



Environmental

Geotechnical

Building Sciences

Construction Quality
Verification

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Locations

Peterborough
Kingston
Barrie
Oshawa

Laboratory

Peterborough



June 8, 2023

CASSIDY E.W. CONSTRUCTION CONSULTANT LTD.
1011 Thomas Spratt Place
Ottawa, Ontario K1G 5L5

Attn: Chris Poirier

Notice of Excavation along Adjacent Property Boundaries – 216 McArthur Avenue, Vanier, Ontario

Reference: 18238-001

Cambium Inc. (Cambium) was requested by Cassidy E.W. Construction Consultant Ltd. (The Client) to provide a letter of opinion regarding the proposed excavation work for the development at 216 McArthur Avenue, in Vanier, Ontario.

The following documents were provided to Cambium regarding the proposed development for review:

- “216 McArthur Ave Mixed Use Development”, Drawings A0 through A16, prepared by Bryden Gibson Architects Inc., dated June 2021.
- “212 McArthur bcs_consent_agreement_en”, signed agreement from Anthony Capello Holdings, dated June 5th, 2023.
- “Geotechnical Investigation, Proposed Mixed-Use Development, 216 McArthur Avenue, Ottawa, Ontario”, prepared by Patersongroup, dated January 27, 2022.

It is anticipated that the excavation for the proposed development on the site will be between 2.0 to 2.6 m deep based on review of the design drawings. It is understood that the proposed excavation will extend within close proximity of the neighbouring properties to the west and east. The south boundary of the excavation is more than 3 m away from the lot boundary. The excavation along the north side will extend in to the McArthur Avenue right-of-way, however a separate agreements is in place for that excavation, and this letter provides no opinion on the excavation along the north side.

Since the extent of the excavation is within 3 m of the property lines on either side, it is requested that Cambium provide a letter of opinion regarding the proposed excavation.

Along the west side of the site, there is already an informed consent agreement signed by the owner of 212 McArthur Avenue regarding excavation within proximity of the property line.



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On the east side, the excavation is anticipated to be, at most, 2.3 m deep by about 23 m long, and about 2 m away from the property line. Based on the geotechnical investigation report, the excavation will advance through silty sand and bedrock was encountered at a depth of 2.1 meters below grade. The soil was identified by the geotechnical investigation as either Type 2 or 3 soil and therefore should be excavated at a slope of about 1H:1V for unsupported excavation. Based on the above, it is not anticipated that the unsupported excavations will undermine the soils of the adjacent property to the east, provided that excavations do not extend deeper than anticipated.

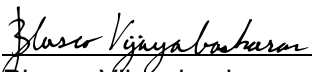
The excavation work must be carried out in a manner that will result in the minimum disruption and disturbance as it is feasible. Furthermore, proper safety and security measures will be in place throughout the duration of the project. Sidewalls of the excavation should be maintained in good conditions and periodically inspected, particularly following precipitation events. In the event that unstable conditions occur, shoring may be required.

Geotechnical design and construction recommendations are provided in the geotechnical investigation report provided by Paterson Group and should be followed as required. This letter does not constitute as a review of the geotechnical report.

Cambium trusts that this letter meets with the current requirements. If you have any questions or require clarification, please do not hesitate to contact the undersigned at (705) 742-7900.

Best regards,

Cambium Inc.


Blasco Vijayabaskaran, P.Eng.
Project Manager



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