



July 2, 2019

Reference No. 11140575

Mr. Robert MacNeil
Senior Manager Realty Initiatives
Ottawa Community Housing Corporation
39 Auriga Drive
Ottawa, Ontario K2E 7Y8

Dear Mr. MacNeil:

**Re: Site Plan Control Proposal
811 Gladstone Avenue, Ottawa, Ontario**

The following is a response to the City of Ottawa's request for SPC agreement conditions for the proposed development as captioned above. The City is requesting a monitoring wells program. GHD's response on behalf of OCH is as follows:

GHD completed a Phase One Environmental Site Assessment (Phase One ESA) and the conclusion was as follows:

- This Phase One ESA identified the presence of one on-Site Potentially Contaminating Activity (PCA); the suspected historical placement of fill material during redevelopment of the Site with the former townhome (26) buildings. These PCAs are considered to represent an area of potential environmental concern (APEC) for the Site (central portion of the Site).
- The 25 PCAs were identified at surrounding properties in the Phase One Study Area as part of this assessment. Four of the identified off-Site PCAs are considered to represent APECs for the subject Site. The two automotive garages located at 414 and 388 Booth Street, a former paving company located at 394 Booth Street, and a former dry cleaners located at 263 Rochester are considered to represent APECs for the Site.

Based upon the Phase One ESA, a Phase Two Environmental Site Assessment (Phase Two ESA) was completed and concluded the following:

- There were O. Reg. 153/04 Table 7 (residential land use, coarse soil texture) criteria exceedances in two of the four submitted soil samples, plus the duplicate QA/QC soil sample. There were no O. Reg. 153/03 Table 7 exceedances in the analyzed groundwater samples.

A Hydrogeological Study was completed in anticipation of supporting any Water Takings (registered under) Environmental Activity Sector Registry (EASR) or Permit to take Water (PTTW) Reg. and concluded:

- Based on water samples collected on April 25, and May 2, 2019, the discharge water chemical concentrations generally comply with the City of Ottawa Sewer By-Law (Sanitary/Combined Sewer).

Based upon these results, GHD does not consider it necessary for any further monitoring from monitoring wells of groundwater. It will be impractical to save or salvage existing wells since they will in the way of



construction activities and will need to be decommissioned as per the O. Reg. 903. Also, the groundwater has been sampled and tested over a period of two years and showed compliance with the Ontario Regulation 153/04 for groundwater quality for the site standards. The following are initial points of discussion of why GHD also considers it unnecessary to require ongoing monitoring on behalf of Ottawa Community Housing (OCH).

- The townhouses that were recently removed had structures with partial basement levels below grade as well as underground service trenches. The new proposed development has similar basement levels on the north half of the development and therefore there is virtually no change from the existing and therefore impacts on groundwater flows will be no different than historical.
- Balsam Avenue has existing sewer trenches with inverts below elevation 63.4 at the east to 62 m at the west. This trench would be acting as a "French drain" or hydraulic pathway for any potential contaminants from the north.
- On the south half of the new development, there is a one level deep basement which is over 30 m away from the Balsam Street right-of-way and approximately 38 m from sewer lines on Balsam Street. The new basement will penetrate into the water table by only 1 to 2 m approximately and as per the Hydrogeological study completed by GHD is beyond the zone of hydraulic influence to the Balsam Street right-of way and sewers (refer to Section 4, Table 4.1 in the Hydrogeological report for radius of influence).

It is GHD's opinion that there is no justification based upon GHD studies and the Ottawa Community Housing (OCH) proposed development that would require new monitoring wells or ongoing monitoring.

Sincerely,

GHD

A handwritten signature in blue ink that reads "J. Bennett".

Joseph B. Bennett, P. Eng.

A handwritten signature in blue ink that reads "Kevin Emenau".

Kevin Emenau, P. Geo.

JBB/vl/3