

**re: Confirmation of Environmental Conditions
Proposed Mixed-Use Development
294 and 300 Tremblay Road –Ottawa**
to: TC United – Mr. Jonathan Parraga – j.parraga@tcudevcorp.com
date: August 1, 2023
file: PE4969-MEMO.01

Further to your request and authorization, Paterson Group (Paterson) has prepared the following memo to confirm that the previously completed Phase I- and Phase II- Environmental Site Assessments (ESAs) remain valid in support of the proposed mixed-use development at 294 and 300 Tremblay Road.

Background

A Phase I-ESA was conducted by Paterson in July of 2020 in general accordance with the Ontario Regulation (O.Reg.) 153/04, as amended. The Phase I-ESA identified the following 2 on-site potentially contaminating activities (PCAs) that resulted in areas of potential environmental concern (APECs) on the Phase I Property:

- PCA 52 – “Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems,” associated with former used-car storage and minor automobile repairs at 300 Tremblay Road (APEC 1).
- While not listed as a PCA in Table 2 of O.Reg. 153/04, the application of road salt for the safety of vehicular or pedestrian traffic under conditions of snow or ice, was identified as a PCA associated with the use of road salt for de-icing purposes on the asphaltic concrete paved parking lot of 294 and 300 Tremblay Road (APEC 2).

No off-site PCAs identified within the Phase I Study Area were considered to result in APECs on the Phase I Property.

Based on the identification of APECs on the Phase I Property, a Phase II-ESA was recommended and subsequently completed.

The initial Phase II-ESA field program was carried out in July of 2020 and consisted of drilling 3 boreholes, each completed with a groundwater monitoring well installation. The boreholes were placed to address the APECs identified in the Phase I ESA. Three test pits were subsequently excavated in November of 2021, to obtain additional information to support the filing of a record of site condition (RSC) and to further characterize the soil for off-site disposal purposes (in accordance with O.Reg. 406/19).



Based on the analytical test results, soil and groundwater at the Phase I and Phase II Property were in compliance with the MECP Table 3 standards, apart from elevated concentrations of electrical conductivity (EC) and sodium adsorption ratio (SAR) concentrations identified in the soil. However, in accordance with Section 49.1 of O.Reg. 153/04, the EC and SAR concentrations were deemed to meet the standards for the purpose of filing an RSC. It was recommended that excess soil be handled in accordance with O.Reg. 406/19.

An RSC was subsequently submitted to the Ministry of the Environment, Conservation and Parks (MECP) and was acknowledged and filed in the Environmental Site Registry on April 25, 2022 (RSC #231031).

Site Visit

Paterson completed a site visit on July 20, 2023, to observed the current conditions of the site and adjacent or neighbouring properties within the Phase I Study Area. The subject land remains unoccupied. Since the time of the RSC submission, the subject buildings have been demolished. Otherwise, no significant changes have been made to the subject land. As such, no PCAs or APECs are present on the subject land.

Property use within the Phase I Study Area has not changed since the time of the 2022 RSC submission. As such, there are no off-site PCAs considered to represent APECs on the subject land.

Conclusion

Given an RSC for the property was filed and acknowledged in the MECP ESR in April 2022, and no significant changes have been made to the subject site or adjacent and neighboring properties since this time, it is our opinion that the Phase I and Phase II-ESA reports are considered to remain valid and can be used in support of the proposed mixed-use development.





We trust that the current submission meets your immediate requirements. Should you have any questions or concerns, please contact the undersigned.

Best Regards,

Paterson Group Inc.

Samuel Berube, EIT

Karyn Munch, P.Eng, QP_{esa}

