



September 12, 2019

Project #17M-01348-00

Mr. Steve Belan, MCIP, RPP
Planner, Planning Services, Development Review Services
Planning, Infrastructure and Economic Development
City of Ottawa
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1

Subject: Environmental Site Assessments, 3604 Innes Road, Ottawa, Ontario – Sub-Division Application

Dear Sir:

This letter provides environmental information to support a sub-division application for our client, Glenview Homes (Innes) Ltd. and Glenview Properties Inc. (Glenview), for a residential development proposed at 3604 Innes Road (part of the property that was formerly known as 3604-3646 Innes Road), Ottawa, Ontario (the Site).

WSP Canada Inc. (WSP) has been involved in the evaluation of environmental conditions at the Site since 2013. In 2016, we prepared a Phase One Environmental Site Assessment (ESA) (included in this submission), in accordance with Ontario Regulation 153/04 for the full property. The Phase One ESA identified areas of potential environmental concern (APECs) at the Site. Upon investigation, contaminants were identified, and a Phase Two ESA was prepared to document the areas of soil and groundwater contamination.

Since preparation of the Phase Two ESA, a remediation program was conducted to remove identified soil contamination at the Site. Verification sampling is being conducted by WSP for the balance of 2019, to confirm groundwater quality on the Site following remediation. Upon completion of environmental reporting, Glenview intends to file a Record of Site Condition (RSC) with the Ministry of Environment, Conservation and Parks (MECP) for the planned residential development.

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The remediation work addressed each APEC identified in the Phase One ESA, and verification data confirmed that the current soil quality meets MECP's Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for residential/institutional/parkland property uses as defined by Ontario Regulation 153/04, which is consistent with the proposed residential land use on the Site. In accordance with Ontario Regulation 153/04, the Phase Two ESA cannot be finalized until two consecutive rounds of groundwater sampling (spaced three months apart) confirm that remediation was effective in the removal of contaminants in the groundwater.

In the absence of a final Phase Two ESA documenting that soil and groundwater conditions are suitable for the intended residential use, we provide this letter to confirm that remedial actions have been completed at the Site and soil quality is suitable for the intended residential land use. Groundwater quality is being confirmed but will require two additional samples collected over the next six months, to finalize the Phase Two ESA. It is expected that an RSC will be filed for the Site in early 2020.

Should you have any questions, please do not hesitate to contact me.

Yours sincerely,

WSP Canada Group Limited

A handwritten signature in blue ink, appearing to read 'N. Codoban', enclosed within a faint rectangular border.

Natalia Codoban, M.Eng., P.Eng., QP_{ESA}
Senior Project Manager