

<b>to:</b>	Colonnade BridgePort <b>Mr. Shane Kozminuk</b> – skozminuk@colonnadebridgeport.ca
<b>re:</b>	Environmental Remedial Action Plan <b>100 Argyle Street - Ottawa</b>
<b>date:</b>	March 1, 2022
<b>file:</b>	PE4365-RAP.01R
<b>from:</b>	Michael Beaudoin

Further to your request and authorization, Paterson Group (Paterson) prepared a remedial action plan for the proposed development located at the aforementioned site.

## **Environmental Site Conditions**

### **Historical Background**

A Phase I-Environmental Site Assessment (ESA) and Phase II-ESA have been prepared for the subject site in conjunction with this remedial action plan. Based on the findings of the Phase I-ESA, Paterson identified several Areas of Potential Environmental Concern (APECs) on the subject site or neighbouring lands which were considered to have the potential to impact the subject site.

- Pad Mounted Transformer
- Fill material of Unknown Quality
- Fuel Spill and Fuel Storage Tanks
- Former Automotive Service Garage
- Former Retail Fuel Outlet
- Application of Road Salt

Historical investigations identified impacted soil on the eastern side of the RSC property.

### **Soil**

Based on analytical test results, fill material and native soil exceeding the Ontario Ministry of the Environment, Conservation and Parks (MECP) Table 3 Residential Standards for metals and PHC parameters is present on the eastern portion of the RSC Property.

At the direction of the City of Ottawa, additional PAH testing will be completed.

## Groundwater

All groundwater samples collected on the RSC property are in compliance with the MECP Table 3 Standards. No impacted groundwater has been identified.

## Remedial Action Plan Summary

The suggested remedial action plan would consist of the excavation and disposal of impacted soil at an approved waste disposal facility. The following assumptions are used:

- The remediation of the site will occur in conjunction with the re-development of the property. It is anticipated that soil to approximately 7m on the eastern portion of the site is impacted.
- It is our understanding that the proposed re-development of the subject site will consist of a residential building covering the entire site with underground parking.
- The Ontario Ministry of Environment, Conservation, and Parks (MECP) Table 3 Residential Standards will be used for the purposes of this estimate.
- The soil quality at the subject site has not been fully delineated at this time. Based on the available soil results, the soil on the near the eastern property limits is considered to be impacted and will be removed as such.
- Excavated soil will be screened using visual and olfactory observations in conjunction with analytical testing. Impacted soil will be placed in trucks and hauled to an approved waste disposal facility.
- A Sanitary Sewer Agreement will be obtained from the City of Ottawa Sewer Use Program prior to discharging any groundwater to the municipal system. Testing, reporting and discharge requirements will be carried out in compliance with the agreement.
- A summary report and RSC will be submitted to the MECP for acknowledgement

## Quantities

Estimated quantities would be as follows:

- Segregation and off-site disposal of impacted soil .....2,400 mt (approximate)

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We trust that this information satisfies your requirements,

Best Regards,

**Paterson Group Inc.**

A handwritten signature in blue ink, appearing to read "Michael Beaudoin".

Michael Beaudoin, P.Eng., QP<sub>ESA</sub>

## **Paterson Group Inc.**

**Head Office and Laboratory**  
154 Colonnade Road South  
Ottawa, Ontario K2E 7J5  
Tel.: (613) 226-7381 Fax.: (613) 226-6344

**Northern Office and Laboratory**  
63 Gibson Street  
North Bay, Ontario P1B 8Z4  
Tel.: (705) 472-5331 Fax.: (705) 472-2334

**St. Lawrence Office**  
993 Princess Street  
Kingston, Ontario K7L 1H3  
Tel.: (613) 542-7381