



May 15, 2024

2317916 Ontario Inc.
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E-mail: hairdoc@gmail.com

Attention: Dr. Hussain Rahal
Owner

Re: Amendment Letter – Phase Two Environmental Site Assessment

47 Beechwood Avenue, 5 Springfield Road, and 12 Douglas Avenue, Ottawa, Ontario
Pinchin File: 321299.001

As requested, Pinchin Ltd. (Pinchin) is pleased to offer the following comments and amendments with respect to the following document prepared by the City of Ottawa: *Phase 2 Pre-Consultation: Meeting Feedback for the Proposed Zoning By-Law Amendment Application and Site Plan Control Application – 47 Beechwood Ave, 12 Douglas Ave, and 5 Springfield Rd* (File No. PC2023-0238) for the above-noted Site.

It is Pinchin's understanding that the Phase 2 Pre-Consultation Meeting Feedback identified two concerns with respect to the Phase Two Environmental Site Assessment (ESA) report that Pinchin prepared for the Site, dated August 3, 2023. These comments included:

Item 4.2. The Phase One ESA reported the historical presence of two dry cleaners within the building located at the southwest corner of the property, which required further investigation. Three monitoring wells were installed onsite to address the potential impacts by the former dry cleaners. According to the Phase Two ESA, the local groundwater water flow direction is reported towards west. Therefore, based on the site plans, neither of the installed monitoring wells are located downgradient of the potentially contaminating activity (dry cleaners) and thus may be incapable of capturing a potential groundwater contamination. Further investigation and inclusion of an off-site contamination management agreement may be required.

Item 4.3. In addition, the following general comments can be offered:

- Based on the available information, soil contamination exists on-Site, which requires completion of remedial activities prior to constructing new structures on-Site. The Phase Two ESA needs to be updated with a remediation report appended upon completion of the remedial activities as per the O. Reg. 153/04 requirements and submitted for review / records.



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- Due to the proposed land use change to a more sensitive use (i.e. commercial to residential), filing a Record of Site Condition (RSC) is required prior to a building permit issuance for constructing new structures on-Site.

With respect to Item 4.2, Pinchin recognizes that the groundwater flow from the July 26, 2023 groundwater monitoring event calculated that the local groundwater flow direction was towards the west, as reported in the Phase Two ESA report. However, the groundwater monitoring data from July 7, 2023 indicated that the groundwater flow direction was to the east/southeast, which could indicate that groundwater impacts from the former potential on-Site dry cleaners would have been captured by monitoring well MW4. The groundwater flow direction and contours from July 7, 2023 are shown in the attached Figure 1. Pinchin recognizes that groundwater flow direction is subject to seasonal and climatic variations, and can also be impacted by underground utilities, and as such, recommends continuing to monitor the groundwater elevations on-Site to further confirm the groundwater flow direction. In the interim, Pinchin has prepared a work plan and cost estimate to install a new groundwater monitoring well adjacent to the west property boundary to address the City of Ottawa's concern.

With respect to Item 4.3, Pinchin acknowledges that soil contamination exists on-Site which requires completion of remedial activities prior filing an RSC. Pinchin will work with the Client to complete the required soil remedial activities, potentially during redevelopment activities, and update the Phase Two ESA report in accordance with Ontario Regulation 153/04 to ensure that an RSC can be filed for the Site.

We trust that the information provided herein is sufficient for your present needs. Should you have any questions or concerns regarding the contents of this letter, please contact the undersigned.

Yours truly,

Pinchin Ltd.

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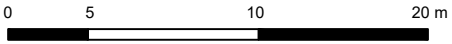
Encl.: Figure 1 – Groundwater Elevations and Inferred Groundwater Flow Direction (July 7, 2023)

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 INFERRED
GROUNDWATER
FLOW DIRECTION



- LEGEND**
-  SITE BOUNDARY
 -  SITE BUILDING
 -  FORMER BUILDING
 -  MONITORING WELL
 -  BOREHOLE
 -  GROUNDWATER CONTOUR LINES
 -  GROUNDWATER FLOW DIRECTION
 -  (xxx.xx) GROUNDWATER ELEVATION

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INTERPRETATION.



PROJECT NAME: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT	
CLIENT NAME: 1101600 ONTARIO INC.	
PROJECT LOCATION: 47 BEECHWOOD AVENUE, 5 SPRINGFIELD ROAD, AND 12 DOUGLAS ROAD, OTTAWA, ONTARIO	
FIGURE NAME: GROUNDWATER ELEVATION AND INFERRED GROUNDWATER FLOW DIRECTION (JULY 7, 2023)	
PROJECT NUMBER: 321299.001	SCALE: AS SHOWN
DRAWN BY: KL	REVIEWED BY: AM
DATE: MAY 2024	FIGURE NUMBER: 1