

May 4, 2022
File: PE5155-LET.01

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Attention: **Mr. Matthew Firestone**

www.patersongroup.ca

Subject: **Response to Site Plan Application Comments**
D07-12-21-0229
Record of Site Condition
3277 St. Joseph Blvd.
Ottawa, Ontario

Dear Sir,

Paterson Group (Paterson) have prepared this letter in response to the Site Plan Application Comments issued by the City of Ottawa (City) with regard to the proposed development at 3277 St. Joseph Blvd.

The property has been identified as requiring a Record of Site condition to be successfully filed with the Ontario's Ministry of Environment, Conservation and Parks (MECP) as per the Phase II Environmental Site Assessment under Development application D07-12-21-0161. The full building permit cannot be issued without the RSC being filed. (issued by Building Code Services)

In the Phase I and Phase II Environmental Site Assessments prepared for the subject site by Paterson in April 2021, the subject site was identified as a vacant property at the time. Based on historical searches conducted as part of the Phase I ESA, the subject site was used for residential purposes until sometime in the 1990's. As per Ontario Regulation 153/04, the property use of an unused property is deemed to have the type of property use to which the property was most recently put. In this case, the most recent property use was residential, and therefore, the current property use is considered to remain residential.

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A Record of Site Condition is required when a change in land use is proposed, such as industrial or commercial land use to residential or parkland.

Given than no change in land use is occurring, it is Paterson's opinion that a Record of Site Condition is not required for this property.

We trust this information satisfies your requirements.

Paterson Group Inc.



Adrian Menyhart P.Eng., QP_{ESA}



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