



RE: **Soil & Groundwater Quality**
266 Park Street, Ottawa, Ontario

To: Concorde Properties – Mr. Jordan Tannis – jt@concorde-properties.ca

CC: Vincent Duquette – Vincent.Duquette@ottawa.ca

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Introduction

This memo has been prepared in response to comments made by the City of Ottawa's Planning Department regarding the authorized use of historical soil and groundwater data obtained from the adjacent properties to the southwest (257 and 261 Montreal Road) as part of a separate environmental investigation conducted by Paterson Group (Paterson) in 2008 and 2022.

Due to having been done for separate clients, these historical Phase II ESA reports could not be shared with City staff for review as part of the site plan application for 266 Park Street. As a result, City staff have issued a comment seeking an acknowledgement from Paterson Group that the soil and groundwater data obtained from these previous investigations meet the applicable site condition standards for the subject property.

Soil and Groundwater Conditions

In 2008, Paterson carried out a Phase II ESA for both the subject property (266 Park Street) and the adjacent properties to the southwest (257 and 261 Montreal Road). A total of five boreholes (BH1 to BH5) were drilled across the site, with BH5 being the only borehole drilled on 266 Park Street. It should be noted that none of the soil samples obtained from this borehole were submitted for laboratory analysis and no groundwater monitoring wells were installed in any of the aforementioned boreholes.

In 2022, Paterson carried out another Phase II ESA for the aforementioned properties to reconfirm the soil quality as well as to conduct groundwater testing, which had yet to be assessed. The subsurface investigation consisted of drilling seven boreholes (BH1-22 to BH7-22), with BH3-22 and BH7-22 being drilled on 266 Park Street. Based on the analytical test results, all contaminant parameter concentrations detected in the soil samples analyzed from BH3-22 and BH7-22 were in compliance with the selected MECP Table 7 Coarse-Grained Residential Standards. Furthermore, it should be noted that no groundwater contamination was identified in any of the monitoring wells sampled as part of the assessment.



Conclusion

Based on a review of the previous subsurface investigations completed, no contaminated soil or groundwater was identified on 266 Park Street.

We trust that this information satisfies your current requirements.

Best Regards,

Paterson Group Inc.



Nick Sullivan, B.Sc.



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

