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

Mattamy Homes

50 Hines Road
Ottawa, Ontario
K2K 2M5

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

Attention: **Mr. Conor Sutherland**

www.patersongroup.ca

Subject: **Wateridge Village
1400 Hemlock Road - Block 22
Update to Phase I ESA**

Dear Sir,

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 22 and has the address of 1400 Hemlock Road. The subject site is located on the south side of Hemlock Road and is bordered to east, west and south by Moses Tennisco Street, Michael Stoqua Street and Block 23, respectively.

The subject land was developed with single family dwellings while the base was in operation. The dwellings were removed between 2002 and 2005, since which time the land has remained vacant.

DST did not identify any contamination on the subject site through their Phase I ESA or Phase II ESA process and subsequently filed a Record of Site Condition (RSC) for the lands. The RSC is referred to as RSC4, since numerous RSCs were submitted for various parts of the former air base lands. A copy of the RSC and the MECP acknowledgement letter are being forwarded with this addendum letter.

Current Site Conditions

A site visit was conducted on July 17, 2020, by a representative of the Environmental Department of Paterson Group. The northern portion of the site had a sea can on it, which was being used by an electrical contractor working in the area. Several spools of cabling/wiring and similar electrical construction materials were present on the site surface around the sea can. No concerns or potentially contaminating activities (PCAs) were identified on site during the site visit. The southern portion of the block is not utilized for any purposes. Many of the streets and adjacent lands were in various stages of residential development, with some dwellings under construction on the land to the south.

No PCAs 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 and Phase II ESA remain valid. A Phase II-ESA is not required for the subject property at this time.

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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