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Project No. 21460821

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ONTARIO REGULATION 153/04 PHASE ONE ESA ADENDUM LETTER, 30 FRANK NIGHBOR PLACE, OTTAWA (KANATA), ONTARIO

Mr. Pollock

Golder Associates Ltd. (Golder) has prepared this letter as an addendum to the Phase One Environmental Site Assessment (ESA) completed for 30 Frank Nighbor Place, Ottawa, Ontario (Site or Phase One Property) entitled *Phase I ESA 30 Frank Nighbor Place, Ottawa, Ontario*, dated April 2021 (April Phase I ESA Report). This addendum is intended as a review and update to the April Phase I ESA Report which was done in accordance with CSA Standard Z768-01 in comparison to the requirements of Ontario Regulation 153/04 as required to support the City of Ottawa planning process.

Summary of April 2021 CSA Phase I ESA

Golder completed the Phase I ESA in April 2021 as part of the acquisition of the Site which is described as a 9.5-acre parcel of undeveloped land located at the north and west end of Frank Nighbor Place, east of the Carp River. There were no buildings or structures on the Site at the time of the Site visit and the Site has been undeveloped or agricultural land since prior 1945. The aerial photograph review noted the addition of a drainage ditch and some tree clearing in 1999. The only other noted activities on the Site included some fill placement on the Site on two occasions, once prior to and once during the development of the adjacent 20 Frank Nighbor Place in 2019. The initial fill placement was inferred to have occurred prior to 2002.

Adjacent properties at the time of the Phase One ESA included an RV retailer followed by Home Depot to the east; vacant land followed by an Movatic Athletic Club and indoor trampoline park to the south; the carp river followed by paved parking and two office towers to the east and Highway 417 followed by a church and vacant lands to the north.

The Phase I ESA concluded that the presence of fill on the Site was the only issue of concern, however due to the objective of the report (acquisition due diligence) no Phase II ESA was recommended.

Comparison to Ontario Regulation 153/04

Golder has completed a review of the April 2021 Phase I ESA Report and concludes that all of the O.Reg. 153/04 requirements have been met with two exceptions. These exceptions being the use of a slightly different report

structure and the application of the O.Reg. 153/04 terminology for Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs), as defined by the regulation. As such, Golder has prepared the following PCA and APEC tables, in accordance with the requirements of O.Reg. 153/04.

PCA ID	Location	PCA	Information Source	Rationale for Potential Contribution of the PCA to an APEC
1	On-Site – The Site has undergone two stages of filling, one of which was from an unknown source some time prior to 2002.	30. Importation of Fill of Unknown Origin – previous geotechnical investigations have identified between 0.4 and 3.1 metres of fill on the eastern and central parts of the Site.	Previous geotechnical report.	Given the PCA is on Site it is considered to represent and APEC to the Phase One Property.
2	Off-Site – Volex Canada at 50 Frank Nighbor Place was identified as a semiconductor manufacturer and adjacent and south of the Site.	19. Electronic and Computer Equipment Manufacturing – The property currently used as an indoor trampoline park was previously identified as a semiconductor manufacturer	ERIS report.	A review of the air photos indicated the building at 50 Frank Nighbor Place has only been present for the past 20 years, some of which was associated with the current trampoline park. Given the duration of manufacturing, cross-gradient location and separation of operations from the Site by more than 60 metres, this PCA is not considered to have resulted in an APEC.

The above PCAs have resulted in one APEC to the Phase One ESA Property as follows

ID on Figure 1	Activity of Potential Environmental Concern	Location	Potential issue of concern and chemicals of concern (COCs)	Information Sources
1	Importation of fill of unknown origin.	Central eastern portion of the Site	Potential for soil impacts. Chemicals of concern include petroleum hydrocarbons (PHCs) F1 to F4 and BTEX, metals and polycyclic aromatic hydrocarbons (PAHs)	Previous geotechnical reports

Conclusion

Based on the review of the April 2021 Phase I ESA report in comparison to the O.Reg. 154/04 requirements, there is one APEC on the Phase One Property (importation of fill of unknown origin). As such a Phase Two ESA would be required to address the fill APEC in order to obtain a Record of Site Condition (RSC). It is understood that the intended use of the Site is commercial use which will not result in a change in land use triggering an RSC. However, a Phase Two ESA may be required as part of the city approvals process.

Closure

This addendum should only be read in conjunction with the April 2021 Phase I ESA and the contents herein are subject to the same limitations contained in the April 2021 Phase I ESA report.

Golder Associates Ltd.



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Principal Geoscientist

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https://golderassociates-my.sharepoint.com/personal/kholmes_golder_com/documents/documents/21460821/frank_neighbour_place.docx