

Ottawa, April 19, 2026

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Reference: Proposed 3 storey residential units buildings at 12 Ross Ave. in the City of Ottawa, ON.

Subject: Request to “Summarize any geotechnical considerations/constraints relevant to feasibility (e.g., soils/groundwater/excavation), including what would be carried forward to later stages.” .

At the referenced site, the geology database by Belanger (1998) suggests 2 to 3 m of overburden soils and surficial materials consisting “till plain”.

Company experience is not indicative of geotechnical issues, as shown in the above database.

We have expressed concern to the developer about deep basements for numerous reasons, including groundwater and the safety and stability of nearby foundations. Preliminary cross sections indicate a depth of about 2 m, which is within a reasonable limit of depth.

The developer is also advised about the proximity of the building to be demolished to the building along the south property line. The building to be demolished is also at the same location as the proposed part 3 building of the development. As per the current site plan, the space between the proposed building and the building to be demolished is not sufficient to allow workers to work. Thus, an encroachment agreement is required to be able to build and shoring may be required depending on the proximity of soil the soil cut to the underside of foundations. These issues will have to be addressed via an excavation review; however, a review of the part 3 building location is encouraged in order to avoid construction challenges and cost.

Other than the above, we expect standard construction to meet the geotechnical requirements at this site.

Geotechnical underground issues can appear at any location during excavation for construction.

Do not hesitate to contact us if you have any questions.

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