

September 13, 2021

File: 64026.06

Canderel Construction Management Inc.
900-200 Peel Street
Montreal, Quebec
H3A 2W5

Attention: Eric Cordon

**Re: Grading Plan Review
Commercial Development
2020 Walkley Road
Ottawa, Ontario**

INTRODUCTION

As requested, this letter provides a grading plan review for the proposed commercial development located at 2020 Walkley Road in Ottawa, Ontario.

BACKGROUND

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) carried out the geotechnical investigation for proposed commercial development. The results of that investigation are provided in our report titled "Geotechnical Investigation, Commercial Development, 2020 Walkley Road, Ottawa, Ontario", dated March 12, 2021 (Project Number 64026.06).

Recently, we were asked to provide building specific information regarding certain geotechnical aspects of the development. The requested information is provided in Attachment A. The grading plans for the commercial development were prepared by Novatech and are provided in the following drawings:

- Drawing No. 119067-GR1, titled "Grading Plan, Phase 1 – South" (Project No. 119067) Revision No. 3 (dated September 7, 2021);
- Drawing No. 119067-GR2, titled "Grading Plan, Phase 2 – South" (Project No. 119067) Revision No. 3 (dated September 7, 2021);
- Drawing No. 119067-GR3, titled "Grading Plan, Phase 2 – North" (Project No. 119067) Revision No. 3 (dated September 7, 2021); and,
- Drawing No. 119067-GR4, titled "Grading Plan, Phase 3" (Project No. 119067) Revision No. 3 (dated September 7, 2021).

DISCUSSION

As indicated above, the requested, building specific information for the commercial development is provided in Attachment A. The following sections provide additional comments based on our geotechnical investigation.

Grade Raise Restriction

Based on the results of the subsurface investigation, and the finished floor elevations provided by Novatech, the proposed average and maximum grade raise around the warehouses are provided in Table 5.1 below.

Table 5.1 – Proposed Grade Raise

Phase/Building Number	Proposed Finished Floor Elevation (metres)	Proposed Average Grade Raise (metres)	Proposed Maximum Grade Raise (metres)
1	85.3	0.6	0.9
2	85.15	1.1	1.2
3	85.3	0.7	1.1

Based on the soil conditions encountered across the site, it will be important to limit the stress increase on the soft to firm silty clay layer to an acceptable level to minimize foundation settlement.

Based on the above, the grades at the north, west, south, and east sides of the warehouses are considered acceptable from a geotechnical point of view.

CLOSURE

We trust this letter provides the necessary information for your purposes. Do not hesitate to contact the undersigned should you require additional information.



Alex Meacoe, P.Eng.
Geotechnical Engineer

WAM/BW



Brent Wiebe, P.Eng.
VP Operations – Ontario



Enclosures

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ATTACHMENTS

Grading Plan Review Chart

Warehouse	Original Ground Surface (metres)	Proposed Grade (metres)	Grade Raise or Cut over Original Ground Surface (metres)	Proposed FFE Grade (metres)	Grade Raise at FFE (metres)	Maximum Allowable Grade Raise (metres)	Grade Raise Within Permissible?	Warehouse Specific Notes
1 (North)	84.53	85.15	0.62	85.30	0.77	0.9	Yes	
1 (West)	84.43	85.15	0.72	85.30	0.87	0.9	Yes	
1 (South)	84.53	85.29	0.76	85.30	0.77	0.9	Yes	
1 (East)	84.62	85.20	0.58	85.30	0.68	0.9	Yes	
2 (North)	84.43	85.15	0.72	85.15	0.72	1.2	Yes	
2 (West)	84.30	85.13	0.83	85.15	0.85	1.2	Yes	
2 (South)	83.98	85.13	1.15	85.15	1.17	1.2	Yes	
2 (East)	84.56	85.00	0.44	85.15	0.59	1.2	Yes	
3 (North)	84.54	85.15	0.61	85.30	0.76	1.1	Yes	
3 (West)	84.42	85.00	0.58	85.30	0.88	1.1	Yes	
3 (South)	84.48	85.43	0.95	85.30	0.82	1.1	Yes	
3 (East)	84.38	85.25	0.87	85.30	0.92	1.1	Yes	