

June 22, 2018

Project No. 1668958/2100

Riotrin Properties (Gloucester 3) Inc.

c/o Riocan Management Inc.
Riocan Yonge Eglinton Centre
2300 Yonge Street, Suite 500
Toronto, Ontario
M4P 1E3

**PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE
2280 CITY PARK DRIVE
OTTAWA, ONTARIO**

Dear Thais Osso

Further to the request from Riotrin Properties (Gloucester 3) Inc. (the "Client"), Golder Associates Ltd. (Golder) is pleased to provide this Phase I Environmental Site Assessment (ESA) Update for the property located at 2280 City Park Drive in Ottawa, Ontario (the "site"). The site currently consists of one single-storey restaurant and one multi-storey residential building under construction (the "site Buildings") with an asphalt paved parking lot covering the western and central portions of the site.

Activities carried out in association with this Phase I ESA Update consisted of the following:

- A review of the previous Phase I ESA completed in 2015
- A site visit in order to update the site conditions since the last report in 2015
- Completion of this Phase I ESA Update letter memo.

The purpose of the work is to provide an update of the Phase I ESA conducted previously at the site, in support of the City of Ottawa Site Plan Application process for the second residential building. This report should be read in conjunction with the 2015 Phase I ESA report.

OVERVIEW OF THE 2015 PHASE I ESA

A Phase I ESA was conducted at the site in June 2015 by Golder. The findings and recommendations of the 2015 Phase I ESA (Golder Project #1522569/10000) were documented in a report entitled "*Phase 1 Environmental Site Assessment, Silver City Gloucester, 2280 City Park Drive, Ottawa, Ontario*" prepared by Golder for Riotrin Properties (Gloucester 3) Inc. and dated June 2015.

At the time of the site reconnaissance, conducted June 16, 2015, the site consisted of a 2.5 hectare parcel of land developed as commercial retail units (CRUs), a restaurant, and parking areas. Two buildings were noted on the site. A restaurant, built in 2000 that had an area of 478 m² and a series of adjoined commercial retail units (CRUs), built in 2000 that had a total area of 7,118 m². Each building was one storey and had no below ground levels. No aboveground or underground storage tanks were reported or observed at the site. The topography of the site and surrounding areas was generally flat. Groundwater flow was anticipated to flow in a southeasterly direction toward a tributary of Green's Creek, which was located approximately 1.7 km east of the site.

Based on aerial photography, the site appeared to have included vegetated/forested land until around 1999, at which time it was cleared for development. The surrounding properties primarily included agricultural fields and forested land until 1976 when development in the study area was noted. The surrounding properties were predominantly commercial and residential development. Undeveloped land was noted off-site, immediately west of the site.

Based on the information obtained and reviewed as part of the 2015 Phase I ESA, no potentially contaminating activities (PCAs) or areas of potential environmental concern (APECs) were noted, and therefore, a Phase Two ESA was not recommended. A Record of Site Condition (RSC # 222819) was filed on December 1, 2016 based on the 2015 Phase I ESA.

JUNE 2018 SITE RECONNAISSANCE

Mr. James Doyle, Environmental Consultant with Golder, completed the site visit on June 6, 2018 and interviewed Mr. Doug Walker of Doran Construction (the "site representative"). The site visit consisted of a visual assessment of the site exterior during a walk around the construction site of the multi-storey residential building under development; as well as viewing of adjacent properties from publicly accessible areas (refer to photographs in Attachment A). Noteworthy findings from the site visit and interview, as well as noted changes from the site condition at the time of the 2015 Phase I ESA are discussed below:

- The commercial retail units that were present during the 2015 Phase I ESA have been demolished. A 24-storey (with one underground level) multi-tenant residential building was under construction at the time of the site reconnaissance. The building is located in the southeastern portion of the site.
- The restaurant building remains in the northeastern portion of the site. The restaurant now operates as Ten Sushi. The restaurant was not accessed during the site reconnaissance.
- The site representative was not aware of any spills or leaks during the demolition & construction process, at the time of the site reconnaissance. Construction vehicle fueling was conducted both on-site and off-site.
- According to the site representative, the only off-site fill brought to site was clean fill gravel and granular material for use as construction site ramps and for future construction of the parking lot sub-base.
- A stockpile of soil was observed in the central portion of the site. The site representative stated that this pile was excavated material from on-site that will be used to level out the future parking area.
- The surrounding properties remain largely unchanged from the 2015 Phase I ESA. The Gloucester Centre Mall and Scotiabank Theatre (Silver City) remain north of the site. Residential homes are found to the northwest of the site. The lot adjacent and to the west of site remains vacant. The Blair transit station is located to the east of the site and is under renovation as part of the Lite Rail Transit (LRT) project, and the LRT rail line is under construction immediately south of the site. Highway 174 runs further south from the LRT rail line, in an east-west orientation.

SUMMARY OF FINDINGS

Issues of potential environmental concern were divided into issues related to subsurface impacts on *soil and/or groundwater* and *building related issues*. Relevant information regarding the environmental condition of the site, based on the Phase I ESA Update, is summarized below:

- No issues of potential environmental concern related to *soil and/or groundwater* were identified at the site based on the June 6, 2018 site reconnaissance.
- No issues of potential environmental concern related to the site Buildings were identified based on the June 6, 2018 site reconnaissance.

This Phase I ESA Update concludes that no changes affecting the environmental conditions of the site have taken place since the last Phase I ESA in June 2015.

STUDY LIMITATIONS

This report was prepared for the exclusive use of Riotrin Properties (Gloucester 3) Inc. and RioCan Management Inc. and is intended to provide an assessment of the current environmental conditions for the property located at 2280 City Park Drive in Ottawa, Ontario. Any use which another party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the other parties. Should additional parties require reliance on this report, written authorization from Golder Associates Ltd. will be required. No assurance is made regarding the accuracy and completeness of the data obtained from other parties. Golder Associates Ltd. disclaims responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the Phase I ESA Update visit of the site conducted by Golder Associates Ltd. It is based solely on conditions of the site encountered at the time of the site visit on June 6, 2018, supplemented by a review of historical information and data obtained by Golder Associates Ltd. as described in this report. No soil, water, liquid, gas, mould, product or chemical sampling and analytical testing at or in the vicinity of the site were conducted as part of this assessment.

In evaluating the site, Golder Associates Ltd. has relied in good faith on information provided by others noted in this report. We have assumed that the information provided is factual and accurate. We accept no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons contacted.

If new information is discovered during future work, including but not limited to, site assessment, excavations, borings or other studies, Golder Associates Ltd. should be requested to re-evaluate the conclusions presented in this report and to provide amendments as required.

CLOSURE

We trust the above meets with your current requirements. Should you have any comments, questions, or require additional information, please do not hesitate to contact this office.

Yours truly,

Golder Associates Ltd.



James Doyle, B.Eng., M.A.Sc.
Environmental Consultant



Eric Wilson, P.Eng., PMP
Associate - Senior Project Manager

JD/EDW/hw

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Attachments: Figure 1 – Site Plan
Attachment A – Site Photographs



SCALE 1:25,000

LEGEND

ROADWAY

PHASE I STUDY AREA

PHASE I SITE

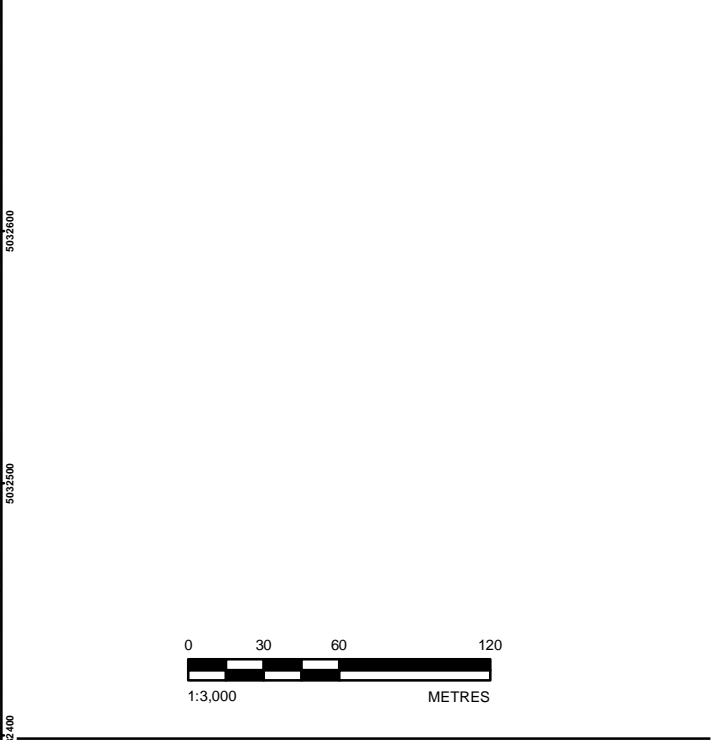
NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2014

2. PROJECTION: TRANSVERSE MERCATOR, DATUM: NAD 83, COORDINATE SYSTEM: MTM ZONE 9, VERTICAL DATUM: CGVD28



CLIENT

RIOCAN MANAGEMENT INC.

PROJECT

PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE

2280 CITY PARK DRIVE, OTTAWA, ONTARIO

TITLE

SITE PLAN

CONSULTANT	YYYY-MM-DD	2018-06-12
DESIGNED	---	
PREPARED	JEM	
REVIEWED	JD	
APPROVED	EDW	

PROJECT NO. 1668958 CONTROL 0001 REV. 0 FIGURE 1

ATTACHMENT A

Site Photographs



Photo 1: View of residential building under development, facing east.



Photo 2: View of residential building under development, facing northwest.



Photo 3: View of residential building under development, facing west.

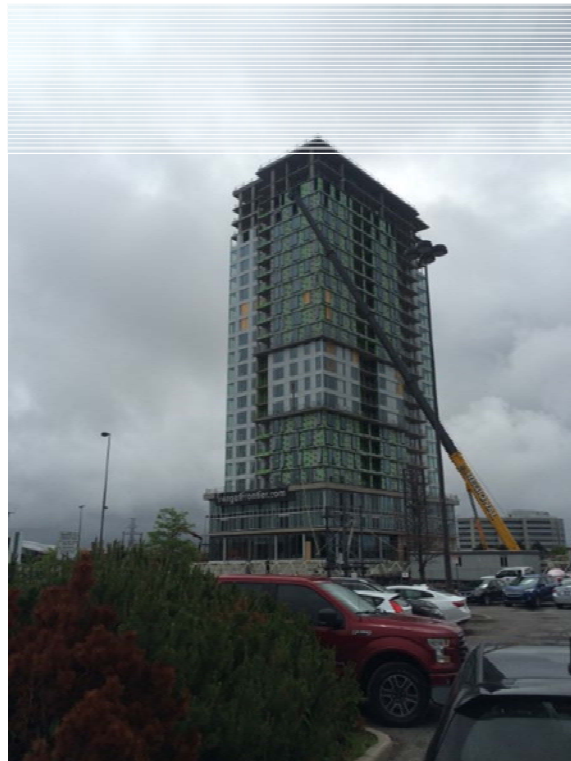


Photo 4: View of residential building under development, facing southeast.



Photo 5: View of Ten Sushi restaurant, facing east.



Photo 6: View of on-site parking area, facing southwest.



Photo 7: View of on-site parking area, facing north.



Photo 8: View of garbage receptacles, central portion of site, facing south.



Photo 9: View of construction staging area and stockpiled excavated material (will be used as fill to level parking area around new construction building).



Photo 10: View of stockpiled excavated material.



Photo 11: View of on-site silt fence, along eastern boundary of construction area.



Photo 12: View of LRT, south of site, facing south.



Photo 13: View of LRT, south of site, facing south.



Photo 14: View of Blair LRT station under construction, facing east.



Photo 15: View of undeveloped property west of site, facing west.



Photo 16: View of residential development northwest of site, facing northwest.



Photo 17: View of Scotiabank Silver City Theatre, north of site, facing north.