



**PATERSON
GROUP**

February 10, 2023
File: PE5651-LET.01

Concorde Properties
408 Tweedsmuir Avenue
Ottawa, Ontario
K1Z 5N5

Attention: **Mr. Jordan Tannis**

Subject: **Record of Site Condition Request**
266 Park Street
Ottawa, Ontario

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9

Tel: (613) 226-7381

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

patersongroup.ca

Dear Sir,

Further to your request and authorization, Paterson Group (Paterson) has prepared this letter to address the City request to have a Record of Site Condition (RSC) prepared for this site as part of its proposed redevelopment. It is understood that the proposed redevelopment will consist of a low-rise residential apartment building.

Current Development versus Proposed Development

The subject property is currently vacant and consists of an asphalt covered parking lot for personal vehicles. According to the historical information reviewed as part of the Phase I Environmental Site Assessment (ESA) completed for the property, the subject land was most recently occupied by a residential dwelling until its demolition. The property has since not been redeveloped.

According to this information, the site remains classified as residential land use under Ontario Regulation 153/04, issued under the Environmental Protection Act.

As noted above, the proposed future use of the land will be for residential purposes, and thus the proposed development does not constitute a change in land use to a more sensitive type. As a result, an RSC is not required to be filed with the MECP under Ontario Regulation 153/04 for the proposed redevelopment of the subject property.





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We trust that this information satisfies your requirements.

Regards.

Paterson Group Inc.

Nick Sullivan, B.Sc.

Mark D'Arcy, P.Eng., QPESA

