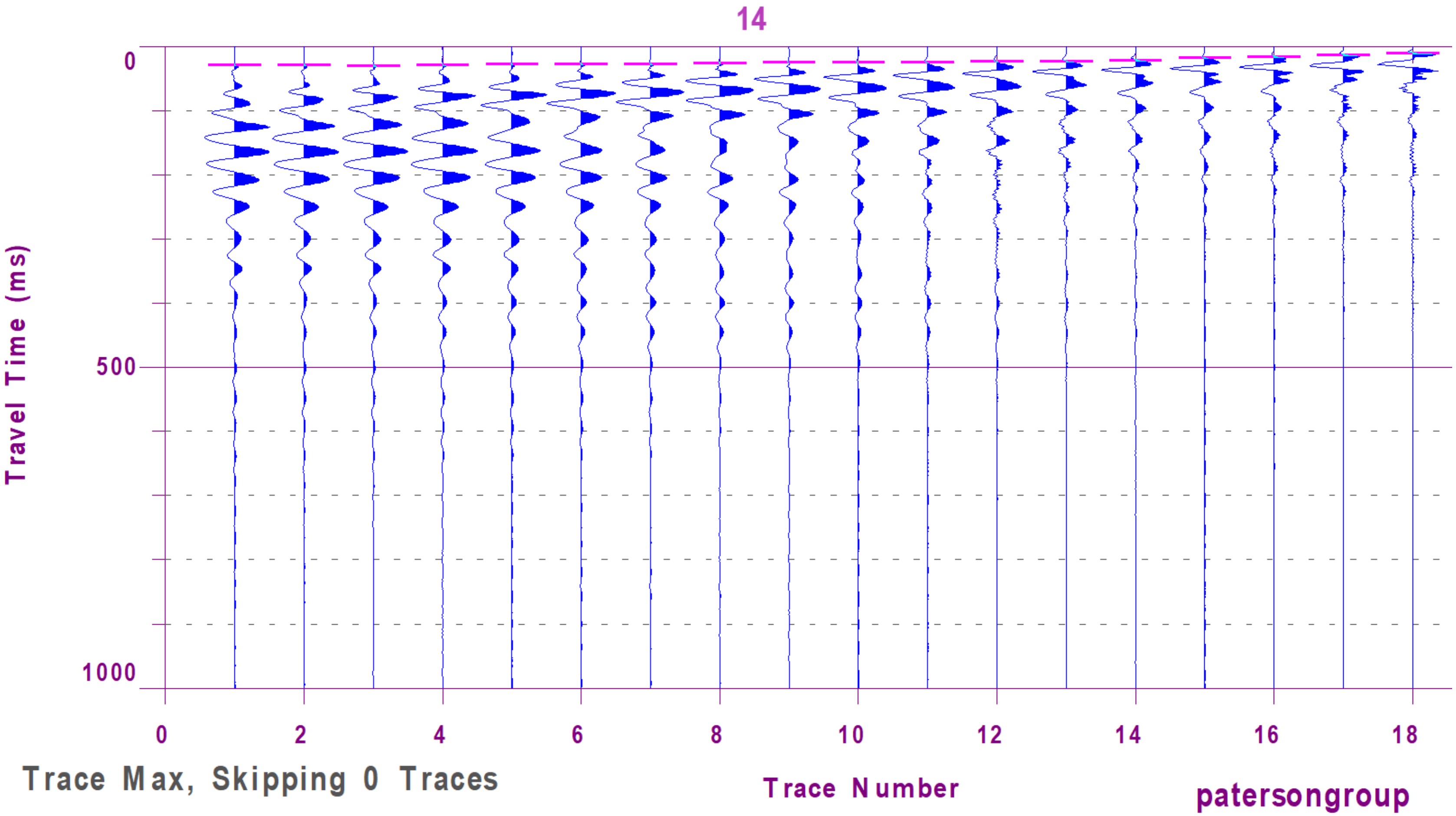
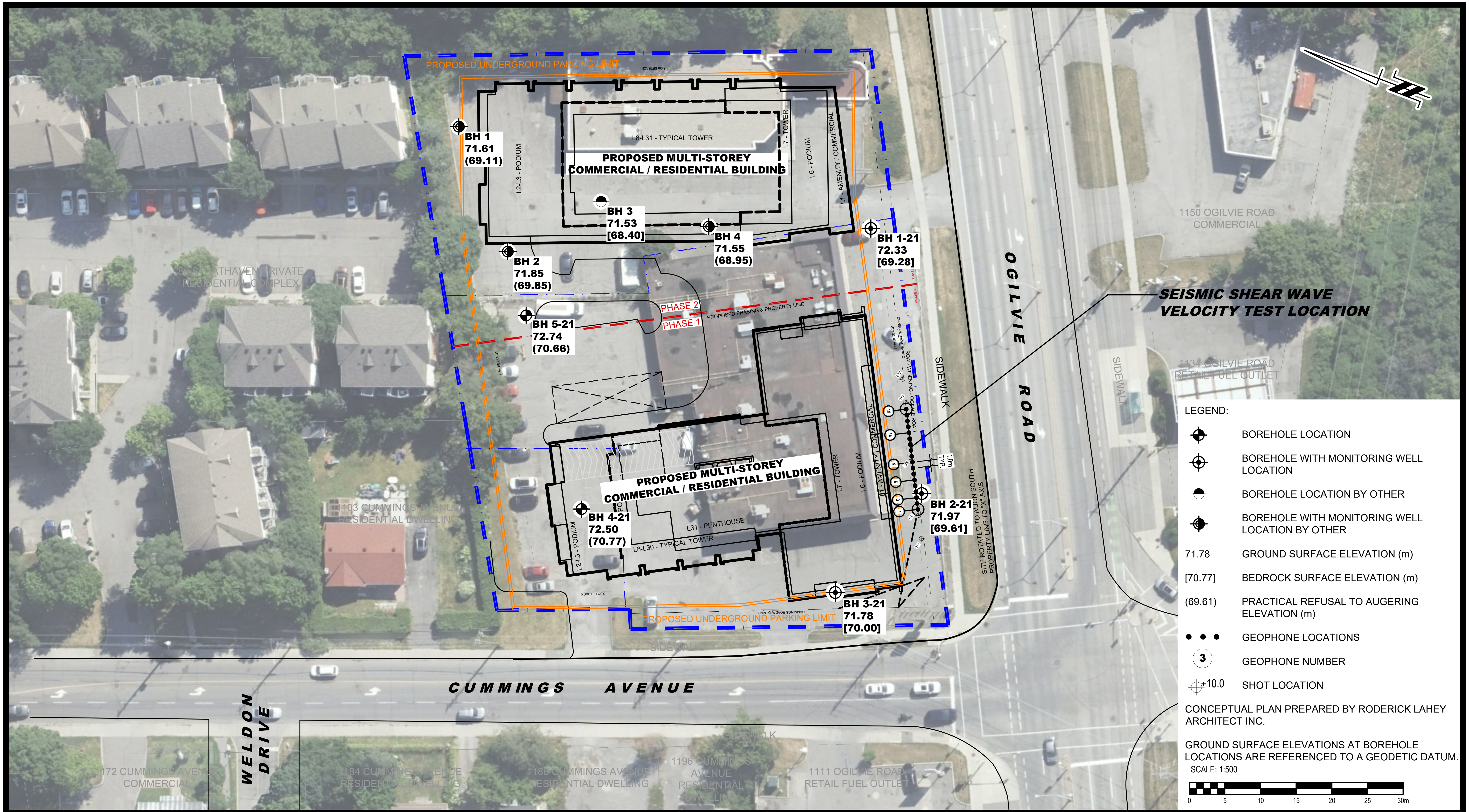


Figure 5 – Shear Wave Velocity Profile at Shot Location 22 m



LEGEND:

⊕	BOREHOLE LOCATION
⊕	BOREHOLE WITH MONITORING WELL LOCATION
◓	BOREHOLE LOCATION BY OTHER
⊕	BOREHOLE WITH MONITORING WELL LOCATION BY OTHER
71.78	GROUND SURFACE ELEVATION (m)
[70.77]	BEDROCK SURFACE ELEVATION (m)
(69.61)	PRACTICAL REFUSAL TO AUGERING ELEVATION (m)
●●●	GEOPHONE LOCATIONS
③	GEOPHONE NUMBER
⊕+10.0	SHOT LOCATION

CONCEPTUAL PLAN PREPARED BY RODERICK LAHEY ARCHITECT INC.

GROUND SURFACE ELEVATIONS AT BOREHOLE LOCATIONS ARE REFERENCED TO A GEODETIC DATUM.

SCALE: 1:500

0 5 10 15 20 25 30m

PATERSON GROUP

9 AURIGA DRIVE
OTTAWA, ON
K2E 7T9
TEL: (613) 226-7381

NO.	REVISIONS	DATE	INITIAL
4	UPDATED TO NEW CONCEPTUAL PLAN	03/02/2025	KP
3	UPDATED TO NEW CONCEPTUAL PLAN AND ADDED BOREHOLE LOCATION BY OTHERS	20/01/2025	MA
2	ADDED SEISMIC SHEAR WAVE VELOCITY TEST LOCATION	13/08/2024	FC
1	UPDATED TO NEW CONCEPTUAL PLAN	03/07/2024	KP

TCU DEVELOMENT CORP.

GEOTECHNICAL INVESTIGATION
PROPOSED MULTI-STOREY BUILDING
1137/1151 OGILVIE ROAD AND 1111 CUMMINGS AVENUE

OTTAWA, ONTARIO

Title:

TEST HOLE LOCATION PLAN

Scale: 1:500
Date: 05/2021
Drawn by: JM
Report No.: PG5770-1
Checked by: KP
Dwg. No.: PG5770-1
Approved by: DJG
Revision No.: 4

11x17

p:\autocad drawings\geotechnical\pg57xx\pg5770\pg5770-1 test hole location plan (rev.04).dwg