



**PATERSON  
GROUP**

February 10, 2023  
File: PE5651-LET.01

**Concorde Properties**  
408 Tweedsmuir Avenue  
Ottawa, Ontario  
K1Z 5N5

Attention: **Mr. Jordan Tannis**

Subject: **Record of Site Condition Request**  
**266 Park Street**  
**Ottawa, Ontario**

**Consulting Engineers**

9 Auriga Drive  
Ottawa, Ontario  
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Geotechnical Engineering  
Environmental Engineering  
Hydrogeology  
Materials Testing  
Building Science  
Rural Development Design  
Retaining Wall Design  
Noise and Vibration Studies

[patersongroup.ca](http://patersongroup.ca)

Dear Sir,

Further to your request and authorization, Paterson Group (Paterson) has prepared this letter to address the City request to have a Record of Site Condition (RSC) prepared for this site as part of its proposed redevelopment. It is understood that the proposed redevelopment will consist of a low-rise residential apartment building.

## **Current Development versus Proposed Development**

The subject property is currently vacant and consists of an asphalt covered parking lot for personal vehicles. According to the historical information reviewed as part of the Phase I Environmental Site Assessment (ESA) completed for the property, the subject land was most recently occupied by a residential dwelling until its demolition. The property has since not been redeveloped.

According to this information, the site remains classified as residential land use under Ontario Regulation 153/04, issued under the Environmental Protection Act.

As noted above, the proposed future use of the land will be for residential purposes, and thus the proposed development does not constitute a change in land use to a more sensitive type. As a result, an RSC is not required to be filed with the MECP under Ontario Regulation 153/04 for the proposed redevelopment of the subject property.





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We trust that this information satisfies your requirements.

Regards.

**Paterson Group Inc.**

Nick Sullivan, B.Sc.

Mark D'Arcy, P.Eng., QPESA

