PATERSON GROUP

memorandum

re: **Geotechnical Review – Grading and Landscaping Plans**
Proposed Residential Development
475 Terry Fox Drive – Ottawa, Ontario

to: Ironclad Developments Inc. – **Nikolas Kyriakopoulos** – nkyriakopoulos@ceengineering.ca

date: October 29, 2025

file: PG7418-MEMO.02

Further to your request and authorization, Paterson Group (Paterson) prepared the current memorandum to provide a Grading Plan and Landscaping Plan Review for the proposed development to be located at the aforementioned site. The following memorandum should be read in conjunction with the current Geotechnical Report (Paterson Group Report PG7418-1 Revision 2 dated October 29, 2025).

Landscaping Plan Review

Paterson reviewed the following landscaping plan prepared by Ruhland & Associated Ltd. for the subject site:

- ❒ Landscape Plan – 475 Terry Fox Drive – Project Number 25-1761 – Drawing No. L-01 through L-05, Revision 3 dated October 3, 2025.

Grading Plan Review

Paterson reviewed the following grading plan prepared by D.B Gray Engineering Inc. for the subject site:

- ❒ Grading Plan – 475 Terry Fox Drive – Job No. 24103 – Drawing No. C-5, C-6 and C-7, Revision 3 October 28, 2025.

Geotechnical Review and Recommendations

Based on the landscaping drawings provided, the proposed landscaping design is considered acceptable from a geotechnical perspective. Based on the grading plans provided, the proposed grading throughout the majority of the subject site is within the grade raise restrictions advised within the geotechnical report and is considered acceptable from a geotechnical perspective.

However, some grade raise exceedances were identified in areas surrounding the proposed Building A and Building B. For these areas, lightweight fill is recommended to be placed per the locations identified in Figure 1 below to accommodate the grade raise restriction exceedances and mitigate long-term settlements.

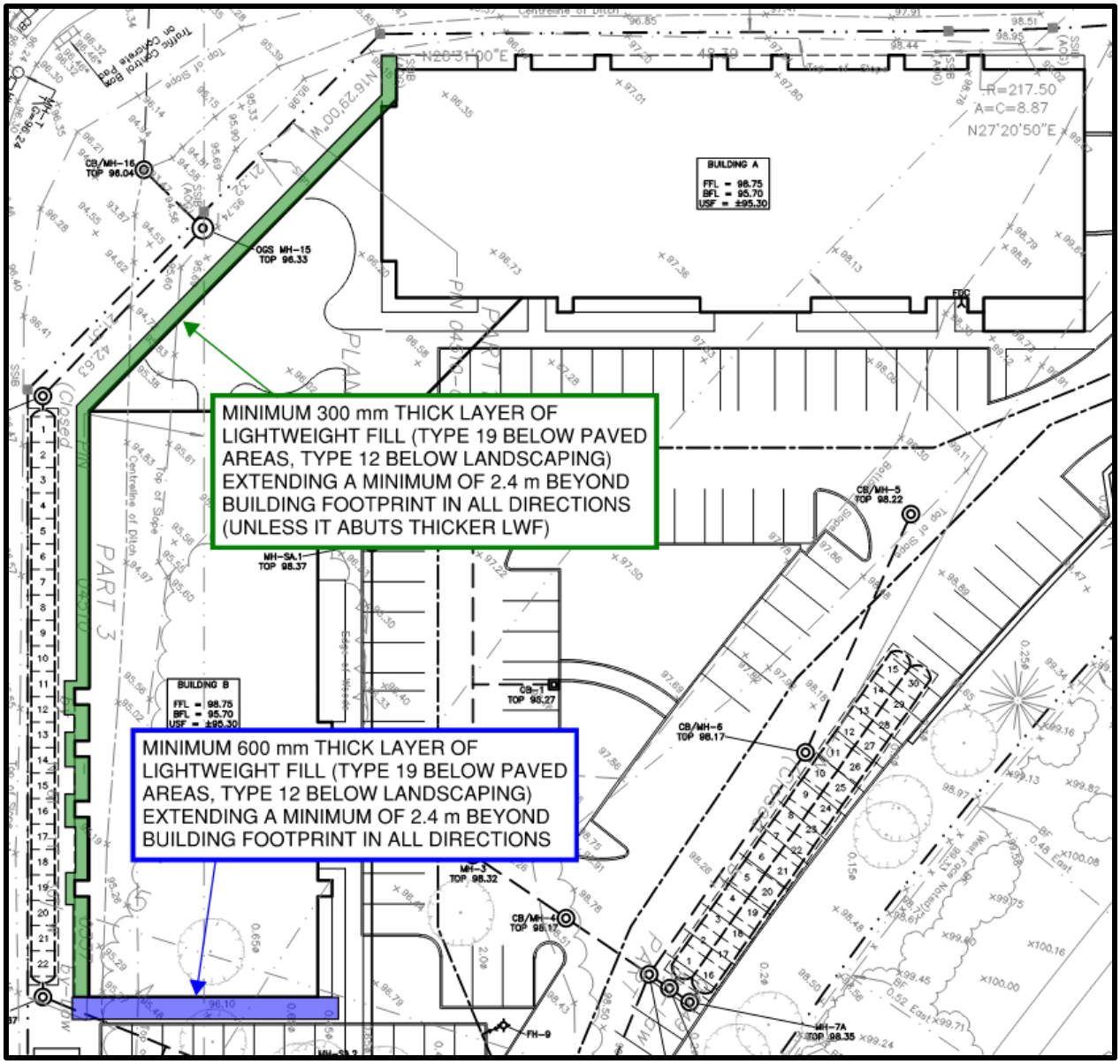

Figure 1 – Recommended Lightweight Fill Location Plan

Provided the proposed grading is accommodated using lightweight fill as described in this memorandum, the proposed grading for the proposed development is considered acceptable from a geotechnical perspective.

Lightweight fill (LWF) should consist of EPS (expanded polystyrene) Type 19 and Type 12 geofoam blocks throughout hardscaped (paved or other areas with concrete surface features) and landscaped areas, respectively. The LWF is recommended to be placed a minimum of 500 mm above any perimeter drainage sleeves/pipes provided to the main building structures foundation and the associated open-graded stone layers. The lightweight fill should be placed upon a flat soil surface. Therefore, the soil should be compacted to be relatively smooth and flat prior to installation. Consideration may be given to placing a thin layer of sand or stone dust to attain a relatively smooth/flat surface for placement.

The entire lightweight fill layer footprint is recommended to be covered with a layer of polyethylene (taped at seams) extending between the building footprint and outer edge of the layer and extending below its surface by a minimum of 100 mm at all edges of the lightweight fill layer.

If the lightweight fill will be located in an area of landscaping, a minimum 600 mm of soil cover is recommended to be provided to the lightweight fill layer to promote grass and associated vegetation to establish overtop the lightweight fill.

The placement of all lightweight fill should be reviewed at the time of placement by Paterson personnel. It is advised a brief pre-construction meeting to be held between Paterson and the construction team to confirm placement methodology prior to the installation.

We trust that this information is satisfactory for your immediate requirements.

Best Regards,

Paterson Group Inc.

Nicholas F. R. Versolato, CPI, B.Eng

Drew Petahtegoose, P.Eng.