



**Geotechnical Investigation
Proposed Residential Development
1108 Maisonneuve Street,
Ottawa, ON**

Client:

PulseSocieties Ltd.
135 Laurier Avenue West
Suite 100,
Ottawa, Ontario
K1P 5J2

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EXP Services Inc.

100-2650 Queensview Drive
Ottawa, Ontario K2B 8H6
t: +1.613.688.1899
f: +1.613.225.7337

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Appendix A: AGAT Laboratory Certificate of Analysis

Executive Summary

EXP Services Inc. (EXP) is pleased to present the results of the geotechnical investigation completed at 1108 Maisonneuve Street, Ottawa, Ontario, completed in support of site plan approval for a proposed residential development. Terms and conditions of this assignment were outlined in EXP Services Inc. (EXP) proposal number OTT-23014181-10 dated May 28, 2024. Authorization to proceed with this work was provided on June 6, 2024, by Pulse Societies Ltd via P.O. Number MSN-PO-100205-212. This report supersedes the geotechnical report submitted on December 19, 2024.

It is our understanding that the existing residence at the site is to be demolished to allow for the construction of a new apartment building. The architectural drawing set for the proposed development, dated September 19, 2024, and prepared by Lalande and Doyle Architects Inc. (L+D), indicates that the residence will be a four (4) storey structure with one basement level and have an approximate footprint area of 329 m². The finished floor elevation (FFE) of the basement is indicated as Elevation 62.38 m. The building will also include an elevator shaft and a mechanical room with a FFE of Elevation 60.81 m. No underside of footing (USF) elevations were available at the time of this report and it has been assumed that footings will be approximately at 0.6 m below the FFE elevations. Therefore, the USF elevation of footings below the basement slab are assumed to be at Elevation 61.8 m and the USF elevation of footings below the mechanical room/elevator shaft are assumed to be at Elevation 60.2 m. The development will also include new surface parking spaces and an access laneway to the south and to the west of the proposed building, respectively.

The EXP grading plan, drawing C200, dated October 4, 2024, indicates a proposed grade raise of up to 0.36 m. A grade raise of 0.97 m is also proposed at the northern extent of the property where an existing ditch is being infilled to match the surrounding grade. The drawing also indicates that a retaining wall is being proposed inside the western property line as well as inside the western half of the southern property line. The retaining wall is proposed to extend approximately 0.5 m above the grade of the surrounding properties.

The EXP site servicing plan, drawing C100, dated October 4, 2024, indicates that a new watermain and sanitary sewer will run from the existing services running along Maisonneuve Avenue to the northern extent of the proposed building. The drawing indicates that the invert elevations of the underground services will be as deep as Elevation 61.32 m.

A Phase One Environmental Site Assessment (ESA) was also completed by EXP concurrently with the geotechnical investigation and the result of this assessment is reported in a separate document.

The fieldwork for this investigation was undertaken on July 5, 2024, and consists of the drilling of four (4) boreholes (Borehole Nos. 1 to 4) advanced to auger refusal and termination depths ranging from 2.9 m to 6.9 m below the existing ground surface. The fieldwork was supervised on a full-time basis by a representative from EXP.

The borehole information indicates that the subsurface conditions within the site consist of surficial asphaltic concrete, topsoil and fill underlain by a deposit of a non-plastic loose silt which extends to 1.8 m to 2.6 m depths (Elevation 62.2 m to Elevation 61.3 m). The silt is underlain by silty clay extending to 2.4 to 3.0 m depths (Elevation 61.6 m to Elevation 60.9 m) and in turn underlain by glacial till. Refusal to augers occurred at 5.6 to 6.9 m depths (Elevation 58.3 m to Elevation 57.1 m). The auger refusal may indicate cobbles or boulders within the glacial till or the bedrock surface. The groundwater level was measured at 2.9 m and 3.1 m depths (Elevation 61.3 m and Elevation 60.9 m) below the existing ground surface in the piezometers in Borehole Nos. 1 and 3, respectively, measured 8 days following completion of drilling.

Provided that the footings are placed on the native silty clay or glacial till then Table 4.1.8.4.A of the 2012 Ontario Building Code (OBC) as amended January 1, 2022, indicates that the site classification for seismic response is estimated to be Class C. A review of the subsurface soils encountered at the boreholes indicates that there is no liquefaction potential of the soils at the site during a seismic event.

The EXP grading plan, drawing C200, dated October 4, 2024, indicates a proposed grade raise of up to 0.36 m is proposed as well as a localized grade raise of 0.97 m at the northern extent of the property where an existing ditch is being infilled to match the surrounding grade. A grade raise of up to 0.5 m is considered to be acceptable as is the localized grade raise of up to 1.0 m at the existing ditch location.

Footings founded on the native brown or grey silty clay or on an engineered fill pad founded on native silty clay may be designed for a bearing capacity at serviceability limit state (SLS) of 100 kPa and factored geotechnical resistance at ultimate limit state (ULS) of 150 kPa. Footings founded on the glacial till, encountered at 2.4 m to 3.0 m depth (Elevation 61.6 m to Elevation 60.9 m) or on an engineered fill pad founded on glacial till may be designed for a bearing capacity at serviceability limit state (SLS) of 150 kPa and factored geotechnical resistance at ultimate limit state (ULS) of 225 kPa. The existing topsoil, fill or silt are not considered as a suitable founding medium for the footings and where present should be removed. The total and differential settlements of well designed and constructed footings placed in accordance with the above recommendations are expected to be less than 25 mm and 19 mm respectively. The SLS and factored ULS values are valid provided the site grade raise discussed in Section 7 is respected.

The retaining wall may be supported by strip footings up to 3.0 m width founded on the native brown or grey silty clay or on an engineered fill pad founded on native silty clay may be designed for a bearing capacity at serviceability limit state (SLS) of 100 kPa and factored geotechnical resistance at ultimate limit state (ULS) of 150 kPa.

Footings founded in soils at different elevations should be located such that the higher footings are set below a line drawn up at 10 horizontal to 7 vertical (10H:7V) from the near edge of the lower footing, as shown below. This concept should also be applied to service excavation, etc. to ensure that undermining is not a problem.

The floor slab for the proposed residence may be designed as a slab-on-grade. It is recommended that perimeter and underfloor drainage systems should be provided. The floor slab for the elevator pit and mechanical room should be designed as a watertight structure.

Excavation for the construction of footings and the installation of underground services are anticipated to extend to a maximum depth of Elevation 60.2 m. The excavations will extend through the topsoil, fill and silt into the native silty clay and glacial till. The excavations are anticipated to be near or below the groundwater level for the excavations of footings for the basement and underground services and below the groundwater table for the excavation of the elevator pit and mechanical room.

The excavation within the subsurface soils should comply with the most recent Occupational Health and Safety Act (OHSA), Ontario Regulations 213/91 (August 1, 1991).

It is anticipated that the majority of the material required for backfilling purposes for the proposed building would have to be imported and should preferably conform OPSS 1010 Granular B Type II. Trench backfill and parking lot/access laneway subgrade fill should consist of OPSS 1010 Granular B Type I or OPSS 1010 Select Subgrade Material (SSM).

The results of the resistivity tests indicate that soil is mildly corrosive to corrosive to bare steel as per the National Association of Corrosion Engineers (NACE) guidelines. Appropriate measures should be taken to protect the buried bare steel from corrosion.

Pavement structure for the proposed parking lot and access laneway should consist of 65 mm thick asphaltic concrete, 150 mm thick OPSS Granular A base and 450 mm thick OPSS Granular B Type II subbase.

The silty clay is considered to have a medium potential for soil volume change based on a modified plasticity index value of 31 percent. The 2017 City of Ottawa Tree Planting Guidelines should be consulted for the full requirements to reducing the setback of trees planted at the site.

The above and other related considerations are discussed in greater detail in the main body of this report.

1. Introduction

EXP Services Inc. (EXP) is pleased to present the results of the geotechnical investigation completed at 1108 Maisonneuve Street, Ottawa, Ontario, completed in support of site plan approval for a proposed residential development. Terms and conditions of this assignment were outlined in EXP Services Inc. (EXP) proposal number OTT-23014181-I0 dated May 28, 2024. Authorization to proceed with this work was provided on June 6, 2024, by Pulse Societies Ltd via P.O. Number MSN-PO-100205-212. This report supersedes the geotechnical report submitted on December 19, 2024.

It is our understanding that the existing residence at the site is to be demolished to allow for the construction of a new apartment building. The architectural drawing set for the proposed development, dated September 19, 2024, and prepared by Lalande and Doyle Architects Inc. (L+D), indicates that the residence will be a four (4) storey structure with one basement level and have an approximate footprint area of 329 m². The finished floor elevation (FFE) of the basement is indicated as Elevation 62.38 m. The building will also include an elevator shaft and a mechanical room with a FFE of Elevation 60.81 m. No underside of footing (USF) elevations were available at the time of this report and it has been assumed that footings will be approximately at 0.6 m below the FFE elevations. Therefore, the USF elevation of footings below the basement slab are assumed to be at Elevation 61.8 m and the USF elevation of footings below the mechanical room/elevator shaft are assumed to be at Elevation 60.2 m. The development will also include new surface parking spaces and an access laneway to the south and to the west of the proposed building, respectively.

The EXP grading plan, drawing C200, dated October 4, 2024, indicates a proposed grade raise of up to 0.36 m. A grade raise of 0.97 m is also proposed at the northern extent of the property where an existing ditch is being infilled to match the surrounding grade. The drawing also indicates that a retaining wall is being proposed inside the western property line as well as inside the western half of the southern property line. The retaining wall is proposed to extend approximately 0.5 m above the grade of the surrounding properties.

The EXP site servicing plan, drawing C100, dated October 4, 2024, indicates that a new watermain and sanitary sewer will run from the existing services running along Maisonneuve Avenue to the northern extent of the proposed building. The drawing indicates that the invert elevations of the underground services will be as deep as Elevation 61.32 m.

A Phase One Environmental Site Assessment (ESA) was also completed by EXP concurrently with the geotechnical investigation and the result of this assessment is reported in a separate document.

The geotechnical investigation was undertaken to:

- a) Establish the subsurface soil and groundwater conditions at four (4) borehole locations;
- b) Classify the site for seismic site response in accordance with the requirements of the 2012 Ontario Building Code (as amended January 1, 2022) and assess the potential for liquefaction of the subsurface soils during a seismic event;
- c) Comment on grade-raise restrictions ;
- d) Make recommendations regarding the most suitable type of foundations, founding depth and bearing pressure at serviceability limit state (SLS) and factored geotechnical resistance at ultimate limit state (ULS) of the founding strata and comment on the anticipated total and differential settlements of the recommended foundation type;
- e) Discuss slab on grade construction and drainage;
- f) Provide lateral earth pressure parameters (for static and seismic conditions) for the subsurface (basement) walls;
- g) Discuss backfilling requirements and assessment of the suitability of on-site soils for backfilling purposes;
- h) Pipe bedding requirements for the proposed underground services;
- i) Comment on excavation conditions and de-watering requirements during construction;
- j) Provide pavement structure for the proposed access laneway and surface parking; and

- k) Comment on the corrosion potential of subsurface soils buried concrete and steel structures/members.

The comments and recommendations given in this report are based on the assumption that the above-described design concepts will proceed into construction. If changes are made either in the design phase or during construction, this office must be retained to review these modifications. The result of this review may be a modification of our recommendations, or it may require additional field or laboratory work to check whether the changes are acceptable from a geotechnical viewpoint.

2. Site Description

The site is located at 1108 Maisonneuve Street, located between St. Joseph Boulevard and Rocque Street. The site is rectangular in shape and has a total area of approximately 890 m². A site location plan is provided as Figure 1.

The site is currently occupied by a single storey, multi-tenant building with a finished basement. The building is brick and stone clad and has a concrete block foundation. A driveway is present to the north of the building and the backyard is grass covered.

The ground surface is generally flat with elevations at the borehole locations ranging from Elevation 64.19 m to Elevation 63.92 m.

3. Geology of the Site

3.1 Surficial Geology

The surficial geology was reviewed via the Google Earth applications published by the Ontario Ministry of Energy, Northern Development and Mines available via www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth/surficial-geology and was last modified on May 23, 2017. The map indicates that beneath any fill the site is underlain by fine-textured glaciolacustrine deposits consisting of silt and silty clay and minor sand and gravel. The surficial deposits are shown in Image 1 below.

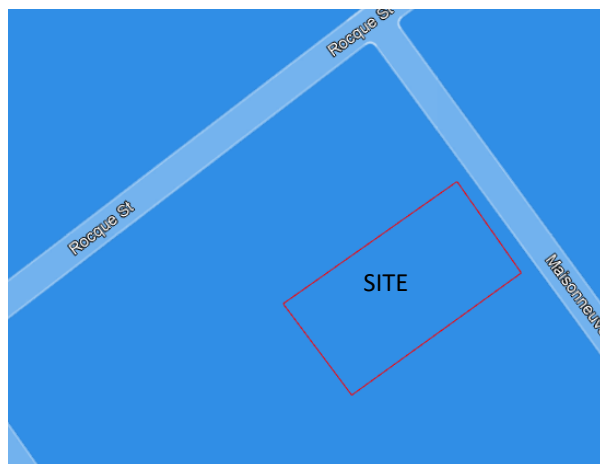


Fine-textured glaciolacustrine deposits:
silt and silty clay, minor sand and gravel

Image 1 – Surficial Geology

3.2 Bedrock Geology

The bedrock geology was reviewed via the Google Earth applications published by the Ontario Ministry of Energy, Northern Development and Mines available via <http://www.geologyontario.mndm.gov.on.ca/mines/data/google/MRD219/geology/doc.kml> and publish in 2007. The map indicates dolostone and minor shale and sandstone of the Oxford Formation.



Dolostone and minor shale and sandstone of
the Oxford Formation

Image 2 – Bedrock Geology

4. Procedure

4.1 Fieldwork

The fieldwork for this investigation was undertaken on July 5, 2024, and consists of the drilling of four (4) boreholes (Borehole Nos. 1 to 4) advanced to auger refusal and termination depths ranging from 2.9 m to 6.9 m below the existing ground surface. The fieldwork was supervised on a full-time basis by a representative from EXP.

The locations and geodetic elevations of the boreholes were established by a survey crew from EXP and are shown on the borehole location plan, Figure 2. Prior to drilling, the locations of the boreholes were cleared of any public and private underground services by a subcontractor retained by EXP.

The boreholes were drilled using a CME-55 track mounted drill rig equipped with continuous flight hollow stem augers. Standard penetration tests (SPTs) were performed in the boreholes at 0.75 m to 1.5 m depth intervals with soil samples retrieved by the split-barrel sampler. A Dynamic Cone Penetration Test (DCPT) was conducted adjacent to Borehole No. 1 from 1.5 m to the cone refusal depth of 6.1 m below existing grade. The results of Borehole No. 1 and the DCPT test have been combined to form one borehole log. The undrained shear strengths of the cohesive soils were measured by conducting penetrometer and in-situ shear vane tests. The subsurface soil conditions in each borehole were logged with each soil sample placed in a labelled plastic bag.

Nineteen (19) mm piezometers with screened sections were installed in selected boreholes for long-term monitoring of the groundwater. The piezometers were installed in accordance with EXP standard practice, and the installation configuration is documented on the respective borehole logs. The boreholes were backfilled upon completion of the field work and the installation of the piezometers.

4.2 Laboratory Testing Program

Upon completion of the borehole fieldwork, the soil samples were transported to the EXP Ottawa laboratory. The soil samples were visually examined in the laboratory by a geotechnical engineer. The soil samples were classified in accordance with the Unified Soil Classification System (USCS) and the modified Burmister System (as per the 2006 Fourth Edition Canadian Foundation Engineering Manual (CFEM)).

A summary of the soil sample laboratory testing program is shown in Table I.

Table I: Summary of Laboratory Testing Program

| Type of Test | Number of Tests Completed |
|---|---------------------------|
| Moisture Content Determination | 38 |
| Unit Weight Determination | 2 |
| Grain Size Analysis | 3 |
| Atterberg Limits | 2 |
| Corrosion Analysis (pH, sulphate, chloride and resistivity) | 2 |

5. Subsurface Conditions and Groundwater Levels

A detailed description of the subsurface conditions and groundwater levels from this geotechnical investigation are given on the attached Borehole Logs, Figure Nos. 3 to 6 inclusive. The borehole logs and related information depict subsurface conditions only at the specific locations and times indicated. Subsurface conditions and water levels at other locations may differ from conditions at the locations where sampling was conducted. The passage of time also may result in changes in the conditions interpreted to exist at the locations where sampling was conducted.

Boreholes were drilled to provide representation of subsurface conditions as part of a geotechnical exploration program. Reference should be made to the Phase I ESA for the environmental aspects of the project.

It should be noted that the soil boundaries indicated on the borehole logs are inferred from non-continuous sampling and observations during drilling operations. These boundaries are intended to reflect approximate transition zones for the purpose of geotechnical design and should not be interpreted as exact planes of geological change. The “Note on Sample Descriptions” preceding the borehole logs form an integral part of this report and should be read in conjunction with this report.

A review of the borehole logs indicates the following subsurface conditions with depth and groundwater levels.

5.1 Topsoil

A 100 mm to 200 mm thick surficial topsoil layer was encountered in Borehole Nos. 1 to 3.

5.2 Asphaltic Concrete

A 50 mm thick asphaltic concrete layer was encountered in Borehole No.4.

5.3 Fill

A layer of fill was encountered underlying the topsoil or asphaltic concrete in all of the borehole and consists of silty clay with rootlets and organics. This fill extends to 0.7 m to 1.4 m depths (Elevation 63.5 m to Elevation 62.5 m). The standard penetration test (SPT) N-values of the fill range from 3 to 12 indicating a very loose to compact state. The natural moisture content of the fill ranges from 8 percent to 29 percent.

5.4 Silt

A deposit of a non-plastic silt with clay and sand, and containing organics, was contacted beneath the fill in Borehole Nos. 1 to 3. This silt deposit extends to 1.8 m to 2.6 m depths (Elevation 62.2 m to Elevation 61.3 m). The standard penetration test (SPT) N-values of the silt range from 2 to 13 indicating the silt was in a very loose to compact state. The moisture content of the silt ranges from 20 percent to 59 percent.

The results from the grain-size analysis and Atterberg limits conducted on one (1) sample is summarized in Table II. The grain-size distribution curve is shown in Figure 7. The Atterberg Limit determination chart is shown in Figure 7a.

Table II: Summary of Results from Grain-Size Analysis and Atterberg Limit Determination Silt Sample

| Borehole No. (BH) – Sample No. (SS) | Depth (m) | Grain-Size Analysis (%) | | | | Atterberg Limits (%) | | | Soil Classification (USCS) |
|-------------------------------------|-----------|-------------------------|------|------|------|----------------------|---------------|------------------|-----------------------------|
| | | Gravel | Sand | Silt | Clay | Liquid Limit | Plastic Limit | Plasticity Index | |
| BH3 - SS3 | 1.5 - 1.8 | 0 | 20 | 69 | 10 | Non-plastic | | | Silt (ML), Sandy, Some Clay |

Based on a review of the results of the grain-size analysis, the soil may be classified as a non-plastic silt (ML), sandy, some clay, in accordance with the USCS.

5.5 Silty Clay

The fill in Borehole No. 1 and the silt in Borehole Nos. 2 to 4 are underlain by silty clay. The silty clay extends to 2.4 m to 3.0 m depths (Elevation 61.6 m to Elevation 60.9 m) below the existing grade. The undrained shear strength of the silty clay ranges from 135 kPa to 168 kPa indicating a very stiff consistency. The natural moisture contents of the silty clay range from 18 percent to 42 percent. A unit weight was 20.6 kN/m³.

The results from the grain-size analysis and Atterberg limit determination conducted on one (1) sample of the silty clay are summarized in Table III. The grain-size distribution curve is shown in Figure 8. The Atterberg Limit determination chart is shown in Figure 8a.

| Table III: Summary of Results from Grain-Size Analysis and Atterberg Limit Determination Silty Clay Sample | | | | | | | | | |
|---|--------------|-------------------------|------|------|------|----------------------|------------------|---------------------|--|
| Borehole No. (BH) – Sample No. (SS) | Depth (m) | Grain-Size Analysis (%) | | | | Atterberg Limits (%) | | | Soil Classification (USCS) |
| | | Gravel | Sand | Silt | Clay | Liquid Limit | Plastic Limit | Plasticity Index | |
| BH1- SS3 | 2.3 - 2.9 | 0 | 9 | 30 | 61 | 52 | 18 | 34 | Silty Clay of High Plasticity (CH), trace sand |

Based on a review of the results of the grain-size analysis and Atterberg limits, the soil may be classified as a silty clay of high plasticity (CH) with trace sand in accordance with the Unified Soil Classification System (USCS).

5.6 Glacial Till

The silty clay in all the boreholes is underlain by a glacial till, contacted at 2.4 m to 3.0 m depths (Elevation 61.6 m to Elevation 60.9 m). Borehole No. 4 terminated in the glacial till layer at 2.9 m depth (Elevation 61.2 m). The glacial till contains varying amounts of gravel, sand, silt and clay within the soil matrix as well as cobbles and boulders. It is in a loose to dense state as indicated by the standard penetration test (SPT) N-values ranging from 6 to 48. Higher N values with low sampler penetration such as a N equal to 50 for 50 mm sampler penetration into the glacial till are likely a result of the split spoon sampler making contact with a cobble or boulder within the glacial till or the bedrock surface. The moisture content of the glacial till range from is 5 percent to 32 percent.

The results from the grain-size analysis conducted on one (1) sample of the glacial till are summarized in Table IV. The grain-size distribution curve is shown in Figure No. 9.

| Table IV: Summary of Results from Grain-Size Analysis- Glacial Till Samples | | | | | | |
|---|-----------|-------------------------|------|------|------|---------------------------------------|
| Borehole No. (BH)– Sample No. (SS) | Depth (m) | Grain-Size Analysis (%) | | | | Soil Classification (USCS) |
| | | Gravel | Sand | Silt | Clay | |
| BH3 - SS6 | 3.8 - 4.4 | 39 | 31 | 26 | 3 | Gravel (GM), Sandy, Silty, Trace Clay |

Based on a review of the results of the grain-size analysis, the glacial till may be classified as a gravel (GM), sandy, silty with trace clay in accordance with the USCS. The glacial till contains cobbles and boulders.

5.7 Auger Refusal and Bedrock

Refusal to augers was met in Borehole Nos. 1 to 3 at 5.6 m to 6.9 m depths (Elevation 58.3 m to Elevation 57.1 m). The auger refusal may indicate the bedrock surface or cobbles or boulders within the glacial till.

5.8 Groundwater Level Measurements

The groundwater level measurement taken in the piezometers are shown in Table V.

| Table V: Summary of Groundwater Level Measurements | | | | |
|--|------------------------------|--|-------------------|---|
| Borehole (BH) | Ground Surface Elevation (m) | Date of Measurement (Elapsed Time in Days from Date of Installation) | Screened Material | Groundwater Depth Below Ground Surface (Elevation), m |
| BH1 | 64.19 | June 10, 2024 (7 Days) | Glacial Till | 2.9 (61.3) |
| BH3 | 64.00 | June 10, 2024 (7 Days) | Glacial Till | 3.1 (60.9) |

The groundwater level was measured at 2.9 m and 3.1 m depths (Elevation 61.3 m and Elevation 60.9 m) below the existing ground surface in the piezometers in Borehole Nos. 1 and 3, respectively.

Water levels were determined in the boreholes and in the piezometers at the times and under the conditions noted above. Note that fluctuations in the level of groundwater may occur due to a seasonal variation such as precipitation, snowmelt, rainfall activities, and other factors not evident at the time of measurement and therefore may be at a higher level during wet weather periods.

6. Site Classification for Seismic Site Response and Liquefaction Potential of Soils

6.1 Site Classification for Seismic Site Response

The borehole information indicates that the subsurface conditions within the site consist of surficial topsoil and fill underlain by native silt, silty clay and glacial till. Refusal to augers was met in Borehole Nos. 1 to 3 at 5.6 m to 6.1 m depths (Elevation 58.3 m and Elevation 57.1 m), respectively. The auger refusal may indicate the bedrock surface or cobbles or boulders within the glacial till.

Provided that the footings are placed on the native silty clay or glacial till then Table 4.1.8.4.A of the 2012 Ontario Building Code (OBC) as amended January 1, 2022, indicates that the site classification for seismic response is estimated to be **Class C**.

6.2 Liquefaction Potential of Soils

A review of the subsurface soils encountered at the boreholes indicates that there is no liquefaction potential of the soils at the site during a seismic event.

7. Grade Raise Restrictions

The EXP grading plan, drawing C200, dated October 4, 2024, indicates a proposed grade raise of up to 0.36 m is proposed as well as a localized grade raise of 0.97 m at the northern extent of the property where an existing ditch is being infilled to match the surrounding grade.

A grade raise of up to 0.5 m is considered to be acceptable as is the localized grade raise of up to 1.0 m at the existing ditch location.

8. Site Grading

It is understood that the existing structure will be demolished and removed off site to allow for the construction of the new building.

Site grading within the **proposed building footprint area** should consist of the removal of all existing fill, topsoil and organic stained soils and loose native silt down to the native undisturbed native silty clay or glacial till and should be examined by a geotechnician. Any loose/soft areas identified during the overburden subgrade examination should be excavated, removed and replaced with Ontario Provincial Standard Specification (OPSS) Granular B Type II material compacted to 98 percent standard Proctor maximum dry density (SPMDD). Once the subgrade has been approved, the grades may be raised to the design underside footing and floor slab elevation by the construction of an engineered fill pad constructed in accordance with Section 9 of this report.

Site grading within the footprint of the **new parking lot and access laneway** should consist of the removal of the surficial topsoil and organic stained soils and proofrolling the exposed soil with a heavy vibratory roller the presence of a geotechnician. Any loose/soft areas identified during the proofrolling process should be excavated, removed and replaced with Ontario Provincial Standard Specification (OPSS) Granular B Type II or OPSS Select Subgrade Material (SSM) compacted to 95 percent standard Proctor maximum dry density (SPMDD).

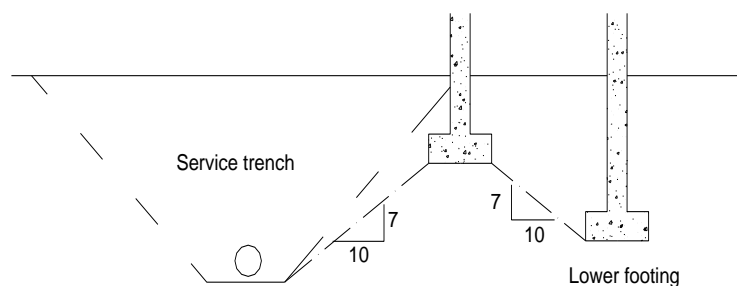
9. Foundation Considerations

Based on the FFE provided L+D in the architectural drawings, the USF elevation of footings below the basement slab have been assumed to be at Elevation 61.8 m and the USF elevation of footings below the mechanical room/elevator shaft have been assumed to be Elevation 60.2 m.

Based on a review of the borehole logs, at Elevation 61.8 m, brown silty clay is present in Borehole Nos. 3 and grey silty clay is present in Borehole Nos. 1 and 4. In Borehole Nos. 2 loose silt is present until 2.6 m (Elevation 61.3 m) and contains contain organics. At the founding depth of the mechanical room and elevator pit, Elevation 60.2 m, glacial till is present in all the boreholes. The existing topsoil, fill or silt are not considered as a suitable founding medium for the footings and where present should be removed with footing founded on either the silty clay, glacial till or on engineering fill itself founded on either the silty clay or glacial till.

Footings founded on the native brown or grey silty clay or on an engineered fill pad founded on native silty clay may be designed for a bearing capacity at serviceability limit state (SLS) of 100 kPa and factored geotechnical resistance at ultimate limit state (ULS) of 150 kPa. Footings founded on the glacial till, encountered at 2.4 m to 3.0 m depth (Elevation 61.6 m to Elevation 60.9 m) or on an engineered fill pad founded on glacial till may be designed for a bearing capacity at serviceability limit state (SLS) of 150 kPa and factored geotechnical resistance at ultimate limit state (ULS) of 225 kPa. The total and differential settlements of well designed and constructed footings placed in accordance with the above recommendations are expected to be less than 25 mm and 19 mm respectively. The SLS and factored ULS values are valid provided the site grade raise discussed in Section 7 is respected.

Footings founded in soils at different elevations should be located such that the higher footings are set below a line drawn up at 10 horizontal to 7 vertical (10H:7V) from the near edge of the lower footing, as shown below. This concept should also be applied to service excavation, etc. to ensure that undermining is not a problem.



FOOTINGS NEAR SERVICE TRENCHES OR AT DIFFERENT ELEVATIONS

All footing beds should be examined by a geotechnical engineer to ensure that the founding surfaces are capable of supporting the design bearing pressure at SLS and that the footing beds have been properly prepared.

Since the native silty clay is susceptible to disturbance due to the effects of weather and construction traffic, it is recommended that the approved native subgrade be covered within the same day of approval with 50 mm thick concrete mud slab.

Once the native subgrade has been approved the grade may be raised to the design underside footing and floor slab elevation by the construction of an engineered fill pad. The excavation for the removal of fill, topsoil and silt containing organics should extend to a sufficient distance beyond the limits of the proposed structure to accommodate a 1.0 m wide horizontal bench of engineered fill that extends beyond the perimeter of the proposed building on all sides, which should thereafter be sloped at an inclination of 1H to 1V down to the approved subgrade. The engineered fill should consist of OPSS Granular B Type II that is placed in 300 mm thick lifts and each lift compacted to 100 percent SPMDD. The placement and compaction of the engineered fill can in this way be undertaken to the founding level of the footings. From the footing level to the underside of the floor slab,

each lift should consist of Granular B Type II or an approved material and should be compacted to 98 percent of SPMDD. The engineered fill should be placed under the full-time supervision of a geotechnician working under the direction of a geotechnical engineer. In-place density tests should be undertaken on each lift of the engineered fill to ensure that it is properly compacted prior to placement of subsequent lift.

A minimum of 1.5 m of earth cover should be provided to the footings to protect them from damage due to frost penetration. The frost cover should be increased to 2.1 m for unheated structures if snow will not be removed from their vicinity. If snow will be removed from the vicinity of the unheated structures, the frost cover should be increased to 2.4 m. Rigid insulation thermally equivalent to the required soil cover may be used instead of the soil cover. Alternatively, a combination of rigid insulation and soil cover may be used to achieve the required frost protection for the footings.

The recommended factored geotechnical resistance at ULS and bearing pressure at SLS have been calculated by EXP from the borehole information for the design stage only. The investigation and comments are necessarily on-going as new information of underground conditions becomes available. For example, more specific information is available with respect to conditions between boreholes when foundation construction is underway. The interpretation between boreholes and the recommendations of this report must therefore be checked through field monitoring provided by an experienced geotechnical engineer to validate the information for use during the construction stage.

10. Retaining Walls

It is understood that a retaining wall is to be constructed along the western and southern boundary of the site.

The retaining wall may be supported by strip footings up to 3.0 m width founded on the native brown or grey silty clay or on an engineered fill pad founded on native silty clay may be designed for a bearing capacity at serviceability limit state (SLS) of 100 kPa and factored geotechnical resistance at ultimate limit state (ULS) of 150 kPa. The retaining wall is considered to be an unheated structure, and foundations should be placed at 2.1 m for unheated structures if snow will not be removed from their vicinity and to 2.4 m if snow will be removed from the vicinity of the structure. When earth cover is less than the minimum required, an equivalent thermal combination of earth cover and rigid insulation or rigid insulation alone should be provided.

The backfill behind retaining walls should consist of free-draining material, such as OPSS Granular B Type II material, and should be equipped with a permanent drainage system to prevent the build-up of hydrostatic pressure behind the wall. The drainage system should be positively (suitably) outletted away from the retaining wall.

The proposed retaining wall will be subjected to lateral static earth as well as lateral dynamic earth forces during a seismic event. Seismic loading will result in an increase in active lateral earth pressure on the wall. The seismic lateral earth pressure coefficient given below have been derived based on the peak horizontal ground acceleration (PGA) provided by Earthquakes Canada.

The expression below assumes the retaining wall is backfilled with free draining material, such as Ontario Provincial Standard Specification (OPSS) Granular B Type II and equipped with a permanent drainage system to prevent the buildup of hydrostatic pressure behind the wall.

The total lateral active pressure distribution can be separated into a static component and a dynamic component and may be determined as follows (Mononobe and Matsuo, 1929):

$$\sigma_{AE}(z) = K_A \gamma z + (K_{AE} - K_A) \gamma (H - z) + q \dots\dots\dots (i)$$

Where $\sigma_{AE}(z)$ = the total combined lateral active earth pressure (dynamic and static) at depth z, (kPa)

z = depth below the top of the retaining wall (m)

K_A = static lateral active earth pressure coefficient

K_{AE} = combined (static and dynamic) lateral active earth pressure coefficient

γ = unit weight of the backfill soil (kN/m³)

H = total height of the wall (m)

q = surcharge such as traffic and compaction pressure, where applicable (kPa)

For the total lateral active earth pressure, the seismic (dynamic) pressure distribution is an inverted triangle with maximum pressure at the top of the wall and a minimum at the bottom of the wall. Therefore, the resultant of the static and seismic (dynamic) pressures on the retaining wall is assumed to be applied at depths ranging between 0.67z from the top of the backfill behind the wall and 0.67 (H-z) from the bottom of the wall, respectively.

The lateral earth pressure parameters are summarized in Table VI. The estimated lateral earth pressure parameters assume the back face of the wall is vertical, there is no friction between the concrete of the wall and the backfill soil behind the wall, no hydrostatic build-up behind the wall, the ground surface of the backfill behind the wall is level or flat and the ground surface of the backfill behind the wall is at the same level as the top of the retaining wall.

The following design parameters may be used in the design for the retaining wall:

Table VI: Lateral Earth Pressure Retaining Walls

| Soil Type | Glacial Till/OPSS Granular B Type II |
|---|--------------------------------------|
| Unit Weight of Soil (γ); kN/m ³ | 22 |
| Angle of Internal Friction (ϕ'); degrees | 30° |
| Coefficient of Static Active Lateral Earth Pressure, K_A | 0.33 |
| Combined Coefficient (Static and Dynamic) Active Lateral Earth Pressure, K_{AE} | 0.46 |

For soil above the frost depth, the Coefficient of Static Passive Lateral Earth Pressure Coefficient, K_p should be considered to be equal to 1.0.

A global stability check will be required should the height of the wall exceed 1.0 m above the final grade.

For the calculation of the active dynamic (seismic) lateral earth pressure coefficients for retaining walls, the seismic coefficient in the horizontal direction, k_h , was taken as 0.5 times the PGA value of 0.379g. The PGA value was obtained from the 2020 National Building Code of Canada Seismic Hazard Tool. The calculated active dynamic (seismic) lateral earth pressure coefficients in the vertical direction, k_v , was assumed to be zero.

The K_{AE} value calculations assume the back face of the wall is vertical, there is no friction between the concrete of the wall and the backfill soil (behind the wall) and the ground surface of the backfill (behind the wall) is level or flat and the ground surface of the backfill behind the wall is at the same level as the top of the retaining wall.

11. Floor Slab and Drainage Requirements

11.1 Drained Structure

The floor slab for the proposed residence may be designed as a slab-on-grade set on a bed of well compacted 19 mm sized clear stone at least 200 mm thick placed on a minimum 300 mm thick engineered fill pad placed on the approved silty clay or glacial till subgrade. The engineered fill pad should consist of Ontario Provincial Standard Specification (OPSS) Granular B Type II material compacted to a minimum of 98 percent standard Proctor maximum dry density (SPMDD). The clear stone would minimize the capillary rise of moisture from the sub-soil to the floor slab. As an alternative for the clear stone layer only, the floor slab may be cast on a 200 mm thick bed of Ontario Provincial Standard Specification (OPSS) Granular A compacted to 98 percent SPMDD and placed on the engineered fill pad and overlain by a vapour barrier. Adequate saw cuts should be provided in the floor slab to control cracking.

It is recommended that perimeter and underfloor drainage systems should be provided.

The floor slab should be set at a minimum of 150 mm higher than the surrounding final exterior grade.

The final exterior grade surrounding the proposed building should be sloped away from the proposed building to prevent ponding of surface water close to the exterior walls of the proposed building.

11.2 Water-Tight Structure

The floor slab for the elevator pit and mechanical room should be designed as a watertight structure. Further discussion of watertight structures is provided in Section 12.2.

12. Lateral Earth Pressures Against Basement Walls

12.1 Lateral Earth Pressure Against Drained Subsurface Walls

The subsurface basement walls of the proposed building should be backfilled with free draining material, such as OPSS Granular B Type II compacted to 95 percent SPMDD and equipped with a perimeter drainage system to prevent the buildup of hydrostatic pressure behind the walls. The walls will be subjected to lateral static and dynamic (seismic) earth forces. The expressions below assume free draining backfill material, a perimeter drainage system, level backfill surface behind the wall and vertical face on the back side of the wall.

For design purposes, the lateral static earth thrust against the subsurface walls may be computed from the following equation:

$$P = K_0 h \left(\frac{1}{2} \gamma h + q \right) \dots\dots\dots (ii)$$

Where P = lateral earth pressure acting on the subsurface wall; kN/m²

K_0 = lateral earth pressure coefficient for 'at rest' condition for Granular B Type II backfill material = 0.50

γ = unit weight of free draining granular backfill; OPSS Granular B Type II = 22 kN/m³

h = depth of point of interest below top of backfill, m

q = surcharge load stress, kPa

The lateral dynamic (seismic) thrust may be computed from the equation given below:

$$\Delta_{Pe} = \gamma H^2 \frac{a_h}{g} F_b \dots\dots\dots (iii)$$

Where Δ_{Pe} = dynamic thrust in kN/m of wall

H = height of wall, m

γ = unit weight of free draining granular backfill; OPSS Granular B Type II = 22 kN/m³

$\frac{a_h}{g}$ = seismic coefficient = 0.379 (Based on the PGA value provided by Earthquakes Canada)

F_b = thrust factor = 1.0

The dynamic thrust does not take into account the surcharge load. The resultant force acts approximately at 0.63H above the base of the wall.

All subsurface walls should be properly waterproofed.

12.2 Lateral Earth Pressure Against Watertight Subsurface Walls

The subsurface walls of the elevator pit and mechanical room should be designed as a water-tight structure to withstand lateral earth (soil) pressure as well as full hydrostatic pressure. The walls should be backfilled with OPSS Granular B Type II material compacted to 98 percent SPMDD below the floor slab. For this purpose, the highest groundwater table at the site should be assumed to coincide with the ground surface. The lateral thrust on the subsurface walls due to earth and water pressures may be computed from the expression:

$$P = \frac{1}{2}k \gamma' H^2 + kqH + \frac{1}{2}\gamma_w H^2 \dots\dots\dots (iv)$$

- Where
- P = lateral thrust due to earth and water pressure, kN/m
 - K₀ = lateral earth pressure coefficient for 'at rest' condition for Granular B Type II backfill material = 0.50
 - γ' = submerged unit weight of backfill = 12 kN/m³
 - q = surcharge load stress, kPa
 - H = height of subsurface wall, m
 - γ_w = unit weight of water (9.81 kN/m³)

In addition to the static earth and water pressures, the subsurface walls would be subjected to dynamic thrust from the soil during a seismic event. The subsurface walls would also be subjected to hydrodynamic thrust during a seismic event. The soil dynamic thrust (Δ_{Pe}) and the hydrodynamic thrust (P_w) may be computed from the equations given below:

$$\Delta_{Pe} = \gamma H^2 \frac{a_h}{g} F_b \dots\dots\dots (v)$$

- Where
- Δ_{Pe} = dynamic thrust in kN/m of wall
 - H = height of elevator or sump pit wall, m
 - γ = unit weight of soil = 22 kN/m³
 - $\frac{a_h}{g}$ = seismic coefficient = 0.379 (Based on the PGA value provided by Earthquakes Canada)
 - F_b = thrust factor = 1.0

The soil dynamic thrust acts approximately at 0.63H above the base of the wall.

$$P_w = \frac{7}{12} \frac{a_h}{g} \gamma_w H^2 \dots\dots\dots (vi)$$

- Where
- P_w = hydrodynamic thrust in kN/m of wall
 - H = height of elevator shaft wall, m
 - γ_w = unit weight of water (9.81 kN/m³)
 - $\frac{a_h}{g}$ = seismic coefficient = 0.379 (Based on the PGA value provided by Earthquakes Canada))

The hydrodynamic thrust (P_w) acts approximately at 0.4H above the base of the wall.

The total lateral thrust due to the water on the face of the subsurface walls is the sum of the hydrostatic and hydrodynamic thrusts.

All subsurface walls should be properly waterproofed.

13. Excavation and De-Watering Requirements

13.1 Excess Soil Management

Ontario Regulation 406/19 specifies protocols that are required for the management and disposal of excess soils. As set forth in the regulation, specific analytical testing protocols need to be implemented and followed based on the volume of soil to be managed and the requirements of the receiving site. The testing protocols are specific as to whether the soils are stockpiled or in situ. In either scenario, the testing protocols are far more onerous than have been historically carried out as part of standard industry practices. These decisions should be factored in and accounted for prior to the initiation of the project-defined scope of work. EXP would be pleased to assist with the implementation of a soil management and testing program that would satisfy the requirements of Ontario Regulation 406/19.

13.2 Excavation

Excavation for the construction of footings and the installation of underground services are anticipated to extend to a maximum depth of Elevation 60.2 m. The excavations will extend through the topsoil, fill and silt into the native silty clay and glacial till. The excavations are anticipated to be near or below the groundwater level for the excavations of footings for the basement and underground services and below the groundwater table for the excavation of the elevator pit and mechanical room.

Excavations may be undertaken by conventional heavy equipment capable of removing cobbles and boulders within the glacial till.

The excavation within the subsurface soils should comply with the most recent Occupational Health and Safety Act (OHSA), Ontario Regulations 213/91 (August 1, 1991). Based on the definitions contained in OHSA, the subsurface soils at the site are classified as Type 3 soil and sidewalls of open cut excavations must be cut back at 1H:1V from the bottom of the excavation. Below the groundwater table, the excavation side slopes are expected to slough and will eventually stabilize at a slope of 2H:1V to 3H:1V.

If side slopes noted above for the construction of the proposed building cannot be achieved due to space restrictions on site, such as the proximity of open cut excavations to the property limits or existing infrastructure, the excavation for the new building construction would have to be undertaken within the confines of an engineered support system (shoring system). If space restrictions prevent open cut excavations, the underground services may be installed within the confines of a prefabricated support system (trench box) which is designed and installed in accordance with the above-noted regulations.

The need for a shoring system, the most appropriate type of shoring system and the design and installation of the shoring system should be determined by the contractors bidding on this project. The design of the shoring system should be undertaken by a professional engineer experienced in shoring design and the installation of the shoring system should be undertaken by a contractor experienced in the installation of shoring systems. The shoring system should be designed and installed in accordance with latest edition of Ontario Regulation 213/91 under the OHSA and the 2006 Fourth Edition of the Canadian Foundation Engineering Manual (CFEM). The shoring system as well as adjacent settlement sensitive structures (buildings) and infrastructure should be monitored for movement (deflection) on a periodic basis during construction operations.

Excavations that terminate within the native silty clay or glacial till within the expected excavation depths are not expected to experience a base-heave type of failure.

The native soils are susceptible to disturbance due to movement of construction equipment and personnel on its surface. It is therefore recommended that the excavation at the site should be undertaken by construction equipment that does not travel on the excavated surface, such as a gradall or mechanical shovel.

Many geologic materials deteriorate rapidly upon exposure to meteorological elements. Unless otherwise specifically indicated in this report, walls and floors of excavations must be protected from moisture, desiccation, and frost action throughout the course of construction.

13.3 De-Watering Requirements

Seepage of the surface and subsurface water into excavations is anticipated and it should be possible to collect water entering the excavations at low points and to remove it by conventional pumping techniques. In areas of high infiltration and below the groundwater level, a higher seepage rate should be anticipated and may require high-capacity pumps to keep the excavation dry.

If less than 50 m³ of water are to be pumped per day, no permits are required. If between 50 m³ and 400 m³ of water is to be pumped per day, then the activity should be registered on the Environmental Activity and Sector Registry (EASR), an online registry maintained by the Ministry of the Environment, Conservation and Parks (MECP). If more than 400 m³ of water is to be pumped per day, then a Category 3 Permit to Take Water (PTTW) is required.

Since water taking can be groundwater, storm water, or a combination of both, the most likely potential for significant volumes of water requiring removal from an excavation at the site is storm water. If a major rain event occurs while a large excavation is open, then it is possible that the total accumulation of water within the excavation will exceed 50 m³. If that occurs, then it may be removed without a permit by pumping over several days during which no single-day water-taking is more than 50 m³. Alternatively, a maximum of 400 m³ of water may be pumped per day once the online EASR application form is filled out and the fee is paid. The EASR application may be completed by the property owner or their delegate. EXP would be pleased to assist with the EASR, should it be deemed necessary. Per the terms of the EASR, the total quantities of water actually removed from the excavation must be reported to the MECP.

Although this investigation has estimated the groundwater levels at the time of the fieldwork, and commented on dewatering and general construction problems, conditions may be present which are difficult to establish from standard boring and excavating techniques and which may affect the type and nature of dewatering procedures used by the contractor in practice. These conditions include local and seasonal fluctuations in the groundwater table, erratic changes in the soil profile, thin layers of soil with large or small permeabilities compared with the soil mass, etc. Only carefully controlled tests using pumped wells and observation wells will yield the quantitative data on groundwater volumes and pressures that are necessary to adequately engineer construction dewatering systems.

14. Pipe Bedding Requirements

For site servicing, it is anticipated that the subgrade for the proposed underground services will consist of silty clay or glacial till.

It is recommended that the bedding for the underground services including material specifications, thickness of cover material and compaction requirements conform to municipal requirements and/or Ontario Provincial Standard Specification and Drawings (OPSS and OPSD).

The bedding thickness may be further increased in areas where the silty clay subgrade becomes disturbed. Trench base stabilization techniques, such as removal of loose/soft material, placement of crushed stone sub-bedding (OPSS Granular B Type II), completely wrapped in a non-woven geotextile, may also be used if trench base disturbance becomes a problem in wet or soft areas.

For paved surfaces that will be located over service trenches, it is recommended that the trench backfill material within the 1.8 m frost zone, should match the existing material exposed along the trench walls to minimize differential frost heaving of the subgrade. The trench backfill should be placed in 300 mm thick lifts and each lift should be compacted to 95 percent SPMDD. Alternatively, frost tapers may be used.

If the backfill for the service trenches will consist of granular fill, clay seals should be installed in the service trenches at select intervals (spacing) as per City of Ottawa Drawing No. S8. The seals should be 1.0 m wide, extend over the entire trench width and from the bottom of the trench to the underside of the pavement structure. The clay should be compacted to 95 percent SPMDD. The purpose of the clay seals is to prevent the permanent lowering of the groundwater level.

The underground services should be installed in short open trench sections that are excavated and backfilled the same day.

15. Parking Lots and Access laneways

Pavement structures for the proposed parking lot and access laneway is given on Table VII below for the anticipated fill, silt or silty clay subgrade. The pavement structure is based upon the assumption that the subgrade will be properly prepared and assumes a functional design life of 15 to 18 years. The proposed functional design life represents the number of years to the first rehabilitation, assuming regular maintenance is carried out.

| Table VII: Recommended Pavement Structure Thicknesses | | |
|--|-------------------------|--------------------------------|
| Pavement Layer | Compaction Requirements | Computed Pavement Structure |
| | | Light Duty Traffic (Cars Only) |
| Asphaltic Concrete (PG 58-34) | 92-97% MRD | 65 mm HL3/SP12.5 mm/ Cat. B |
| OPSS 1010 Granular A Base (crushed limestone) | 100% SPMDD | 150 mm |
| OPSS 1010 Granular B Type II Sub-base | 100% SPMDD | 450 mm |
| Notes: 1. SPMDD denotes standard Proctor maximum dry density, ASTM, D-698-12e2. 2. MRD denotes Maximum Relative Density, ASTM D2041. The upper 300 mm of the subgrade fill must be compacted to 98% SPMDD. | | |

Additional comments on the construction of the parking lot and access laneway are as follows:

1. As part of the subgrade preparation, the proposed parking lot and access laneway should be stripped of topsoil and other obviously unsuitable material. The subgrade should be properly shaped, crowned, then proofrolled with a heavy vibratory roller in the full-time presence of a representative of this office. Any soft or spongy subgrade areas detected should be sub excavated and properly replaced with suitable approved backfill compacted to 95 percent SPMDD (ASTM D698-12e2). The subgrade should be covered with geotextile prior to placing granular materials.
2. The long-term performance of the pavement structure is highly dependent upon the subgrade support conditions. Stringent construction control procedures should be maintained to ensure that uniform subgrade moisture and density conditions are achieved. The need for adequate drainage cannot be over-emphasized. Subdrains should be installed on both sides of the access laneway(s). Subdrains must be installed in the proposed parking area at low points and should be continuous between catchbasins or open drainage ditches to intercept excess surface and subsurface moisture and to prevent subgrade softening. This will ensure no water collects in the granular course, which could result in pavement failure during the spring thaw. The location and extent of subdrains required within the paved areas should be reviewed by this office in conjunction with the proposed site grading.
3. The finished pavement surface should be free of depressions and should be sloped (preferably at a minimum cross fall of 2 percent) to provide effective surface drainage towards catch basins. Surface water should not be allowed to pond adjacent to the outside edges of paved areas.
4. Relatively weaker subgrade may develop over service trenches at subgrade level. These areas may require the use of thicker/coarser sub-base material and the use of a geotextile at the subgrade level. If this is the case, it is recommended that additional 150 mm of granular sub-base, OPSS Granular B Type II, should be provided in these areas, in addition to the use of a geotextile at the subgrade level.
5. The granular materials used for pavement construction should conform to Ontario Provincial Standard Specifications (OPSS 1010) for Granular A and Granular B Type II and should be compacted to 100 percent of the SPMDD.

The asphaltic concrete use and placement should meet OPSS 1150 or 1151 requirements. It should be compacted from 92 percent to 97 percent of the MRD (ASTM D2041). Asphalt placement should be in accordance with OPSS 310 and OPSS 313.

It is recommended that EXP be retained to review the final pavement structure design and drainage plans prior to construction to ensure they are consistent with the recommendations of this report.

16. Backfilling Requirements and Suitability of On-Site Soils for Backfilling Purposes

It is anticipated that the majority of the material required for backfilling purposes for the proposed development would have to be imported and should preferably conform to the following specifications:

- Engineered fill under footings for the proposed building - OPSS 1010 Granular B Type II placed in 300 mm thick lifts and each lift compacted to 100 percent SPMDD,
- Engineered fill under the floor slab - OPSS 1010 Granular B Type II placed in 300 mm thick lifts and each lift compacted to 98 percent SPMDD,
- Backfill in footing trenches and against foundation walls – OPSS 1010 Granular B Type II placed in 300 mm thick lifts and each lift compacted to 98 percent of the SPMDD inside the building and 95 percent SPMDD outside the building respectively.
- Backfill in services trenches inside building – OPSS 1010 Granular B Type II placed in 300 mm thick lifts and each lift compacted to 98 percent of the SPMDD.
- Backfill in exterior services - OPSS 1010 Granular B Type I or OPSS 1010 Select Subgrade Material (SSM) placed in 300 mm thick lifts and each lift compacted to 95 percent of the SPMDD.

17. Corrosion Potential

Chemical tests limited to pH, sulphate, chloride and resistivity were undertaken on two (2) soil sample. A summary of the results is shown in Table VIII. The laboratory certificate of analysis is shown in Appendix A.

| Table VIII: Corrosion Test Results on Soil Samples | | | | | | |
|--|-----------|--------------|------|--------------|--------------|-------------------------|
| Borehole – Sample No. | Depth (m) | Soil Type | pH | Sulphate (%) | Chloride (%) | Resistivity (ohm-cm) |
| BH1 SS4 | 3.0 - 3.6 | Glacial Till | 8.55 | 0.011 | 0.0019 | 3413 |
| BH4 SS4 | 2.3 - 2.9 | Silty Clay | 7.84 | 0.023 | 0.0038 | 1767 |

The results indicate the silty clay has a negligible potential for sulphate attack on subsurface concrete. The concrete should be designed in accordance with CSA A.23.1-14.

The results of the resistivity tests indicate that soil is mildly corrosive to corrosive to bare steel as per the National Association of Corrosion Engineers (NACE) guidelines. Appropriate measures should be taken to protect the buried bare steel from corrosion.

18. Tree Planting Restrictions

The 2017 City of Ottawa Tree Planting Guidelines should be consulted for the complete tree planting restrictions and setbacks and the tree planting plans for the proposed development should be completed in consultation with a landscape architect.

The guidelines indicate that for street trees in the road right-of-way, where sensitive marine clays have been identified, the trees are to have a setback equal to or greater than the full mature height of the tree. This setback can be reduced to 4.5 m for small (mature tree height up to 7.5m) and medium (mature tree height 7.5m to 14.0 m) sized trees if a total of six conditions are met. Two of the six requirements, listed below, require comment from a geotechnical perspective.

- The modified plasticity index of the soil between the underside of footing (USF) and a depth of 3.5m generally does not exceed 40%. This corresponds to soils with low/medium potential for soil volume change.
- The foundation walls are to be reinforced at least nominally (minimum of two upper and two lower 15M bars in the foundation wall) to provide ductility as described in the Geotechnical Report

The silty clay extends to depths ranging from 2.4 m to 3.0 m depths (Elevation 61.7m to Elevation 60.9 m) and based on a design underside of footing elevation of Elevation 61.82 m, extends up to 0.9 m below the underside of footing elevation. The silty clay across the entirety of the site is considered to have a medium potential for soil volume change based on a modified plasticity index value of 31 percent.

It should be noted that the following conditions below must also be met in order for the reduced setback to apply:

- The USF is 2.1 m or greater below the lowest finished grade. Note: this footing level must be satisfied for footings within 10m of the tree, as measured from the centre of the tree trunk, and verified by means of the Grading Plan as indicated in the Procedural Changes below.
- A small size tree must be provided with a minimum of 25 m³ of available soil volume, as determined by a Landscape Architect. A medium size tree must be provided with a minimum of 30 m³ of available soil volume, as determined by a Landscape Architect. The developer will ensure the soil is generally uncompacted when backfilling in street tree planting locations.
- The tree species must be small to medium size, as confirmed by a Landscape Architect in the Landscape Plan
- Grading surrounding the tree must promote draining to the tree root zone (in such a manner as not to be detrimental to the tree), as noted on the subdivision Grading Plan.

For foundation walls with the reinforcement listed above, the two conditions which require geotechnical comment have been met. A reduced set back of 4.5 m is applicable if the other conditions listed above have been met.

19. Earthworks Quality Control During Construction

All earthworks activities from construction of footing foundations to subgrade preparation to the placement and compaction of fill soils should be inspected by geotechnical personnel to ensure that construction proceeds in accordance with the project specifications.

20. General Comments

The comments given in this report are intended only for the guidance of design engineers. The number of boreholes required to determine the localized underground conditions between boreholes affecting construction costs, techniques, sequencing, equipment, scheduling, etc., would be much greater than has been carried out for the design purposes. Contractors bidding on or undertaking the works should, in this light, decide on their own investigations, as well as their own interpretations of the factual borehole results, so that they may draw their own conclusions as to how the subsurface conditions may affect them.

We trust that the information contained in this report will be satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.



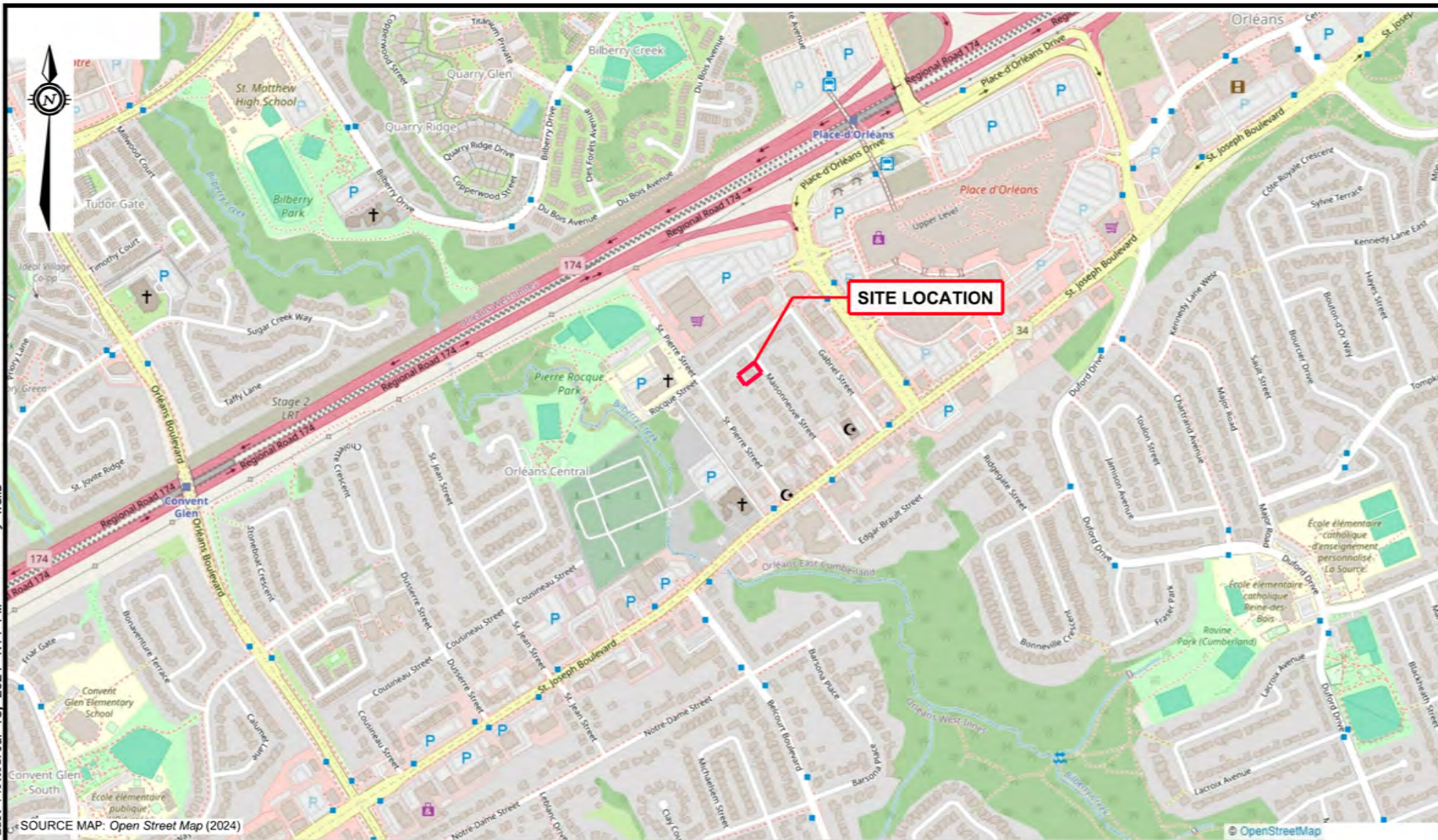
Daniel Wall, M. Eng., P.Eng.
Geotechnical Engineer
Earth and Environment



Ismail M. Taki, M.Eng., P.Eng.
Senior Manager, Eastern Region
Earth and Environment

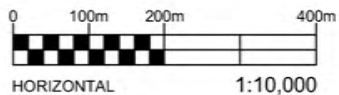
*Project Name: Geotechnical Investigation
Proposed Residential Development
1108 St. Maisonneuve, Ottawa, Ottawa
Project Number: OTT-23014181-I0
February 21, 2025
Final Report Rev. 3*

Figures



LEGEND

APPROXIMATE
SITE BOUNDARY

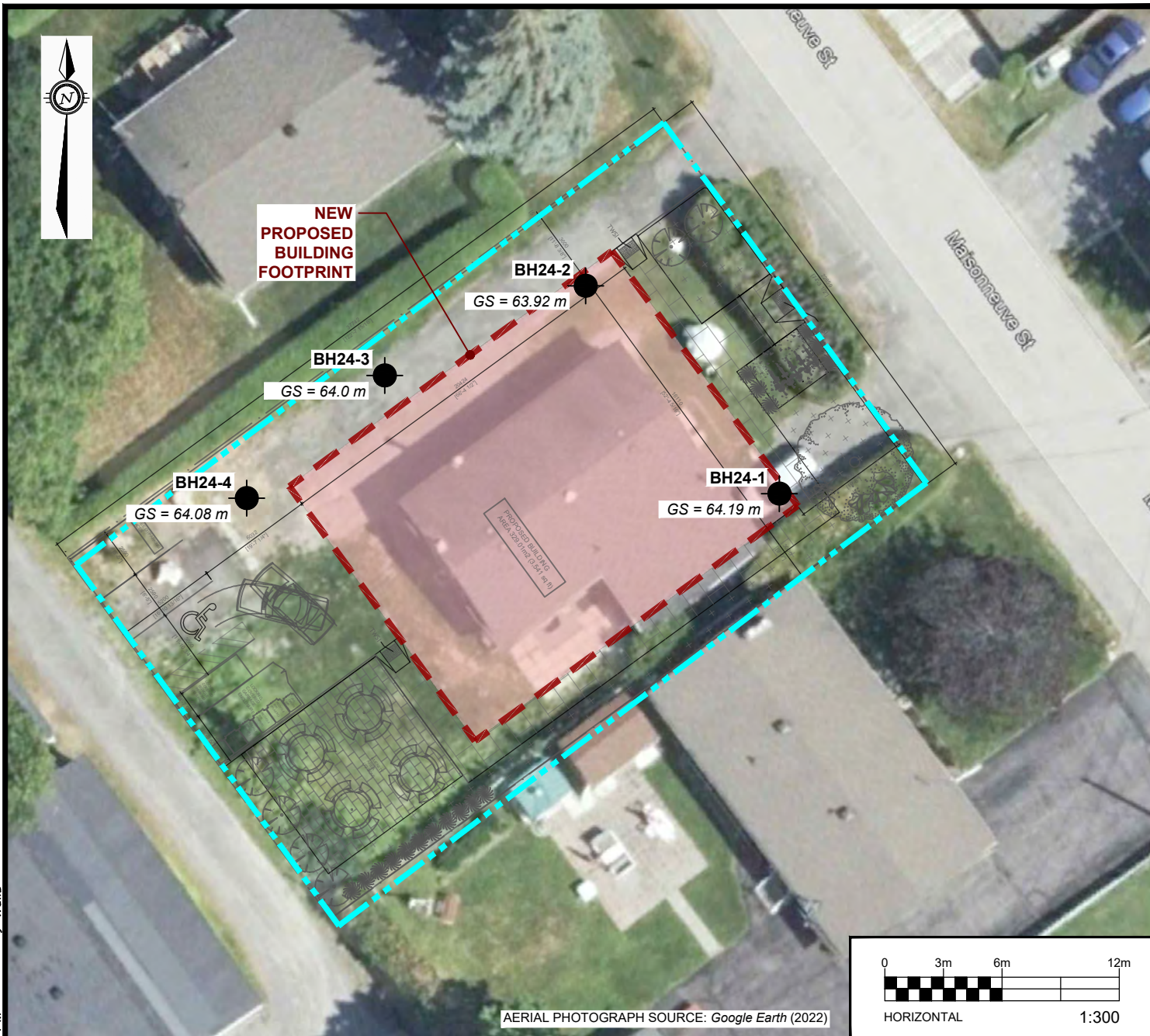


EXP Services Inc. www.exp.com

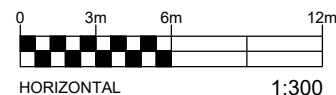
t: +1.613.688.1899 | f: +1.613.225.7337
2650 Queensview Drive, Suite 100
Ottawa, ON K2B 8H6, Canada

| | | | |
|-------------------|---------------|--|--------------------------------|
| DATE JULY 2024 | | CLIENT: PULSESOCIETIES LTD. | project no. OTT-23014181-IO |
| DESIGN DW | CHECKED IT | PROPERTY ADDRESS: 1108 MAISONNEUVE STREET, OTTAWA, ONTARIO | scale 1:10,000 |
| DRAWN BY AS | | PROJECT: GEOTECHNICAL INVESTIGATION | |
| | | TITLE: SITE LOCATION PLAN | FIG 1 |

File name: \\exp\data\OTT\OTT-23014181-10\60_Execution\65 Drawings\OTT-23014181-10_Geo_1108-Maisonneuve-St.dwg
Last Saved: Jul 16, 2024 5:05 AM
Last Plotted: Jul 18, 2024 1:12 PM
Plotted by: Walid



AERIAL PHOTOGRAPH SOURCE: Google Earth (2022)



LEGEND

| | |
|--|--------------------------------------|
| | PROPERTY BOUNDARY |
| | BOREHOLE NUMBER AND LOCATION |
| | APPROX. GROUND SURFACE ELEVATION (m) |

NOTES:

1. THE BOUNDARIES AND SOIL TYPES HAVE BEEN ESTABLISHED ONLY AT BOREHOLE LOCATIONS. BETWEEN BOREHOLES THEY ARE ASSUMED AND MAY BE SUBJECT TO CONSIDERABLE ERROR.
2. SOIL SAMPLES WILL BE RETAINED IN STORAGE FOR THREE MONTHS AND THEN DESTROYED UNLESS THE CLIENT ADVISES THAT AN EXTENDED TIME PERIOD IS REQUIRED.
3. BOREHOLE ELEVATIONS SHOULD NOT BE USED TO DESIGN BUILDING(S) OR FLOOR SLABS OR PARKING LOT(S) GRADES.
4. ASPHALT AND TOPSOIL QUANTITIES SHOULD NOT BE ESTABLISHED FROM THE INFORMATION AT THE TEST HOLE LOCATIONS.
5. THIS DRAWING FORMS PART OF THE REPORT PROJECT NUMBER AS REFERENCED AND SHOULD BE USED ONLY IN CONJUNCTION WITH THIS REPORT.
6. BASE PLAN INFORMATION OBTAINED FROM LALANDE + DOYLE ARCHITECTS INC., PROJECT NO.: 24-002, DWG NO.: A-100, DATED 2024/07/09.



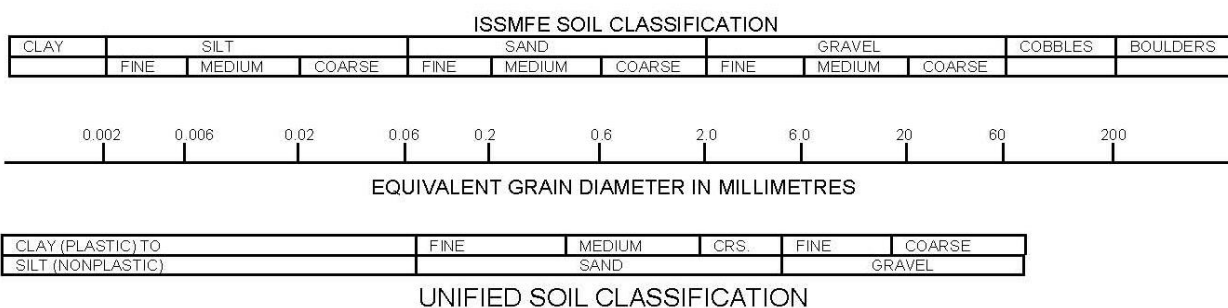
EXP Services Inc. www.exp.com

t: +1.613.688.1899 | f: +1.613.225.7337
2650 Queensview Drive, Suite 100
Ottawa, ON K2B 8H6, Canada

| | | |
|-------------------|---|--------------------------------|
| DATE JULY 2024 | CLIENT: PULSESOCIETIES LTD. | project no. OTT-23014181-10 |
| DESIGN DW | PROPERTY ADDRESS: 1108 MAISONNEUVE STREET, OTTAWA, ONTARIO | scale 1:300 |
| CHECKED IT | PROJECT: GEOTECHNICAL INVESTIGATION | |
| DRAWN BY AS | TITLE: BOREHOLE LOCATION PLAN | FIG 2 |

Notes On Sample Descriptions

1. All sample descriptions included in this report follow the Canadian Foundations Engineering Manual soil classification system. This system follows the standard proposed by the International Society for Soil Mechanics and Foundation Engineering. Laboratory grain size analyses provided by **exp** Services Inc. also follow the same system. Different classification systems may be used by others; one such system is the Unified Soil Classification. Please note that, with the exception of those samples where a grain size analysis has been made, all samples are classified visually. Visual classification is not sufficiently accurate to provide exact grain sizing or precise differentiation between size classification systems.



2. Fill: Where fill is designated on the borehole log it is defined as indicated by the sample recovered during the boring process. The reader is cautioned that fills are heterogeneous in nature and variable in density or degree of compaction. The borehole description may therefore not be applicable as a general description of site fill materials. All fills should be expected to contain obstruction such as wood, large concrete pieces or subsurface basements, floors, tanks, etc., none of these may have been encountered in the boreholes. Since boreholes cannot accurately define the contents of the fill, test pits are recommended to provide supplementary information. Despite the use of test pits, the heterogeneous nature of fill will leave some ambiguity as to the exact composition of the fill. Most fills contain pockets, seams, or layers of organically contaminated soil. This organic material can result in the generation of methane gas and/or significant ongoing and future settlements. Fill at this site may have been monitored for the presence of methane gas and, if so, the results are given on the borehole logs. The monitoring process does not indicate the volume of gas that can be potentially generated nor does it pinpoint the source of the gas. These readings are to advise of the presence of gas only, and a detailed study is recommended for sites where any explosive gas/methane is detected. Some fill material may be contaminated by toxic/hazardous waste that renders it unacceptable for deposition in any but designated land fill sites; unless specifically stated the fill on this site has not been tested for contaminants that may be considered toxic or hazardous. This testing and a potential hazard study can be undertaken if requested. In most residential/commercial areas undergoing reconstruction, buried oil tanks are common and are generally not detected in a conventional geotechnical site investigation.
3. Till: The term till on the borehole logs indicates that the material originates from a geological process associated with glaciation. Because of this geological process the till must be considered heterogeneous in composition and as such may contain pockets and/or seams of material such as sand, gravel, silt or clay. Till often contains cobbles (60 to 200 mm) or boulders (over 200 mm). Contractors may therefore encounter cobbles and boulders during excavation, even if they are not indicated by the borings. It should be appreciated that normal sampling equipment cannot differentiate the size or type of any obstruction. Because of the horizontal and vertical variability of till, the sample description may be applicable to a very limited zone; caution is therefore essential when dealing with sensitive excavations or dewatering programs in till materials.

Log of Borehole BH1



Project No: OTT-23014181-I0

Project: Proposed Residential Development

Location: 1108 Maisonneuve Street, Ottawa, ON

Figure No. 3

Page. 1 of 1

Date Drilled: July 5, 2024

Drill Type: CME-55 Track Mounted Drill Rig

Datum: Geodetic Elevation

Logged by: MZ Checked by: DW

Split Spoon Sample ☒

Auger Sample ☒

SPT (N) Value ☐

Dynamic Cone Test ☐

Shelby Tube ☒

Shear Strength by
Vane Test ☐

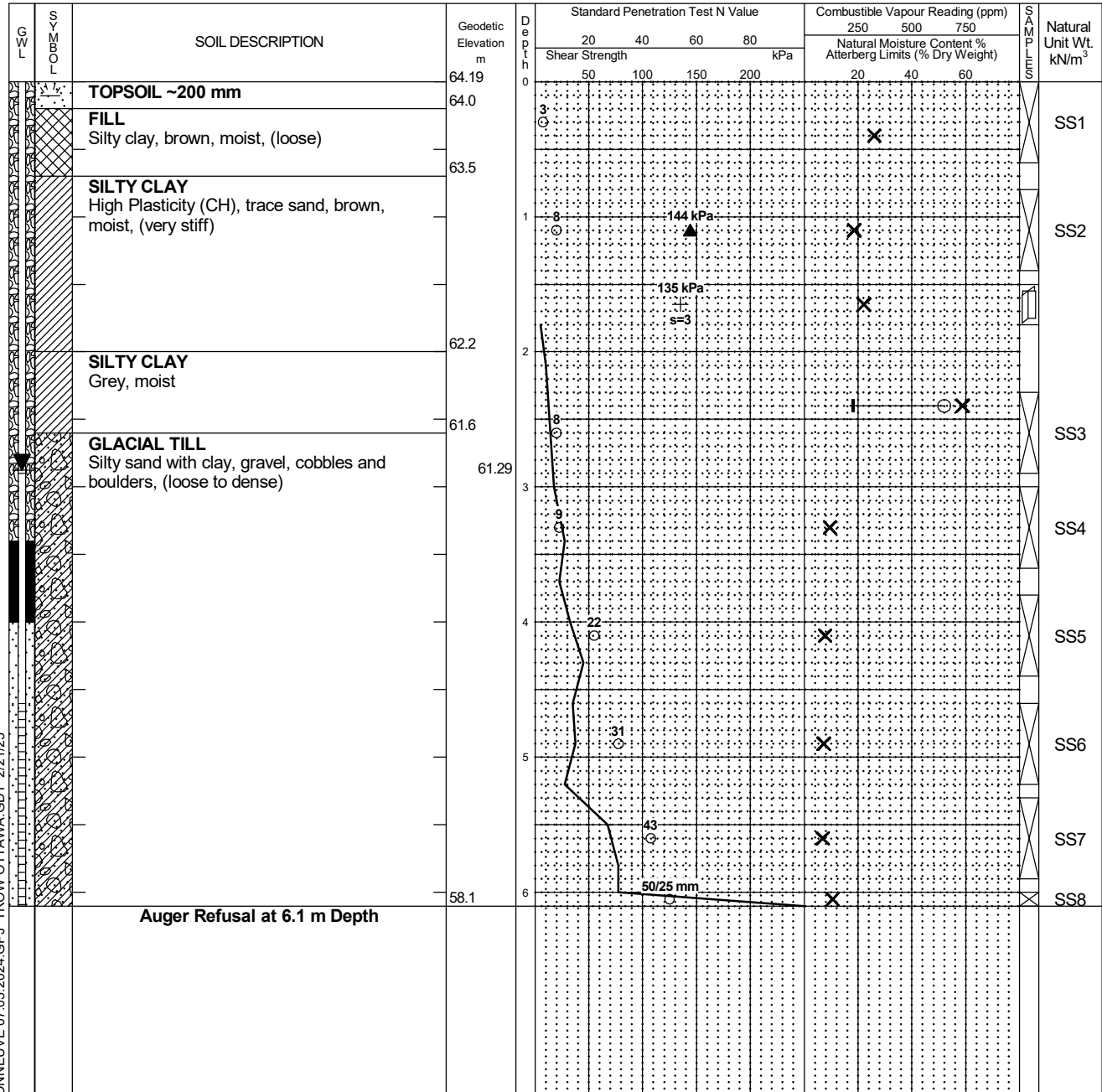
Combustible Vapour Reading ☐

Natural Moisture Content ☒

Atterberg Limits ☐

Undrained Triaxial at
% Strain at Failure ☐

Shear Strength by
Penetrometer Test ☒



NOTES:

- Borehole data requires interpretation by EXP before use by others
- A 19 mm slotted standpipe was installed in the borehole upon completion
- Field work was supervised by an EXP representative.
- See Notes on Sample Descriptions
- Log to be read with EXP Report OTT-23014181-I0

WATER LEVEL RECORDS

| Date | Water Level (m) | Hole Open To (m) |
|-----------|-----------------|------------------|
| 7/12/2024 | 2.9 | |

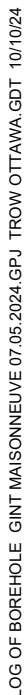
CORE DRILLING RECORD

| Run No. | Depth (m) | % Rec. | RQD % |
|---------|-----------|--------|-------|
| | | | |

LOG OF BOREHOLE GINT MAISONNEUVE 07.05.2024.GPJ TROW OTTAWA GDT 2/21/25



▲



| RQD % |
|-------|
|-------|

Log of Borehole BH3



Project No: OTT-23014181-I0

Project: Proposed Residential Development

Location: 1108 Maisonneuve Street, Ottawa, ON

Figure No. 5

Page. 1 of 1

Date Drilled: July 5, 2024

Drill Type: CME-55 Track Mounted Drill Rig

Datum: Geodetic Elevation

Logged by: MZ Checked by: DW

Split Spoon Sample ☒

Auger Sample ☒

SPT (N) Value ☐

Dynamic Cone Test ☐

Shelby Tube ☒

Shear Strength by
Vane Test ☐

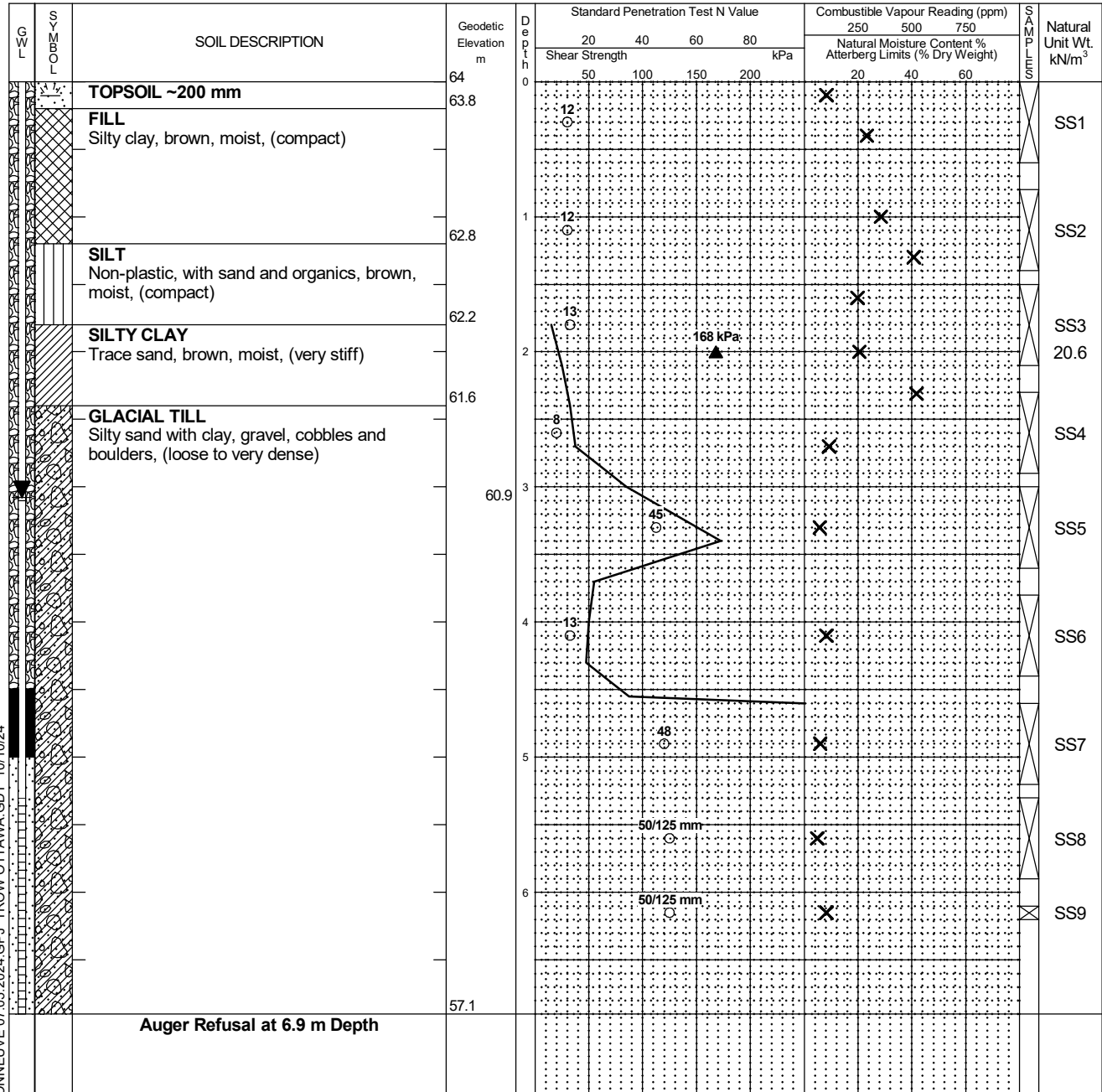
Combustible Vapour Reading ☐

Natural Moisture Content ☒

Atterberg Limits ☐

Undrained Triaxial at
% Strain at Failure ☐

Shear Strength by
Penetrometer Test ☒



NOTES:

- Borehole data requires interpretation by EXP before use by others
- A 19 mm slotted standpipe was installed in the borehole upon completion
- Field work was supervised by an EXP representative.
- See Notes on Sample Descriptions
- Log to be read with EXP Report OTT-23014181-I0

WATER LEVEL RECORDS

| Date | Water Level (m) | Hole Open To (m) |
|-----------|-----------------|------------------|
| 7/12/2024 | 3.1 | |

CORE DRILLING RECORD

| Run No. | Depth (m) | % Rec. | RQD % |
|---------|-----------|--------|-------|
| | | | |

LOG OF BOREHOLE GINT MAISONNEUVE 07.05.2024.GPJ TROW OTTAWA GDT 10/10/24

Log of Borehole BH4



Project No: OTT-23014181-I0

Project: Proposed Residential Development

Location: 1108 Maisonneuve Street, Ottawa, ON

Figure No. 6

Page. 1 of 1

Date Drilled: July 5, 2024

Drill Type: CME-55 Track Mounted Drill Rig

Datum: Geodetic Elevation

Logged by: MZ Checked by: DW

Split Spoon Sample ☒

Auger Sample ☐

SPT (N) Value ☐

Dynamic Cone Test ☐

Shelby Tube ☐

Shear Strength by
Vane Test ☐

Combustible Vapour Reading ☐

Natural Moisture Content ☒

Atterberg Limits ☐

Undrained Triaxial at
% Strain at Failure ☐

Shear Strength by
Penetrometer Test ☐

| G W L | S Y M B O L | SOIL DESCRIPTION | Geodetic Elevation m | D e p t h m | Standard Penetration Test N Value | | | | Combustible Vapour Reading (ppm) | | | S A M P L E S | Natural Unit Wt. kN/m³ | | |
|-------------|----------------------------|---|----------------------------|----------------------------|-----------------------------------|----|----|----|---|-----|-----|---------------------------------|------------------------------|-----|-----|
| | | | | | | | | | 250 | 500 | 750 | | | | |
| | | | | | Shear Strength | | | | Natural Moisture Content % Atterberg Limits (% Dry Weight) | | | | | | |
| | | | | | 20 | 40 | 60 | 80 | 50 | 100 | 150 | | | 200 | 20 |
| | | ASPHALT ~50 mm thick | 64.08 | 0 | | | | | | | | | | | |
| | | FILL Silty clay with sand pockets and asphalt fragments, brown, (loose) | 64.0 | | 7 ⊕ | | | | | | × | | | | SS1 |
| | | | 63.4 | | | | | | | | | | | | |
| | | SILT With organics, brown, moist, (loose) | | 1 | 8 ⊕ | | | | | | | × | | | SS2 |
| | | | | | | | | | | | | | × | | |
| | | | | | 5 ⊕ | | | | | | | | × | | SS3 |
| | | | 61.9 | 2 | | | | | | | | × | | | |
| | | Silty Clay Grey, moist | 61.5 | | | | | | | | | | | × | |
| | | GLACIAL TILL Silty sand with clay, gravel, cobbles and boulders, (loose) | 61.2 | | 6 ⊕ | | | | | | | | | | SS4 |
| | | Borehole Terminated at 2.9 m Depth | | | | | | | | | | | | × | |
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NOTES:

- Borehole data requires interpretation by EXP before use by others
- The borehole was backfilled upon completion.
- Field work was supervised by an EXP representative.
- See Notes on Sample Descriptions
- Log to be read with EXP Report OTT-23014181-I0

WATER LEVEL RECORDS

| Date | Water Level (m) | Hole Open To (m) |
|------|--------------------|---------------------|
| | | |

CORE DRILLING RECORD

| Run No. | Depth (m) | % Rec. | RQD % |
|------------|--------------|--------|-------|
| | | | |

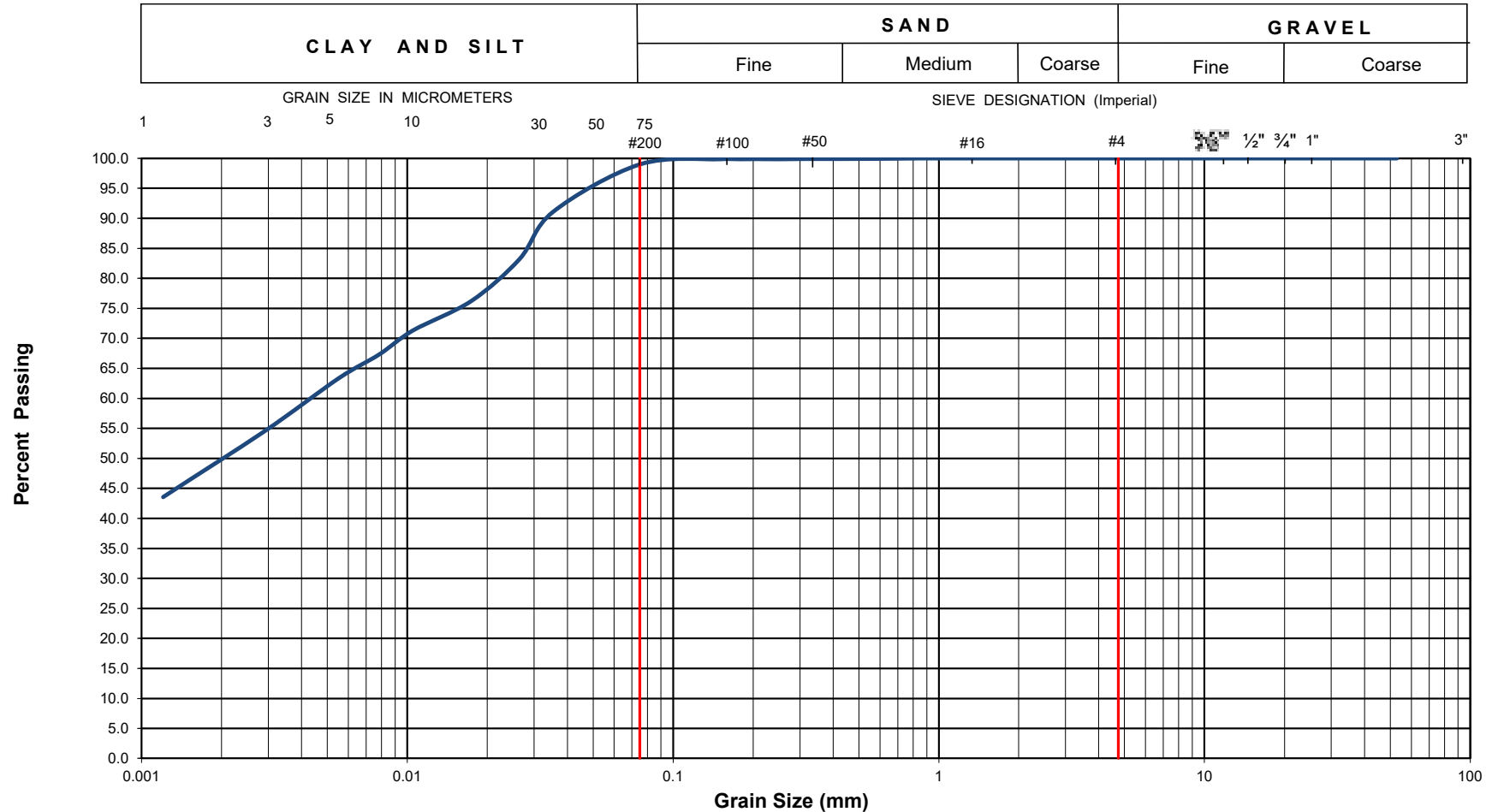
LOG OF BOREHOLE GINT MAISONNEUVE 07.05.2024.GPJ TROW OTTAWA GDT 10/10/24



Grain-Size Distribution Curve
Method of Test For Particle Size Analysis of Soil
ASTM C-136/ASTM D422

EXP Services Inc.
100-2650 Queensview Drive
Ottawa, ON K2B 8H6

Unified Soil Classification System



| | | | | | | | | |
|----------------------|--|---|--------|---|-----------------|---|-------------|---------|
| EXP Project No.: | OTT-23014181-I0 | Project Name : Geotechnical Investigation - Proposed Residential Development. | | | | | | |
| Client : | PulseSocieties Ltd. | Project Location : 1108 Maisonneuve Street, Ottawa | | | | | | |
| Date Sampled : | July 5, 2024 | Borehole No: BH3 | | | Sample No.: SS3 | | Depth (m) : | 1.5-1.8 |
| Sample Description : | % Silt and Clay | 91 | % Sand | 9 | % Gravel | 0 | Figure : | 7 |
| Sample Description : | Silt (ML), Non-Plastic, Sandy, Some Clay | | | | | | | |



exp Services Inc.
1595 Clark Boulevard, Brampton
Ontario, Canada, L6T 4V1
Telephone: (905) 793-9800
Fax: (905) 793-0641

Plasticity Index Test Report

ST03

Project No.: Ott-23014181-10

Sample Number: 451661-3

Date Sampled: July 5, 2024

Date Received: July 9, 2024

Date Reported: July 18, 2024

Borehole No: BH 24-03 / SS 3(top)

Sample Depth: 1.5 - 1.8 m

Location: 1108 Maisonneuve

Liquid Limit

| Trial Number | 1 | 2 | 3 | 4 | 5 |
|-----------------------------|--------|--------|--------|---|---|
| Number of Blows | | | | | |
| Moisture Tin No. | 8 | 11 | 14 | | |
| Mass of Soil and Tin, g | | | | | |
| Mass of Dry Soil and Tin, g | | | | | |
| Mass of Tin, g | 16.689 | 16.740 | 16.679 | | |
| Mass of Water, g | | | | | |
| Mass of Dry Soil, g | | | | | |
| Water Content | | | | | |

Plastic Limit

| Trial Number | 3 |
|-----------------------------|--------|
| Moisture Tin No. | 26 |
| Mass of Soil and Tin, g | |
| Mass of Dry Soil and Tin, g | |
| Mass of Tin, g | 16.046 |
| Mass of Water, g | |
| Mass of Dry Soil, g | |
| Water Content | |

Non-Plastic

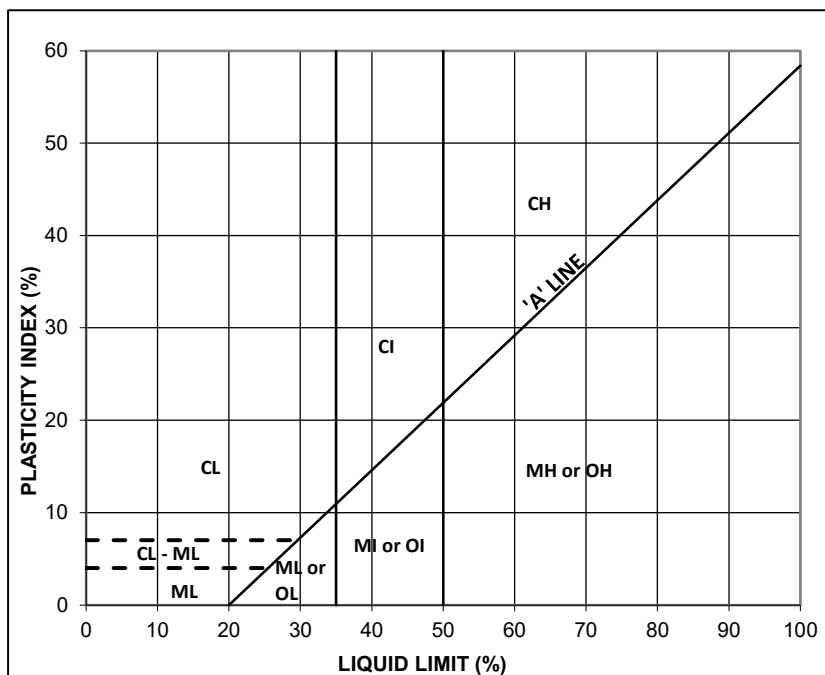
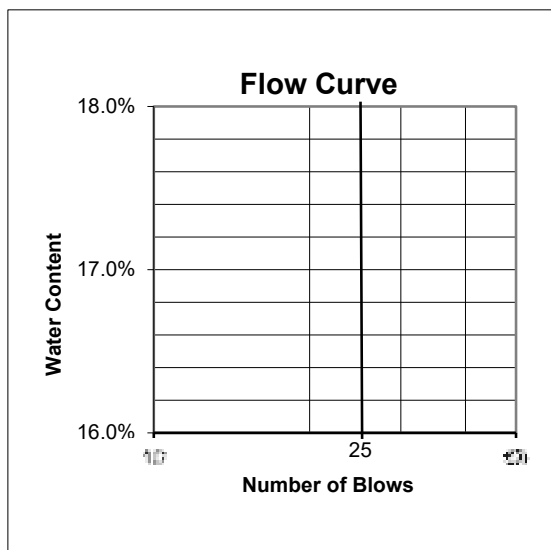
Summary of Results

Liquid Limit (LL): *

Plastic Limit (PL): *Non-Plastic*

Plasticity Index (PI):

Classification:



* The Liquid Limit could not be determined ($N < 25$).

Tested By: **E. Charles Geonzon**
Lab. Technician

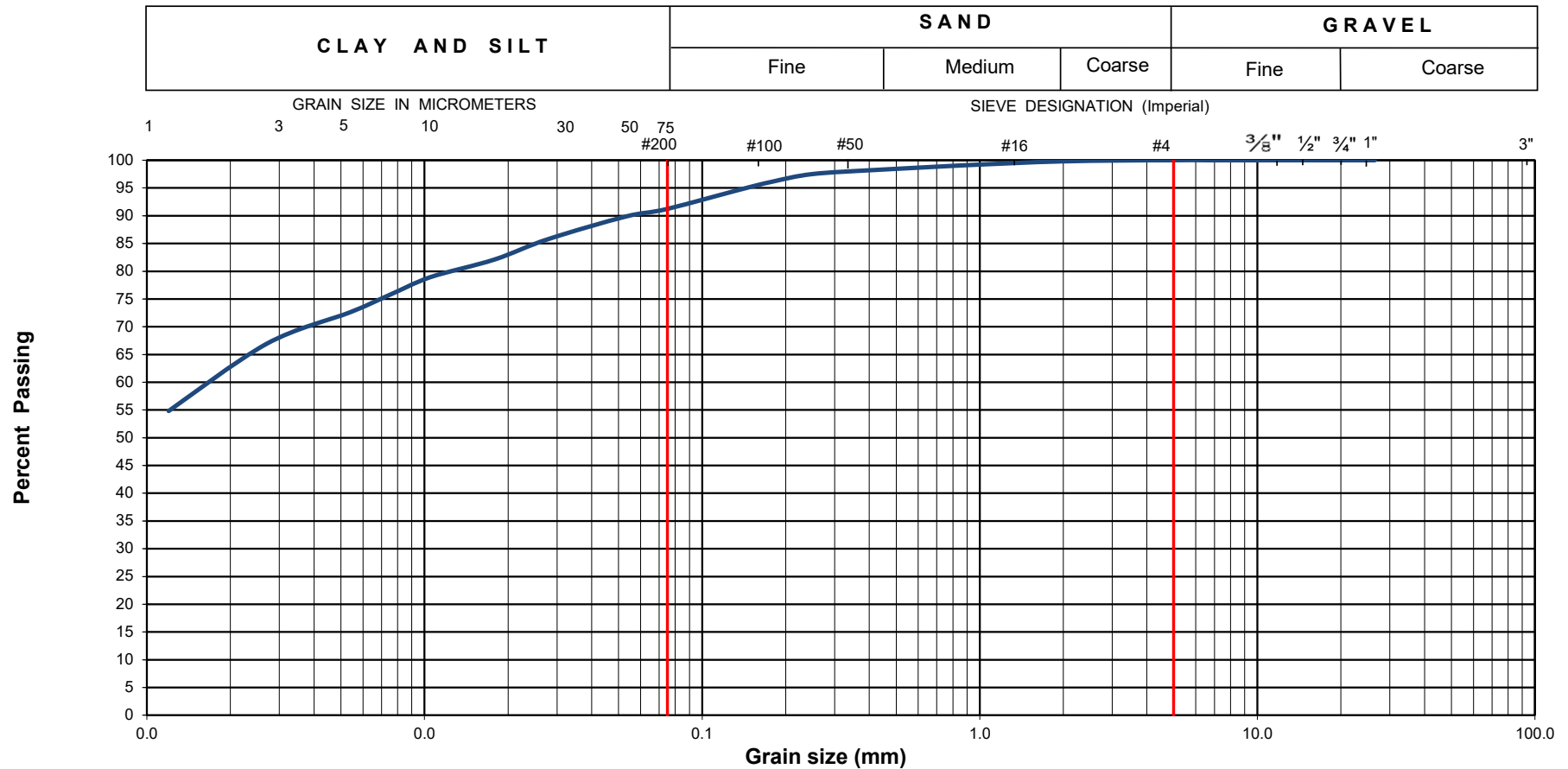
Checked By: **Arcadio Petrola, CET**
Senior Lab. Technician



Grain-Size Distribution Curve
Method of Test For Sieve Analysis of Aggregate
ASTM C-136

EXP Services Inc.
100-2650 Queensview Drive
Ottawa, ON K2B 8H6

Unified Soil Classification System



| | | | | | | | | |
|----------------------|--|---|---|----------|-------------|-----------------|---------------------|------------|
| EXP Project No.: | OTT-23014181-I0 | Project Name : Geotechnical Investigation - Proposed Residential Development. | | | | | | |
| Client : | PulseSocieties Ltd. | Project Location : 1108 Maisonneuve Street, Ottawa | | | | | | |
| Date Sampled : | July 5, 2024 | Borehole No: BH1 | | | Sample: SS3 | | Depth (m) : 2.3-2.9 | |
| Sample Composition : | | Gravel (%) | 0 | Sand (%) | 9 | Silt & Clay (%) | 91 | Figure : 8 |
| Sample Description : | Silty Clay of High Plasticity (CH), trace sand | | | | | | | |



exp Services Inc.
1595 Clark Boulevard, Brampton
Ontario, Canada, L6T 4V1
Telephone: (905) 793-9800
Fax: (905) 793-0641

Plasticity Index Test Report

ST03

Project No.: Ott-23014181-10

Sample Number: 451662-3

Date Sampled: July 5, 2024

Date Received: July 9, 2024

Date Reported: July 18, 2024

Borehole No: BH 24-01 / SS 3

Sample Depth: 2.3 - 2.9 m

Location: 1108 Maisonneuve

Liquid Limit

| Trial Number | 1 | 2 | 3 | 4 | 5 |
|-----------------------------|--------|--------|--------|---|---|
| Number of Blows | 38 | 25 | 14 | | |
| Moisture Tin No. | 5 | 13 | 14 | | |
| Mass of Soil and Tin, g | 24.185 | 24.884 | 23.990 | | |
| Mass of Dry Soil and Tin, g | 21.684 | 22.063 | 21.358 | | |
| Mass of Tin, g | 16.646 | 16.670 | 16.678 | | |
| Mass of Water, g | 2.501 | 2.821 | 2.632 | | |
| Mass of Dry Soil, g | 5.038 | 5.393 | 4.680 | | |
| Water Content | 49.6% | 52.3% | 56.2% | | |

Plastic Limit

| Trial Number | 1 | 2 | 3 |
|-----------------------------|--------|--------|--------|
| Moisture Tin No. | EE | FF | Q |
| Mass of Soil and Tin, g | 11.325 | 11.541 | 12.300 |
| Mass of Dry Soil and Tin, g | 9.889 | 10.017 | 10.656 |
| Mass of Tin, g | 1.716 | 1.726 | 1.760 |
| Mass of Water, g | 1.436 | 1.524 | 1.644 |
| Mass of Dry Soil, g | 8.173 | 8.291 | 8.896 |
| Water Content | 17.6% | 18.4% | 18.5% |

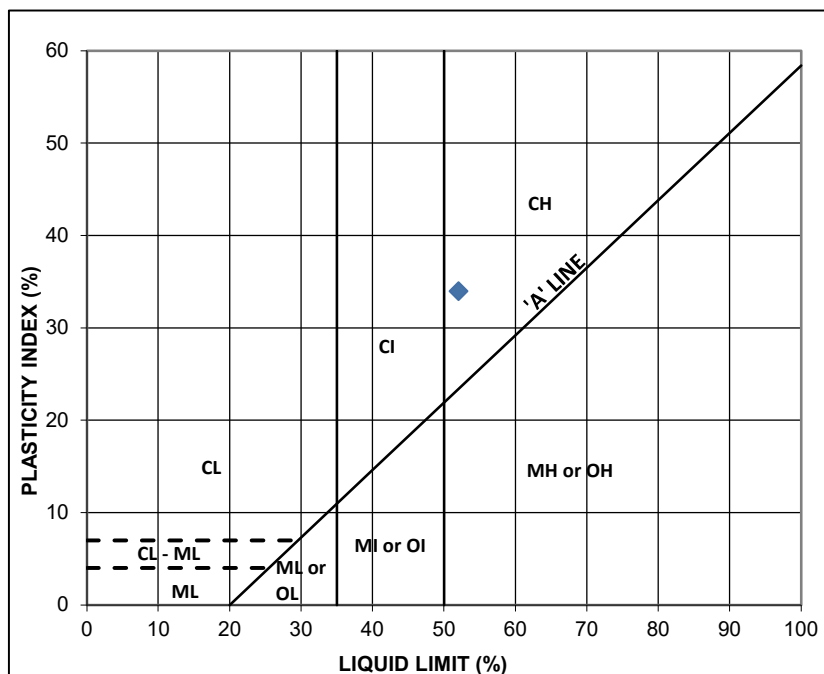
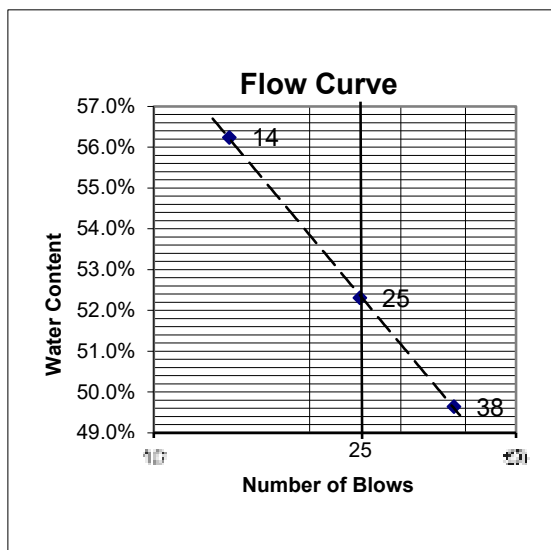
Summary of Results

Liquid Limit (LL): 52

Plastic Limit (PL): 18

Plasticity Index (PI): 34

Classification: **CH**



Tested By: **E. Charles Geonzon**
Lab. Technician

Checked By: **Arcadio Petrola, CET**
Senior Lab. Technician

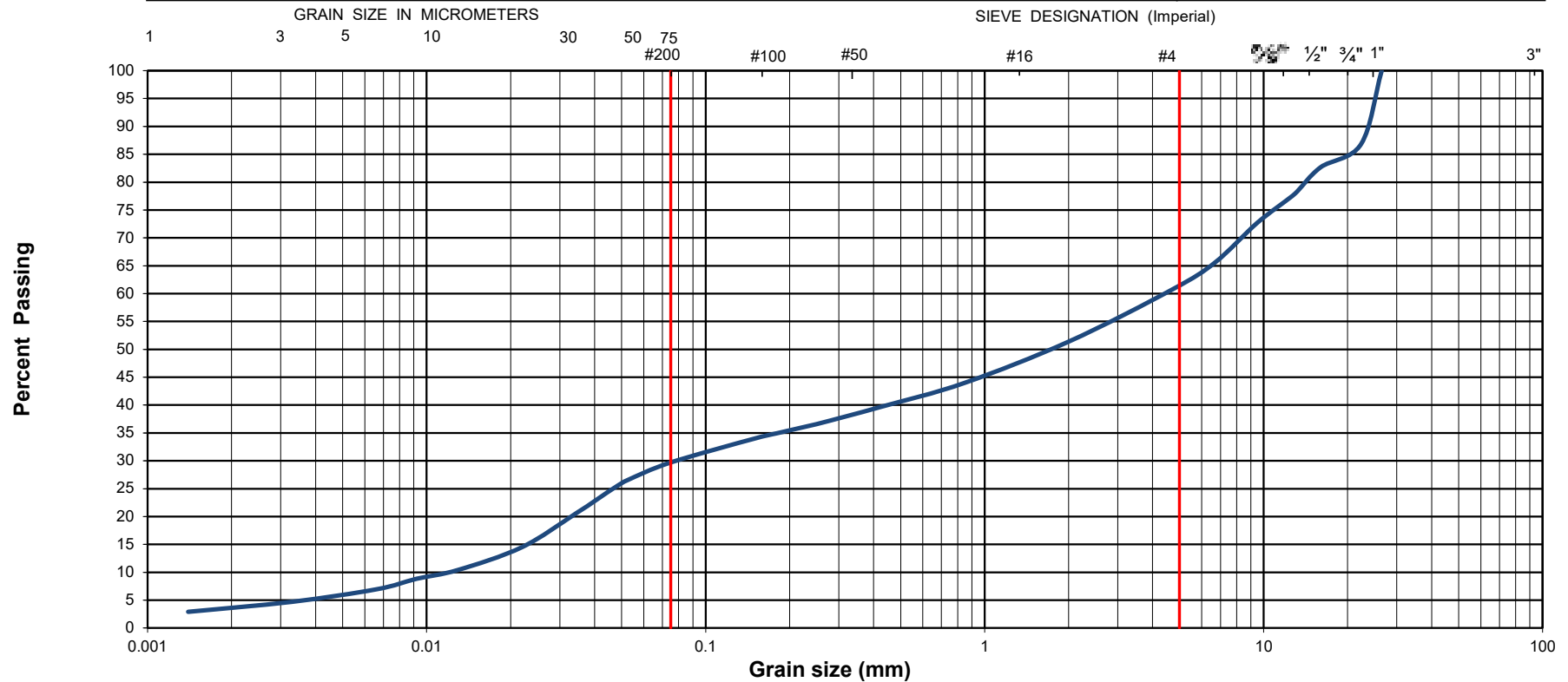


Grain-Size Distribution Curve
Method of Test For Sieve Analysis of Aggregate
ASTM C-136

EXP Services Inc.
100-2650 Queensview Drive
Ottawa, ON K2B 8H6

Unified Soil Classification System

| CLAY AND SILT | SAND | | | GRAVEL | |
|---------------|------|--------|--------|--------|--------|
| | Fine | Medium | Coarse | Fine | Coarse |



| | | | | | | |
|----------------------|--|--------------------|--|---------|-----------------|---------------------|
| EXP Project No.: | OTT-23014181-I0 | Project Name : | Geotechnical Investigation - Proposed Residential Development. | | | |
| Client : | PulseSocieties Ltd. | Project Location : | 1108 Maisonneuve Street, Ottawa | | | |
| Date Sampled : | July 5, 2024 | Borehole No: | BH3 | Sample: | SS6 | Depth (m) : 3.8-4.4 |
| Sample Composition : | Gravel (%) | 39 | Sand (%) | 31 | Silt & Clay (%) | 26 |
| Sample Description : | Glacial Till - Gravel (GM), Sandy, Silty, Trace Clay | | | | | Figure : 9 |

*Project Name: Geotechnical Investigation
Proposed Residential Development
1108 St. Maisonneuve, Ottawa, Ottawa
Project Number: OTT-23014181-I0
February 21, 2025
Final Report Rev. 3*

Appendix A – AGAT Laboratory Certificate of Analysis

CLIENT NAME: EXP SERVICES INC
2650 QUEENSVIEW DRIVE, UNIT 100
OTTAWA, ON K2B8H6
(613) 688-1899

ATTENTION TO: Daniel Wall

PROJECT: OTT-23014184-I0

AGAT WORK ORDER: 24Z172083

SOIL ANALYSIS REVIEWED BY: Sukhwinder Randhawa, Inorganic Team Lead

DATE REPORTED: Jul 17, 2024

PAGES (INCLUDING COVER): 5

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24Z172083

PROJECT: OTT-23014184-I0

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 1108 Maisonneuve St., Ottawa

ATTENTION TO: Daniel Wall

SAMPLED BY: EXP

(Soil) Inorganic Chemistry

DATE RECEIVED: 2024-07-09

DATE REPORTED: 2024-07-17

| | | SAMPLE DESCRIPTION: | | BH24-1 SS4 (10'-12') | BH24-4 SS4 (7.5'-9.5') |
|-------------------------------|----------|---------------------|-------|-------------------------|---------------------------|
| | | SAMPLE TYPE: | | Soil | Soil |
| | | DATE SAMPLED: | | 2024-07-05 | 2024-07-05 |
| Parameter | Unit | G / S | RDL | 5996757 | 5996758 |
| Chloride (2:1) | µg/g | | 2 | 19 | 38 |
| Sulphate (2:1) | µg/g | | 2 | 108 | 226 |
| pH (2:1) | pH Units | | NA | 8.55 | 7.84 |
| Electrical Conductivity (2:1) | mS/cm | | 0.005 | 0.293 | 0.566 |

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

5996757-5996758 EC, pH, Chloride and Sulphate were determined on the extract obtained from the 2:1 leaching procedure (2 parts DI water: 1 part soil).

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Quality Assurance

CLIENT NAME: EXP SERVICES INC

PROJECT: OTT-23014184-IO

SAMPLING SITE: 1108 Maisonneuve St., Ottawa

AGAT WORK ORDER: 24Z172083

ATTENTION TO: Daniel Wall

SAMPLED BY: EXP

Soil Analysis

| RPT Date: Jul 17, 2024 | | | DUPLICATE | | | Method Blank | REFERENCE MATERIAL | | METHOD BLANK SPIKE | | MATRIX SPIKE | |
|------------------------|-------|--------------|-----------|--------|-----|-----------------|--------------------|----------------------|--------------------|----------|----------------------|-------|
| PARAMETER | Batch | Sample Id | Dup #1 | Dup #2 | RPD | | Measured Value | Acceptable Limits | | Recovery | Acceptable Limits | |
| | | | | | | | | Lower | Upper | | Lower | Upper |

(Soil) Inorganic Chemistry

| | | | | | | | | | | | | | | | |
|-------------------------------|---------|--|-------|-------|------|---------|------|-----|------|-----|-----|------|-----|-----|------|
| Chloride (2:1) | 5998739 | | 14 | 13 | 7.4% | < 2 | 97% | 70% | 130% | 97% | 80% | 120% | 94% | 70% | 130% |
| Sulphate (2:1) | 5998739 | | 121 | 120 | 0.8% | < 2 | 95% | 70% | 130% | 99% | 80% | 120% | 96% | 70% | 130% |
| pH (2:1) | 5970015 | | 8.91 | 8.27 | 7.5% | NA | 97% | 80% | 120% | | | | | | |
| Electrical Conductivity (2:1) | 5970015 | | 0.377 | 0.375 | 0.5% | < 0.005 | 111% | 80% | 120% | | | | | | |

Comments: NA signifies Not Applicable.

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

Certified By:



Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24Z172083

PROJECT: OTT-23014184-I0

ATTENTION TO: Daniel Wall

SAMPLING SITE: 1108 Maisonneuve St., Ottawa

SAMPLED BY: EXP

| PARAMETER | AGAT S.O.P | LITERATURE REFERENCE | ANALYTICAL TECHNIQUE |
|-------------------------------|--------------|--|----------------------|
| Soil Analysis | | | |
| Chloride (2:1) | INOR-93-6004 | modified from SM 4110 B | ION CHROMATOGRAPH |
| Sulphate (2:1) | INOR-93-6004 | modified from SM 4110 B | ION CHROMATOGRAPH |
| pH (2:1) | INOR 93-6031 | modified from EPA 9045D and MCKEAGUE 3.11 | PH METER |
| Electrical Conductivity (2:1) | INOR-93-6075 | modified from MSA PART 3, CH 14 and SM 2510 B | PC TITRATE |



Laboratory Use Only

Work Order #: 242172083

Cooler Quantity: 119 - noise / packs

Arrival Temperatures: 24.4 24.3 24.1

Depot Temperatures: 3.5 13.6 14.1

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes:

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business Days ☐ 2 Business Days ☐ Next Business Day

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT
*TAT is exclusive of weekends and statutory holidays

For 'Same Day' analysis, please contact your AGAT CSR

Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: EXP Services Inc
Contact: Daniel Wall
Address: 2650 Queensview Drive, Suite 100
Ottawa, Ontario

Phone: 613-688-1899 Fax:

Reports to be sent to: daniel.wall@exp.com

1. Email:

2. Email: ryan.digiuseppe@exp.com

Project Information:

Project: OTT-23014184-I0
Site Location: 1108 Maisonneuve St, Ottawa
Sampled By: EXP

AGAT Quote #: PO:

Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☒ No ☐

Company:

Contact:

Address:

Email:

Regulatory Requirements:

(Please check all applicable boxes.)

☐ Regulation 153/04 ☐ Regulation 406

Table Indicate One

☐ Ind/Com

☐ Res/Park

☐ Agriculture

Table Indicate One

☐ Ind/Com

☐ Res/Park

☐ Agriculture

Soil Texture (Check One)

☐ Coarse

☐ Fine

☐ Regulation 558

☐ CCME

☐ Sewer Use
☐ Sanitary ☐ Storm

☐ Prov. Water Quality Objectives (PWQO)

☐ Other

Indicate One

Is this submission for a Record of Site Condition (RSC)?

☐ Yes ☐ No

Report Guideline on Certificate of Analysis

☐ Yes ☐ No

Legal Sample ☐

Sample Matrix Legend

GW Ground Water SD Sediment
O Oil SW Surface Water
P Paint R Rock/Shale
S Soil

| Sample Identification | Date Sampled | Time Sampled | # of Containers | Sample Matrix | Comments/ Special Instructions | Y / N | Field Filtered - Metals, Hg, CrVI, DOC | Metals & Inorganics | Metals - <input type="checkbox"/> CrVI <input type="checkbox"/> Hg <input type="checkbox"/> HWSB | BTEX, FL-F4 PHCs | VOC | PAHs | PCBs, Aroclors <input type="checkbox"/> | Regulation 406 Characterization Package pH, Metals, BTEX, FL-F4, EC, SAR | Regulation 406 SPLP Rainwater Leach MSLPL: <input type="checkbox"/> Metals <input type="checkbox"/> VOCs <input type="checkbox"/> SVOCs <input type="checkbox"/> OC Landfill Disposal Characterization TOLP: TOLP: <input type="checkbox"/> M&M <input type="checkbox"/> VOCs <input type="checkbox"/> ABNs <input type="checkbox"/> BOP <input type="checkbox"/> PCBs Corrosivity: <input type="checkbox"/> Moisture <input type="checkbox"/> Sulphide | pH | Sulphate | Chloride | Electro Conductivity | Potentially Hazardous or High Concentration (Y/N) | |
|----------------------------|--------------|--------------|-----------------|---------------|-----------------------------------|-------|--|---------------------|--|------------------|-----|------|---|---|---|----|-------------------------------------|-------------------------------------|-------------------------------------|---|--|
| 1. BH 24-1 SS4 (10'-12') | July 5 | AM PM | 1 | | | | | | | | | | | | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 2. BH 24-4 SS4 (7.5'-9.5') | July 5 | AM PM | 1 | | | | | | | | | | | | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 3. | | AM PM | | | | | | | | | | | | | | | | | | | |
| 4. | | AM PM | | | | | | | | | | | | | | | | | | | |
| 5. | | AM PM | | | | | | | | | | | | | | | | | | | |
| 6. | | AM PM | | | | | | | | | | | | | | | | | | | |
| 7. | | AM PM | | | | | | | | | | | | | | | | | | | |
| 8. | | AM PM | | | | | | | | | | | | | | | | | | | |
| 9. | | AM PM | | | | | | | | | | | | | | | | | | | |
| 10. | | AM PM | | | | | | | | | | | | | | | | | | | |
| 11. | | AM PM | | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|----------|-------|---|----------|--------|
| Sample Received By (Print Name and Sign): | Date: | Time: | Sample Received By (Print Name and Sign): | Date: | Time: |
| C. To Puro | 07/10/24 | 15:00 | C. To Puro | 07/10/24 | 08:10 |
| Sample Received By (Print Name and Sign): | Date: | Time: | Sample Received By (Print Name and Sign): | Date: | Time: |
| | | | | 11/7/24 | 8:30am |

Page ____ of ____

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Legal Notification

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*Project Name: Geotechnical Investigation
Proposed Residential Development
1108 St. Maisonneuve, Ottawa, Ottawa
Project Number: OTT-23014181-I0
February 21, 2025
Final Report Rev. 3*

List of Distribution

Report Distributed To:

Luciana Traldi

<luciana@nemoringroup.ca>