



June 5, 2023

Ref. No.: 23-215-1

SINA
3030 Boul Le Carrefour, Suite 1200
Laval, Quebec
H7T 2P5

Attn: Mohamed El-Koury, ing.

RE: Phase I Environmental Site Assessment Update – 788 March Road, Ottawa, Ontario

Dear Mr. El-Koury:

Please accept this letter as Geofirma Engineering Ltd. report on the Phase I Environmental Site Assessment (ESA) Update, completed at 788 March Road, Ottawa, Ontario. This report has been prepared in response to your telephone and request of May 30, 2023, and email approval on the same day. The site location and layout is provided as Figures A.1 and A.2 in Attachment A.

1 INTRODUCTION AND BACKGROUND

The subject property is addressed as 788 March Road, in Ottawa, Ontario and is approximately 1.2 hectares in size. The property is currently owned by 10731854 Canada Inc. The site is currently vacant and consists of a mix of dense vegetation (trees and shrubs) as well as grassed areas and excavation area. Shirley's Brook is also located on the eastern boundary of the site.

For the purposes of this report, March Road is considered west of the site and Klondike Road is considered north of the site.

Geofirma has previously prepared the following reports for the subject property: "Phase One Environmental Site Assessment for 788 March Road, Ottawa, Ontario" dated July 2018 and "Geotechnical Investigation Report for 788 March Road, Kanata (Ottawa), Ontario" dated October 2020. The 2018 Phase One ESA did not identify any potentially contaminating activities or areas of potential concern and no further site characterization was recommended.

2 OBJECTIVES AND SCOPE

Geofirma was contacted to conduct a Phase I ESA Update, to assess current site conditions and re-affirm the 2018 Phase One ESA to support refinancing of the property. To meet this objective, the following tasks were conducted:

- Update air photo information available for the site since 2018 through online sources including Google Earth, City of Ottawa geoOttawa and ArcGIS;

- Site inspection to identify any significant changes to the property since the preparation of the 2018 Phase One ESA report;
- Interviews with a representative of the current landowner to get a history of the site since the 2018 Phase One ESA; and
- Preparation of a letter report describing the above tasks, and presenting environmental concerns and recommendations as required.

3 INFORMATION REVIEW

The subject property was reviewed on the City of Ottawa's mapping website (geoOttawa), which had aerial photos from 2019 and 2021. Google Earth had air photos available from 2018, 2021 and 2023. The subject property was a vacant and partially wooded plot of land at the southeast corner of Klondike Road and March Road in 2018-2020. The 2021 air photo showed excavation beginning on the site at the southern end of the property. The Google Earth air photo from May 2023 showed the site had undergone excavation since the time of the 2021 air photo. In 2023, the footprint of the proposed building had been excavated. There were two access driveways visible for the site, one along March Road at the southern end and one along Klondike Road. Remnants of tarps are also seen throughout the floor of the excavation. From the air photos available, it did not appear that fill had been deposited on the site except for gravel for the access roads and possibly for the bottom of the excavation. The majority of the activities on the site consisted of removal of soil which is evident by the large cut in the land elevation along March Road and the western edge of the excavation.

The surrounding land appears largely unchanged since the 2018 Phase One ESA with the exception of a residential housing complex now located to the immediate south of the site. This residential complex was built between 2019 and 2021.

No significant environmental concerns to the subject property were identified in the air photo review.

Air photos from 2018, 2021 and 2023 are provided in Attachment B.

4 SITE INSPECTION

An inspection of the property was conducted on May 31, 2023 by Geofirma personnel. The inspection included visual observations and photographic documentation of the land and surrounding area.

The site consisted of a mix of dense vegetation (trees and shrubs) as well as grassed areas and an excavated area. Shirley's Brook was also located on the eastern boundary of the site.

A large excavation was observed on the site in the area of the proposed building footprint. Two access roads were visible onto the property, one from March Road and one from Klondike Road. Both access roads appeared to contain imported gravel. The excavated construction area was surrounded with temporary metal construction fencing, limiting access to that area of the site. The excavation was generally flush with the landscape along the eastern edge of the building and Shirley's Brook. The western edge of the excavation was cut deep into the natural landscape as March Road is at a higher elevation than Shirley's Brook. Remnants of tarps were visible in the bottom of the excavation. Potential wooden survey markers were also visible in the bottom of the excavation and the bottom appeared smoothed and tamped flat in preparation of the building.

A large pile of soil was noted along the southern boundary of the site. This material appeared to consist of native silt and clay soil removed from the excavation on the site as it resembles the soil visible along the cut in the native landscape.

Wooded areas along Shirley's Brook had not been touched by construction activities and remained unchanged.

Selected photographs of the site inspection are included in Attachment C.

5 INTERVIEWS

Mr. Raphaël Esposito of Omnipex Real Estate Inc., a representative of the current owner, 10731854 Canada Inc. was interviewed on May 31, 2023 with respect to site conditions and activities since the time of the 2018 Phase One ESA report.

Mr. Esposito reported that the excavation was completed during the COVID-19 pandemic and spanned 2020-2021. He was unsure of the amount of soil that had been removed from the site. It was reported that no fill had been imported onto the site as they had decided to stop construction before they had completely finished the excavation. Nothing of environmental significance was reported during the excavation and no foreign materials were encountered. Mr. Esposito reported that no spills had occurred from any of the equipment used on the site during construction activities. Construction was halted due to financial reasons.

6 CONCLUSIONS AND RECOMMENDATIONS

The 2018 Phase One ESA may be relied upon by SINA with regards to historical site information, and site conditions for the property and surrounding land.

Based on the recent information review, site visit, interview and review of previous report for the subject property, the following conclusions and recommendations are provided:

- Since the 2018 Phase One ESA, a large excavation has been completed on the site in the area of the proposed building. One large fill pile is located on the site and the material appears to be native material from the excavation and not imported fill. This was confirmed by Mr. Esposito. The only fill observed on the site consists of gravel fill for access roads onto the site. A section of the site remains wooded greenspace along Shirley's Brook.
- The Phase I ESA update did not identify any new PCAs or APECs therefore no further site characterization is recommended at this time.

7 REFERENCES

Geofirma Engineering Ltd., 2018. Phase One Environmental Site Assessment, 788 March Road, Ottawa, Ontario, July 2018

Geofirma Engineering Ltd., 2020. Geotechnical Investigation Report (Rev 4), 788 March Road, Kanata (Ottawa), Ontario, October 2020.

8 CLOSURE

This report has been prepared for the exclusive use of SINA using a methodology for conducting a Phase I Environmental Site Assessment Update that is acceptable within the profession. It should be noted that the results of an investigation of this type should in no way be construed as a warranty that the site is free from any and all contamination from past or current practices.

Geofirma Engineering Ltd. has exercised professional judgment in collecting and analyzing the information and in formulating recommendations based on the results of the study. The evaluation and conclusions contained in the report have been prepared based on conditions in evidence at the time of the site investigation and based on information provided to Geofirma. Accordingly, Geofirma cannot accept responsibility for any deficiency, misstatement, or inaccuracy contained in this report as a result of misstatements, omissions, misrepresentations or fraudulent acts of persons providing information.

The mandate of Geofirma Engineering Ltd. is to perform the given tasks within the guidelines prescribed by the client and with the quality and due diligence expected within the profession. No other warranty or representation, expressed or implied, as to the accuracy of the information or recommendations is included or intended in this report.

Geofirma hereby disclaims any liability or responsibility to any person or party, other than the party to whom this report is addressed, for any loss, damage, expense, fines or penalties which may arise or result from the use of any information or recommendations contained in this report by any other party. Any use of this report constitutes acceptance of the limits of Geofirma's liability. Geofirma's liability extends only to its client and not to other parties who may obtain this report.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

Geofirma Engineering Ltd.



Angela D. Garrison
Project Technologist



Glen Briscoe, P. Eng.
Principal

Attach.

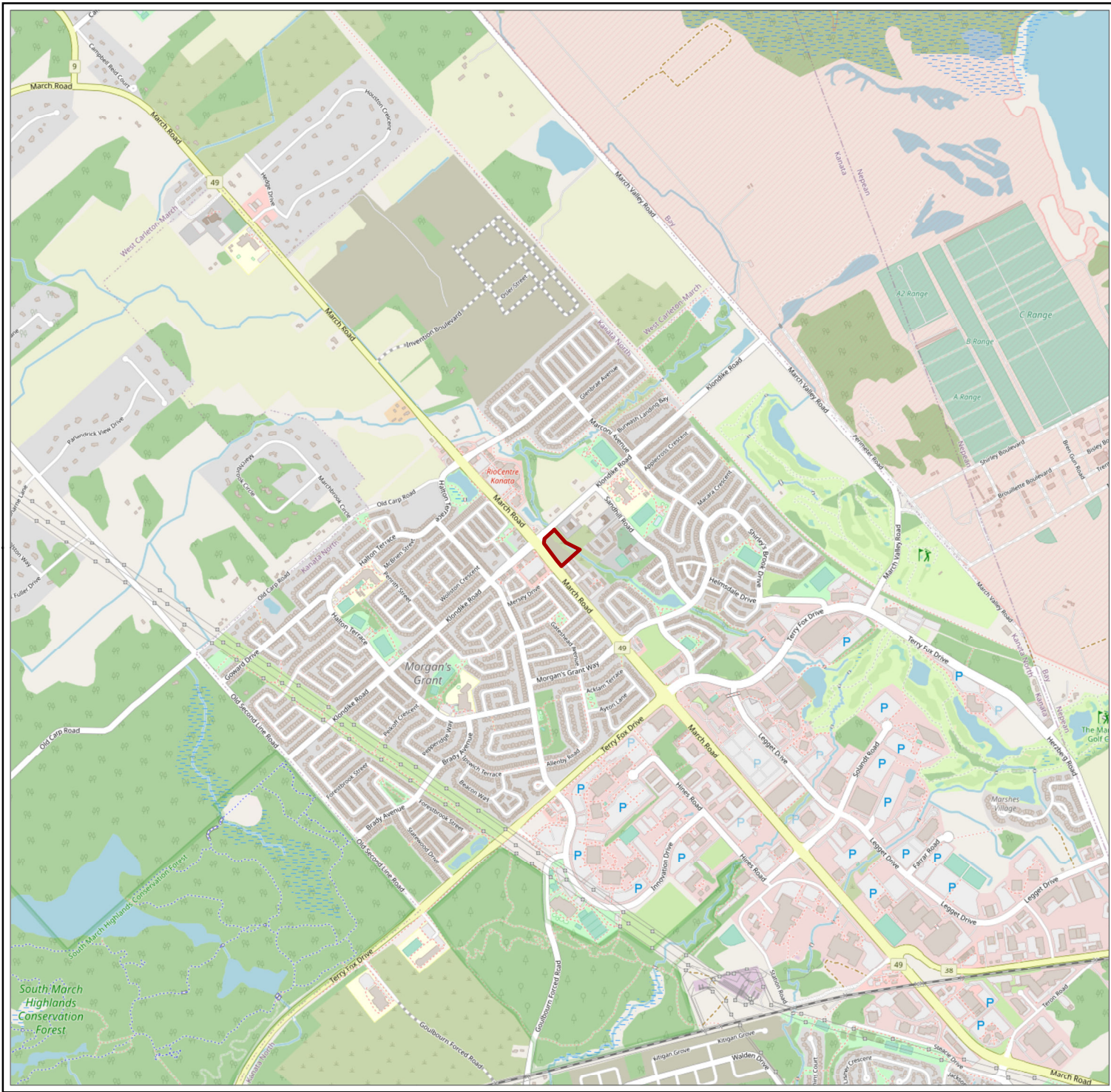
Doc. ID:	23-215-1_788 March Road_Phase I ESA Update_R0	
Revision Number:	0	Date: June 5, 2023
Prepared By:	Angela Garrison	
Reviewed By:	Glen Briscoe	

ATTACHMENT A


Figures

Figure A.1 Site Location

Figure A.2 Site Layout

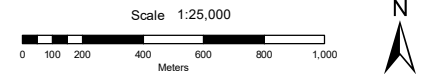


LEGEND

 788 March Road



**Figure A.1
Site Location**



Coordinate System: NAD 1983 UTM Zone 18N
 Service Layer Credits: © OpenStreetMap (and) contributors, CC-BY-SA
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

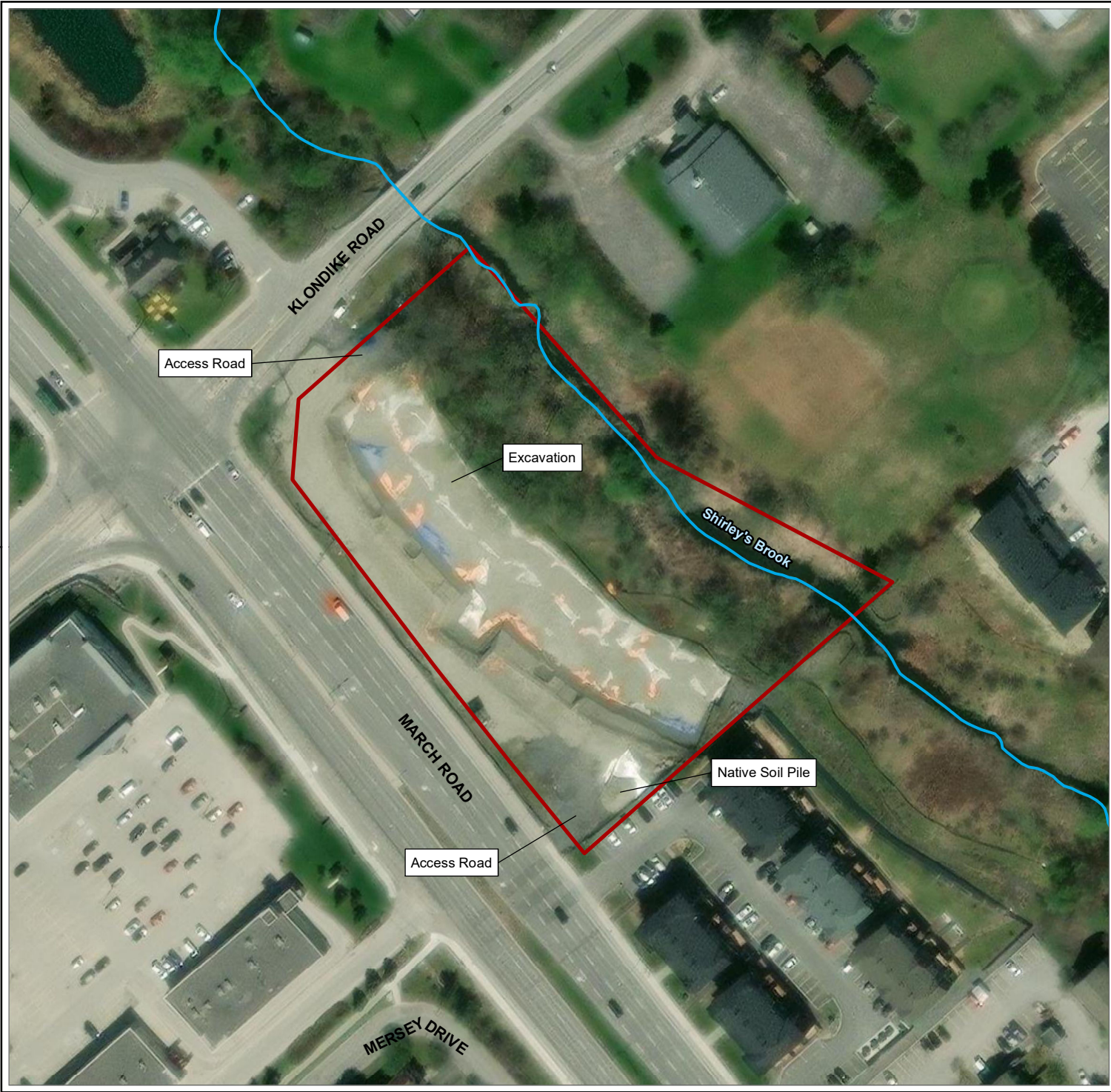
PROJECT No. 23-215-1

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 Update, 788 March Road, Ottawa, Ontario


DESIGN: ADG
 CAD/GIS: ADG
 CHECK: GDB
 REV: 0

DATE: 2023-05-31

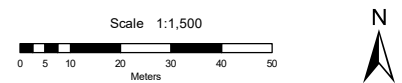




LEGEND

 788 March Road

**Figure A.2
Site Layout**



Coordinate System: NAD 1983 UTM Zone 18N
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PROJECT No. 23-215-1

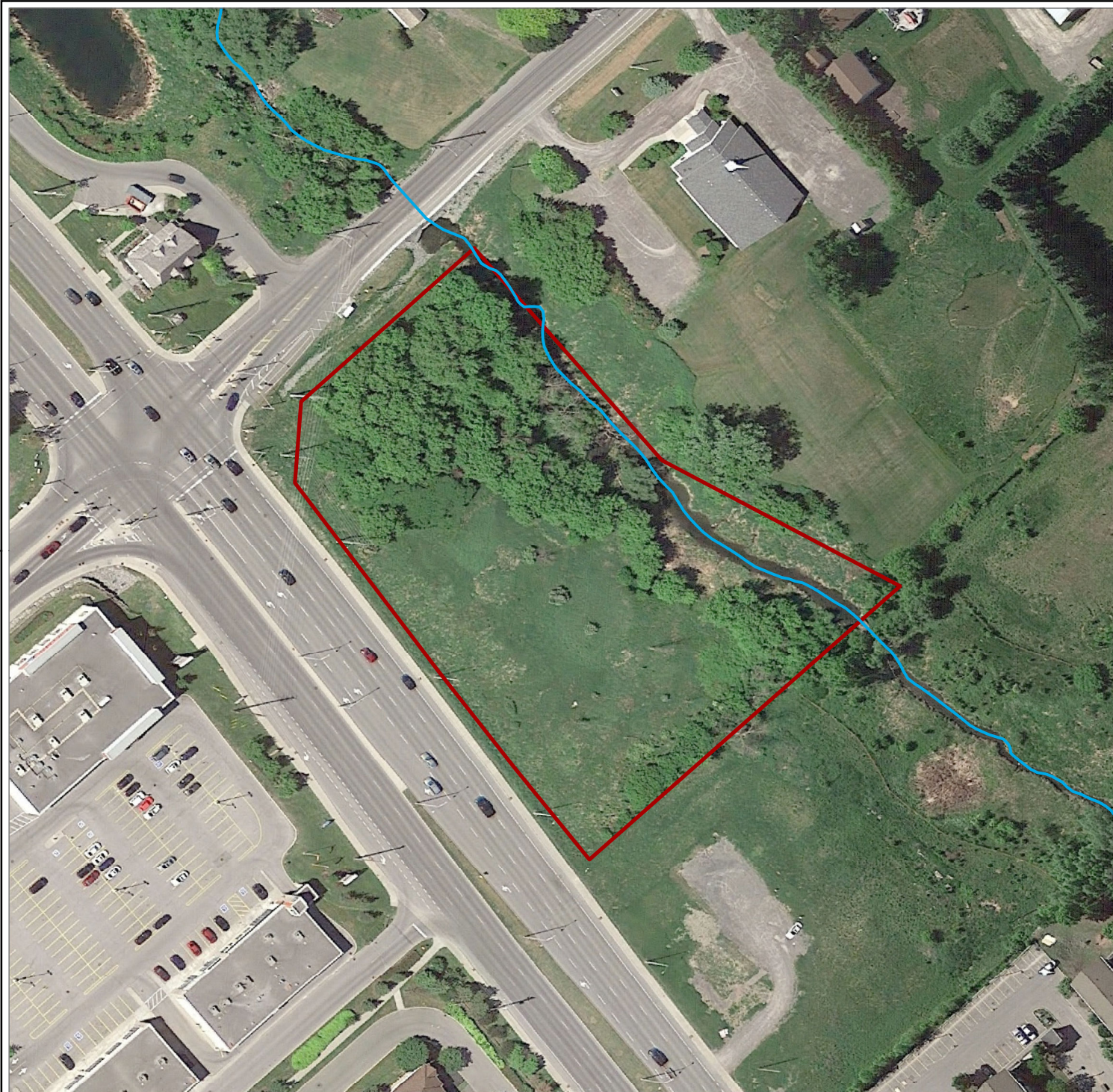
Phase I Environmental Site Assessment
Update, 788 March Road, Ottawa, Ontario

DESIGN: ADG
CAD/GIS: ADG
CHECK: GDB
REV: 0


DATE: 2023-06-01



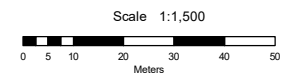
ATTACHMENT B
Aerial Photographs



LEGEND

 788 March Road

2018 Air Photo



Coordinate System: NAD 1983 UTM Zone 18N
Service Layer Credits: geohub Ontario, Google Earth 2018
air photo

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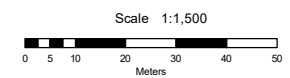




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 788 March Road

2021 Air Photo



Coordinate System: NAD 1983 UTM Zone 18N
Service Layer Credits: geohub Ontario, City of Ottawa,
geoOttawa 2021 air photo

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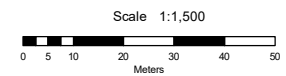




LEGEND

 788 March Road

2023 Air Photo



Coordinate System: NAD 1983 UTM Zone 18N
Service Layer Credits: geohub Ontario, Google Earth 2023
air photo

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DESIGN: ADG
CAD/GIS: ADG
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ATTACHMENT C

Site Photographs



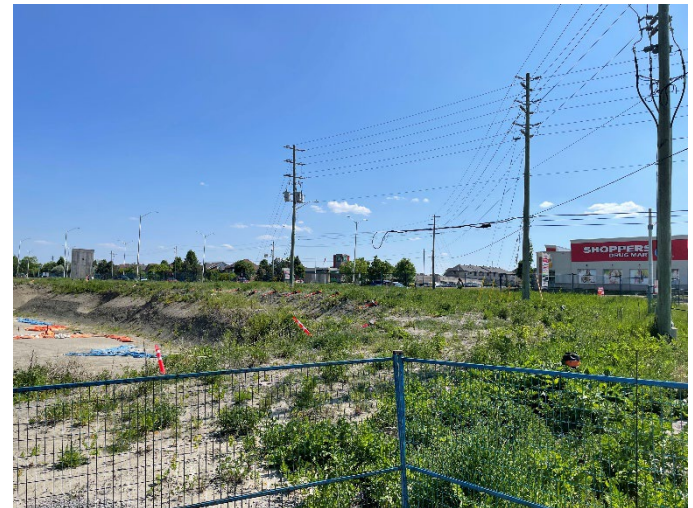
Looking east towards Shirley's Creek along the northern boundary



Looking at the northeast corner of the site from the access road along Klondike Road



Looking south across the site from the access road along Klondike Road at the excavation area



Looking west towards March Road, and the western boundary



Looking southeast across the site at a break in the fence along March Road



Looking east from the access road along March Road – note the large soil pile



Looking north along the western boundary of the site and gravelled access area



Close-up of the large soil pile along the southern boundary



Looking northwest across the site from the southern boundary at the excavation and elevation change



Looking north across the site from the southern boundary at the excavation area



Looking northeast across the site from the southern boundary at the excavation and wooded area remaining



Looking south at the break in the fencing at the access road along Klondike Road