



**PATERSON
GROUP**

May 19, 2023
File: PE4111-LET.04

Regional Group
1737 Woodward Drive
Ottawa, Ontario
K2C 0P9

Attention: **Mr. Evan Garfinkel**
Manager, Land Development

Subject: **Phase I Environmental Site Assessment Update**
Provence Orleans Phase 6, Part 5 – Plainridge Crescent
Ottawa, Ontario

Consulting Engineers

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Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

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Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates a Phase I ESA entitled “Phase I Environmental Site Assessment, Vacant Land, Trim Road and Portobello Boulevard, Ottawa, Ontario” prepared by Paterson, dated January 20, 2018. This update relates specifically to the portion of land along Plainridge Crescent indicated on the attached client plan entitled Concept Plan 30, Phase 6, which constitutes the Phase I Property (site).

This report is intended to meet the requirements for an updated Phase I ESA, as per the MECP O.Reg 153/04, as amended. This report is to be read in conjunction with the 2018 report.

Background

The Phase I Property is located on the western side of Provence Avenue in the Orleans area of Ottawa, Ontario, and includes Plainridge Crescent. Refer to Figure 1 - Key Plan following the text of this letter.





The Phase I Property is an irregular shaped lot with a footprint of 2.31 hectares and was part of a larger tract of land formerly addressed 2065 Portobello Boulevard. The property is undeveloped and situated in an area of mixed land use; land use on the nearby properties is vacant agricultural, residential, parkland, and/or institutional. The Phase I Property is situated in a suburban development area where potable water is supplied by the City.

Previous Engineering Reports

The 2018 Phase I ESA assessed 3 parcels of land along Portobello Boulevard and Provence Avenue, bordered by Trim Road to the east, and included an approximate total of 38.2 hectares of land. The 2018 Phase I ESA did not identify any potentially contaminating activities (PCAs) on-site or within the study area. No further investigation was recommended.

A Phase I ESA Update was prepared by Paterson in April 2022 and provided an update on the environmental condition of Parts 1, 3, 4, and 6 of Phase 6 only, which were part of the central parcel assessed in the 2018 Phase I ESA, addressed as 2065 Portobello Boulevard. This letter report is herein identified as “the 2022 Phase I ESA Update.”

The land assessed as part of the 2022 Phase I ESA Update is located immediately adjacent to the subject site. Therefore, observations and conclusions provided in that letter report are considered relevant to the current update and are summarized below.

The 2022 report noted that no significant material changes had been made to the assessed land. Although several records were identified in the ERIS report obtained during the 2022 work related to drinking water system ECAs and CAs as well as a waste generator located on Nantes Street, these records were not considered to represent new environmental concerns to the assessed land. No new environmental concerns were identified associated with the assessed land or surrounding properties, including the current Phase I Property.

Site Conditions

The Phase I Property is currently undeveloped. No changes have been made to the site since the 2022 Phase I ESA Update. Some additional residential development has occurred in the study area; however, no concerns have been identified.



Conclusion

Based on a brief desktop search and recent site visit, no significant changes have been made to the site or adjacent properties that are considered to result in areas of potential environmental concern on the Phase I Property. Based on these findings, the conclusions made in the 2018 Phase I ESA are valid. It remains our opinion that **a Phase II ESA is not required.**

Statement of Limitations

This Phase I Environmental Site Assessment Update report has been prepared under the supervision of a Qualified Person, in general accordance with Ontario Regulation 153/04, as amended, under the Environmental Protection Act. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I ESA Update are based on a review of readily available geological, historical, and regulatory information and a cursory review made at the time of the field assessment.

Should any conditions be encountered at the site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Regional Group. Permission and notification from Regional Group and Paterson will be required to release this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

Paterson Group Inc.

Kelly Martinell, P.Eng.

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



Report Distribution:

- Regional Group
- Paterson Group

Appendix:

- Concept Plan
- Figure 1 – Key Plan
- 2021 Aerial Photo





M:\2011\17155-CP32-Phase1\17155-CP32-Phase1.dwg, CP32-Phase1, May 18, 2023, 8:17am, mdm

Concept 32		
Saleable Frontage & Road Length	Phase 6	
	Frontage (m)	Roads (m)
Residential - Singles	500.40	223.05
Medium Density		
Total	500.40	223.05

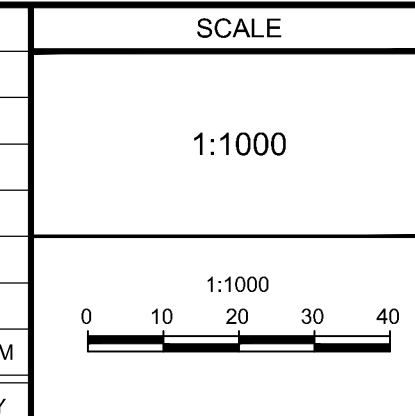
NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Phase 6 Unit Breakdown		
Unit Count		% Mix
50' Singles	14	35.9%
42' Singles	11	28.2%
35' Singles	7	17.9%
31' Singles	7	17.9%
Townhouse - 2 Storey	0	0.0%
Total	39	100.0%

LEGEND:

	SINGLES
	SINGLES
	SINGLES
	SINGLES
	PARK / WALKWAY BLOCK
	EXISTING PARK
	FUTURE SCHOOL BLOCK
	EXISTING SCHOOL
	LANDS TRANSFERRED TO CITY
	FUTURE TRANSITWAY

No.	REVISION	DATE	BY
1.	ISSUED FOR REVIEW	MAY 18/23	TJM



DESIGN		FOR REVIEW ONLY	
CHECKED	MER/WLS		
DRAWN	MER		
CHECKED	CAH		
APPROVED	TJM		
	MER		

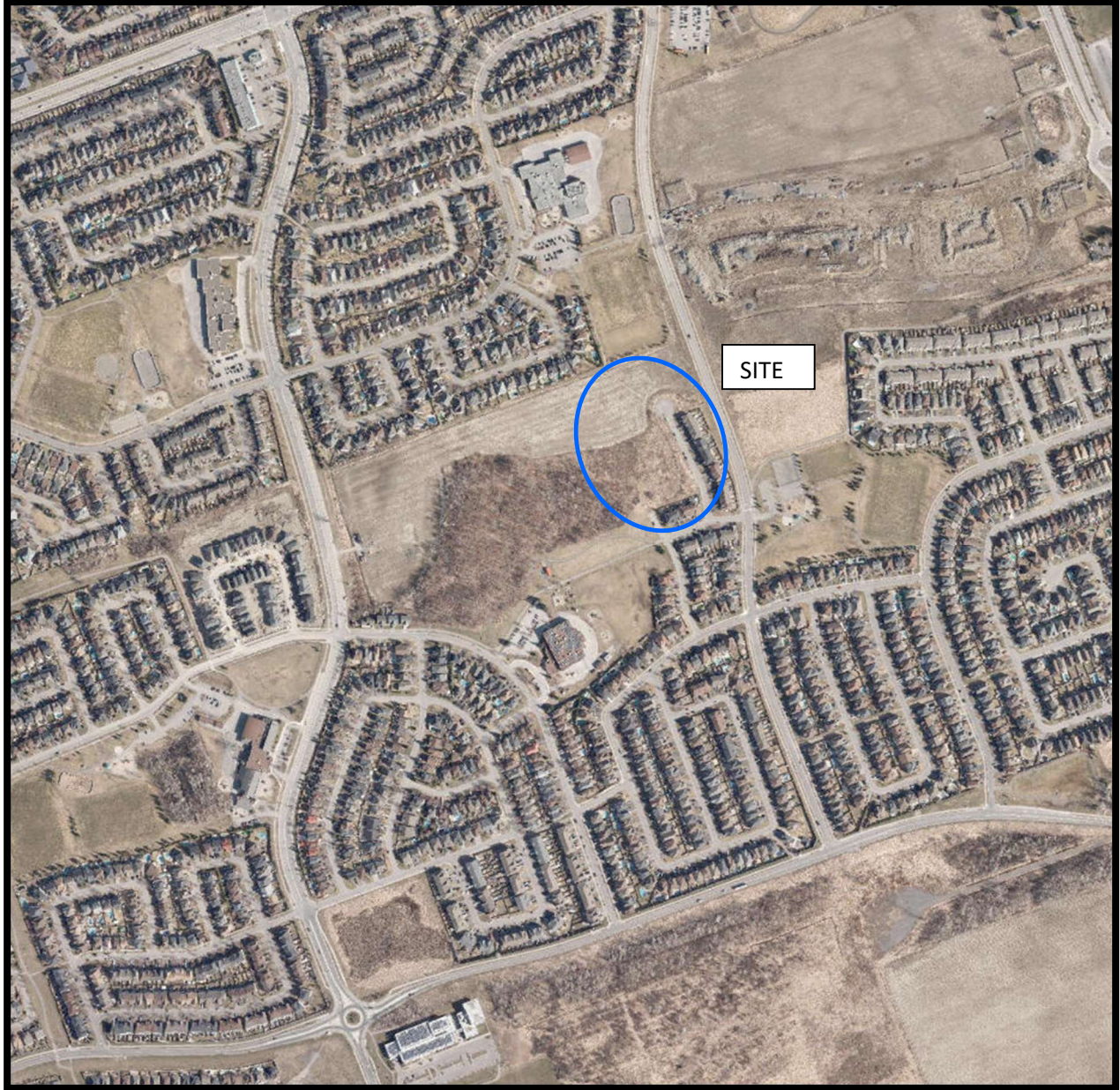
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LOCATION		PROJECT No.	
CITY OF OTTAWA PROVENCE ORLEANS SUBDIVISION (2128 TRIM ROAD)		117155-00	
DRAWING NAME		REV	
CONCEPT PLAN 32 PHASE 6		REV #1	
		DRAWING No.	
		117155-CP32-6	

PLANNING/CP32-Phase1/17155-CP32-Phase1.dwg



FIGURE 1
KEY PLAN



AERIAL PHOTOGRAPH
2021