

June 10, 2020
File: PE4720-LET.01R

2361212 Ontario Inc.
3625 Rivergate Way
Ottawa, Ontario
K1V 2A4

Attention: **Mr. Domenic Santaguida**

Subject: **Response to Site Plan Comments
City File No. D07-12-20-0006 and
D02-02-20-0006
Re: Phase I ESA
35-37 William Street and Part of 62 York Street
Ottawa, Ontario**

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Dear Sir,

Paterson Group (Paterson) have prepared this letter in response to the Site Plan Comments issued by the City of Ottawa (City) with regard to the proposed development of 35 to 37 William Street and part of 62 York Street. Specifically, the comments addressed herein pertain to the comments from the Phase I and II Environmental Site Assessments (Comments 1.9 to 1.4).

Phase I ESA Comments

- 1.9 An RSC will be required for the subject property as the existing building envelope will be changed.
- 1.10 Please find attached an ERIS report dated April 27, 2020. Based on our review of the report, there are no reported activities for the subject property. Off-site PCAs considered to result in APECs on the subject property were identified in the Phase I ESA and addressed in the Phase II ESA. No new off-site PCAs resulting in APECs on the subject property were identified in the ERIS report. As such, the findings of the November 2019 Phase I ESA prepared by Paterson are considered to remain unchanged.

Phase II ESA Comments

- 1.12 The Phase II ESA report has been completed in general accordance with the requirements of Ontario Regulation 153/04 and the City of Ottawa Phase II ESA Guidelines (which follow the MECP regulation).
- 1.13 The report entitled “A Cross-Canada Survey of Radon Concentrations in Homes”, produced by Health Canada and dated March 2012, was reviewed. According to the report, sixty-four survey participants were included in the City of Ottawa Health Unit study area. Based on the findings of the survey, 93.8% of the homes tested had radon concentrations below the Health Canada Guideline of 200 Bq/m³, 6.2% fell within the 200 to 600 Bq/m³ range and none of the homes tested had concentrations above 600 Bq/m³. Furthermore, radon potential mapping provided by the Canadian Geoscience Education Network shows that the downtown portions of the City of Ottawa lie in an area of low radon potential. As such, the potential risk for Radon at the subject site is considered to be low.
- 1.14 i. At the time of the groundwater sampling event, the monitoring wells at BH2 and BH3 were dry after the first well volume was purged. Given that the wells had been purged subsequent to the drilling program and purged dry after the first well volume, the wells were considered sufficiently developed. Groundwater samples were subsequently recovered; due to the slow recovery and limited amount of water available for sampling, groundwater was not collected for field parameter measurements. The lack of field parameter measurements at BH2 and BH3 is not considered to have affected the findings and validity of the Phase II ESA.
- ii. A second visit was not conducted. Section 5.9 should read November 8, 2019.
- iii. The groundwater flow direction referred to in Section 3.3 Phase I CSM was the inferred groundwater flow direction based on the findings of the Phase I ESA and our knowledge of the area. Regional groundwater flow in downtown Ottawa generally flows in a northerly direction.

Based on the findings of the Phase II ESA, the groundwater flow beneath the Phase I Property itself is in a westerly direction. Section 5.2 should read “westerly”.

Environmental Remediation Comments

- 2.1 Please refer to 1.9 in the Phase I ESA Comments section above.

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- 2.2 A duplicate groundwater sample was recovered and submitted for analysis of BTEX parameters.
- 2.3 An RSC will be required for the subject property as the existing building envelope will change.

We trust this information satisfies your requirements.

Paterson Group Inc.

Karyn Munch



Karyn Munch, P.Eng.

Report Distribution:

- 2361212 Ontario Inc.

Attachments:

- ERIS Report