

RE: Environmental Summary
Westwood Residential Development (Block 343) - 585 Bobolink Ridge,
Ottawa, Ontario
To: Taggart Realty Management Inc. c/o Mr. Peter Hume
Date: April 8, 2022
File: PE5528-MEMO.01

Introduction

In November 2010, Paterson Group carried out a Phase I – Environmental Site Assessment (ESA) for the proposed residential subdivision development located on the west side of Robert Grant Avenue, between Fernbank Road and Abbott Street East, in the City of Ottawa, Ontario. Since that time, the majority of the assessed lands have undergone development with new residential dwellings, public school buildings, and municipal roadways.

At the request of Taggart Realty Management Inc. (Taggart), Paterson Group was asked to respond to a comment made by City of Ottawa Planning Department with respect to the proposed development of a parcel of land situated within the residential subdivision. This parcel, addressed 585 Bobolink Ridge and comprising “Block 343” of the subdivision, is located on the northwestern corner of the intersection of Robert Grant Avenue and Bobolink Ridge.

The comment received by the City is written as follows:

- *Please provide a stamped letter by a qualified professional stating that the conclusions from the previous Phase I - Environmental Site Assessment still apply to the site.*

The purpose of this Environmental Summary is to provide a limited environmental assessment of the subject site and surrounding lands to confirm the conclusions presented in the previous 2010 Phase I ESA report.

Historical Aerial Photograph Review

As part of this limited assessment, recent aerial photographs taken in 2011 and 2021 were reviewed. In the 2011 aerial photograph, the subject site appears to consist of vacant agricultural land, and is unchanged since the time of the 2010 Phase I ESA. In the 2021 aerial photograph, the subject site is vacant, stripped of native vegetation, and appears to be partially used as a minor construction staging area for the development of residential dwellings on the surrounding lands. No environmental concerns were identified on the subject site or the surrounding lands in the aerial photograph review.

Site Inspection

Personnel from Paterson's Environmental Department conducted an inspection of the subject site on April 8, 2022, between 3:00 PM and 4:00 PM. In addition to the subject site, the uses of the neighbouring properties were also assessed at the time of the site inspection.

The subject site currently consists of vacant land, stripped of topsoil and native vegetation in preparation for site development. A small portion of the southern half of the subject site is partially used as a minor staging area for various construction equipment and materials, such as lumber and masonry products.

At the time of the site inspection, no fuel storage tanks, hazardous materials, unidentified substances, spills, surficial staining, abnormal odours, stressed vegetation, or any other indications of potential sub-surface contamination were observed on the subject site.

Land use adjacent to the subject site consists predominantly of recently constructed residential dwellings. No environmental concerns were identified with respect to the current use of the neighbouring properties.

Assessment and Recommendations

Paterson carried out a limited environmental assessment update for the property addressed 585 Bobolink Ridge, consisting of a brief historical aerial photograph review as well as site inspection. The purpose of this assessment was to confirm the findings and conclusions presented in the previous 2010 Phase I ESA carried out for the subject site and the surrounding area.

Based on the findings of our assessment, the subject site has not changed significantly since the time of the previous 2010 Phase I ESA, and as such, it is our opinion that the findings and conclusions presented in the aforementioned report remain valid and no Phase II ESA will be required.

Closure

Should any conditions be encountered at the subject site which differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

We trust this satisfies your immediate requirements.

Paterson Group Inc.

N. Sullivan

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