

**re: Response to City of Ottawa Comments
Proposed Multi-Storey Building
1335 and 1339 Bank Street - Ottawa**

to: Boulet Construction - **Mr. Michael Wiebe** - mike@loftydevelopments.com

date: February 8, 2021

file: PE4347-MEMO.04

Further to your request, Paterson Group (Paterson) prepared the current memorandum to address the environmental-related City of Ottawa engineering comments issued for the subject site.

Comments - Phase II Environmental Site Assessment

Item 52: *The Phase II included new boreholes for only the 1339 Bank Street portion of the development site. The report notes that this Phase II ESA was recommended to summarize all previous work and delineate the areas of concern on the southern portion property (1339 Bank Street). The report discusses some previous reports and notes that contamination was identified on the 1335 property, and includes lab results from previous investigations on the figures, but it is not a comprehensive Phase Two for the entire site. To be considered a Phase Two report for the site the report needs to include relevant information from previous reports including borehole logs, lab reports and lab results summary tables, discussion of results, etc. It is further noted that the recommendations section of the report discusses removing contaminated soil from the property, but there are no recommendations for contaminated groundwater even though contaminated groundwater was found in several monitoring wells during previous investigations.*

Response: A revised Phase II-ESA report will be prepared for the subject site, and include all data from current and previous reports.

Item 53: *The Phase II included new boreholes for only the 1339 Bank Street portion of the development site. The report notes that this Phase II ESA was recommended to summarize all previous work and delineate the areas of concern on the southern portion property (1339 Bank Street). The report discusses some previous reports and notes that contamination was identified on the 1335 property, and includes lab results from previous investigations on the figures, but it is not a comprehensive Phase Two for the entire site. To be considered a Phase Two report for the site the report needs to include relevant information from previous reports including borehole logs, lab reports and lab results summary tables, discussion of results, etc. It is further noted that the recommendations section of the report discusses removing contaminated soil from the property, but there are no recommendations for contaminated groundwater even though contaminated groundwater was found in several monitoring wells during previous investigations..*

Response: The revised Phase II-ESA report will provide further clarification. The depth of the monitoring wells including those installed in the bedrock, were to confirm groundwater quality at depth and ensure that the depth of the foundation would provide a clean bottom to commence the construction of the tanked foundation.

Item 54: *The groundwater contours and flow direction are based on a 2016 report and only included data from the 1335 property.*

Response: The revised Phase II-ESA report will provide further clarification.

Item 55: *Impacts to soil and groundwater have not been delineated at the property boundaries with the Bank Street or Riverside Drive rights of way. If the proponent cannot provide an investigation confirming that impacts have not migrated onto the City rights of way, then they will need to enter into an Off-Site Management Agreement as a condition of Site Plan Approval.*

Response: The environmental investigation was restricted to the property boundaries. There is definitely impacts within the ROW along Bank Street and Riverside Drive that has been reported from previous studies and numerous sources other than the subject site. There is no requirement to enter into an off-site management agreement since the development is not accountable for the impacts beyond the property boundaries.

Item 56: *An updated Phase Two ESA for the entire site that complies with the requirements of O. Reg 153/04 will need to be submitted with the Site Plan Application.*

Response: Paterson will revise the report and resubmit.

We trust that this information satisfies your requirements.

Best Regards,

Paterson Group Inc.



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