
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

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PROJECT No.: SM 190492-G

August 8, 2019

EMBLEM DEVELOPMENTS CORP.
22 Adelaide Street West, Suite 2060
Toronto, Ontario
M5H 4E3

Attention: Mr. Jeff Murva

**GEOTECHNICAL COMMENTS
PROPOSED 25-STOREY BUILDING
86-90 DUNDAS STREET EAST
MISSISSAUGA, ONTARIO**

Dear Mr. Murva,

Further to our various discussions, meetings and correspondence Soil-Mat Engineers has prepared the following brief geotechnical comments for the above noted project. The purpose of this brief letter report is to provide a summary of various geotechnical and environmental reports prepared to date, and offer comments with respect to the current updated development proposal.

Soil-Mat Engineers & Consultants Ltd. has previously been involved as the geotechnical and environmental consultant for the subject project. In this capacity we have conducted geotechnical and environmental assessment of the property, along with ongoing design consultations. Our relevant reports to date include the following:

1. SOIL-MAT ENGINEERS Report No.: SM 124461-E [Phase One Environmental Site Assessment, 86-90 Dundas Street East, Mississauga, Ontario, dated October 22, 2012]
2. SOIL-MAT ENGINEERS Report No.: SM 124461-E [Phase Two Environmental Site Assessment, 86-90 Dundas Street East, Mississauga, Ontario, dated November 27, 2012]
3. SOIL-MAT ENGINEERS Report No.: SM 124462-G [Geotechnical Investigation, 86-90 Dundas Street East, Mississauga, Ontario, dated November 27, 2012]
4. SOIL-MAT ENGINEERS Report No.: SM 166913-G [Slope Stability Assessment, 86-90 Dundas Street East, Mississauga, Ontario, dated August 4, 2016]
5. SOIL-MAT ENGINEERS Report No.: SM 166913-G [Slope Stability Comments, 86-90 Dundas Street East, Mississauga, Ontario, dated May 11, 2017]

6. SOIL-MAT ENGINEERS Report No.: SM 177568-E [Phase One Environmental Site Assessment Update, 86-90 Dundas Street East, Mississauga, Ontario, dated July 17, 2017]
7. SOIL-MAT ENGINEERS Report No.: SM 177569-E [Supplemental Phase Two Environmental Site Assessment, 86-90 Dundas Street East, Mississauga, Ontario, dated November 30, 2017]
8. SOIL-MAT ENGINEERS Report No.: SM 166913-G [Supplemental Geotechnical Comments, Proposed 29-Storey Building, 86-90 Dundas Street East, Mississauga, Ontario, dated April 3, 2018]
9. SOIL-MAT ENGINEERS Report No.: SM 166913-G [Slope Stability Assessment – Supplemental Report, Proposed High-Rise Condominium Building, 86-90 Dundas Street East, Mississauga, Ontario, dated September 20, 2018]
10. SOIL-MAT ENGINEERS Report No.: SM 177569-G [Environmental Considerations, Proposed High-Rise Condominium Building, 86-90 Dundas Street East, Mississauga, Ontario, dated September 20, 2018]

GEOTECHNICAL CONSIDERATIONS

We understand that the project has been recently revised, most notably to consist of a 25-storey high residential building, with 4 below grade parking levels. The footprint of the proposed building, and overall site plan, is not significantly different in terms of the geotechnical aspects. As such, our referenced reports would be considered to remain valid and applicable. This includes comments and recommendations provided with respect to foundation design, site works, slope stability and retaining walls, and other relevant topics from a geotechnical point of view.

It is noted that additional consultations and site assessment will be required, or prudent, to support the detailed design of the building as the process moves forward. This would include refining the shoring and construction dewatering requirements, slope stability and retaining wall reconstruction, and other relevant consultations from a geotechnical point of view.

ENVIRONMENTAL CONSIDERATIONS

With respect to the environmental conditions of the site, the present Phase One and Two ESA reports established the presence of elevated petroleum hydrocarbon [PHC] and select inorganic parameters [EC and SAR] within the on-site fill and overburden soils. As the development will be subject to mandatory Record of Site Condition [RSC] filing, it will be necessary to undertake a remediation program and/or risk assessment in order to support the RSC filing. This process has been outlined in our referenced Environmental Considerations report, dated September 20, 2018.



We trust that these brief comments are sufficient for your present requirements. Should you require any additional information or clarification as to the contents of this document, please do not hesitate to contact the undersigned.

Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

A handwritten signature in blue ink, appearing to read 'IJS'.

Ian Shaw, P.Eng., QP_{ESA}
Senior Engineer

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