

GREYSTONE VILLAGE

A VISIONARY RIVERFRONT COMMUNITY

FROM THE OBLATES LANDS TO GREYSTONE VILLAGE

We're Getting Started

Within the next few weeks, construction activity will begin on the Oblate Lands site, and we want to let you know what is happening now, and what will be happening in the coming year.

The Regional Group of Companies Inc. acquired the land bordering Clegg Street and Springhurst Avenue in the spring of 2014. Since then, we've performed site planning and design of the Greystone Village community, a 26-acre master-planned community of a range of housing types, sizes and affordability levels, condos and rental units and commercial space set around a vibrant central plaza, complete with pathways, promenades and trails. We are working through the normal process of municipal review and approvals with eQ Homes Inc., Barry J. Hobin and Associates Architects Inc., Novatech Engineering Consultants Limited, and Golder Associates.

Some changes are about to take place on the Oblate Lands. Safety fencing will soon be erected that will limit access to much of the property as we stockpile backfill material to prepare for the process of soil clean-up.

We know how much the public has enjoyed full access to the lands. That's why, throughout our construction activities, we will provide as much access as possible. We expect the riverside path can generally remain open, with the possibility of brief, temporary closures. As each phase of development is completed, more community access will be available. Eventually, the development will be a connected and open community of public spaces, walkable streets, and exclusive pedestrian and cycling routes.

To keep everyone informed, we are starting the Greystone Village Community Newsletter that we will send out by email and post on our website periodically to provide updates on our construction activities. We invite everyone to check our website for updates at <http://oblatesredevelopment.com>.

Four Phases of Development: Phases I and II are starting this year

The Oblate Lands will be developed in four phases based on sections of the property. Exact timing of many activities will depend on when planning approvals are received from the City of Ottawa.

Phase I is the southern-most area adjacent to Clegg Street. Selected tree removal begins spring 2015, and soil clean-up will begin in September 2015. Servicing with sewers and water mains will begin immediately after soil clean-up; the desired start would be in the late fall. Home construction will begin early spring of 2016.

Phase II is the southern-middle area of the property facing St. Paul University. Selected tree removal begins spring 2015. Soil clean-up will also occur in fall 2015. Servicing with sewers and water mains will also begin immediately after soil clean-up in the fall.

Phase III is the area of the existing Deschatelets building. No other construction activity is planned for the imminent future.



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Phase IV is the northeastern and northwestern areas of the site bordering Springhurst Avenue and extending out to Main Street. The northwestern area of the site bordering Main Street and Oblates Avenue will have a temporary sales centre erected starting in early spring 2015. Other construction activity is not planned for the imminent future.

Construction Activities Calendar from March 2015 – March 2016

ACTIVITY	WHAT HAPPENS	SITE LOCATION	WHEN
Safety fence set-up	Fences will limit access to most areas of the property, and river pathway remains open	Main Street, Clegg Street and Springhurst Avenue	March 2015
Stockpiling fill on the property	Trucks unload crushed rock	Trucks will drive on Main Street and Grande Allée	March and April 2015
Selected tree removal and Tree pruning	City-approved removal of selected trees	Tree removal in stock pile areas adjacent to St. Pauls. Tree pruning along the Grand Allee to protect trees during fill movement	March/ April 2015
Temporary Sales Centre	Sales centre erected - does not open until Fall 2015	Northwest corner of site at Main Street and Oblates Avenue	Spring 2015
Phase I and II Soil clean-up	Trucks remove soil from the property	Trucks will drive Main Street and Grande Allée	September 2015
Phase I Servicing	Sewers and water mains installed	Southern area bordering Clegg Street	Fall 2015
Phase II Servicing	Sewers and water mains installed	Middle southern area facing St. Paul University	Fall 2015
Phase I Home Construction	Home building begins	Southern area bordering Clegg Street	Spring 2016
Phase II Condo and Home Construction	Construction timeline depends upon sales activity	Southern area facing St. Paul University	TBD

FAQ's

What is the fill that you are stock piling, and what is it for?

The fill is crushed rock that is coming from the Confederation Line transit tunnel excavation nearby. It will be used to fill in areas where contaminated soil is removed, and for other general needs.

Why does the soil need to be cleaned?

The Oblate Lands have a long history of use. A century ago, the lands were low-lying and prone to flooding. Around the turn of the 20th century, the land was filled with soil containing demolition debris (wood, metal, bricks) and ash from burning wood and coal. Soil testing shows that there are levels of Poly Aromatic Hydrocarbons (PAHs) and metals that do not meet the Ministry of the Environment standards for residential redevelopment. The PAH and metals in the soil are considered to be a low level of contamination. They are not mobile, and have not leached into groundwater on the site.

Is there a health risk to the community when you remove contaminated soil?

There are no health and safety risks to the community when cleaning up the soil. Soil will be removed with conventional excavating equipment and front-end loaders, and no special treatment is required. We will have dust control measures in place.

Will there be a lot of dust?

There may be some dust, and we will have dust control measures in place. It's as simple as spraying with water when required.

Where will trucks be driving to deliver fill and remove soil?

Trucks will be routed down Main Street and on the Grande Allée.

Will there be many trees removed?

We are doing our best to preserve existing trees in the re-development. Many of the trees along Clegg Street in particular are rooted in a berm of contaminated soil that must be removed. There is a tree conservation and removal plan that is in the process of being approved by the City. Only City-approved selected trees will be removed. A re-forestation plan is also in place to make the community as green as possible.

Who can I contact?

Please email info@regionalgroup.com with any questions or concerns you may have about this memo.

Please email t.mckay@novatech-eng.com with any questions you may have about the current site operations.