

MEMORANDUM



TO:	Christine Yee WO MW Realty Limited	PROJECT NO:	CO1004.02
FROM:	Yacouba Doro Meysam Najari	DATE:	Tuesday, September 29, 2026
RE:	Geotechnical Conformance Proposed Commercial Development 3145 Conroy Road, Ottawa, ON		

Further to your request and authorization, Terrapex Environmental Ltd. (Terrapex) has prepared this memo to provide comments regarding the conformance of the proposed Grading and Site Servicing for the project located at 3145 Conroy Road, in Ottawa, Ontario (the Site), as requested by City of Ottawa Staff in their email dated July 8, 2026.

This memo should be read in conjunction with Terrapex's Geotechnical Assessment Report – Project CO1004.02, dated March 18, 2026.

In preparing this memorandum, Terrapex reviewed the following drawings:

- Site Grading, Drainage, Erosion & Sediment Control Plan (Drawing No. C-101), Proposed Office/Industrial Building – 3145 Conroy Road, Ottawa, Ontario – Project No. CO-25-1505, dated July 7, 2026.
- Site Servicing Plan (Drawing No. C-102), Proposed Office/Industrial Building – 3145 Conroy Road, Ottawa, Ontario – Project No. CO-25-1505, dated September 14, 2026.

Based on Drawing C-101, the proposed exterior grades surrounding the site, at the parking areas located east and west of the proposed building, will generally be similar to the existing topography, with approximately 0.1 m to 0.6 m of cut and 0.5 m to 0.8 m of fill. In localized areas, specifically close to the west boundary of the proposed building the fill thickness is as high as 1.0 to 1.25 m. Comparing the proposed grades with the existing grades, the proposed exterior grade increase will be insignificant and is not expected to cause excessive long-term settlement.

According to Drawing C-102, the watermain, storm and sanitary sewers are proposed to be located at depths of approximately 2 to 7.6 m. At these depths, the soil stratigraphy is expected to consist of firm to hard cohesive deposits and compact to very dense non-cohesive deposits, which are considered suitable to support the pipes.

Based on Terrapex's review of the above drawings, it is our opinion that the recommendations and provisions provided in the Geotechnical Assessment Report conform to the provided Civil Drawings C-101 and C-102.

Terrapex hereby authorizes WO MW Realty Ltd. to rely on the report listed above to the same extent and with the same effect, subject to the same limitations as the party for whom the report was prepared. Please be advised that the findings and conclusions presented in the report pertain strictly to the conditions at the time the work was reviewed by Terrapex. Please also note that the report is intended to be used in its entirety, and no excerpts may be taken as representative of the findings.

We trust this letter meets your requirements. Should you have any questions regarding the above, please contact our office.

Respectfully submitted,
TERRAPEX ENVIRONMENTAL LTD.



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