

March 21, 2019
File: PE4194-LET.05

**CHSS International Investments and
Management Inc.**

310-1827 Woodward Drive
Ottawa, Ontario
K2C 0P9

Attention: **Mr. Roberto Campagna**

Subject: **Response to City Comments
City File No. D07-12-17-0173 and D02-02-17-0126
Re: Phase II ESA
443 and 447 Kent Street and 423-425 McLeod Street
Ottawa, Ontario**

154 Colonnade Road South
Ottawa, Ontario
Canada, K2E 7J5
Tel: (613) 226-7381
Fax: (613) 226-6344

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science
Archaeological Services

www.patersongroup.ca

Dear Sir,

Paterson Group (Paterson) have prepared this letter in response to comments issued by the City of Ottawa (City) with regard to the proposed development of 443 and 447 Kent Street and 423-425 McLeod Street via e-mail on March 12, 2019. Specifically, the comments addressed herein pertain to the outstanding issues related to the additional groundwater sampling.

- ☐ The risk of vapour intrusion into the basement of the proposed development is not considered likely based on the existing groundwater levels and the soil conditions at the subject site. A thick clay layer is present throughout the entire site minimizing the vapour intrusion possibilities. Furthermore, the area where excavation and new the basement will be constructed is entirely within the portion of the site where no groundwater impacts have been detected. Based on these factors, the marginal exceedance of the groundwater within BH3 is not considered to pose a risk of vapour intrusion on the site.
- ☐ Minimal groundwater dewatering is expected as part of the construction works as only one basement level is proposed and the groundwater levels are beneath this depth. Furthermore, no significant construction activities are expected to take place in the area of the impacted groundwater as the building at 423-425 McLeod Street is not being demolished. Although the risk to the construction workers is considered

negligible, appropriate PPE should be worn at all times, including gloves and safety glasses. If excess groundwater is encountered during the construction activities it is expected to be disposed within the City of Ottawa sanitary sewer system. The City of Ottawa Sanitary/Combined Sewer Standard for Tetrachloroethylene is 50ug/L, well above the tetrachloroethylene concentrations recently identified during the groundwater monitoring. No concerns relating to potential disposal within the City sanitary sewer were identified. If sanitary sewer discharge is required a Sanitary Sewer Discharge agreement with the City of Ottawa will be required.

It is recommended that the well in BH3 be maintained throughout the redevelopment of the subject site for potential future groundwater monitoring purposes.

In conclusion, it remains our opinion that the impacted groundwater does not pose a risk to the subject property in its current state or to the proposed redevelopment on the northern portion of the subject land. No further work is recommended.

We trust this information satisfies your requirements.

Paterson Group Inc.



Michael Beaudoin, P.Eng., QP_{ESA}



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



Report Distribution:

- ☐ CHSS International Investments and Management Inc.