



January 27, 2026

Wildpine Trails Inc.
190 Lisgar Street
Ottawa, Ontario

Via Email:
raad@zayoungroup.com

**Re: OTT-00263154-C0 Response to City Condition 42, Proposed Residential Development,
Wildpine Trail, Ottawa**

1.0 Introduction

The following letter provides a response to Condition 42 whereby the draft approval condition states: *The Owner acknowledges and agrees upon completion of the remedial activities, the phase two ESA report shall be revised and resubmitted by a remediation report appended as per the requirements of the O Reg. 153/04.*

Based on this condition, the following letter provides an approach as to how and when the remedial activities will occur and when the updated Phase Two ESA will be completed.

2.0 Background

The following documents were reviewed as part of this response:

- *Addendum - Phase One Environmental Site Assessment, 37 Wildpine Court, Ottawa, Ontario* dated January 27, 2026, for Wildpine Trails Inc.
- *Phase Two Environmental Site Assessment, 37 Wildpine Court, Ottawa, Ontario* dated October 1, 2021, for Wildpine Trails Inc.
- *Phase Two Environmental Site Assessment, 37 Wildpine Court, Ottawa, Ontario* dated January 9, 2021, for Wildpine Trails Inc.

Based on the site characteristics, the Table 9 Site Condition Standards (SCS) (non-potable groundwater condition for residential property use) are applicable to this site. The selection of this category was based on the following factors:

- Bedrock is greater than 2 metres below grade across the subject property;
- Poole Creek crosses the Phase Two property;
- The Phase Two property is not located within an area of natural significance, does not include nor is adjacent to an area of natural significance, and does not include land that is within 30 metres of an area of natural significance;
- Although there is a potable well present on the Phase Two property, the surrounding properties as well as any future development on the property are provided potable water by the City of Ottawa through its water distribution system;
- The Phase Two property is not located in an area designated in a municipal official plan as a well-head protection area;
- The Phase Two property is planned for residential use; and,

- It is the opinion of the Qualified Person who oversaw this work that the Phase Two property is not a sensitive site.

Based on the completion of the above noted studies, a zone of polycyclic aromatic hydrocarbon (PAH) impacted soil (upper fill) in excess of Table 9 SCS was detected in the south-central portion of the site. The underlying native soil was not impacted. The lateral and vertical extent of the impacted fill is illustrated in Figure 1.

3.0 Proposed Development

The proposed development as per Site Plan prepared by PMA Architects under their project 21010 dated March 12, 2026 will comprise of a four (4) storey, 94-unit apartment building with two levels of underground parking and one semi-detached residential building.

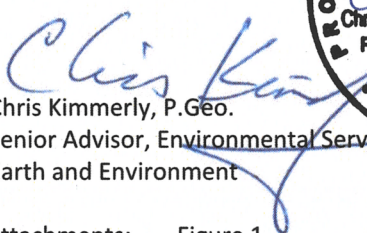
4.0 Remedial Action

Based on the nature and extent of the impacted soil, the remedial efforts will consist of selective excavation during site development. The excavation will start at TP-11 and extend laterally outwards until field observations suggest the soil is no longer impacted at which time a O Reg 153/04 compliant soil sampling program will be completed. Upon receipt of acceptable laboratory results the excavation will end. The excavated soil will be disposed of at a licensed landfill site. The results of the excavation activities will be summarized in a remediation report that will be appended to an updated Phase Two ESA.

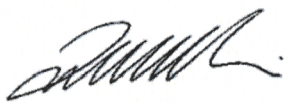
5.0 Closure

We trust this meets your current needs. If you have any questions pertaining to the investigation undertaken by EXP, please do not hesitate to contact the undersigned.

Sincerely,
EXP Services Inc.

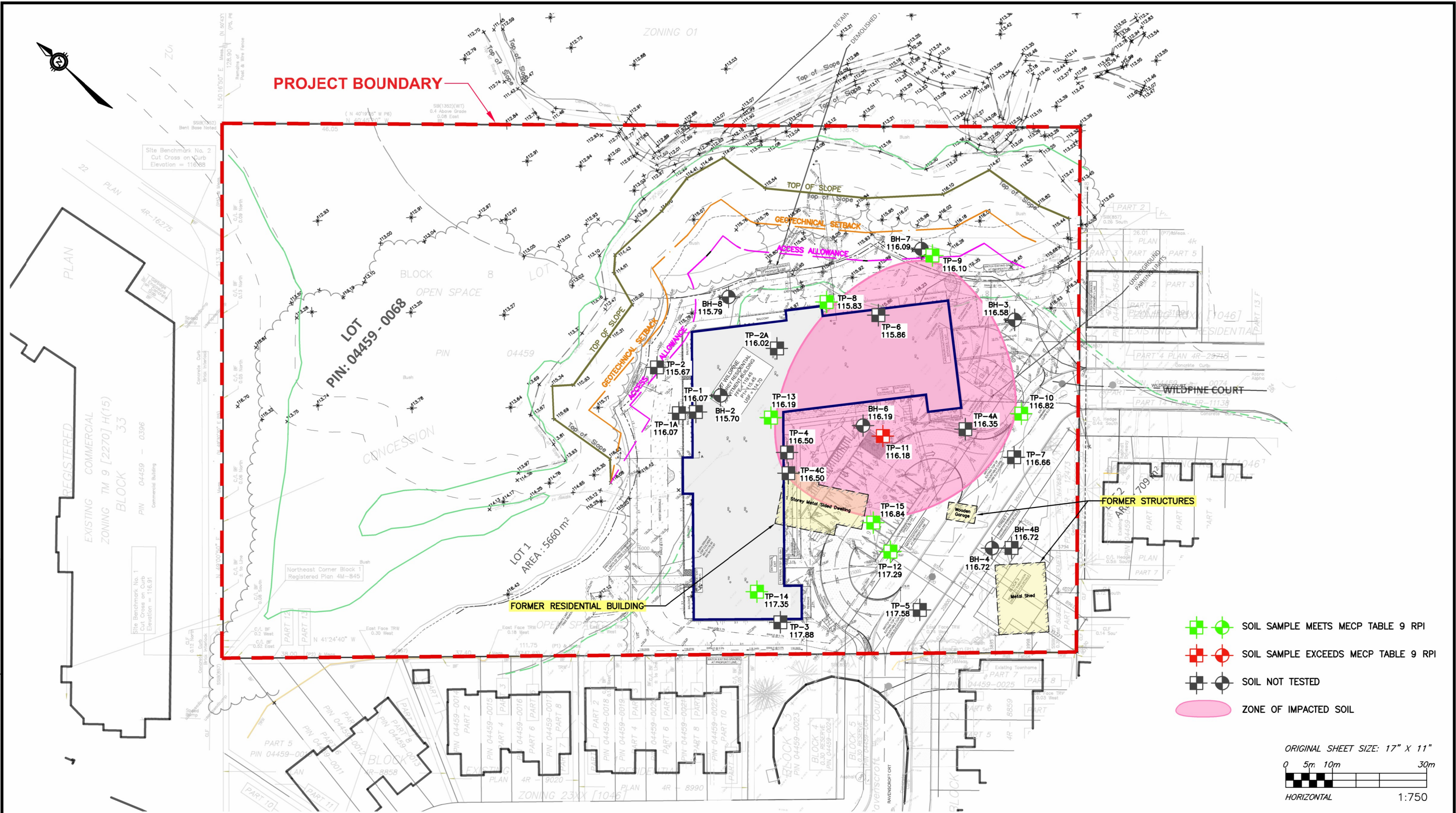

Chris Kimmerly, P.Geo.
Senior Advisor, Environmental Services
Earth and Environment




Ismail Taki, M.Eng., P.Eng.
Senior Manager, Geotechnical Services
Earth and Environment

Attachments: Figure 1

File: E:\OTT\00263154-A0\60 Execution\65 Drawings\OTT-00263154-A0_Enviro_July-2026.dwg
Last Saved: Jul 24, 2026 3:35 PM
Last Plotted: Jul 24, 2026 3:41 PM
Plotted by: Severa



LEGEND

- BH-1 116.12 BOREHOLE/MONITORING WELL LOCATION, NUMBER AND SURFACE ELEVATION
- TP-1 116.07 TEST PIT LOCATION, NUMBER AND SURFACE ELEVATION

- 8 - 10 METRE GEOTECHNICAL SETBACK
- 1 METRE ACCESS ALLOWANCE
- 6 METRE ACCESS ALLOWANCE
- WETLAND BOUNDARY
- 30 METRE SETBACK FROM WETLAND
- NEW PROPOSED RESIDENTIAL BUILDING FOOTPRINT

exp Services Inc. 100-2650 Queensview Drive Ottawa, ON K2B 8H6 www.exp.com	DESIGN	C.K.	CLIENT: WILD PINE TRAILS INC.	SCALE 1:750 SKETCH NO
	DRAWN	A.S.		
	DATE	JULY 2026	TITLE: PROPOSED RESIDENTIAL DEVELOPMENT ENVIRONMENTAL TESTING: ZONE OF IMPACTED SOIL 37 WILDPINE COURT, OTTAWA, ONTARIO	FIG 1
	FILE NO	OTT-00263154-A0		