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154 Colonnade Road South
Ottawa, Ontario
Canada, K2E 7J5
Tel: (613) 226-7381
Fax: (613) 226-6344

Taggart Realty Management
225 Metcalfe Street, Suite 708
Ottawa, Ontario
K2P 1P9

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science

Attention: **Mr. Alex Turner**

Subject: **Update to Phase I - ESA**
405-425 Huntmar Drive and 3001 Palladium Drive
Which Includes Subject Site - Block 23
(Northeast corner of Campeau Drive at Palladium Drive)
Ottawa, Ontario

www.patersongroup.ca

Dear Sir,

Further to your request, Paterson Group Inc. (Paterson) has completed this update to assess any potential changes in the environmental conditions of the subject property from the time of the original Phase I-Environmental Site Assessment (ESA), dated January 8, 2014.

1.0 INTRODUCTION

The 2014 Phase I-ESA report, referred to above, was completed for a large tract of land which included the following addresses: 405-425 Huntmar Drive and 3001 Palladium Drive, and forms part of the Kanata West Business Park. The site for this particular update consists of approximately 1.02 ha of the initial assessment lands and is not known to have a specific address at this time. The subject land is situated at the northeast corner of Palladium and Campeau and is slated for development with a hotel.

The historical research completed as part of the 2014 Phase I-ESA indicated that the land had been used in the past for agricultural purposes, although it had become overgrown with low-lying brush in more recent years. No indications of any former development on the lands were identified. No concerns were noted with the past or present use of the subject site or neighbouring properties. The report concluded that a Phase II - Environmental Site Assessment was not required.

The 2014 Phase I-ESA was prepared in general accordance with Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act).

2.0 SITE INSPECTION AND OBSERVATIONS

On May 16, 2018, personnel from Paterson's Environmental Division were on-site to assess the condition of the subject site. At the time of the site visit, the subject property was undeveloped, although the vegetation and topsoil had been stripped in preparation for development. Many of the adjacent lands within the business park had also been prepared in a similar manner and most of the initial road construction had been completed or was underway. Only one of the properties in the general vicinity of the subject site had been developed with the Carpenter's Training centre, although another commercial building was under construction to the north. No significant changes were observed with respect to other neighbouring lands.

In December of 2017, Paterson completed a geotechnical investigation of the subject land in conjunction with a limited Phase II ESA for baseline soil quality purposes. Four (4) boreholes were excavated on site for that purpose and soil samples were analyzed for metals and petroleum hydrocarbons. No deleterious fill or contaminant concentrations of concern were identified during the aforementioned project.

In conclusion, no potential environmental concerns were identified with respect to the subject site or adjacent properties. It is our opinion that the conclusions of the 2014 Phase I ESA remain valid. A Phase II ESA is not recommended for the subject property.

3.0 CLOSURE

This report was prepared for the sole use of Taggart Realty Management. Permission from Taggart and Paterson will be required to release this report to any other party.

We trust that this information meets your immediate requirements.

Paterson Group Inc.



Mark D'Arcy, P.Eng.

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