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Building Science  
Noise and Vibration Studies

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May 26, 2022  
Report: PG6052-1 Revision 1

**Dymech Engineering Inc.**

1353 Coker Street  
Greely, Ontario  
K4P 1A1

Attention: Mr. Mat Main

Subject: **Geotechnical Investigation  
Proposed Industrial Development  
1353 Coker Street, Greely, Ontario**

Dear Sir,

Please find enclosed 3 copies of Report PG6052-1 revision 1 regarding the geotechnical investigation conducted for the aforementioned location.

We trust that this information is to your satisfaction.

Sincerely,

**Paterson Group Inc.**

David J. Gilbert, P.Eng.

Geotechnical  
Engineering

Environmental  
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Geological  
Engineering

Materials Testing

Building Science

Noise and Vibration  
Studies

## Geotechnical Investigation

Proposed Building Addition  
1353 Coker Street  
Ottawa (Greely), Ontario

Prepared For

Dymech Engineering Inc.

### Paterson Group Inc.

Consulting Engineers  
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Revision 1

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## 1.0 Introduction

Paterson Group (Paterson) was commissioned by Dymech Engineering Inc. to conduct a geotechnical investigation for the proposed warehouse addition to be located on 1353 Coker Street - Ottawa (Greely), Ontario (refer to Figure - Key Plan in Appendix 2 of this report).

The objective of the geotechnical investigation was to:

- Determine the subsoil and groundwater conditions at this site by means of test holes.
- Provide geotechnical recommendations pertaining to design of the proposed development including construction considerations which may affect the design.

The following report has been prepared specifically and solely for the aforementioned project which is described herein. It contains our findings and includes geotechnical recommendations pertaining to the design and construction of the subject development as they are understood at the time of writing this report.

## 2.0 Proposed Development

The subject site is currently occupied by a warehouse located within the central west portion of the site. In addition, an open shed is located within the central north portion of the site. The western corner of the site is grass covered and has a septic bed system, while the remaining areas have an asphaltic concrete cover surface and are used as driveways and car parking.

Based on the available conceptual plans, it is understood that the proposed development will consist of a single storey warehouse addition to the existing warehouse, to be located within the central north portion of the site. It is further understood that the new building addition will consist of a slab on grade type of construction.

## **3.0 Method of Investigation**

### **3.1 Field Investigation**

#### **Field Program**

The field program for the current geotechnical investigation was carried out on December 17, 2021. The current investigation consisted of excavating 4 test pits, extending to a maximum depth of 3.2 m, below the existing ground surface. The test hole locations were distributed in a manner to provide general coverage of the subject site. The approximate locations of the test holes are shown on Drawing PG6052-1 - Test Hole Location Plan included in Appendix 2. Paterson also completed a series of investigation in the area. Relevant soil information from nearby sites has been added to Appendix 1.

The test holes were advanced using a backhoe. All fieldwork was conducted under the full-time supervision of Paterson personnel under the direction of a senior engineer.

#### **Sampling and In Situ Testing**

Soil samples from the test pits were recovered from the side walls of the open excavation. Grab samples were collected from the test pits at selected intervals. The samples were initially classified on site, placed in sealed plastic bags and transported to our laboratory. The depths at which the grab samples were recovered from the test pits and boreholes are shown as G on the Soil Profile and Test Data sheets in Appendix 1.

The subsurface conditions observed in the test holes were recorded in detail in the field. The soil profiles are logged on the Soil Profile and Test Data sheets presented in Appendix 1.

#### **Groundwater**

Groundwater infiltration levels were observed and recorded in the open test pits at the time of excavation. Groundwater level observations are discussed in Section 4.3 and are presented in the Soil Profile and Test Data sheets in Appendix 1.

#### **Sample Storage**

All samples will be stored in the laboratory for a period of one (1) month after issuance of this report. They will then be discarded unless we are otherwise directed.

### **3.2 Field Survey**

The test hole locations and ground surface elevation at each test hole location were surveyed by Paterson using a handheld GPS and referenced to a geodetic datum. The test hole locations are presented on Drawing PG6052–1 – Test Hole Location Plan in Appendix 2.

### **3.3 Laboratory Review**

Soil samples were recovered from the subject site and visually examined in our laboratory to review the results of the field logging.

### **3.4 Analytical Testing**

One (1) soil sample was submitted for analytical testing to assess the corrosion potential for exposed ferrous metals and the potential of sulphate attacks against subsurface concrete structures. The sample was analyzed to determine the concentration of sulphate and chloride, the resistivity, and the pH of the sample. The results are discussed in Section 6.7 and shown in Appendix 1.

## **4.0 Observations**

### **4.1 Surface Conditions**

The subject site consists of a single-story warehouse with associated access lane and parking lot. The ground surface across the subject site is generally flat and at grade with neighboring properties to the east.

The site is bordered by Coker Street to the south, industrial warehouse to the north, east and west.

### **4.2 Subsurface Profile**

#### **Overburden**

Generally, the subsurface profile encountered at the majority of the test hole locations excavated within the northern portion of the site consists of asphaltic concrete/crushed stone fill with sand and gravel underlain by compact brown silty sand layer, followed by a silty clay deposit.

The encountered fill was observed to extend down to a depth of approximately 0.6 to 0.8m below ground surface and it was observed to consist of brown silty sand with gravel and crushed stone.

The silty sand deposit encountered below the fill layer was observed to extend down to a depth of 1 to 1.35m below existing ground surface, except at the location of TP 2-21, where silty sand was not encountered.

Field vane testing was completed within the silty clay deposits encountered in the test holes at the subject site. The shear strength values, as obtained from the field vane, were generally above 100 KPa, with the exceptions of test holes TP 3-21, where shear strength value as low as 50 KPa was measured at a depth of 3 m.

Reference should be made to the Soil Profile and Test Data sheets in Appendix 1 for the details of the soil profile encountered at each test hole location.

#### **Bedrock**

Based on available geological mapping, the bedrock in the subject area consists of interbedded dolostone of the Oxford formation, with an overburden drift thickness of 5 to 10 m depth.



### 4.3 Groundwater

Groundwater infiltration levels observed at the time of excavation of the test pits are summarized in Table 1 and are noted on the applicable Soil Profile and Test Data sheet presented in Appendix 1

<b>Table 1 - Summary of Groundwater Level Readings</b>				
<b>Test Hole Number</b>	<b>Ground Surface Elevation (m)</b>	<b>Groundwater Depth (m)</b>	<b>Groundwater Elevation (m)</b>	<b>Recording Date</b>
TP 1-21	100.05	1.00	99.05	December 17, 2021
TP 2-21	100.06	0.40	99.66	December 17, 2021
TP 3-21	100.26	0.90	99.36	December 17, 2021
TP 4-21	100.14	0.60	99.54	December 17, 2021
<b>Note:</b> The ground surface elevations from the current investigation are referenced to a geodetic datum.				

## **5.0 Discussion**

### **5.1 Geotechnical Assessment**

From a geotechnical perspective, the subject site is considered suitable for the proposed building addition. It is anticipated that proposed warehouse addition within the northern portion of the site will be founded on conventional footings placed directly over undisturbed compact sand/silty sand bearing surface, or undisturbed stiff silty clay bearing surface.

Proof rolling by a vibratory roller should be completed within the footprint of the proposed warehouse addition and any associated pavement structures to eliminate the presence of loose soils at subgrade level and bearing surfaces.

Due to the presence of a silty clay deposit within the subject site, a permissible grade raise restriction is required for the site. Where the proposed grades for the exceed our permissible grade raise recommendations, light weight fill will be required to achieve the proposed grades.

The above and other considerations are further discussed in the following sections.

### **5.2 Site Grading and Preparation**

#### **Stripping Depth**

Topsoil and fill, such as those containing significant amounts of organic and/or deleterious materials, should be stripped from under any buildings, paved areas, pipe bedding and other settlement sensitive structures.

#### **Fill Placement**

Fill placed for grading beneath the building areas should consist, unless otherwise specified, of clean imported granular fill, such as Ontario Provincial Standard Specifications (OPSS) Granular A or Granular B Type II. The imported fill material should be tested and approved prior to delivery. The fill should be placed in maximum 300 mm thick loose lifts and compacted by suitable compaction equipment. Fill placed beneath the building should be compacted to a minimum of 98% of the standard Proctor maximum dry density (SPMDD).

Non-specified existing fill along with site-excavated soil could be placed as general landscaping fill where settlement of the ground surface is of minor concern. These materials should be spread in lifts with a maximum thickness of 300 mm and compacted by the tracks of the spreading equipment to minimize voids. Non-specified existing fill and site-excavated soils are not suitable for placement as backfill against foundation walls, unless used in conjunction with a geocomposite drainage membrane, such as Miradrain G100N or Delta Drain 6000.

### Proof Rolling

It is expected that site grading and preparation will consist of stripping of the soils containing significant amounts of organic materials. The contractor should take appropriate precautions to avoid disturbing the subgrade and bearing surfaces from construction and worker traffic. Any loose or disturbed areas within the subgrade level, below the proposed footings is recommended to be proof-rolled **under dry conditions and above freezing temperatures** by an adequately sized roller making several passes to achieve optimum compaction levels. The compaction program should be reviewed and approved by the geotechnical consultant. In poor performing areas, consideration may be given to removing the poor performing soil and replace with an approved engineered fill such as OPSS Granular A or Granular B Type II compacted to a minimum 98% of the material's SPMDD.

## 5.3 Foundation Design

### Bearing Resistance Values (Conventional Shallow Foundation)

Isolated footings placed on an undisturbed, compact sand/silty sand bearing surface can be designed using a bearing resistance value at SLS of **100 kPa** and a factored bearing resistance value at ULS of **200 kPa** incorporating a geotechnical factor of 0.5.

It is recommended that the bearing surface be proof-rolled using a suitably sized vibratory roller making several passes under dry and above freezing conditions in areas where the silty sand is found to be in a loose state of compactness. Paterson personnel should complete periodic inspections during the proof-rolling operations.

Strip and pad footings, up to 3 m wide, placed on an undisturbed, stiff silty clay bearing surface can be designed using a bearing resistance value at SLS of **100 kPa** and a factored bearing resistance value at ULS of **200 kPa** incorporating a geotechnical factor of 0.5.

An undisturbed soil bearing surface consists of one from which all topsoil and deleterious materials, such as loose, frozen or disturbed soil, have been removed, in the dry, prior to the placement of concrete footings.

Footings bearing on an undisturbed soil bearing surface and designed using the bearing resistance values provided herein will be subjected to potential post-construction total and differential settlements of 25 and 20 mm, respectively.

### **Lateral Support**

The bearing medium under footing-supported structures is required to be provided with adequate lateral support with respect to excavations and different foundation levels. Adequate lateral support is provided to the above noted overburden soils bearing media when a plane extending down and out from the bottom edges of the footing, at a minimum of 1.5H:1V, passes only through in situ soil of the same or higher capacity as that of the bearing medium.

As a general procedure, it is recommended that footings for the proposed warehouse addition that are located adjacent to the existing warehouse be founded at the same level as the existing footings. This accomplishes three objectives. First, the behaviour of the two structures at their connection will be similar due to the similar bearing medium. Second, there will be minimal stress added to the existing structure from the new structure. Third, the bearing of the new structure will likely not be influenced by any backfill material associated with the existing structure. If lower footings are proposed for the subject warehouse addition, it is recommended that an underpinning system or shoring system be designed by an engineer specializing in these works to provide sufficient support along the existing warehouse foundation walls during construction.

### **Permissible Grade Raise Recommendation**

Based on the test hole coverage and results of the undrained shear strength testing completed within the underlying cohesive soils, a permissible grade raise restriction of **2.0 m** is recommended for design purposes.

## **5.4 Design for Earthquakes**

The site class for seismic site response can be taken as **Class D** for foundations constructed at the subject site. Reference should be made to the latest revision of Ontario Building Code 2012 (OBC 2012; Table 4.1.8.4.A) for a full discussion of the earthquake design requirements.

### **Liquefaction Potential**

Based on the design USF of the proposed building addition, the footings will be placed on the silty clay deposit. Therefore, the encountered silty sand deposit will be above USF. Based on the founding depth and the thickness of the encountered silty sand deposit, the soils underlying the subject site are not susceptible to liquefaction potential.

## 5.5 Floor Slab Construction

With the removal of all deleterious fill, such as those containing significant amounts of organics, within the footprint of the proposed building addition footprint, the existing soil subgrade, which is reviewed and approved by Paterson personnel at the time of construction, will be considered an acceptable subgrade upon which to commence backfilling for floor slab construction.

It is recommended that the upper 200 mm of sub-floor fill consists of OPSS Granular A for slab-on-grade construction. All backfill material within the footprint of the proposed building should be placed in maximum 300 mm thick loose layers and compacted to at least 98% of the material's SPMDD.

## 5.6 Pavement Design

Car only parking areas, access lanes and heavy truck parking areas are anticipated at this site. The subgrade material will consist of in situ soil, free of significant amounts of organics and/or deleterious materials, or approved engineering fill. The proposed pavement structures are presented in Tables 2 and 3.

<b>Table 2 – Recommended Pavement Structure – Car Parking Areas</b>	
<b>Thickness (mm)</b>	<b>Material Description</b>
50	<b>Wear Course</b> – Superpave 12.5 Asphaltic Concrete
150	<b>BASE</b> – OPSS Granular A Crushed Stone
300	<b>SUBBASE</b> – OPSS Granular B Type II
<b>Subgrade</b> – Either fill, in-situ soil, or OPSS Granular B Type I or II material placed over in-situ soil or fill.	

<b>Table 3 - Recommended Pavement Structure – Heavy Truck Traffic &amp; Access Lanes</b>	
<b>Thickness (mm)</b>	<b>Material Description</b>
40	<b>Wear Course</b> - Superpave 12.5 Asphaltic Concrete
50	<b>Binder Course</b> - Superpave 19.0 Asphaltic Concrete
150	<b>BASE</b> - OPSS Granular A Crushed Stone
450	<b>SUBBASE</b> - OPSS Granular B Type II
<b>SUBGRADE</b> - Either fill, in situ soil, or OPSS Granular B Type I or II material placed over in situ soil or fill.	

If soft spots develop in the subgrade during compaction or due to construction traffic, the affected areas should be excavated and replaced with OPSS Granular B Type I or II material. Weak subgrade conditions may be experienced over service trench fill materials. This may require the use of a geotextile, thicker subbase or other measures that can be recommended at the time of construction as part of the field observation program.

The pavement granular base and subbase should be placed in maximum 300 mm thick lifts and compacted to a minimum of 100% of the material's SPMDDD using suitable compaction equipment.

## **6.0 Design and Construction Precautions**

### **6.1 Foundation Drainage and Backfill**

#### **Foundation Drainage**

It is recommended that a perimeter foundation drainage system be provided for the proposed building addition and connected to the existing drainage pipe (if present). The system should consist of a 150 mm diameter perforated corrugated plastic pipe wrapped in a geosock, surrounded on all sides by 150 mm of 10 mm clear crushed stone, placed at the footing level around the exterior perimeter of the structure. The clear stone should be wrapped in a non-woven geotextile. The pipe should have a positive outlet, such as a gravity connection to the storm sewer.

#### **Foundation Backfill**

Backfill against the exterior sides of the foundation walls should consist of free-draining, non-frost susceptible granular materials. The greater part of the site excavated materials will be frost susceptible and, as such, are not recommended for re-use as backfill against the foundation walls, unless used in conjunction with a drainage geocomposite, such as Delta Drain 6000, connected to the perimeter foundation drainage system. Imported granular materials, such as clean sand or OPSS Granular B Type I granular material, should otherwise be used for this purpose.

### **6.2 Protection of Footings Against Frost Action**

Perimeter footings of heated structures are required to be insulated against the deleterious effects of frost action. A minimum 1.5 m thick soil cover (or insulation equivalent) should be provided in this regard.

Other exterior unheated footings, such as those for isolated exterior piers and retaining walls, are more prone to deleterious movement associated with frost action. These should be provided with a minimum 2.1 m thick soil cover (or insulation equivalent).

### **6.3 Excavation Side Slopes**

The side slopes of excavations in the overburden materials should be either cut back at acceptable slopes or should be retained by shoring systems from the start of the excavation until the structure is backfilled. It is assumed that sufficient room will be available for the greater part of the excavation to be undertaken by open-cut methods (i.e. unsupported excavations). Where space restrictions exist, or to reduce the trench width, the excavation can be carried out within the confines of a fully braced steel trench box.

## Unsupported Excavations

The excavation side slopes above the groundwater level extending to a maximum depth of 3 m should be cut back at 1H:1V or flatter. The flatter slope is required for excavation below groundwater level. The subsoil at this site is considered to be mainly a Type 2 and 3 soil according to the Occupational Health and Safety Act and Regulations for Construction Projects.

Excavated soil should not be stockpiled directly at the top of excavations and heavy equipment should be kept away from the excavation sides. Slopes in excess of 3 m in height should be periodically inspected by the geotechnical consultant in order to detect if the slopes are exhibiting signs of distress. Excavation side slopes should also be protected from erosion by surface water and rainfall events by the use of tarpaulins or other means of erosion protection along their footprint.

It is recommended that a trench box be used at all times to protect personnel working in trenches with steep or vertical sides. It is expected that services will be installed by “cut and cover” methods and excavations will not be left open for extended periods of time.

## 6.4 Pipe Bedding and Backfill

At least 150 mm of OPSS Granular A should be used for pipe bedding for sewer and water pipes. The bedding should extend to the spring line of the pipe. Cover material, from the spring line to at least 300 mm above the obvert of the pipe, should consist of OPSS Granular A or Granular B Type II with a maximum size of 25 mm. The bedding and cover materials should be placed in maximum 225 mm thick lifts compacted to 95% of the material’s standard Proctor maximum dry density.

It should generally be possible to re-use the native soil above the cover material if the excavation and filling operations are carried out in dry weather conditions. Any stones greater than 200 mm in their longest dimension should be removed from these materials prior to placement.

The backfill material within the frost zone (about 1.8 m below finished grade) should match the soils exposed at the trench walls to reduce potential differential frost heaving. The backfill should be placed in maximum 225 mm thick loose lifts and compacted to a minimum of 95% of the material’s SPMDD.



## 6.5 Groundwater Control

### Groundwater Control for Building Construction

Based on our observations, it is anticipated that groundwater infiltration into the excavations should be moderate to high. Pumping from open sumps may be sufficient to control the groundwater influx through the sides of shallow excavations. However, the need for localized dewatering shall be assessed depending on the final excavation depth.

The contractor should be prepared to direct water away from all bearing surfaces and subgrades, regardless of the source, to prevent disturbance to the founding medium.

### Permit to Take Water

A temporary Ministry of the Environment, Conservation and Parks (MECP) permit to take water (PTTW) may be required for this project if more than 400,000 L/day of ground and/or surface water is to be pumped during the construction phase. A minimum 4 to 5 months should be allowed for completion of the PTTW application package and issuance of the permit by the MECP.

For typical ground or surface water volumes being pumped during the construction phase, typically between 50,000 to 400,000 L/day, it is required to register on the Environmental Activity and Sector Registry (EASR). A minimum of two to four weeks should be allotted for completion of the EASR registration and the Water Taking and Discharge Plan to be prepared by a Qualified Person as stipulated under O.Reg. 63/16. If a project qualifies for a PTTW based upon anticipated conditions, an EASR will not be allowed as a temporary dewatering measure while awaiting the MECP review of the PTTW application.

## 6.6 Winter Construction

Precautions must be taken if winter construction is considered for this project.

The subsoil conditions at this site consist of frost susceptible materials. In the presence of water and freezing conditions, ice could form within the soil mass. Heaving and settlement upon thawing could occur.

In the event of construction during below zero temperatures, the founding stratum should be protected from freezing temperatures by the use of straw, propane heaters and tarpaulins or other suitable means. In this regard, the base of the excavations should be insulated from sub-zero temperatures immediately upon exposure and until such time as heat is adequately supplied to the building and the footings are protected with sufficient soil cover to prevent freezing at founding level.

Trench excavations and pavement construction are also difficult activities to complete during freezing conditions without introducing frost in the subgrade or in the excavation walls and bottoms. Precautions should be taken if such activities are to be carried out during freezing conditions. Additional information could be provided, if required.

## **6.7 Corrosion Potential and Sulphate**

The results of analytical testing show that the sulphate content is less than 0.1%. This result is indicative that Type 10 Portland cement (normal cement) would be appropriate for this site. The chloride content and the pH of the sample indicate that they are not significant factors in creating a corrosive environment for exposed ferrous metals at this site, whereas the resistivity is indicative of a very low to slightly aggressive corrosive environment.

## **6.8 Tree Planting Restrictions**

Paterson reviewed the available landscaping drawing prepared by CSW for the proposed commercial building addition at the subject site. Based on our review, all existing trees which are to remain have a minimum setback exceeding 20m from the proposed building addition. Furthermore, the new landscaped areas in close proximity to the proposed building addition will consist of grass and shrubs with a maximum mature height of 0.45m and 1.8m. In accordance with the City of Ottawa Tree Planting in Sensitive Marine Clay Soils (2017 Guidelines), and considering worst-case soils, the tree planting setbacks for the existing and proposed trees are within the minimum setback requirements as per City guidelines noted above and are considered acceptable from a geotechnical perspective.

## 7.0 Recommendations

It is a requirement for the foundation design data provided herein to be applicable that the following material testing and observation program be performed by the geotechnical consultant:

- Observation of all bearing surfaces prior to the placement of concrete.
- Sampling and testing of the concrete and fill materials.
- Inspection of the perimeter drainage system.
- Periodic observation of the condition of unsupported excavation side slopes in excess of 3 m in height, if applicable.
- Observation of all subgrades prior to backfilling.
- Field density tests to determine the level of compaction achieved.
- Sampling and testing of the bituminous concrete including mix design reviews.

A report confirming that these works have been conducted in general accordance with our recommendations could be issued upon the completion of a satisfactory inspection program by the geotechnical consultant.

## 8.0 Statement of Limitations

The recommendations provided are in accordance with the present understanding of the project. Paterson requests permission to review the recommendations when the drawings and specifications are completed.

A soils investigation is a limited sampling of a site. Should any conditions at the site be encountered which differ from those at the test locations, Paterson requests immediate notification to permit reassessment of our recommendations.

The recommendations provided herein should only be used by the design professionals associated with this project. They are not intended for contractors bidding on or undertaking the work. The latter should evaluate the factual information provided in this report and determine the suitability and completeness for their intended construction schedule and methods. Additional testing may be required for their purposes.

The present report applies only to the project described in this document. Use of this report for purposes other than those described herein or by person(s) other than Dymech Engineering Inc. or their agents is not authorized without review by Paterson for the applicability of our recommendations to the alternative use of the report.

**Paterson Group Inc.**

Maha Saleh, P.Eng. (Prov.)



David J. Gilbert, P.Eng.

### Report Distribution:

- Dymech Engineering Inc. (Digital copy)
- Paterson Group (1 copy)

# APPENDIX 1

SOIL PROFILE AND TEST DATA SHEETS

SYMBOLS AND TERMS

ANALYTICAL TEST RESULTS

RELEVANT SOIL PROFILE AND TEST DATA SHEETS

# APPENDIX 2

FIGURE 1 – KEY PLAN

DRAWING PG6052-1 – TEST HOLE LOCATION PLAN