

## GEOTECHNICAL MEMORANDUM

**Client:** Tidman Construction Ltd.

**Contact:** Andrew Tidman

**Email:** atidman@tidmangroup.com

**Project Title:** Proposed Duplex

**Project Address:** 3767 Waring Place – Saanich, BC

**Date:** September 23, 2025

**Project No.:** 12628-1

### GEOTECHNICAL ASSESSMENT

As requested, we attended the referenced site on September 3 and 9, 2025, to inspect and assess the subgrade bearing conditions beneath the foundations of the existing dwelling. Our comments and observations are contained herein. Our work has been conducted in accordance with, and is subject to, the accepted Terms of Engagement.

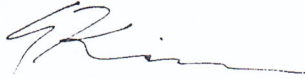
Prior to attending the site, we completed a brief desktop study to review the available surficial geology information for the property. While we have not been involved with the subject site in the past, we have worked on several developments along Waring Place. From our desktop study and experience in the region, we anticipated native soils to consist of Holocene beach sands with potentially up to 6 m thick layer of peat atop such. With depth we anticipate the beach sand layer transitions to marine mud and soft to firm grey silty clay facies characteristic of the Victoria Clay Sequence.

During our site attendance, we inspected the soil stratigraphy exposed in two test pits. The first test pit had been cut through the basement slab of the existing residence roughly near the center of the south-facing wall. Soil in this test pit generally comprised dense black sand with trace to some gravel. We advanced the test pit to about 0.45 m below the top of slab, noting that the soil became more cohesive and plastic further down, indicating increased clay content. The consistency at this depth was assessed to be firm to stiff. The second test pit we inspected had been advanced about 0.7 m below ground surface outside the north corner of the existing residence. Underlying about 0.5 m of sandy topsoil, we noted a roughly 0.2 m thick layer of dense grey sand. Advancing the test pit further revealed a layer of dense black sand with trace organics and shell fragments. While the soil in both test pits did not appear to contain fibres indicative of organics content, the black colour suggested trace organic matter within the soil matrix had decomposed.

Based on our desktop study, experience in the region, and on-site observations, we anticipate that subsurface soil conditions may deteriorate towards the north end of the building/garage. Given the expected variability of the native soils on site, we will need to assess the bearing conditions further. Pivoting the foundation design to incorporate helical piles may be necessary pending further assessment of the subgrade conditions.

We trust the preceding is suitable for your purposes at present. If you have any questions or require anything further, please do not hesitate to contact us.

Sincerely,  
Ryzuk Geotechnical



Trevor Kinnee, EIT  
Junior Engineer



Sep. 29 2025

Shane Moore, P. Geo.  
Senior Geoscientist

Permit to Practice Number: 1002996

Distribution:

Vicki Rivet – Tidman Construction Ltd. - [vrivet@tidmangroup.com](mailto:vrivet@tidmangroup.com)  
Dylan Walsh – Farhill Engineering Ltd. - [dylan@farhill.ca](mailto:dylan@farhill.ca)  
Bill Davis – [wmdavis@telus.net](mailto:wmdavis@telus.net)