



**PATERSON  
GROUP**

May 6, 2024  
File: PE5677-LET.03

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Attention: **Ms. Maureen Flanigan**

Subject: **Update to Phase I – Environmental Site Assessment  
398, 402 and 406 Roosevelt Avenue  
Ottawa, Ontario**

Dear Madame,

Paterson Group (Paterson) have prepared this letter to provide an update regarding the previous Phase I Environmental Site Assessments (ESAs) for the aforementioned property.

The original Phase I Environmental Site Assessment (ESA) for the subject property was prepared by Paterson Group and was issued on October 6, 2017. This Phase I ESA was preceded by a Phase II ESA dated September 25, 2017; during which no contaminated soil or groundwater were identified. Based on the historical nature of the PCAs identified in the area and the results of the Phase II ESA, no further investigative work was recommended.

An update to the Phase I ESA was completed on March 23, 2022, as part of the assessment process to comply with the requirements of O. Reg. 153/04. Based on the updated records review and the site visit, no new PCAs were identified, and therefore the original Phase I ESA conclusion remained such that no Phase II ESA was required for the Phase I Property.

Since the 2022 Phase I ESA Update is slightly over 18 months old, Paterson has prepared this letter to provide an opinion on the validity of the conclusion of that Phase I ESA Update.

## **Site Reconnaissance**





A site visit was conducted on May 2, 2024 by Mr. Kuldeep Panchal from the Environmental Department of Paterson Group. The uses of neighbouring properties within the Phase I Study Area were also assessed at the time of the site visit.

The subject property is currently vacant land, with the previous three building structures having been demolished in preparation for site redevelopment.

A comparison of the activities on surrounding lands to our previous 2022 site visit observations did not identify any notable changes and more specifically, no new PCAs.

Based on a general review of more recent records and the recent site visit observations, there are no new PCAs that would result in areas of potential environmental concern (APECs) on the Phase I Property and as such, the conclusion of our 2017 Phase I ESA and 2022 Phase I ESA Update are considered to remain valid.

## Statement of Limitations

This report was prepared for the sole use of ML DEVCO Inc. Permission and notification from ML DEVCO Inc. and this firm will be required to release this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions, please contact the undersigned.

Sincerely,

**Paterson Group Inc.**

Kuldeep Panchal, M. Eng

Mark D'Arcy, P.Eng., QPESA



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