

**LANDTEK LIMITED**  
Consulting Engineers



205 Nebo Road, Unit 3  
Hamilton, Ontario  
Canada  
L8W 2E1

Phone: +1 (905).383-3733  
Fax: +1 (905) 383-8433  
e-mail: [engineering@landteklimited.com](mailto:engineering@landteklimited.com)  
[www.landteklimited.com](http://www.landteklimited.com)

**MEMORANDUM**

**To: Mr. Mark Sim, Project Planner – Adi Development Group Inc. ([mark.sim@adidevelopments.com](mailto:mark.sim@adidevelopments.com))**  
**Date: June 29, 2018**  
**File No.: 17246**  
**Subject: Response to the Corporation of the City of Burlington Comments**  
**Proposed Residential Development, 4880 Valera Road, Burlington, Ontario**

---

Further to our meeting on March 14, 2018 with the Corporation of the City of Burlington (herein “*the City of Burlington*”), Landtek Limited (herein “*Landtek*”) provides the following formal responses to their comments:

Item 1 and Item 2: “*The Phase One ESA does not include the Freedom of Information Request response from the MOECC, as noted in Section 5 (iii) of the Phase One ESA. An updated Phase One ESA, which includes the MOECC response, will be required prior to approval of the Zoning By-law Amendment Application.*”

The MOECC Freedom of Information request response has been received and an updated Phase One ESA issued to include the MOECC letter (Item 2). The Phase One ESA report issued also addresses the sales office formerly located at the site (Item 1).

Item 3: “*The Phase One Environmental Site Assessment is to be accompanied by a letter of reliance from the Environmental Consultant which states that the City of Burlington may rely upon the information provided, as noted in the Development Application Pre-Consultation Form from August 2, 2017. A letter of reliance from the Environmental Consultant will be required prior to approval of the Zoning By-law Amendment Application.*”

For the purposes of this response, attached is a Letter of Reliance addressed to the City of Burlington for both the Geotechnical and Environmental reports completed by Landtek Limited for the site. However, it should be noted that Landtek reports provide reliance to all parties, including associated Municipalities, involved in a specific project by the statement given in the last paragraph of Section 1. The statement also limits reliance to the sole purpose of the report and to the civic address of the project.

Item 4: “*The Geotechnical Investigation Report by Landtek Limited Consulting Engineers and dated August 4, 2017, hereafter referred to as Geotechnical Report, indicates that the boreholes encountered shale at an average depth of 4 metres below existing grade. As two levels of underground parking are proposed for the two mid-rise apartment towers, it is likely that preconstruction surveys of the surrounding buildings will be necessary as well as vibration monitoring during construction. As such, pre-construction surveys and vibration monitoring of the surrounding buildings to an extent determined by a Professional Engineer specializing in vibration will be required as part of the Site Plan Application.*”

As per the Geotechnical Report, Section 8.1, pp11, the shale encountered comprises primarily a residual soil that is considered excavatable using a backhoe. Where harder seams are encountered then an excavator fitted with a rock bucket and hydraulic breaker may be required. As such, significant ground vibrations resulting from excavation works are not anticipated other than those associated with normal construction activities. Rock blasting is not considered an appropriate excavation method for this particular project given the geology encountered, and Landtek are therefore of the opinion that vibration monitoring will not be required.

Item 5: “*The Geotechnical Report indicates that groundwater levels within the site’s monitoring wells were recorded at approximately 2.0 metres and 2.8 metres below existing grade during a site visit on August 1, 2017. As shale can contain fissures which allow water flow, seasonal monitoring of the site’s groundwater levels should be continued. Depending on the findings of the groundwater monitoring, it may be necessary for the Developer to control the site’s groundwater temporarily during construction and/or permanently. As such, if temporary and/or permanent groundwater control is required, any groundwater which is pumped into the storm sewer is to be quantified and considered in the stormwater quantity control calculations and is required to satisfy the City’s storm sewer discharge criteria for water quality.*”

---

This communication is intended to be received only by the individual and/or firm to whom it is addressed. The information contained within is considered to be privileged and confidential. Any unauthorized use, copying, review, or disclosure is strictly prohibited. If you have received this transmission in error, please notify the sender immediately. Please destroy this transmission. Thank you for your assistance and co-operation.

**LANDTEK LIMITED**  
Consulting Engineers

---

No notable groundwater was encountered during the drilling works, with only localized seepages being identified. No significant, water-bearing rock fracture network was encountered, and the bedrock was notably weathered, being residual soil in places. The water levels were recorded some two weeks later and, per the Geotechnical Report, Section 8.1, pp11, it is considered that any water seepages into open excavations "...should be able to be controlled by pumping from sumps...". From the meeting it is understood that, should pumping be required, the groundwater be tested prior to discharge into the sewer system. This is at the request of the City of Burlington.

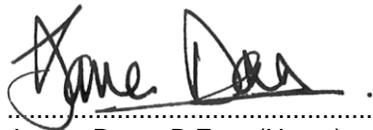
Item 7: "Finally, the Geotechnical Report is to be accompanied by a letter of reliance from the Geotechnical Consultant which states that the City of Burlington may rely upon the information provided. As such, a letter of reliance from the Geotechnical Consultant will be required prior to approval of the Zoning By-law Amendment Application."

Please refer to our response to Item 3 above.

We hope that these responses are satisfactory, and please do not hesitate to call if you would like to discuss in more detail.

Kind regards,

**LANDTEK LIMITED**



.....  
James Dann, B.Eng. (Hons.)



# LANDTEK LIMITED

Consulting Engineers

205 Nebo Road, Unit 3  
Hamilton, Ontario  
Canada  
L8W 2E1

Phone: 905-383-3733  
Fax: 905-383-8433  
engineering@landteklimited.com  
www.landteklimited.com

April 3, 2018  
File: 17246 and 18013

**The Corporation of the City of Burlington**  
Capital Works – Development and Infrastructure  
426 Brant Street  
P.O. Box 5013  
Burlington, Ontario  
L7R 3Z6

Attention: Mr. Jeff McIsaac, Senior Engineering Technologist

**Re: Letter of Reliance**  
**Phase One Environmental Site Assessment and Geotechnical Desk Study**  
**Proposed Residential Development at 4880 Valera Road, Burlington, Ontario**

---

As requested, the following reports completed by Landtek Limited of Hamilton, Ontario for the proposed development of the site identified as civic address 4880 Valera Road in Burlington, Ontario may be relied upon by the Corporation of the City of Burlington to the same extent and purpose as the original Client, as detailed therein:

- “*Geotechnical Investigation*”, Proposed Residential Development, 4880 Valera Road, Burlington, Ontario, Reference Number 17246, dated August 4, 2017; and,
- “*Phase One Environmental Site Assessment*”, 4880 Valera Road, Ontario, Reference Number 18013, dated April 2, 2018.

We trust that this is satisfactory for your purposes at this time. If you have any questions, please do not hesitate to call our office.

Kind regards,

**LANDTEK LIMITED**

James Dann, B. Eng. (Hons).