



re: Grading, Servicing and Landscape Plan Review
Proposed Commercial Building
1826 Robertson Road - Ottawa, Ontario

to: Northside Road Inc. – **Ms. Taylor Marquis** – tmarquis@regionalgroup.com

c/o: Novatech – **Mr. Steve Zorgel** – s.zorgel@novatech-eng.com

date: February 8, 2024

file: PG6426-MEMO.01

Further to your request and authorization, Paterson Group (Paterson) prepared the current memorandum to document our grading, servicing, and landscape plan reviews for the proposed commercial building to be constructed at the aforementioned site. This memo should be read in conjunction with the Geotechnical Investigation Report (Paterson Group Report PG6426-1 dated November 9, 2022).

This memo also acts as our response to Comment 1.16 provided by the City of Ottawa.

Paterson reviewed the following drawing prepared by Novatech during the preparation of this memo:

- Grading & Servicing Plan – Lynwood Retail Plaza – 1926 Roberston Road – Project No.106134-00 – Drawing No.106134-GS – Revision 7 dated January 25, 2024.

Paterson also reviewed the following drawing prepared by McRobie Architects & Interior Designs for the aforementioned development:

- Landscape Plan – Lynwood Center Redevelopment – 1826 Roberston Road – Project No.22-1694 – Drawing No. L-01 – Revision 2 dated November 27, 2023.

Grading Plan Review

Based on our review of the above-noted Grading & Servicing Plan, the proposed grading at the subject site is within the recommended permissible grade raise restriction of 1.2 m provided in the Geotechnical Investigation Report, referenced above. Therefore, the proposed grading is considered acceptable, from a geotechnical perspective, and no lightweight fill or other considerations are required to accommodate the proposed grading.

Servicing Plan Review

In reviewing the Grading & Servicing Plan, referenced above, the proposed services have sufficient frost cover. Therefore, the site servicing design is considered acceptable, from a geotechnical perspective, and no insulation is required for the proposed servicing pipes.





Landscape Plan Review

In reviewing the available Landscape Plan, referenced above, trees located along the northern boundary of the proposed building with a setback of less than 4.5 m must either be re-located to a setback of 4.5 m or greater, or replaced with shrubs or bushes which have a root depth of less than 1 m.

We trust that this information satisfies your immediate requirements.

Best Regards,

Paterson Group Inc.

Deepak K Rajendran, E.I.T



Scott S. Dennis, P.Eng.

