

**re:** **Geotechnical Response to City Comments**  
**Proposed Commercial Development**  
480 & 486 Citigate Drive – Ottawa, Ontario

**to:** RF Ottawa Limited Partnership– **Mr. Julian Nini** – [juliann@rosefellow.com](mailto:juliann@rosefellow.com)

**date:** October 10, 2023

**file:** PG6514-MEMO.02

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Further to your request and authorization, Paterson Group (Paterson) prepared the following memorandum to provide geotechnical responses to the City of Ottawa comments provided via letter (Application No. D07-12-23-0054) on June 9, 2023. The following memorandum should be read in conjunction with Paterson Group Report PG6514-1 Revision 2 dated October 10, 2023, Paterson Group Memorandum PG6514-MEMO.01 Revision 1 dated October 10, 2023, and Paterson Group Memorandum PG6514-MEMO.03 dated October 10, 2023.

## **Geotechnical Response to City Comments**

**Comment A11:** *Provide geotechnical sign-off on the latest revision of the grading plan.*

**Response:** Paterson reviewed the latest grading plans for the proposed commercial development at the subject site, from a geotechnical perspective. Based on our review, the proposed grading is generally acceptable from a geotechnical perspective. Details of our review and geotechnical recommendations can be found in Paterson Group Memorandum PG6514-MEMO.03 dated October 10, 2023.

**Comment A16:** *Pavement Structures: heavy duty concrete roadway design is not present in the submitted geotechnical report.*

**Response:** The pavement structure for heavy duty concrete roadway design is provided in Table 6, under section Subsection 5.6, in Paterson Group Report PG6514-1 Revision 2 dated October 10, 2023.

**Comment B1:** *Section 2.0 – Proposed Development: This section refers to one industrial building being proposed. Revise this description to reflect the current proposal for this site. Ensure the investigation performed is sufficient for the current proposal.*

**Response:** The proposed development section has been updated as noted in the above comment based on the latest conceptual plans received. Reference should be made to Section 2.0 in Paterson Group Report PG6514-1 Revision 2 dated October 10, 2023. The available borehole coverage is sufficient for the proposed development at the subject site.



**Comment B2:** *Section 5.1 – Geotechnical Assessment: Provide a schematic and identify where the grade raise restriction is applicable.*

**Response:** Paterson prepared a permissible grade raise (PGR) plan for the subject site to identify the areas where a PGR restriction will be applicable. Reference should be made to Drawing PG6514-2 – Permissible Grade Raise Plan attached to Paterson Group Report PG6514-1 Revision 2 dated October 10, 2023, for the grade raise restriction recommendations plan.

**Comment B3:** *Provide geotechnical sign-off on the latest revision of the Grading Plan.*

**Response:** Refer to our response to comment A11 above.

**Comment B4:** *The preamble for the memo references Paterson’s geotechnical report PH6514-1 Revision 1, dated March 8th, 2023. The geotechnical investigation submitted as part of this application is titled and dated: Report PG6514-1 dated January 11, 2023. Please provide the latest revision of the geotechnical investigation for this subject property or revise the reference in the Memo to reference the appropriate report.*

**Response:** The reference in the abovementioned memorandum has been revised to refer to the latest geotechnical investigation report. Reference should be made to Paterson Group Report PG6514-1 Revision 2 dated October 10, 2023, and Paterson Group Memorandum PG6514-MEMO.01 Revision 1 dated October 10, 2023, for the last revision of the above noted report and memorandum.

**Comment B5:** *The slope stability analysis was performed on the drawing titled: “Conceptual Grading and Site Servicing” prepared by Novatech, dated January 25/23. A considerably different grading plan, listed above, was submitted as part of this application. The slope stability analysis should be performed and reference the grading plan that was submitted as part of this application.*

**Response:** Reference should be made to Paterson Group Memorandum PG6514-MEMO.01 Revision 1 dated October 10, 2023. It should be noted that the above noted memo has been updated based on the most recent grading plan prepared by Novatech, dated October 6, 2023.

**Comment B6:** *A slope stability analysis and retaining wall design drawings are required for any retaining walls greater than 1.0m in height (for both the walls bordering the property, and the wall that bisects the loading bays).*



**Response:** Based on our review of the latest grading plans for the proposed development at the subject site, and following our conversations with Rosefellow, it is understood that retaining walls will be required at several locations along the property boundaries and within the subject property. It is further understood that several options for the retaining walls are being considered at this stage. Once the final conceptual design for the retaining walls is available, Paterson will review/complete the design of the retaining walls from a geotechnical perspective and will complete a slope stability analysis for the walls as per City Guidelines, during the detailed design stage of the project.

**Comment B7:** *A cross section where there is a slope & retaining wall on the western site boundary should be analyzed for stability (see inline image below). This cross-sectional analysis can be included as part of the retaining wall analysis.*

**Response:** Reference should be made to our response to comment B6. In addition, it should be noted that the retaining walls are addressed in Paterson Group Memorandum PG6514-MEMO.01 Revision 1 dated October 10, 2023. However, Paterson will review/complete a detailed design for the retaining walls along the property boundaries and within the property at a later stage.

We trust that the current submission meets your immediate requirements.

Best Regards,

**Paterson Group Inc.**

Yashar Ziaimehr, M.A.Sc.



Maha K. Saleh, P.Eng.

