August 17, 2023

FNF Enterprises Inc. c/o GSP Group
250 Royal Oak Road
Cambridge, Ontario N2G 4Y9

E-mail: evanw@gspgroup,ca

Attention: Evan Wittmann

**Re: Response to Grand River Conservation Authority Comments**
229, 235, 239 and 247 Royal Oak Road, Cambridge, ON
Pinchin File: 307242

Pinchin Ltd. (Pinchin) is pleased to provide this letter to FNF Enterprises Inc. c/o GSP Group (Client) in response to comments received from Grand River Conservation Authority in connection with Pinchin's Geotechnical Investigation report (final, dated October 27, 2022, Pinchin Ref No. 307242) completed for the proposed development at 229, 235, 239 and 247 Royal Oak Road in Cambridge, Ontario (Site). The Grand River Conservation Authority (GRCA) provided the client with a memo dated February 17, 2023 including additional comments related to the Official Plan Amendment and Zoning By-law Amendment Application submission.

| GRCA Comments | Pinchin Response |
|---|---|
| Two additional cross sections should be included for the slope on the east side of the creek. The cross sections should be provided to scale, in profile view, showing the slope, the creek bank, the toe and top of slope, the erosion and stable slope allowances, and the access allowance. The development setback should be shown to scale, in plan view, on a topographic drawing with the above information. | Cross-Sections E-E and F-F have been created through the east side of the creek. The slopeW analysis was completed under current conditions and under proposed condition, using the proposed finished floor elevation of Building B as reference. The results indicate that the slopes at cross-section E-E and F-F are stable under current and proposed conditions.<br><br>The Borehole Location Plan (Pinchin Figure 2) has been updated to include the additional cross-section lines E-E and F-F.<br><br>Slope profiles for E-E and F-F under current and proposed conditions are further provided. |
| Development, including retaining walls, are to be located outside of the development setback line. Please clarify and revise plans. | This comment is to be addressed by GSP |

Should you have any questions or concerns regarding the contents of this letter, please contact the undersigned.

Yours truly,

**Pinchin Ltd.**

Prepared by:

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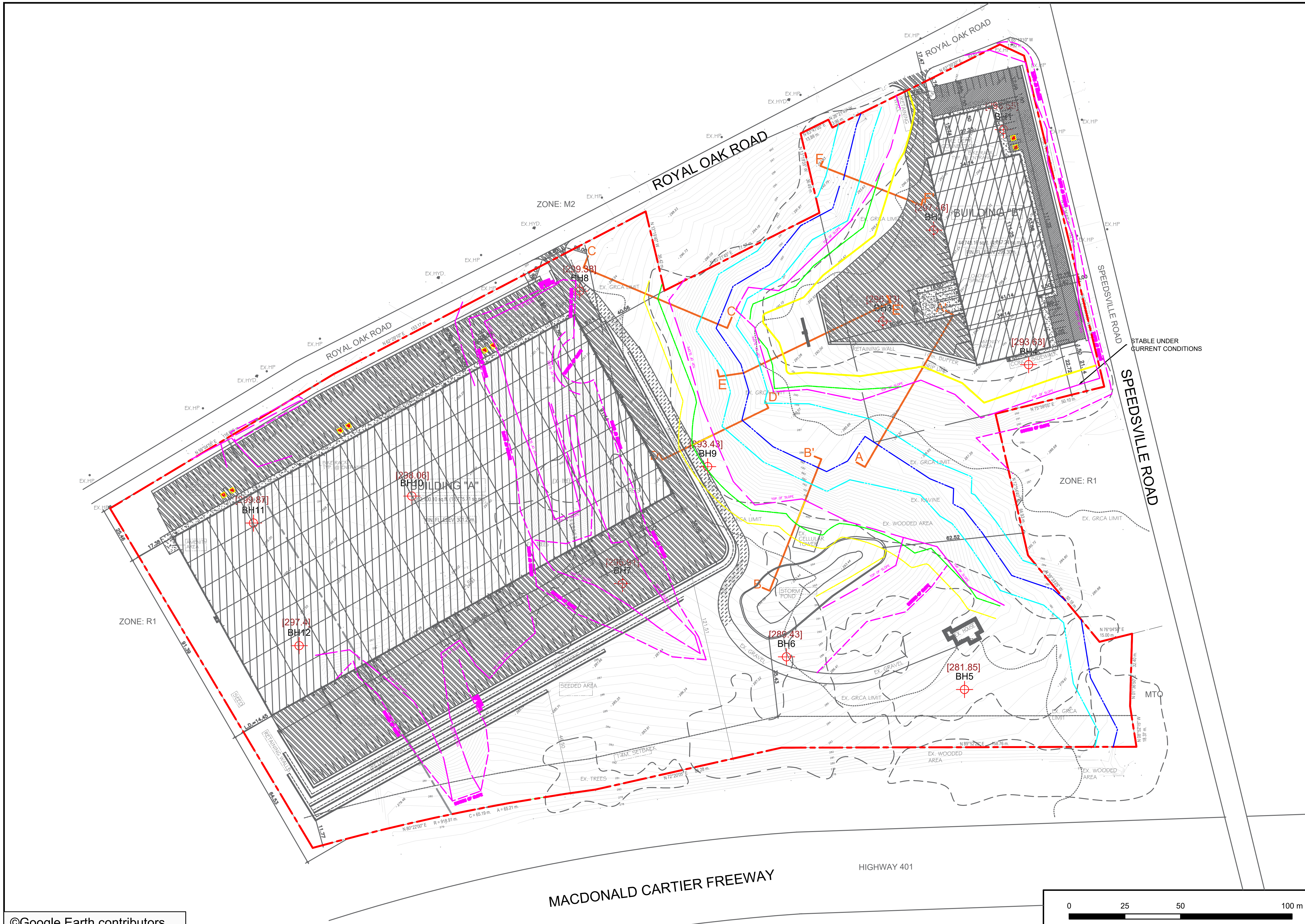
Template: Master Letter Template, January 24, 2023




LEGEND

- SITE BOUNDARY
- BOREHOLE
- TOP & BOTTOM OF SLOPE
- SLOPE PROFILE LINE (REFER TO SLOPE STABILITY ANALYSIS)
- 8M TOE EROSION ALLOWANCE
- STABLE SLOPE ALLOWANCE (UNDER CURRENT CONDITIONS)
- 6M MAINTENANCE ACCESS ALLOWANCE
- [XX] GROUND SURFACE ELEVATION (m)
- m METERS

ADDITIONAL SLOPE STABILITY ASSESSMENT WILL BE REQUIRED UNDER PROPOSED CONDITIONS. REFER TO REPORT FOR DETAILS.

TOPOGRAPHIC DATA TAKEN FROM PLAN ILLUSTRATING TOPOGRAPHY OF 235, 239 & 247 ROYAL OAK ROAD, CITY OF CAMBRIDGE (MACDONALD TAMBLYN SURVEYING, REF NO. 21-40-070-00, PLOTTED 5/31/2022)

PROPOSED 2021 SITE LAYOUT, 247 ROYAL OAK RD., CAMBRIDGE, ONTARIO, SCHIEDEL CONSTRUCTION INCORPORATED, PROJECT NO. 210009, DATED AUG.2022)

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

PINCHIN

PROJECT NAME: GEOTECHNICAL INVESTIGATION

CLIENT NAME: FNF ENTERPRISES INC.

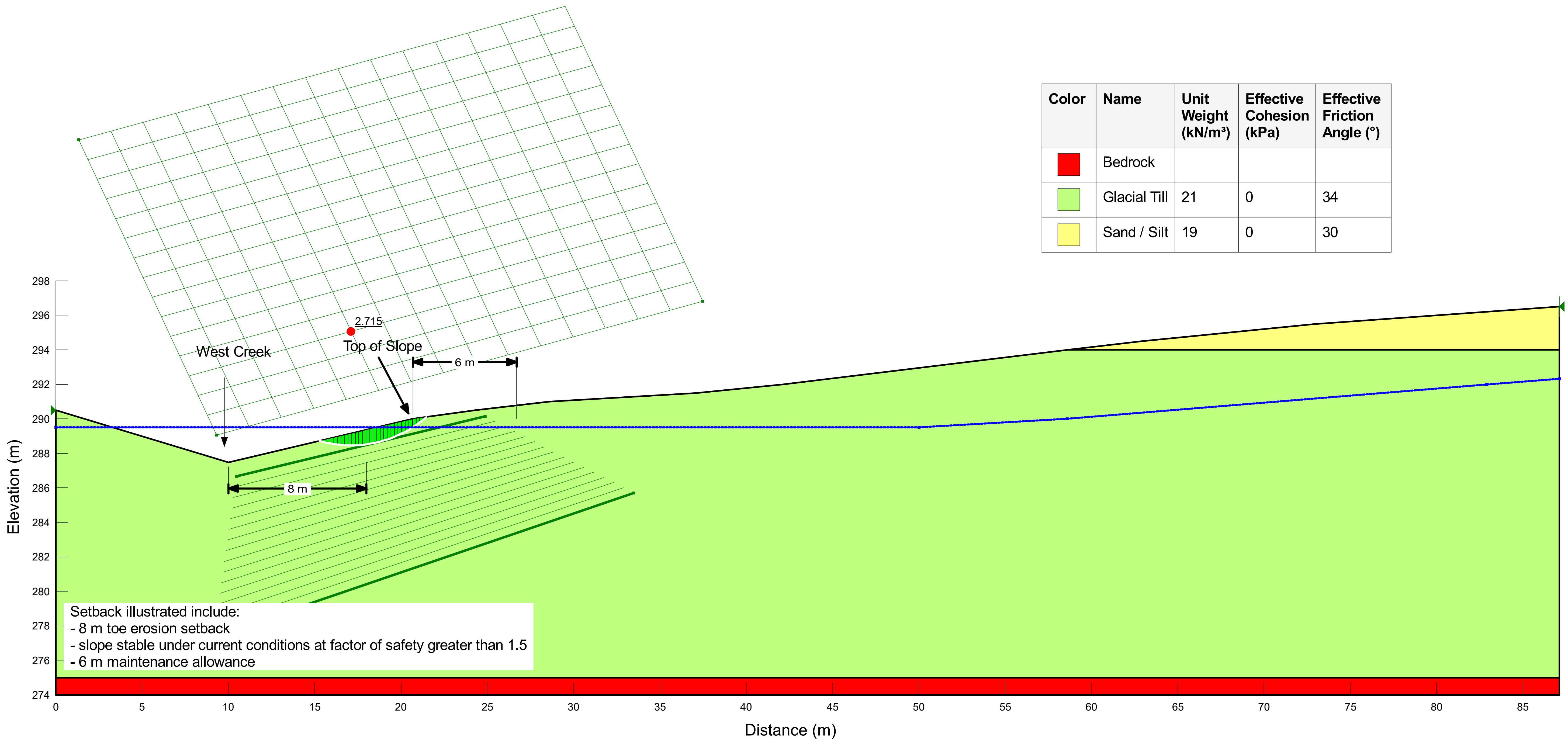
PROJECT LOCATION: 229, 265, 239 AND 247 ROYAL OAK ROAD, CAMBRIDGE, ONTARIO

FIGURE NAME: BOREHOLE LOCATION PLAN

| PROJECT NUMBER: 307242 | SCALE: AS SHOWN |
|---|---|
| DRAWN BY: AMG | REVIEWED BY: KM |
| DATE: AUGUST 2023 | FIGURE NUMBER: 2 |

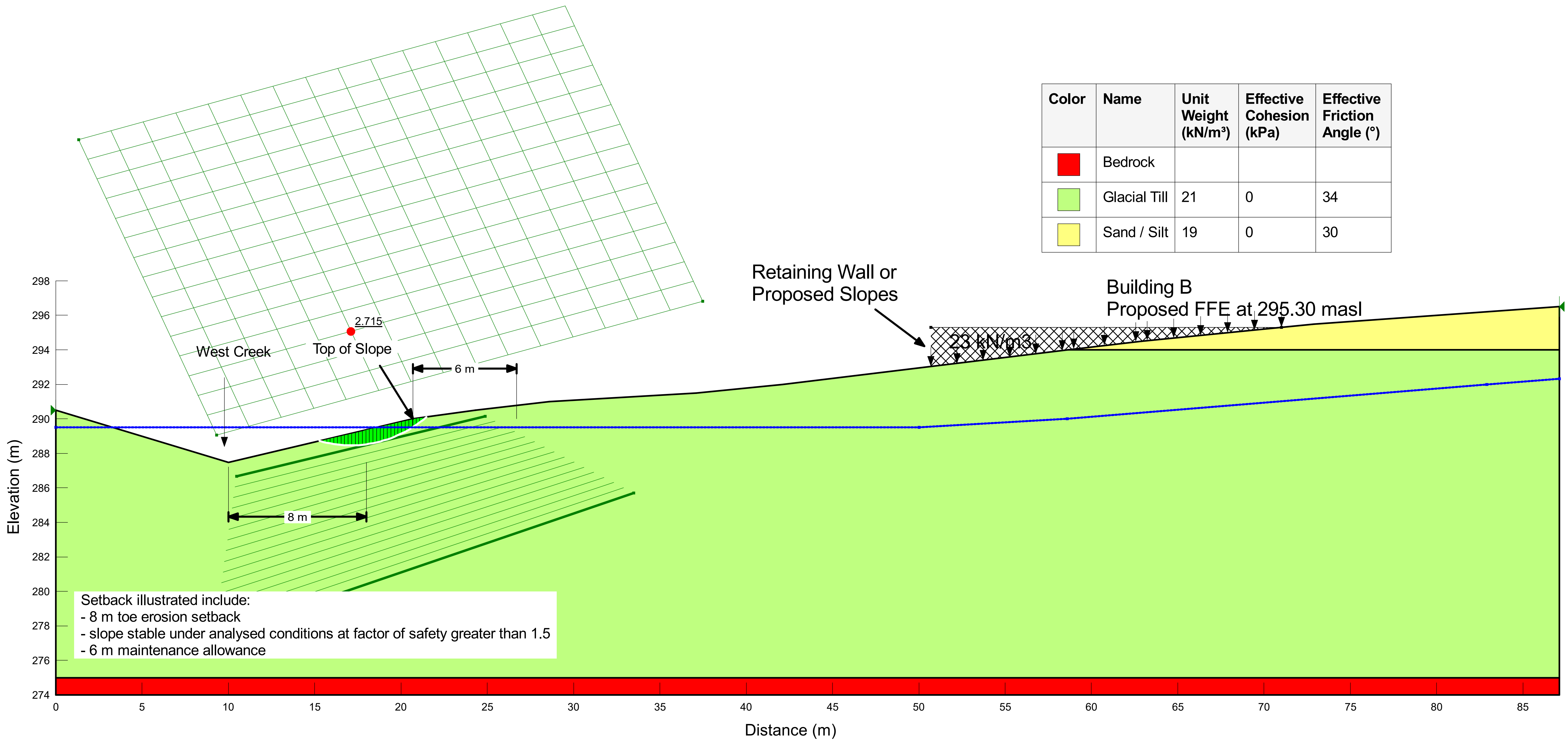
Pinchin File No.: 307242
Location: 229, 235, 239 and 247 Royal Oak Road, Cambridge
Slope Profile E-E Current Site Conditions
Flood Condition

| Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) |
|---|---|---|---|---|
| | Bedrock | | | |
| | Glacial Till | 21 | 0 | 34 |
| | Sand / Silt | 19 | 0 | 30 |




| | |
|---|---|
| SLOPE/W Analysis Section E-E | |
| 307242_slope-ee_flood_kt_202230814.gsz | |
| 2023-08-15 | 1:236.43805 |

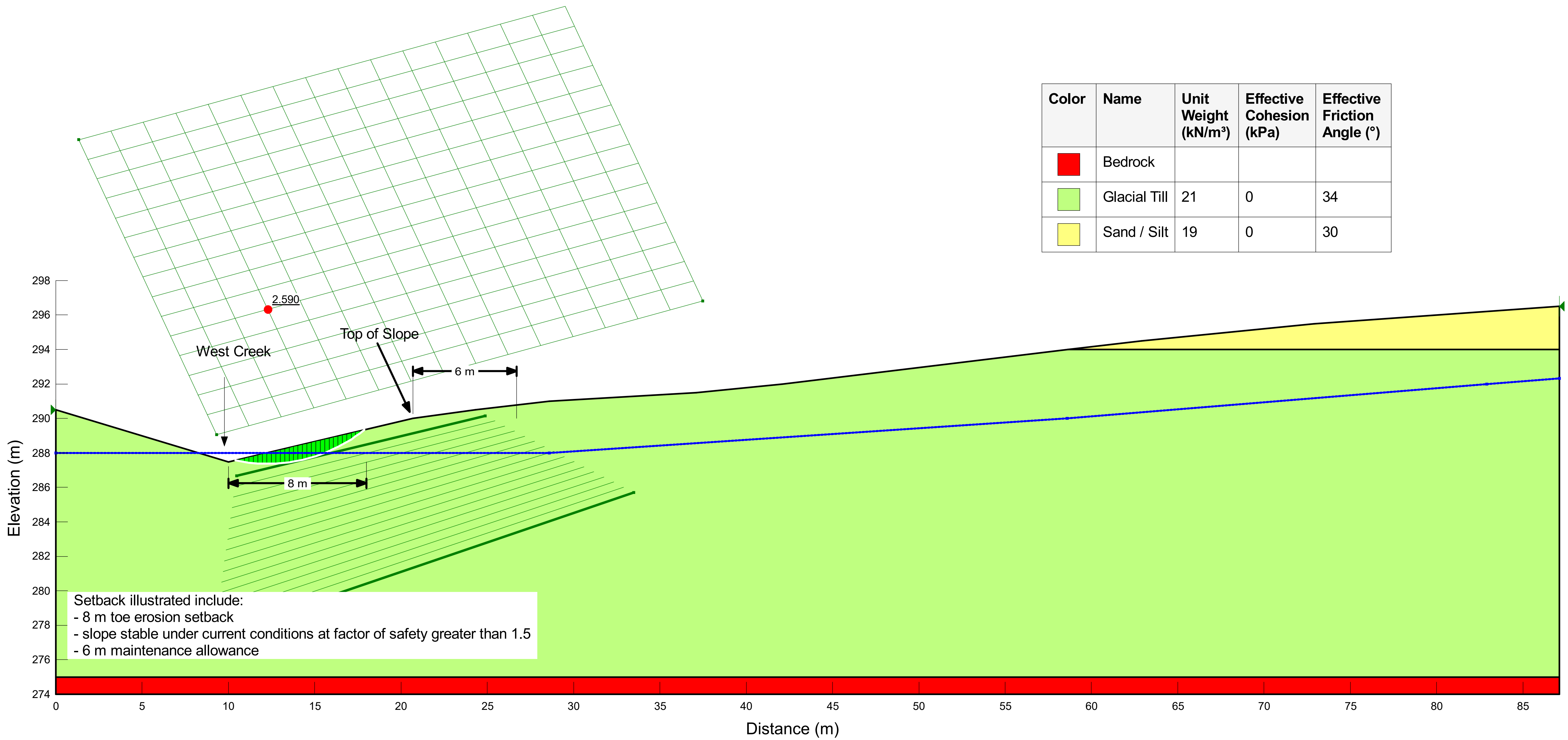
Pinchin File No.: 307242
Location: 229, 235, 239 and 247 Royal Oak Road, Cambridge
Slope Profile E-E
Proposed Development
Flood Condition




| Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) |
|---|---|---|---|---|
| | Bedrock | | | |
| | Glacial Till | 21 | 0 | 34 |
| | Sand / Silt | 19 | 0 | 30 |

| SLOPE/W Analysis Section E-E | |
|---|---|
| 307242_slope-ee_flood_proposed_kt_202230814.gsz | |
| 2023-08-15 | 1:236.43805 |

Pinchin File No.: 307242
Location: 229, 235, 239 and 247 Royal Oak Road, Cambridge
Slope Profile E-E Current Site Conditions
Normal Creek Flow Condition




| Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) |
|---|---|---|---|---|
| | Bedrock | | | |
| | Glacial Till | 21 | 0 | 34 |
| | Sand / Silt | 19 | 0 | 30 |

| | |
|---|---|
| SLOPE/W Analysis Section E-E | |
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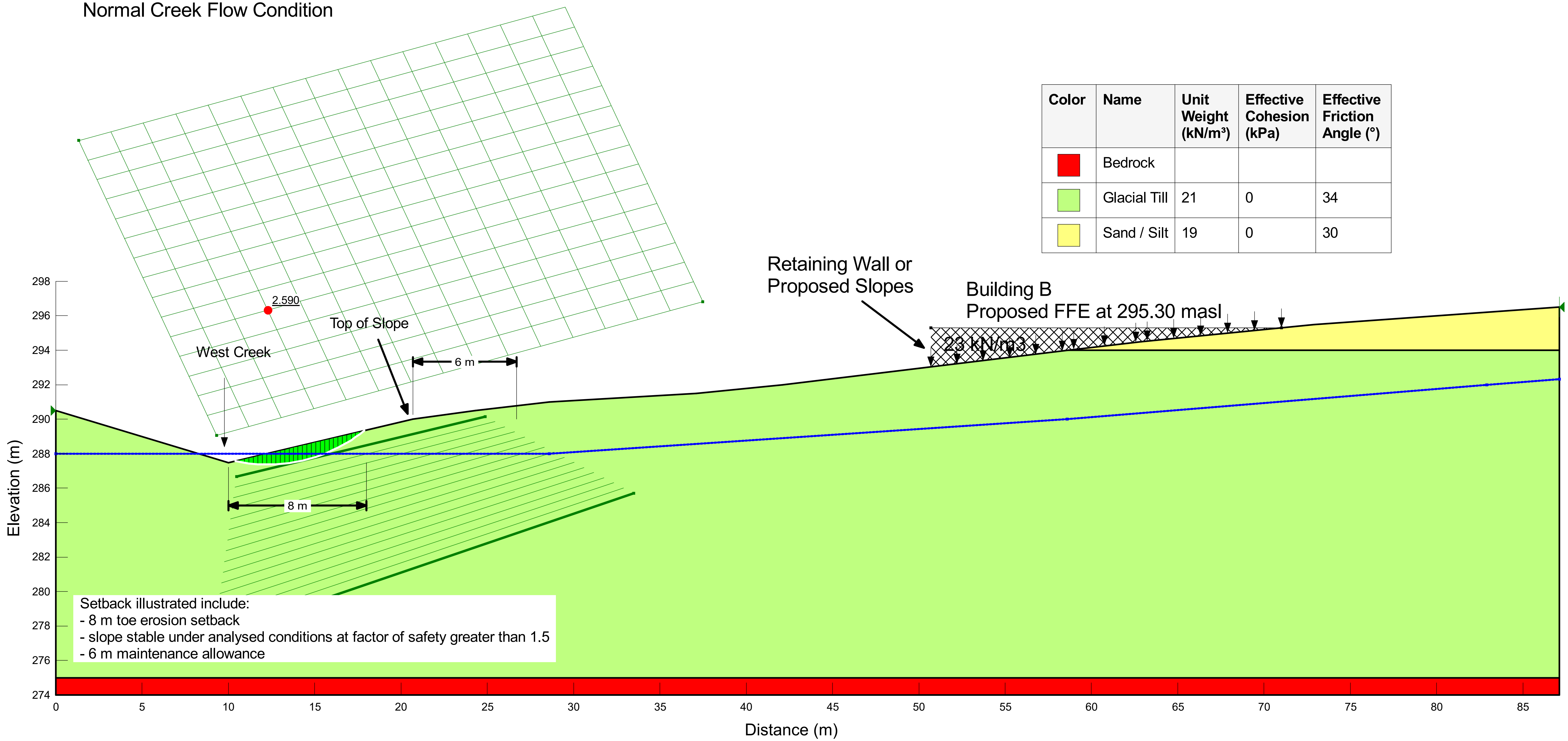
| 2023-08-15 | 1:236.43805 |

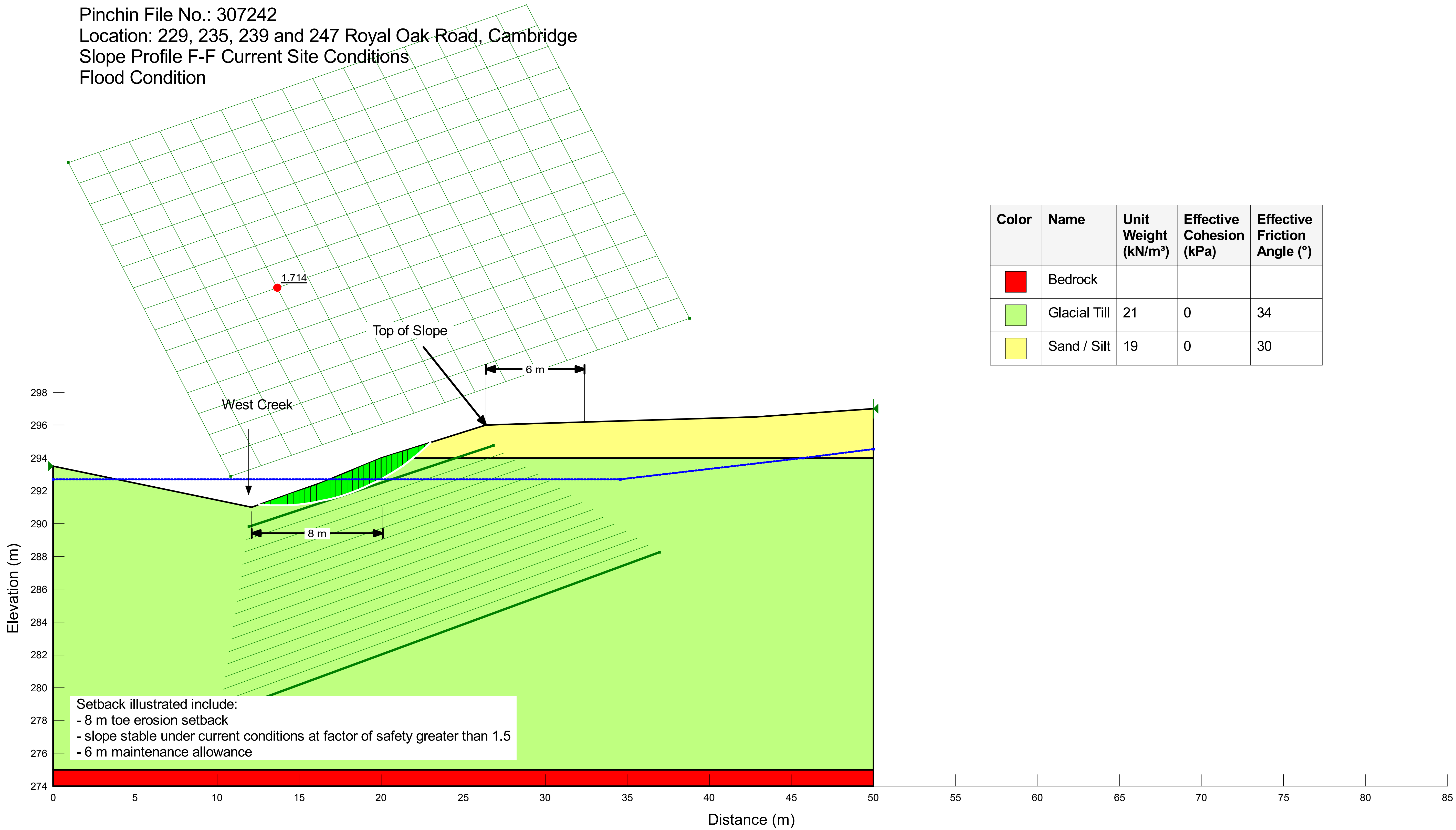
Pinchin File No.: 307242
Location: 229, 235, 239 and 247 Royal Oak Road, Cambridge
Slope Profile E-E
Proposed Development
Normal Creek Flow Condition




| Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) |
|---|---|---|---|---|
| | Bedrock | | | |
| | Glacial Till | 21 | 0 | 34 |
| | Sand / Silt | 19 | 0 | 30 |

SLOPE/W Analysis Section E-E
307242_slope-ee_normal-flow_proposed_kt_202230814.gsz
2023-08-15 1:236.43805

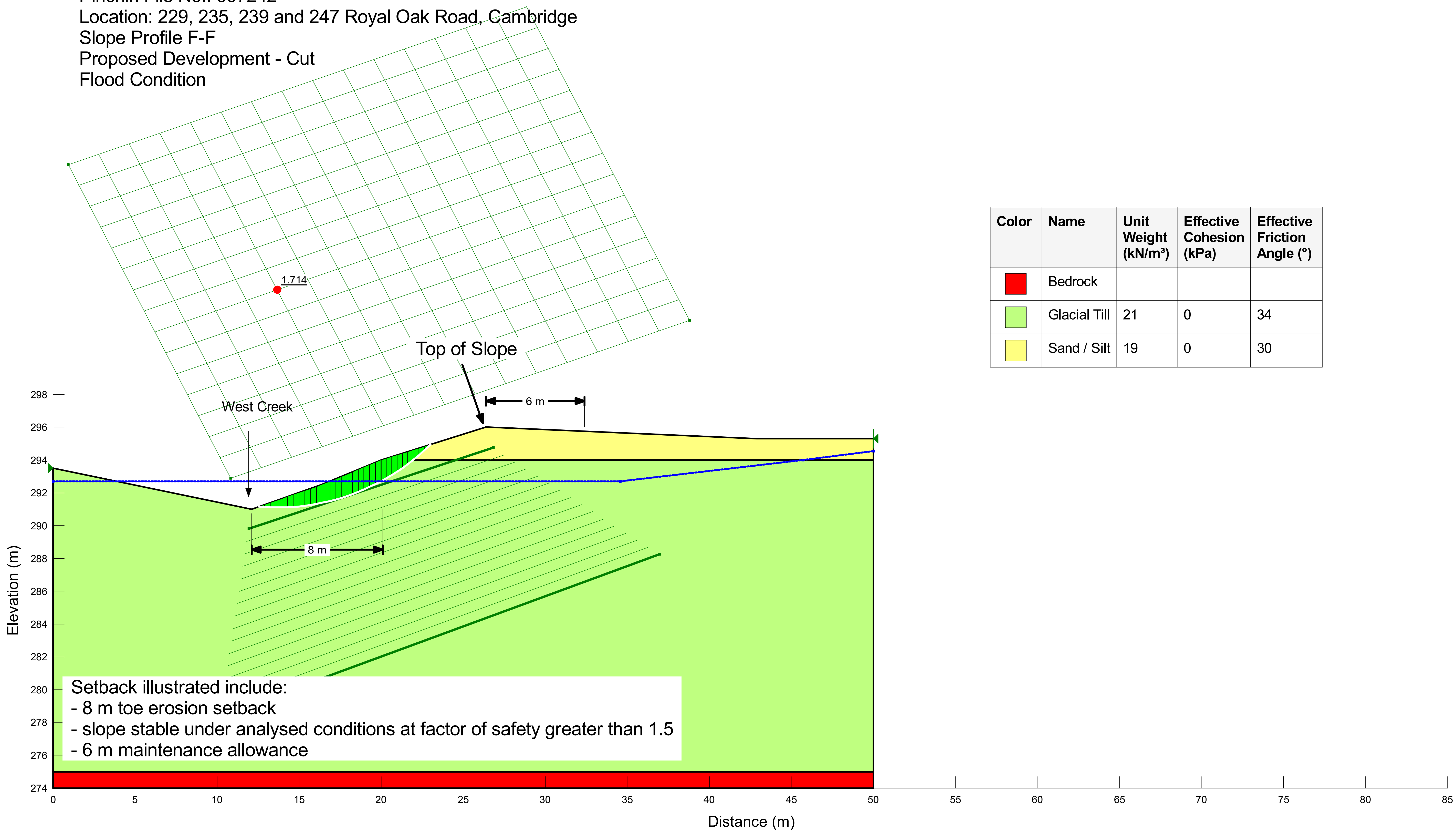
Pinchin File No.: 307242
Location: 229, 235, 239 and 247 Royal Oak Road, Cambridge
Slope Profile F-F Current Site Conditions
Flood Condition




| Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) |
|---|---|---|---|---|
| | Bedrock | | | |
| | Glacial Till | 21 | 0 | 34 |
| | Sand / Silt | 19 | 0 | 30 |

| | |
|---|---|
| SLOPE/W Analysis Section F-F | |
| 307242_slope-ff_flood_kt_202230815.gsz | |
| 2023-08-15 | 1:236.43805 |

Pinchin File No.: 307242
Location: 229, 235, 239 and 247 Royal Oak Road, Cambridge
Slope Profile F-F
Proposed Development - Cut
Flood Condition




| Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) |
|---|---|---|---|---|
| | Bedrock | | | |
| | Glacial Till | 21 | 0 | 34 |
| | Sand / Silt | 19 | 0 | 30 |

| SLOPE/W Analysis Section F-F | |
|---|---|
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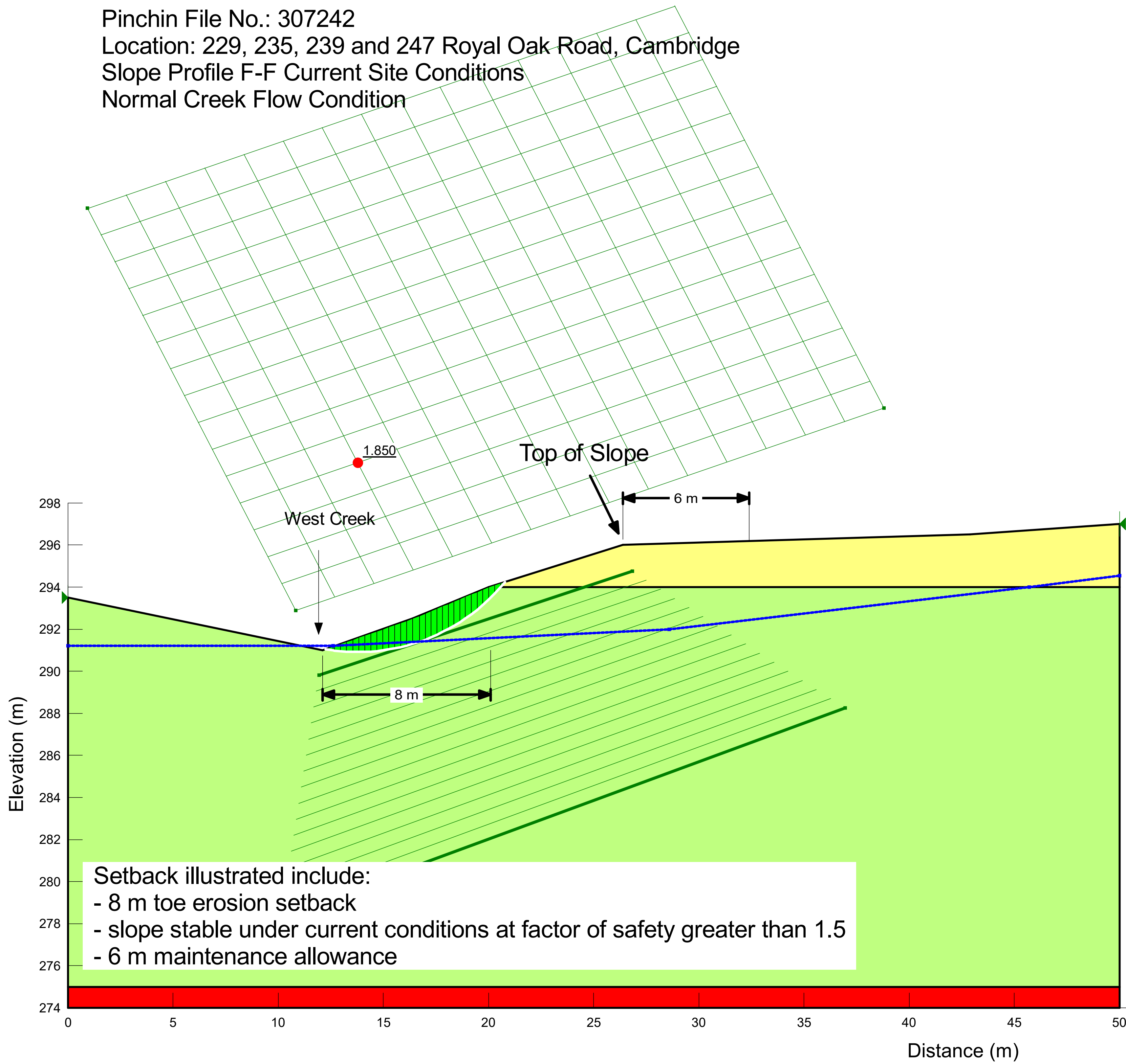
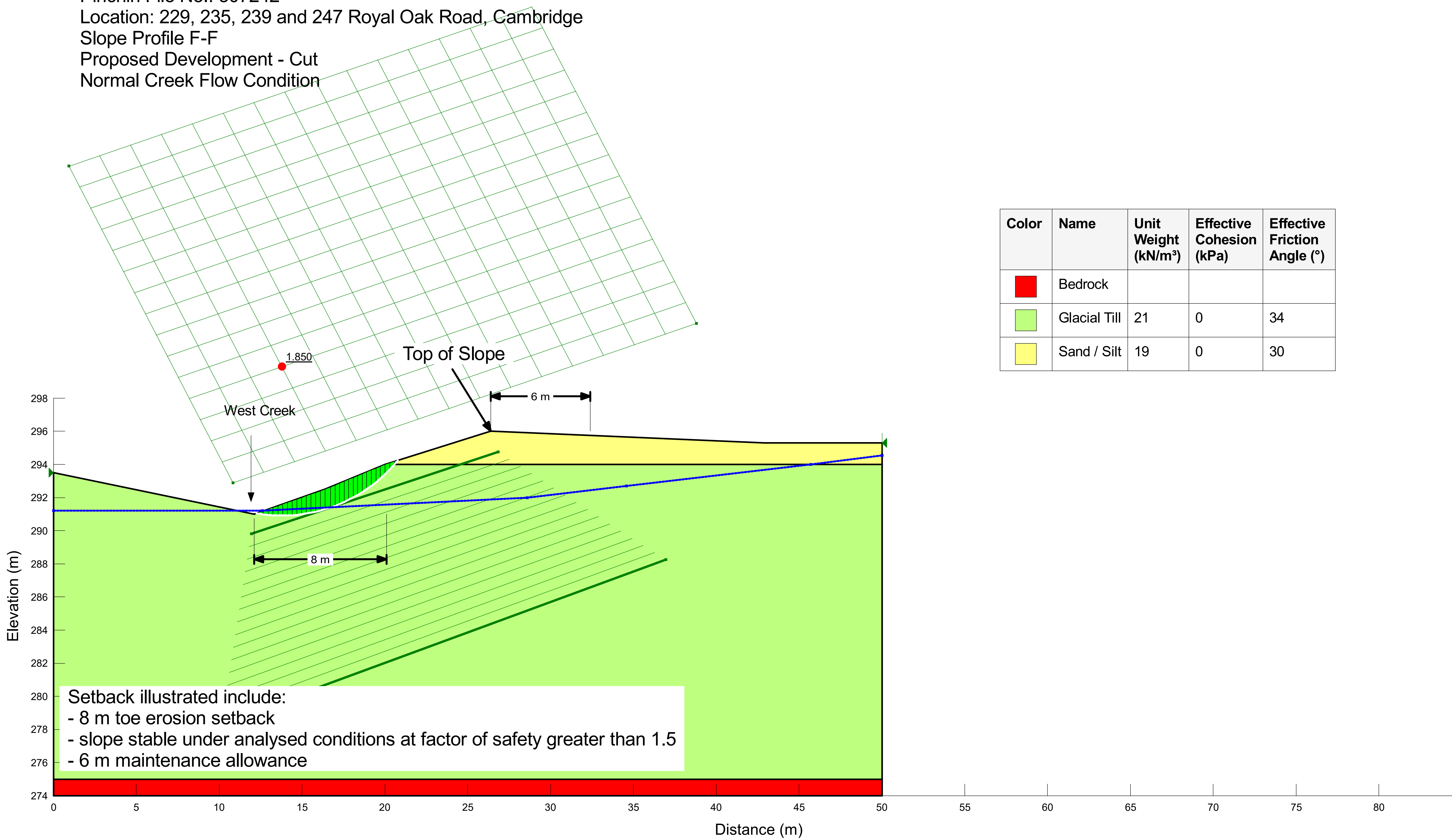



| Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) |
|---|---|---|---|---|
| | Bedrock | | | |
| | Glacial Till | 21 | 0 | 34 |
| | Sand / Silt | 19 | 0 | 30 |

SLOPE/W Analysis Section F-F
307242_slope-ff_normal-flow_kt_202230815.gsz
2023-08-15 1:236.43805

Pinchin File No.: 307242
Location: 229, 235, 239 and 247 Royal Oak Road, Cambridge
Slope Profile F-F
Proposed Development - Cut
Normal Creek Flow Condition




| Color | Name | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) |
|---|---|---|---|---|
| | Bedrock | | | |
| | Glacial Till | 21 | 0 | 34 |
| | Sand / Silt | 19 | 0 | 30 |

Setback illustrated include:
- 8 m toe erosion setback
- slope stable under analysed conditions at factor of safety greater than 1.5
- 6 m maintenance allowance

| | |
|---|---|
| SLOPE/W Analysis Section F-F | |
| 307242_slope-ff_normal-flow_proposed_kt_202230815.gsz | |
| 2023-08-15 | 1:236.43805 |