

February 10, 2020  
File: PE4809-LET.03

**John Howard Society of Ottawa**  
55 Old St. Patrick Street  
Ottawa, Ontario  
K1N 5L5

Attention: **Mr. Tyler Fainstat**

Subject: **Response to Site Plan Comments**  
**City File No. D07-12-19-0147**  
**Re: Phase I ESA and Phase II ESA**  
**289 Carling Avenue**  
**Ottawa, Ontario**

154 Colonnade Road South  
Ottawa, Ontario  
Canada, K2E 7J5  
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[www.patersongroup.ca](http://www.patersongroup.ca)

Dear Sir,

Paterson Group (Paterson) have prepared this letter in response to the Site Plan Comments issued by the City of Ottawa (City) with regard to the proposed development of 289 Carling Avenue. Specifically, the comments addressed herein pertain to the comments from the Phase II Environmental Site Assessment Updates.

1. Based on the previous Phase II ESA work completed by DST, the impacts in the soil consist of metals, PAHs, PHC F4, and Benzene. With the exception of Benzene, all of the remaining exceedances are unlikely to partition into the groundwater. Based on the groundwater results from the DST report, the risk of contaminant leaching from the impacted historical fill material into the groundwater on the subject site was considered to be negligible. Furthermore, the site conditions consist of a paved asphalt surface and long-term groundwater levels are contained within the bedrock (not within the fill layer). Based on these factors, no further analytical testing is required, the analytical testing conducted to date is considered to be sufficient to characterize the site.
2. A Record of Site Condition (RSC) is required for the subject site and will be filed in conjunction with the redevelopment of the property. It is understood that a remediation is required for the property. At this time, an RSC cannot be filed.

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We trust this information satisfies your requirements.

**Paterson Group Inc.**



Michael Beaudoin, P.Eng., QP<sub>ESA</sub>



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