



June 28, 2023

220214

City of Ottawa
Planning, Real Estate and Economic Development Department
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario
K1P 1J1

TECHNICAL MEMORANDUM – GEOTECHNICAL INVESTIGATION AND PHASE I ESA

**Re: RESPONSE TO CITY OF OTTAWA'S REVIEW COMMENTS -
CITY FILE NO: D07-12-23-0036
DATED JUNE 20, 2023 - SITE PLAN CONTROL APPLICATION
370 CAMBRIDGE STREET NORTH
1ST REVIEW COMMENTS
OTTAWA, ONTARIO**

This memo provides our responses to the City of Ottawa's comments regarding the geotechnical and Phase I ESA reports dated April 18, 2022 by Kollaard Associates Inc., Project 220214, for 2250276 Ontario Inc., for the proposed residential development at 370 Cambridge Street North, City of Ottawa, Ontario. The comments were addressed to Michael Segreto, Miroca Design Consulting Services Inc. and were subsequently forwarded to Kollaard Associates Inc.

The comments were as follows:

Geotechnical Investigation Report

- ***1.8. Please confirm and state whether or not shoring is to be utilized and speak to temporary, permanent or both (separate locations/types) in this report.***

Kollaard Associates are not shoring experts and therefore cannot speak to temporary, permanent or both in this report. Should a shoring expert be required, the client should contact one.

As per City of Ottawa – June 1, 2022, Part 9 – Excavation and Shoring Advisory, Kollaard Associates will be completing an excavation plan to address works in close proximity to the property lines for this project. Kollaard will provide the letter once completed.

No further action is required at this time.

- ***1.9. As per the report, any excavation utilizing hoe ramming and/or line drilling (but not limited to sheet piling, pile driving and/or rock anchors for shoring or foundation***



support) will require a Pre-Construction Survey for existing dwellings. This will include investigation survey within 75 metres of site with notice of planner works to dwellings within 150 metres of site.

Kollaard Associates has recommended in the report that a Pre-construction Survey be completed.

No further action is required.

In addition, in the event blasting is utilized, due to shallow/dense rock, relative to proposed basement levels, a Pre-Blast Survey will be required for existing dwellings within 75 metres of site with notice of work to dwellings within 150 metres of site. Monitoring of all Trunk Sewers and large watermains, in excess of 400mm diameter, will be required coupled with pre and post CCTV Sewer Surveys for any rock removal, shoring and anchoring systems that are utilized.

Kollaard Associates has already recommended blasting not to be used in the urban setting in the report, rather line drilling be used in conjunction with hoe ramming.

No further action is required.

1.10. Due to the potential for heaving and rapid deterioration of the shale bedrock that may exist of this site, please speak to whether there is a need for a concrete mud slab to be placed on any exposed bedrock and whether a Construction Dewatering Management Plan is required to assist in the protection of shale bedrock against excessive dewatering and exposure to ambient air.

The shale bedrock described above refers to Billings Shale. Billings Shale is not common in this area. The Generalized Bedrock Geology for Ottawa-Hull mapping identifies bedrock at the site to consists of limestone with shaly partings of the Ottawa formation. This is reported in the geotechnical report. Auger and spoon refusal was encountered during the geotechnical investigation. Furthermore, refusal to advancement by augering or spooning does not occur in Billings Shale. As such, Kollaard considers no revisions to the report are required pertaining to Billings Shale.

No further action is required.



Phase I Environmental Site Assessment

- **1.11. Report is to be prepared in general accordance with the requirements of Ontario Regulation 153/04 (as amended).**

As indicated in Section 3.0 Scope of Work of the report,

The Phase I Environmental Site Assessment (ESA) has been prepared in general conformity with our interpretation of the requirements of CSAZ768-01 as well as Ontario Regulation 153/04 (as amended in December 2009 through Ontario Regulation 511/09 and subsequent amendments) for conducting environmental site assessments.

No further action is required

- **1.12. The report states that a request for information had been submitted to the MECP for pertinent instruments, incidents, violations, etc. on this property by your firm. Please submit all received information for our review if applicable.**

Kollaard Associates did not receive any information for this property from the MECP. Kollaard Associates has updated the report accordingly. No further action is required

- **1.13. The report states that a request for information had been submitted to the City of Ottawa HLUI by your firm, in regards to the status of the subject land(s). Please submit all received information for our review.**

Kollaard Associates has received and reviewed the HLUI information from the City of Ottawa. Kollaard has updated and submitted the information with the report. The results indicate no information was returned on the Subject Property from Departmental circulation. No further action is required.

- **1.14 Due to the vintage of the existing building and Section 6.2.6 (and Executive Summary) of this report, a Substance Survey will be required as part of the conditions for Site Plan Control Agreement(s) pertaining to this development application.**

Kollaard Associates does not provide Designated Substance Surveys.



2250256 Ontario Inc.
June 28, 2023

Technical Memorandum for Geotechnical Investigation
and Phase I ESA
Proposed Residential Development
370 Cambridge Street North
City of Ottawa, ON
220214

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- **1.15. Please speak to Radon Testing and if it would be required. There are many locations where Radon Gas have been more recently identified within the City of Ottawa.**

Phase I ESAs are to determine whether there are any concerns with contaminants in soil or groundwater at the site. Radon gas testing is an indoor air quality issue which could be addressed as part of construction.

We trust that this report provides sufficient information for your present purposes. If you have any questions concerning this information or if we can be of further assistance to you, please do not hesitate to contact our office.

Yours truly,
Kollaard Associates Inc.

Dean Tataryn, B.E.S., EP.



Steve deWit, P.Eng.