

October 7, 2019
File: PE3983-LET.02

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Attention: **Ms. Jillian Normand**

Subject: **Wateridge Village Block 15
Update to Phase I ESA**

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science
Archaeological Services

www.patersongroup.ca

Dear Ms. Normand,

Further to your request, Paterson Group (Paterson) have prepared this letter to update the previous a Phase I ESA that was completed for the aforementioned property. The original Phase I ESA, which was completed for a much larger property, is entitled "Phase One Environmental Site Assessment, Former CFB Rockcliffe, Ottawa, Ontario" prepared by DST Consulting Engineers, dated March 2015. This report is to be read in conjunction with the 2015 report.

Background

The 2015 Phase I ESA report was completed for a large tract of land, formerly occupied by a Canadian Forces Base (CFB). The Phase I Property for this update consists of a single block of land within the former CFB property. The subject site is Block 15 and has the address of 245 Squadron Crescent. The subject site is located on the south side of Mikinak Road, with Squadron Crescent bordering the other 3 sides.

The subject land was developed with single family residential dwellings while the base was in operation. The dwellings were subsequently removed between 2002 and 2011, since which time the land has remained vacant and unutilized. The subject site was surrounded by similar air base residences, all of which have also been removed from the land.

DST did not identify any potentially contaminating activities (PCAs) on the subject site, or any PCAs in the vicinity of the site that would be considered to represent an area of potential environmental concern to the subject land. DST did not recommend a Phase II ESA for the subject property. DST did file a Record of Site Condition (RSC) for the lands.

Current Site Conditions

A site visit was conducted on October 4, 2019, by a representative of the Environmental Department of Paterson Group. The subject site was vacant and unutilized at the time of the site visit. Mikinak Road was gravel surfaced at the time and being used as a construction access road. Many of the streets and adjacent lands were in various stages of residential development, with some houses having been completed. No concerns were noted with the current use of the subject land or any of the neighbouring properties.

No potential environmental concerns were identified with the current use of the subject site or adjacent properties. It is our opinion that the findings of the previous Phase I-ESA remain valid and a Phase II-ESA is not required for the subject property.

Closure

The present report applies only to the project described in this document. Use of this report for purposes other than those described herein or by person(s) other than Mattamy Homes, or their agents, without review by this firm for the applicability of our recommendations to the altered use of the report, is prohibited.

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

Paterson Group Inc.



Mark D'Arcy, P.Eng.



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