



**PATERSON
GROUP**

October 25, 2022
File: PE5335-LET.01R

Wellington Huron Commercial Inc.
1-371A Richmond Road
Ottawa, Ontario
K2A 0E7

Attention: **Mr. Scot Morris**

Subject: **Response to First Review City Comments
(RE: Zoning By-law Amendment & Site Plan Control Application)
Phase I ESA (Report PE5335-1)
1248-1252 Wellington Street West
Ottawa, Ontario**

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Dear Sir,

Paterson Group (Paterson) has prepared this letter in response to the first review comments issued by the City of Ottawa (City) regarding the Zoning By-law Amendment (Minor) and Site Plan Control (SPC) application for the property addressed, 1248-1252 Wellington Street West. Specifically, the responses addressed herein pertaining to the City's comments regarding the Phase I Environmental Site Assessment (ESA), Comments 2.11, 2.12 and 2.13.

Phase I ESA Comments

Comment 2.11

Please speak to Radon Testing and if it would be required. There are many locations where Radon Gas have been more recently identified within the City of Ottawa.

Paterson Response 2.11

It is our opinion that radon testing is not required in the furnace, plumbing and electrical rooms of the existing basement of the subject building, as the basement is not utilized by any occupants on a regular/fulltime basis and there are no future plans to change the use of the building basement.





The ground floor is entirely commercial (office and retail) space, and as such, it is not subject to the concern of radon accumulation that can occur in basements due to poor air circulation.

The parking lot of the Phase I Property is slated for redevelopment of a 3-storey apartment building with an underlying crawl space, approximately 1.6m below the ground surface, that will house private utilities (i.e., plumbing, water, etc.). Since the crawl space is will not be occupied, radon would pose little risk to this area; however, this area should be well ventilated to minimize any radon that could enter this space and to eliminate any risk to the above residential units that will be constructed.

Comment 2.12

Please elaborate and provide reasons (individually) why certain PCAs identified in this report are not considered APECs for this site. (i.e., respective separation distances & down / cross gradient orientations to subject lands, etc.).

Paterson Response 2.12

The PCAs identified in the Phase I ESA report, including the reasoning why they do not represent APECs are provided below.

1. Photo Centre & Services from 1976 to 2002 at 1242 Wellington Street West, approximately 20 m east of the Phase I Property.

Rationale 1:

A Phase II ESA was conducted for the Phase I Property by DST Consultants (DST) in April 2021. The subsurface investigation included drilling three (3) boreholes: 2 on the southern side of the property to depths ranging from 6.10 to 7.5 mbgs, and one inside the basement at an approximate depth of 2.7m below the basement slab of the subject building. All three (3) boreholes were completed as groundwater monitoring wells.

The overburden consisted of a silty sand fill material with some gravel, followed by a native silty clay. Three (3) soil samples and three (3) groundwater samples were submitted for VOCs (which included the BTEX parameters) and PHCs (F1-F4). All of the analyzed parameters were either well below the applicable site condition standards (Table 3, Residential Standards), or not detected above the laboratory detection limit.

Based on the analytical results and findings of the 2021 Phase II ESA, no soil or groundwater impact was encountered on or beneath the Phase I Property.



Therefore, any former use of the neighbouring property (or properties) that was identified as a PCA did not represent an APEC on the Phase I Property.

2. Drycleaners from 1992 to 2011 at 1262 Wellington Street West, approximately 50 m west of the Phase I Property.

Rationale 2:

Similarly, this off-site PCA was not considered to represent an APEC on the Phase I Property, based on the analytical results of the Phase II ESA conducted by DST in April of 2021. Refer to Rationale 1.

3. Industrial Site #51: Patton Dry cleaners on the southwest corner of Wellington Street and Hamilton Avenue (1127 Wellington Street West), approximately 180 m east of the Phase I Property.

Rationale 3:

The separation distance between the Phase I Property and this off-site PCA was considered sufficiently far enough away that the potential impact of the former dry cleaner was not considered to pose any risk to the Phase I Property, and as such, it was not considered to represent an APEC.

It should be noted that several off-site PCAs that were identified in the Phase I ESA, were situated 100 m or more away from the Phase I Property. These separation distances were considered sufficiently far enough away that these PCAs were not considered to represent APECs on the Phase I Property.

4. Prosperity Cleaners from 1990-1950 at 1232 Wellington Street West, approximately 70m east of the Phase I Property.

Rationale 4:

This off-site PCA was not considered to represent an APEC on the Phase I Property, based on the analytical results of the Phase II ESA conducted by DST in April of 2021. Refer to Rationale 1.

5. Retail Fuel Outlet (1930-1994) and Cleaners (1970-2006) at 1233 Wellington Street West, approximately 40m northeast of the Phase I Property.



Rationale 5:

These off-site PCAs were situated downgradient of the Phase I Property and as such, they were not considered to represent APECs on the Phase I Property. Refer to Rationale 1 to further support that these PCAs are not APECs on the Phase I Property.

6. Retail Fuel Outlet from 1900-1960 at 1249/1251 Wellington Street West, approximately 35 m northwest (or downgradient) of the Phase I Property.

Rationale 6:

This off-site PCA was situated downgradient of the Phase I Property and as such, it was not considered to represent an APEC on the Phase I Property. Refer to Rationale 1 to further support that this PCA is not an APEC on the Phase I Property.

7. Parker's Cleaners from 1960-1980 at 1264 Wellington Street West, approximately 50 m west of the Phase I Property.

Rationale 7:

This off-site PCA was not considered to represent an APEC on the Phase I Property, based on the analytical results of the Phase II ESA conducted by DST in April of 2021. Refer to Rationale 1.

Comment 2.13

As per the Phase 1 ESA recommendations please provide a designated substance survey (DSS) prior to any demolition activities in accordance with Ontario Regulation 490/09 under the Occupational Health and Safety Act.

Paterson Response 2.13

We acknowledge that a DSS is required, and one will be provided prior to any renovations of the existing building.



We trust this information satisfies your requirements.

Sincerely,

Paterson Group Inc.

Mandy Witteman, M.A.Sc., P.Eng.

Mark D'Arcy, P.Eng., QP_{ESA}



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