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Attention: **Mr. Antony Cannell**

www.patersongroup.ca

Subject: **Update to Phase I ESA
3831 and 3840 Cambrian Road - Ottawa**

Dear Sir,

Further to your request, Paterson Group (Paterson) have prepared this letter to update the previous Phase I ESA that was completed for the aforementioned properties. The original Phase I ESA is entitled "Phase I - Environmental Site Assessment, Vacant Land, Cambrian Road, Ottawa, Ontario" prepared by Paterson and was dated March 8, 2010.

Background

The Phase I Property consists of 2 parcels of land within the Half Moon Bay subdivision. The northern most parcel of land is situated on the north side of Cambrian Road between Seeley's Bay Street and the future Greenbank Road alignment, while the southern parcel lies on the south side of Cambrian Road between Nutgrove Avenue and the future Greenbank Road alignment.

The subject land has never been developed and was historically used for agricultural purposes (fields). The neighbouring lands were used for the same purposes until pre-development activities commenced in the early 2000's. At the time of the original Phase I ESA, the subject lands were vacant while residential dwellings had been constructed, or were under construction, to the east. Excess native soil from surrounding developments had been placed on site, otherwise there had been no activity on the subject lands.

No concerns were identified during the original Phase I ESA and a Phase II ESA was not recommended.

Current Site Conditions

A review of more recent air photos and a site visit was conducted on July 30, 2020, by a representative of the Environmental Department of Paterson Group. The northern portion of the site was overgrown with grass and has not changed since the original Phase I ESA. A review of a 2017 air photo shows preconsolidation piles on the southern parcel of land. These piles consisted of a crushed stone pile and a second pile consisting of excess native soil. Since the 2017 photograph, these piles have been reorganized to accommodate the consolidation program. No concerns or potentially contaminating activities (PCAs) were identified on site during the site visit. Lands to the east, north and south have since been developed with residential dwellings.

No PCAs were identified on site or on any adjacent properties. It is our opinion that the findings of the original Phase I-ESA remain valid. A Phase II-ESA is not required for the subject property at this time.

Closure

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 Metro Ontario Inc., or their agents, without review by this firm for the applicability of our recommendations to the altered use of the report, is prohibited.

We trust that this submission satisfies your current requirements. Should you have any questions, please contact the undersigned.

Paterson Group Inc.



Mark D'Arcy, P.Eng.



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