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Phase I Environmental Site Assessment

333 Montreal Road
and 273 Ste. Anne Avenue
Ottawa, Ontario

Prepared For

The Salvation Army

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TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
1.0 INTRODUCTION.....	3
2.0 PHASE I PROPERTY INFORMATION.....	4
3.0 SCOPE OF INVESTIGATION	5
4.0 RECORDS REVIEW	6
4.1 General.....	6
4.2 Environmental Source Information	9
4.3 Physical Setting Sources	12
5.0 INTERVIEWS	15
6.0 SITE RECONNAISSANCE	16
6.1 General Requirements.....	16
6.2 Specific Observations at Phase I Property	16
7.0 REVIEW AND EVALUATION OF INFORMATION	18
7.1 Land Use History	18
7.2 Conceptual Site Model.....	22
8.0 CONCLUSIONS	25
9.0 STATEMENT OF LIMITATIONS	27
10.0 REFERENCES	28

List of Figures

Figure 1 - Key Plan
Figure 2 - Topographic Map
Drawing PE3908-1R – Site Plan
Drawing PE3908-2R - Surrounding Land Use Plan

List of Appendices

Appendix 1 Survey Plan
 Aerial Photographs

Appendix 2 Chain of Title
 MOECC Freedom of Information Response Letter
 TSSA Correspondence
 HLUI Request

Appendix 3 Qualifications of Assessors

EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by the Salvation Army to conduct a Phase I Environmental Site Assessment (ESA) of 333 Montreal Road and 273 Ste. Anne Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject properties.

The property at 333 Montreal Road is currently occupied by a single storey motel structure joined to a single storey commercial structure, with a basement. The commercial portion of the building is occupied by a Salvation Army Thrift Store on the ground floor and the Concorde Tavern in the basement. A portion of this building is also vacant. The property at 273 Ste. Anne Avenue is occupied by a single storey residential dwelling.

In past years, several Phase II ESAs have been conducted at 333 Montreal Road by other consultants to address environmental concerns related to the former retail fuel outlets located on the subject property, as well as adjacent to the subject property. Several boreholes and groundwater monitoring wells have been advanced on the subject property. Fill material impacted with various polycyclic aromatic hydrocarbons (PAHs) and petroleum hydrocarbons (PHCs) was encountered during previous investigations. The most recent groundwater sampling program conducted on the property did not identify any PHC, or benzene, toluene, ethylbenzene, xylenes.

Potentially contaminating activities were noted in the historical searches conducted as part of this Phase I-ESA for other properties in the Phase I-ESA study area. Potentially contaminating activities which are considered to represent areas of potential environmental concern include a former retail fuel outlet in the southwest corner of the subject site, an area of previously identified fill, a former retail fuel outlet adjacent to the southeast, a former cleaners located across Montreal Road to the south, and a former truck garage adjacent to the northwest.

Following the historical research, a site visit was conducted to assess the subject site and Phase I ESA study area. The site visit did not identify any additional PCAs or APECs.

Recently, a Phase II-ESA was conducted on the subject property by Paterson (January 2017). Fill material impacted with PAHs and lead was identified within the parking lot at

333 Montreal Road. Groundwater at the subject property was not found to have been impacted by past activities.

Conclusion

No further assessment is required at this time. Recommendations included in the Phase II-ESA prepared for the property include the removal of the impacted soils from the property and the decommissioning of existing groundwater monitoring wells on the property. This can be conducted in conjunction with site redevelopment activities.

1.0 INTRODUCTION

At the request of the Salvation Army, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of 333 Montreal Road and 273 Ste. Anne Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Ms. Michaela Jones with the Salvation Army. The Salvation Army's offices are located at 2 Overlea Blvd, Toronto, Ontario. Ms. Jones can be reached by telephone at (416) 422-6155.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains all of our findings and results of the environmental conditions at this site.

This Phase I-ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act), and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

2.0 PHASE I PROPERTY INFORMATION

Address:	333 Montreal Road and 273 Ste. Anne Avenue, Ottawa, Ontario.
Legal Description:	Lots 25 to 31 (both inclusive), Lot 35, 40 to 46 (both inclusive) Part of 36, Part of 47 and 48, Part of Reginald Street (Closed by Judge's Order Instr. NS47356) Registered Plan 246, City of Ottawa.
Property Identification Numbers:	04232-0011 04232-0020 04232-0021 04232-0022 04232-0023 04232-0024 (273 Ste. Anne Avenue)
Location:	The subject site is located on the north side of Montreal Road, at Ste. Anne Avenue, in the City of Ottawa.
Latitude and Longitude:	45° 26' 17" N, 75° 39' 26" W;
Site Description:	
Configuration:	Irregular.
Site Area:	0.8 ha.
Zoning:	TM3, traditional Main Street and R4E, residential fourth density.
Current Use:	The property at 333 Montreal Road is occupied by a single building with two tenants (the Concorde Motel and Tavern, and the Salvation Army thrift store) and the property at 273 Ste. Anne Avenue is occupied by a residential dwelling.
Services:	Both subject buildings are serviced by municipal water and sewer.

3.0 SCOPE OF INVESTIGATION

The scope of work for this Phase I – Environmental Site Assessment was as follows:

- Determine the historical activities on the subject site and study area by conducting a review of readily available records, reports, photographs, plans, mapping, databases and regulatory agencies;
- Investigate the existing conditions present at the subject site and study area by conducting site reconnaissance;
- Conduct interviews with persons knowledgeable of current and historic operations on the subject property, and if warranted, neighbouring properties;
- Present the results of our findings in a comprehensive report in general accordance with the requirements of Ontario Regulation 269/11 amending O.Reg. 153/04 made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- Provide a preliminary environmental site evaluation based on our findings;
- Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

A radius of approximately 250 m was determined to be appropriate as a Phase I ESA study area for this assignment. Properties outside the 250 m radius are not considered to have impacted the subject land, based on their significant distance from the site.

First Developed Use Determination

Based on the earliest available aerial photo of the subject site (1928), a building of unknown use was present in the southwest corner of the subject property. This corner lot was first observed in the City directories in 1949 as a used car lot, and later, a retail fuel outlet. The property known as 333 Montreal Road was first listed in City directories in 1960 as the Motel de Ville. The dwelling at 273 Ste. Anne Avenue was constructed circa 1953.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1956 were reviewed for the area of the subject site. At the time, the subject property was occupied by a retail fuel outlet (located at 327 Montreal Road, in the southwest corner of the site). The retail fuel outlet was equipped with three (3) underground fuel storage tanks. A municipal roadway referred to as Reginald Street, crossed the property in a north-south direction. A dwelling was located at 273 Ste. Anne Avenue. The retail fuel outlet is considered to be an Area of Potential Environmental Concern (APEC).

The immediately adjacent properties to the east, west and north consisted of residential dwellings. An adjacent property near the southeast corner of the property, listed as 339 Montreal Road, was occupied by a retail fuel outlet and auto service garage. The building was equipped with two (2) underground fuel storage tanks and an oiling bay. A building located to the south of the subject site, across Montreal Road, was occupied by a cleaners. Both the cleaners and the retail fuel outlet at 339 Montreal Road are considered to be Potentially Contaminating Activities (PCAs) resulting in Areas of Potential Environmental Concern to the southern property boundary of the subject site.

Four (4) PCAs were identified in the review of the available FIPs. These included lumber yards located at 369 Montreal Road and 300 Montreal Road (which also included a door and sash manufacturer), a contractor's yard at Granville Street and Shakespeare Street, an automotive service garage at 306 Montfort Street, a motorcycle repair shop at 260 Lalemant Street and finally a retail fuel outlet was located at 350 Montreal Road.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1940 to 2010 as part of the Phase I ESA.

Based on the directories, the subject property (333 Montreal Road) was first listed in 1960 as the Motel de Ville, however, 327 Montreal Road, which was formerly part of the subject property, was first listed in 1949. At the time, 327 Montreal Road was listed as Lacasse Garage, followed by Floyds Used Cars in 1956. The subject site was listed as the Motel de Ville until the 1970's, after which it was referred to as the Concorde Motel.

Several commercial properties have been listed to the south of the site (along Montreal Road) whereas the areas to the north were predominantly residential.

Potentially contaminating activities identified in the review of City of Ottawa directories include:

- 327 Montreal Road, Automotive garage (and retail fuel outlet), located in the southwest corner of the subject site, listed from 1940's-1950's
- 339 Montreal Road, Retail Fuel Outlet, located adjacent to the subject site (southeast), listed from 1950's-1970's
- 330 Montreal Road (now 322 Montreal Road), Ideal Cleaners/Spic & Span, located 20 m south of side (across Montreal Road), listed from the 1960's-1970's
- 350 Montreal Road, Retail Fuel Outlet, located 60 m southeast, listed from the 1960's-1980's
- 395 Montreal Road, Retail Fuel Outlet, located 220 m east, listed from the 1960's – present
- 255 Ste. Anne Avenue, truck garage, adjacent to the subject site to the west, 1960's

- 306 Montfort Street, automotive service garage, located 73 m west of the subject site, 1960's-Present
- 260 Lalemant Street, motorcycle service garage, located 201 m west of the subject site, 1960's

The majority of these PCAs are considered to be at a significant distance from the subject site and/or located downgradient with respect to the anticipated groundwater flow direction, however, four (4) of these PCAs are considered to have resulted in APECs.

These include:

- 327 Montreal Road, Automotive garage (and retail fuel outlet), located in the southwest corner of the subject site, listed from 1940's-1950's
- 339 Montreal Road, Retail Fuel Outlet, located adjacent to the subject site (southeast), listed from 1950's-1970's
- 330 Montreal Road, Ideal Cleaners/Spic & Span, located 20 m south of side (across Montreal Road), listed from the 1960's-1970's
- 255 Ste. Anne Avenue, truck garage, adjacent to the subject site to the west, 1960's

The former automotive garage and fuel outlet at 327 Montreal Road was located on the subject site itself, and is considered to create an APEC in the southwest corner of the property. The other above PCAs were located off-site, however they are considered to have created APECs along the south and southeast property line.

Chain of Title

Paterson requisitioned a title search for the subject property from Read Abstracts Ltd. of Ottawa, Ontario. The title search indicated that in 1824, the property was transferred to William Bradley, presumably from the Crown. The original parcel was transferred between individuals until 1907. After 1907, the property was divided into lots, forming part of Plan 236. By the late 1960's, the entire subject property was acquired by Raoul Landriault Limited, or, Landriault Interest Limited. The property was then transferred as a whole between various receivers, companies and individuals until 1981, when it was acquired by the Malouf (Maalouf) family, which eventually formed the numbered company 1278311 Ontario Limited, the current owners of the property.

Current Plan of Survey

A current survey plan was reviewed as a part of this assessment. The survey plan was prepared by Annis, O'Sullivan, Vollebekk Ltd, and dated November 30, 2016.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on February 6, 2017. The subject site was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites were identified in the search.

Ontario Ministry of Environment (MOECC) Instruments

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. No records were identified following a search by the MOECC.

MOECC Coal Gasification Plant Inventory

The Ontario Ministry of Environment document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified within the Phase I study area.

MOECC Incident Reports

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. No records were identified following a search by the MOECC.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. No records were identified following a search by the MOECC.

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MOECC. No records were identified following a search by the MOECC.

MOECC Brownfields Environmental Site Registry

A search of the MOECC Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) were filed for the subject site or adjacent properties.

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. No active or former waste disposal sites were identified in the Phase I study area.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on December 8, 2016. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on December 7, 2016 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The TSSA search did not return any records for the subject site or adjacent properties. A copy of the TSSA correspondence is included in Appendix 2.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. No former landfills were identified in the Phase I study area.

City of Ottawa Historical Land Use Inventory

A requisition was sent to the City of Ottawa on December 14, 2016, to request information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property. At the time of issuance of this report, a response had not been received from the City of Ottawa. A copy of the response will be forwarded to the client if it contains any pertinent information.

Former Industrial Sites

The report entitled “Mapping and Assessment of Former Industrial Sites, City of Ottawa” was also reviewed. No former industrial sites were identified in the Phase I study area.

Previous Environmental Reports

The following environmental report was reviewed as a part of this assessment:

- ‘Phase II Environmental Site Assessment, 333 Montreal Road, Ottawa, Ontario, prepared by DST Consulting Engineers, dated July, 2016.

A Phase II-ESA was conducted at 333 Montreal Road in July 2016 by DST Consulting Engineers. The above Phase II-ESA was based on information collected at the time, as well as older data collected from prior Phase II-ESA investigations, conducted by DST and Golder Associates between 1997 and 2003.

Two (2) environmental concerns were identified prior to the original Phase II-ESA; a former retail fuel outlet in the southwest corner of the subject site, and a former retail fuel outlet adjacent to the southeast corner of the subject site.

These areas of environmental concern were addressed in previous subsurface investigations, as mentioned above. In 1997, Golder placed five (5) boreholes, four (4) of which were instrumented with groundwater monitoring wells. The boreholes were placed in locations to address both former retail fuel outlets. In 2003, Golder placed one (1) borehole and six (6) test pits in the southeast corner of the property to address concerns of questionable fill material.

Hydrocarbons and polycyclic aromatic hydrocarbons (PAHs) were identified in the fill material at concentrations exceeding the applicable site criteria at the time.

The Phase II-ESA report prepared by DST in 2016 summarised analytical data from these previous investigations, as well as newer soil and groundwater data collected from three (3) boreholes (with groundwater monitoring wells) installed by DST in 2010.

Soil samples from the new boreholes were submitted for analysis of petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene, xylenes (BTEX), PAHs and lead. All analytical test results were found to be in compliance with the applicable commercial site standards.

Groundwater samples were also collected from the newly installed wells, as well as existing monitoring wells installed during previous investigations (Golder 1997). Exceedances of several PAH parameters and the F2 fraction of PHCs were detected in the water sample from BHMW1-2010 and the F3 PHC fraction in BH97-3.

DST completed further groundwater monitoring of these two monitoring wells to assess the groundwater quality over a period of time. Three (3) additional sampling events were conducted at BHMW1-2010 and two (2) were conducted at BH97-3. All analytical parameters from the additional sampling events were found to be in compliance with the site condition standards.

Paterson recently completed a Phase II-ESA on the property, which included analysis of soil and groundwater samples collected from 333 Montreal Road. Fill material impacted with PAHs and lead was identified in the parking lot area. No impacts to the groundwater were identified. Please refer to report PE3908-REP.02 for assessment and recommendations of the Phase II-ESA.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

1928 (City of Ottawa) The subject property appears to be primarily vacant, with the exception of a building in the southwest corner. Adjacent properties are mainly vacant, with the exception of sparse

dwellings along the north and east sides of the property. Ste. Anne Avenue does not appear to have been formally constructed.

- 1937 The subject property appears to be primarily vacant, with the exception of a building in the southwest corner. Adjacent properties are mainly vacant, with the exception of dwellings along the north and east sides of the property.
- 1945 The subject property appears to remain primarily vacant, including 273 Ste. Anne Avenue, with the exception of a building in the southeast corner. Some adjacent properties have been developed with residential dwellings.
- 1951 No changes appear to have been made to the subject property. Adjacent properties appear to be occupied by residential dwellings. Apartment buildings appear to have been constructed on the south side of Montreal Road.
- 1961 The subject property appears to have been developed with the present-day building at 333 Montreal Road and 273 Ste. Anne Avenue, however due to the resolution of the photograph; it is difficult to distinguish any buildings. The surrounding area appears to have been built up since 1951.
- 1968 The subject property is now occupied by the current-day building. A swimming pool is visible in the middle of the property, surrounded by paved parking along the motel, and unpaved parking along the east side of the site. A small commercial building is located adjacent, to the southeast, of the site.
- 1978 No significant changes appear to have been made to the subject. In this photograph, a travelled laneway is clearly visible, crossing the site in a north-south direction (note that this laneway is not immediately visible in the photos from 1961 and 1968, however the same laneway is shown in the 1956 FIP). No significant changes have been made to adjacent properties.
- 1984 No significant changes appear to have been made to the subject property. The roadway observed in the 1978 aerial photograph is no longer present. No changes appear to have been made to the adjacent properties.

- | | |
|------|--|
| 1997 | The swimming pool formerly located at the centre of the property appears to have been filled in. No other changes were noted to the subject site or adjacent properties. |
| 2000 | No significant changes have been made to the subject site or adjacent properties. |
| 2014 | (City of Ottawa) No significant changes have been made to the subject site or adjacent properties. |

Laser copies of selected aerial photographs reviewed are included in Appendix 1.

Topographic Maps

Topographic information was obtained from Natural Resources Canada – The Atlas of Canada website. The topographic maps indicate that the elevation of the subject site is between 60 and 65 m ASL, and that the regional topography in the general area of the site slopes gradually downward to the north.

An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

The Ontario Geological Survey publication ‘The Physiography of Southern Ontario, Third Edition’ was reviewed as a part of this assessment. According to the publication and attached mapping, the site is situated within the Ottawa Valley Clay Plains physiographic region, described as “clay plains interrupted by ridges of rock or sand”. Mapping shows the subject site as situated on an area of clay plains.

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of shale of the Billings Formation. It was reported that surficial soils consist of plain till, with a drift thickness of 3 – 5 m.

Water Well Records

A search of the MOECC’s web site for all drilled well records within 250 m of the subject site was conducted on December 7, 2016. The search returned 19 well entries within the Phase I study area. Certain entries pertained to clusters of wells. In total, 25 wells were located in the study area.

All wells, except one, were listed as monitoring wells. The single potable well was located at the southern edge of the study area. It was drilled in 1959. Due to the presence of municipal drinking water in the area, the potable well is no longer expected to be in use. Two (2) monitoring well records were identified on the subject property (drilled in 2010). A cluster of wells was identified at 255 Ste. Anne Avenue (located adjacent to the western property boundary).

Another cluster was identified at 350 Montreal Road, located to the southeast across Montreal Road. The remaining well records were located further east and west. Several well records identified in the search were not entered as complete records; only the completed well records are included in the appendix report.

Water Bodies and Areas of Natural Significance

No creeks, rivers, streams, lakes or any other water body was identified in the Phase I study area. The majority of the study area consists of commercial buildings and residential dwellings. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

The property owner, Mr. Lou Malouf, was present at the time of the site visit, conducted on November 23, 2016. Mr. Malouf indicated that he had purchased the property in the 1980's from the original owner and builder of the motel, Mr. Landriault. He noted that the motel was built first, in the late 1950's. Then, shortly after that, an addition was constructed in the southwest corner of the property in the 1960's. The addition (now occupied by the Salvation Army) was joined to the motel and served as a dining hall on the ground floor, and a bar in the basement. It remained this way until his ownership, when in the early 2000's, the dining hall was separated from the motel by dividing walls.

Mr. Malouf indicated that to his knowledge, the motel rooms had been heated by natural gas heaters, which were later converted to electric heaters under his ownership. According to Mr. Malouf, he is not aware of any present or former heating oil tanks. The motel was constructed with a crawl space below it, which contains the services (plumbing, electrical etc.) to the motel units. Municipal water enters the building from Montreal Road. The water is sent to a natural gas boiler in the rear corner of the motel, and dispersed to the motel units as domestic hot water.

Mr. Malouf also indicated that all electrical services enter the building at the rear, in the room adjacent to the hot water tank, however each motel unit is equipped with its own breaker panel.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment of 333 Montreal Road was conducted November 23, 2016 and 273 Ste. Anne Avenue on February 3, 2017. Weather conditions were clear; with a temperature of approximately -5° C and -5° C, respectively. Mr. Adrian Menyhart from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site assessment.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The motel, the bar and the Salvation Army Store were visited at the time of the assessment. A vacant unit, located in the southwest corner of the building, was also inspected.

The motel consisted of a single storey building, clad in brick with a flat bituminous roof top. The motel's lobby was located along Montreal Road, along the entrance to the property. A typical motel room consisted of carpet flooring, masonry and panelling walls, and a concrete ceiling. Each room is equipped with a tiled bathroom.

The electrical and hot water boiler room is located in the corner of the motel, near the northwest corner of the building. Electrical and plumbing lines travel throughout the motel in the crawlspace below the building, including the Salvation Army unit.

The Salvation Army unit consisted of the ground floor space adjacent to the motel lobby. The unit was finished with vinyl floor tile floor, drywall walls and an exposed steel deck ceiling.

The space below the Salvation Army was occupied by the Concorde Tavern. The tavern was finished with carpet flooring, panel walls and a suspended tile ceiling.

Two (2) sump pits were located in the basement of the building. Water was present in both sumps. No unusual odours or sheen was noted in either of the sumps. Both sumps are reported to discharge to the City sewer system in Montreal Road.

A natural gas fired boiler was located in a portion of the basement. It was reported that the boiler provides heat to the Salvation Army area.

Potential asbestos containing materials were noted inside the units visited at the time of the site assessment. These include the insulation covering the domestic hot water tank, pipe run and pipe fitting insulation, plaster/parging walls and/or ceilings, drywall joint compound and vinyl floor tiles. In general, the potential asbestos containing materials were found to be in good condition, however the hot water tank insulation (electrical room) and sections of pipe insulation (boiler room) were found to be in poor condition. Other potential asbestos containing materials may be present within wall and ceiling cavities, or, within the motel crawl space (e.g. pipe insulation).

Other designated substances potentially present in the building include lead (e.g. lead in painted surfaces or pipe solder), mercury (e.g. in thermostats) and PCBs in older fluorescent light ballasts.

The property at 273 Ste. Anne Avenue is occupied by a single storey residential dwelling with a basement. The building is clad in brick, and has a sloped and shingled roof. At the time of the assessment, the property was covered with ice and snow. The building is currently used as a duplex; the ground floor and the basement are rented as apartments.

The apartments are finished with ceramic tile, carpet and laminate floors and drywall walls and ceilings. Lighting is provided by incandescent and compact fluorescent fixtures.

The building is heated by a natural gas forced air furnace. The furnace is located in the corner of the basement.

No potential environmental concerns were noted with respect to this property.

Underground Utilities

The buildings are serviced with municipal water and sewer. Natural gas enters both properties from the west (Ste. Anne Avenue). The gas meter at 333 Montreal Road is located along the wall in the southwest corner and the gas meter at 273 Ste. Anne is located on the west wall of the building. A combined sanitary and storm sewer is located on 333 Montreal Road, and follows the inside

contour of the motel. Each motel unit discharges to this sewer, which eventually exits the property at Montreal Road. Catch basins are located within the parking area, which also connect to the sewer system. The dwelling discharges directly to services along Ste. Anne Avenue.

Site Features

The subject building occupies the majority of the western edge of the property. The interior of the property consists of paved parking areas. Site drainage consists of sheet flow to catch basins located in the parking area.

No evidence of current or former railway or spur lines on the subject property was observed at the time of the site inspection. There were no unidentified substances observed on the subject site.

Neighbouring Properties

An inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site inspection. Land use adjacent to the subject site was as follows:

- North - Residential dwellings followed by Montfort Street;
- South - Montreal Road followed by commercial building and residential dwellings;
- East - Gabriel Pizza and residential dwellings followed by Granville Street;
- West - Residential dwellings followed by Ste. Anne Avenue;

No concerns were noted with the current use of the surrounding properties. Property use within the Phase I study area is shown on Drawing PE3908-2R – Surrounding Land Use Plan.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following tables indicate the current and past uses of the site as well as associated potentially contaminating activities dating back to the first developed use of the site.

Table 1 – Land Use History – 333 Montreal Road

Year	Name of Owner	Description of property use	Property Use	Other observations from aerial photographs, fire insurance plans, etc
1824 – 1972	Various private individuals and companies; lots were purchased throughout the 1960's under the same owner	Retail fuel outlet (1949-1950's) in very southwest corner of site and motel	Commercial	-A retail fuel outlet was located in the southwest corner of the subject site between 1949 and 1956. The present day motel was constructed in the early 1960s -1970 city directories listed as "Motel de Ville"
1972 – 1974	Vanier Hostelry Limited	Motel	Commercial	
1974 - 1975	Ricardo and Antoine Adam	Motel	Commercial	
1975 – 1975	Antoine Adam	Motel	Commercial	
1975 – 1975	308183 Ontario Limited	Motel	Commercial	
1975 – 1978	Antoine Adam	Motel	Commercial	
1978 – 1981	Malouf, Maalouf and Chammas	Motel	Commercial	1980 city directory listed as "Motel Concorde"
1981 – 1982	Malouf and Maalouf	Motel	Commercial	
1982 – 1984	Halim Malouf	Motel	Commercial	
1984 – 1990	Abid Maalouf	Motel	Commercial	
1990 – 2006 to present	Concorde Motel Inc., becoming 1278311 Ontario Limited through foreclosure	Motel	Commercial	1990 city directory listed as "Concorde Motel"

The property at 273 Ste. Anne Avenue has been used as a residential dwelling since its construction in 1953.

Potentially Contaminating Activities

Potentially contaminating activities (PCAs) noted during the Phase I assessment included the former retail fuel outlet on the subject property, the area with imported fill (identified during previous subsurface investigations), the former retail fuel outlet located adjacent to the property to the southeast, the former cleaners located across Montreal Road, and the former truck garage located adjacent to the west. Due to their location on or immediately adjacent to the subject property, these PCAs were considered to be areas of potential environmental concern to the subject site.

Other PCAs identified include lumber and construction yards to the east and south of the subject site, as well as retail fuel outlets further east (350 Montreal Road and 395 Montreal Road), and a motorcycle repair garage.

These PCAs were considered to be located at a great enough distance from the subject property, in addition to being cross-gradient (or down gradient) with respect to groundwater flow direction, to not be considered areas of potential environmental concern.

Areas of Potential Environmental Concern

Table 2: Areas of Potential Environmental Concern					
Area of potential environmental concern	Location of area of potential environmental concern on Phase one property	Potentially contaminating activity	Location of PCA (on-site or off-site)	Contaminants of potential concern	Media potentially impacted (groundwater, soil and/or sediment)
Former retail fuel outlet	Southwest corner of property	Item 28 – Gasoline and associated products storage in fixed tanks	On-site	PHC F1-F4, BTEX	Soil, Groundwater
Fill Material	Parking lot of property	Item 30 – Importation of fill material of unknown quality	On-Site	PHC F1-F4, PAH, Metals (including Hg, Cr VI, Boron HWS)	Soil, Groundwater
Former retail fuel outlet (327 Montreal Road)	Southeast corner	Item 28 – Gasoline and associated products storage in fixed tanks	Off-Site	PHC F1-F4, BTEX	Soil, Groundwater
Former cleaners (330 Montreal Road)	Southern property boundary	Item 37 – Operation of dry cleaning equipment	Off-Site	VOCs (including THMs and BTEX)	Groundwater
Former garage (255 Ste. Anne Avenue)	Northwest corner of property	Item 10 – Commercial autobody shop	Off-Site	PHC F1-F4, BTEX	Soil, Groundwater

Contaminants of Potential Concern

Contaminants of potential concern are considered to be PHCs F1-F4, BTEX, VOCs (which includes BTEX and trihalomethanes THMs), metals (which includes mercury, hexavalent chromium Cr VI, and Boron hot water soluble), and polycyclic aromatic hydrocarbons (PAHs).

These contaminants were selected based on the former presence of retail fuel outlets, a cleaners, fill material and a former truck garage.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Bedrock in the area of the site consists of shale of the Billings Formation. It was reported that surficial soils consist of plain till, with a drift thickness of 3 – 5 m

Contaminants of Potential Concern

Contaminants of potential concern include PHC F1-F4, BTEX, VOCs (which includes BTEX and THMs), metals (which includes mercury, Cr VI and boron hot water soluble), and PAHs.

Existing Buildings and Structures

The subject property is occupied by a single storey motel building, joined to a single storey commercial building with a basement, and a single-storey residential dwelling.

Water Bodies

There are no water bodies on the subject site or within the Phase I study area.

Areas of Natural Significance

No areas of natural significance were identified on the site or in the Phase I study area.

Drinking Water Wells

One drinking water well was identified in the search of wells within the study area. The record for that well indicated it was constructed in 1959. This well was located near the southern edge of the Phase I-ESA study area. Due to the presence of municipal drinking water in the area, it is considered likely that the well is no longer in use.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is currently residential and commercial.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Potentially contaminating activities were noted during a search of historical sources. These include:

- A former retail fuel outlet (southwest corner of subject property)
- Fill material (below entire parking lot area)
- A former retail fuel outlet (339 Montreal Road)
- A former cleaners (330 Montreal Road)
- A former truck garage (255 Ste. Anne Avenue)
- A former lumber yard (359 Montreal Road)
- A former contractor's yard (corner of Shakespeare Street and Granville Street)
- An automotive garage (306 Montfort Street)
- A former motorcycle repair garage (260 Lalemant Street)
- A former lumber yard and door and sash factory (300 Montreal Road)
- A former retail fuel outlet and current used car lot (350 Montreal Road)
- Retail fuel outlet (395 Montreal Road)

Of the above potential contaminating activities, the following areas of potential environmental concern were identified:

- A former retail fuel outlet (southwest corner of subject property)
- Fill material (below entire parking lot area)
- A former retail fuel outlet (339 Montreal Road)
- A former cleaners (330 Montreal Road)
- A former truck garage (255 Ste. Anne Avenue)

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there is potentially contaminating activity that represents an area of potential environmental concern on the subject site. The presence of potentially contaminating activities was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by the Salvation Army to conduct a Phase I Environmental Site Assessment (ESA) of 333 Montreal Road and 273 Ste. Anne Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject properties.

The property at 333 Montreal Road is currently occupied by a single storey motel structure joined to a single storey commercial structure, with a basement. The commercial portion of the building is occupied by a Salvation Army Thrift Store on the ground floor and the Concorde Tavern in the basement. A portion of this building is also vacant. The property at 273 Ste. Anne Avenue is occupied by a single storey residential dwelling.

In past years, several Phase II ESAs have been conducted at 333 Montreal Road by other consultants to address environmental concerns related to the former retail fuel outlets located on the subject property, as well as adjacent to the subject property. Several boreholes and groundwater monitoring wells have been advanced on the subject property. Fill material impacted with various polycyclic aromatic hydrocarbons (PAHs) and petroleum hydrocarbons (PHCs) was encountered during previous investigations. The most recent groundwater sampling program conducted on the property did not identify any PHC, or benzene, toluene, ethylbenzene, xylenes.

Potentially contaminating activities were noted in the historical searches conducted as part of this Phase I-ESA for other properties in the Phase I-ESA study area. Potentially contaminating activities which are considered to represent areas of potential environmental concern include a former retail fuel outlet in the southwest corner of the subject site, an area of previously identified fill, a former retail fuel outlet adjacent to the southeast, a former cleaners located across Montreal Road to the south, and a former truck garage adjacent to the northwest.

Following the historical research, a site visit was conducted to assess the subject site and Phase I ESA study area. The site visit did not identify any additional PCAs or APECs.

Recently, a Phase II-ESA was conducted on the subject property by Paterson (January 2017). Fill material impacted with PAHs and lead was identified within the parking lot at 333 Montreal Road. Groundwater at the subject property was not found to have been impacted by past activities.

Conclusion

No further assessment is required at this time. Recommendations included in the Phase II-ESA prepared for the property include the removal of the impacted soils from the property and the decommissioning of existing groundwater monitoring wells on the property. This can be conducted in conjunction with site redevelopment activities.

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04 as amended by O.Reg. 269/11, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of the Salvation Army. Permission and notification from the abovenoted party and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Adrian Menyhart, P.Eng.



Mark S. D'Arcy, P.Eng.

Report Distribution:

- Salvation Army (6 copies)
- Paterson Group (1 copy)

10.0 REFERENCES

Federal Records

Air photos at the Energy Mines and Resources Air Photo Library.
National Archives.
Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).
Natural Resources Canada – The Atlas of Canada.
Environment Canada, National Pollutant Release Inventory.
PCB Waste Storage Site Inventory.

Provincial Records

MOECC Freedom of Information and Privacy Office.
MOECC Municipal Coal Gasification Plant Site Inventory, 1991.
MOECC document titled “Waste Disposal Site Inventory in Ontario”.
MOECC Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MOECC Water Well Inventory.
Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

Municipal Records

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.
The City of Ottawa Historical Land Use Inventory.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
The City of Ottawa geoOttawa website.

Local Information Sources

Current Plan of Survey, prepared by Annis, O’Sullivan, Vollebekk Ltd.
‘Phase II Environmental Site Assessment, 333 Montreal Road, Ottawa, Ontario’, prepared by DST Consulting Engineers, dated July, 2016.
‘Phase II Environmental Site Assessment, 333 Montreal Road, Vanier, Ontario’, prepared by Golder Associates, June 1997
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3908-1R – SITE PLAN

DRAWING PE3908-2R – SURROUNDING LAND USE PLAN

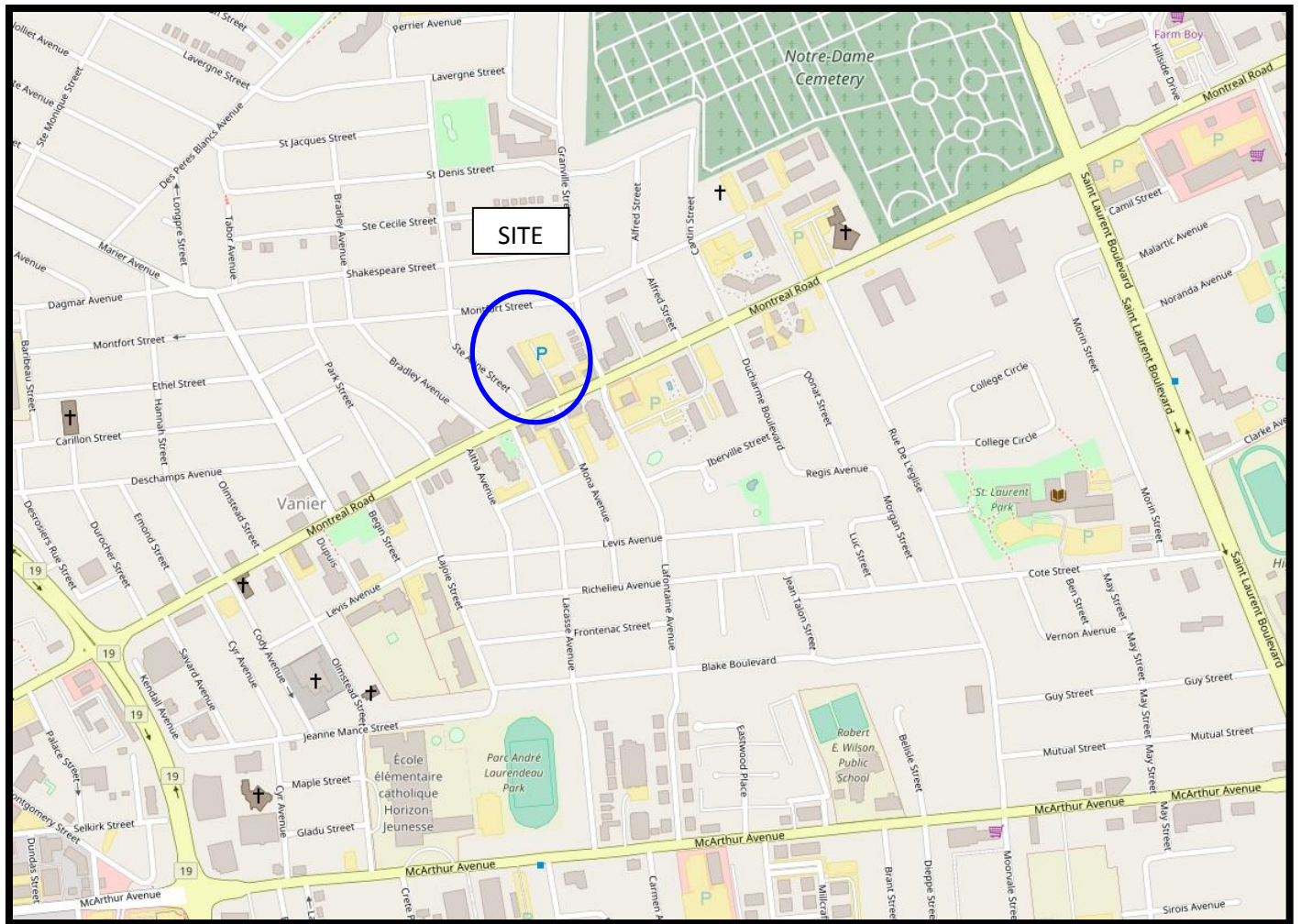


FIGURE 1
KEY PLAN

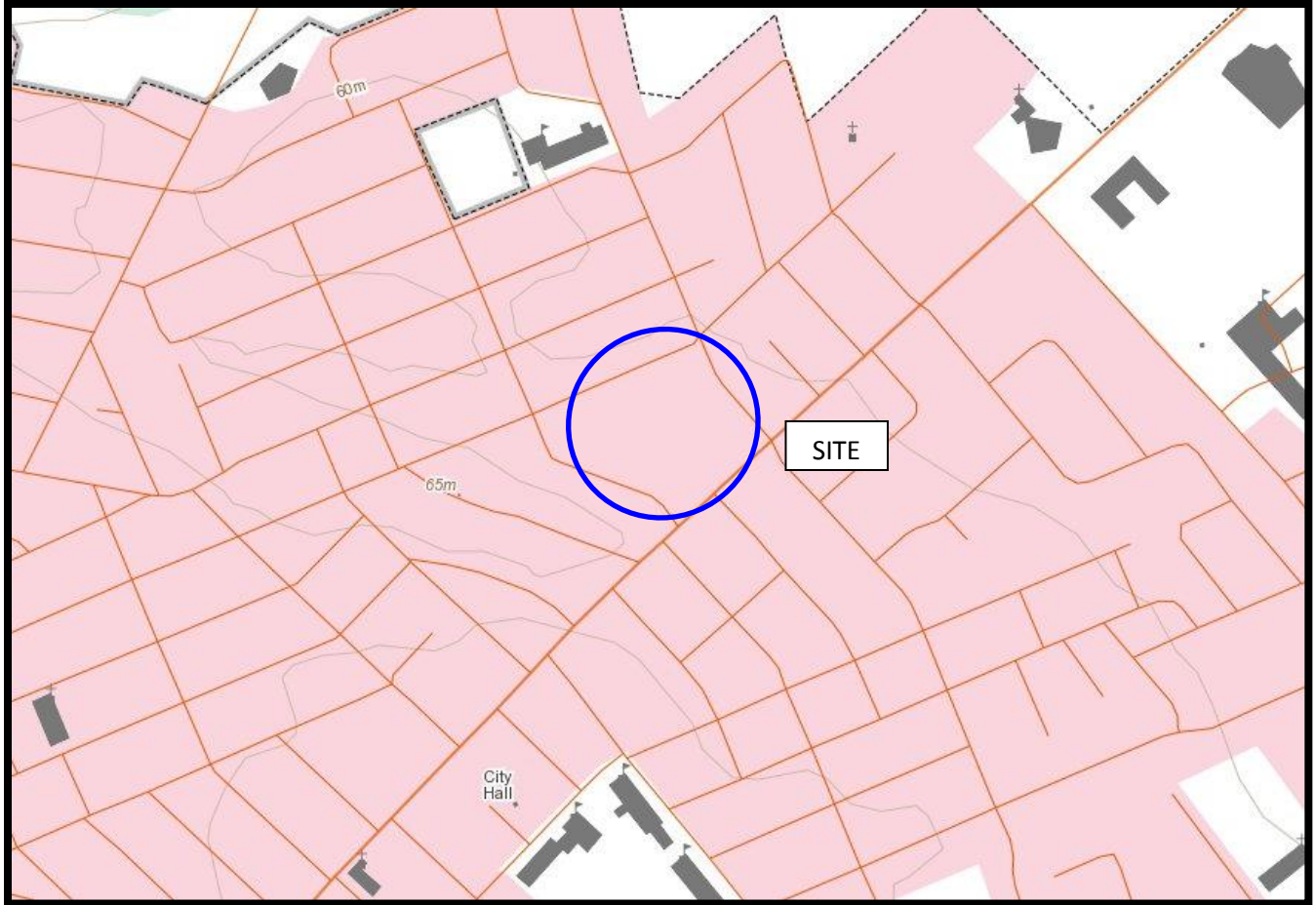
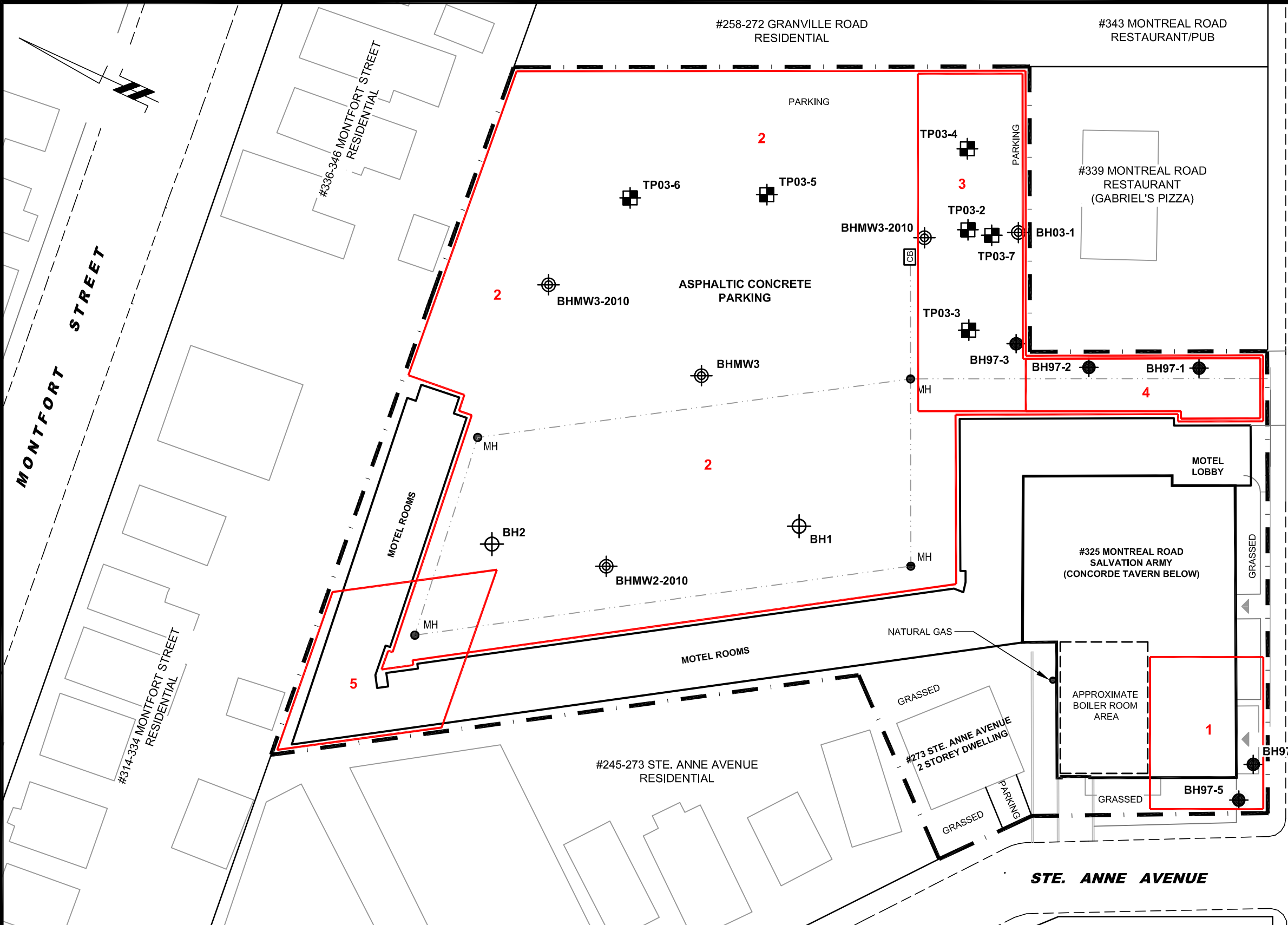


FIGURE 2
TOPOGRAPHIC MAP



AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:

1. 327 MONTREAL ROAD - FORMER RETAIL FUEL OUTLET (1950's)
2. APPROXIMATE AREA OF PREVIOUSLY IDENTIFIED FILL MATERIAL
3. 339 MONTREAL ROAD - FORMER FUEL RETAIL OUTLET (1950's-1970's)
4. 330 MONTREAL ROAD - FORMER CLEANERS (1950's-1970's)
5. 255 STE. ANNE AVENUE - FORMER TRUCK GARAGE (1960's)

LEGEND:

- BOREHOLE WITH MONITORING WELL LOCATION BY DST CONSULTING
- BOREHOLE LOCATION BY DST CONSULTING
- BOREHOLE/MONITORING WELL LOCATION BY GOLDER AND ASSOCIATES
- TEST PIT BY OTHERS LOCATION BY GOLDER AND ASSOCIATES
- SANITARY SEWER LINES (APPROXIMATE)

patersongroup
consulting engineers

154 Colonnade Road South
Ottawa, Ontario K2E 7J5
Tel: (613) 226-7381 Fax: (613) 226-6344

1	UPDATED PROPERTY BOUNDARIES	02/02/2017	AM
NO.	REVISIONS	DATE	INITIAL

SALVATION ARMY

PHASE I - ENVIRONMENTAL SITE ASSESSMENT

333 MONTREAL ROAD

OTTAWA,
Title:

ONTARIO

SITE PLAN

Scale:	1:500	Date:	12/2016
Drawn by:	RCG	Report No.:	PE3908
Checked by:	AM	Dwg. No.:	PE3908-1R
Approved by:	MSD	Revision No.:	1

APPENDIX 1

SURVEY PLAN

AERIAL PHOTOGRAPHS



AERIAL PHOTOGRAPH
1937



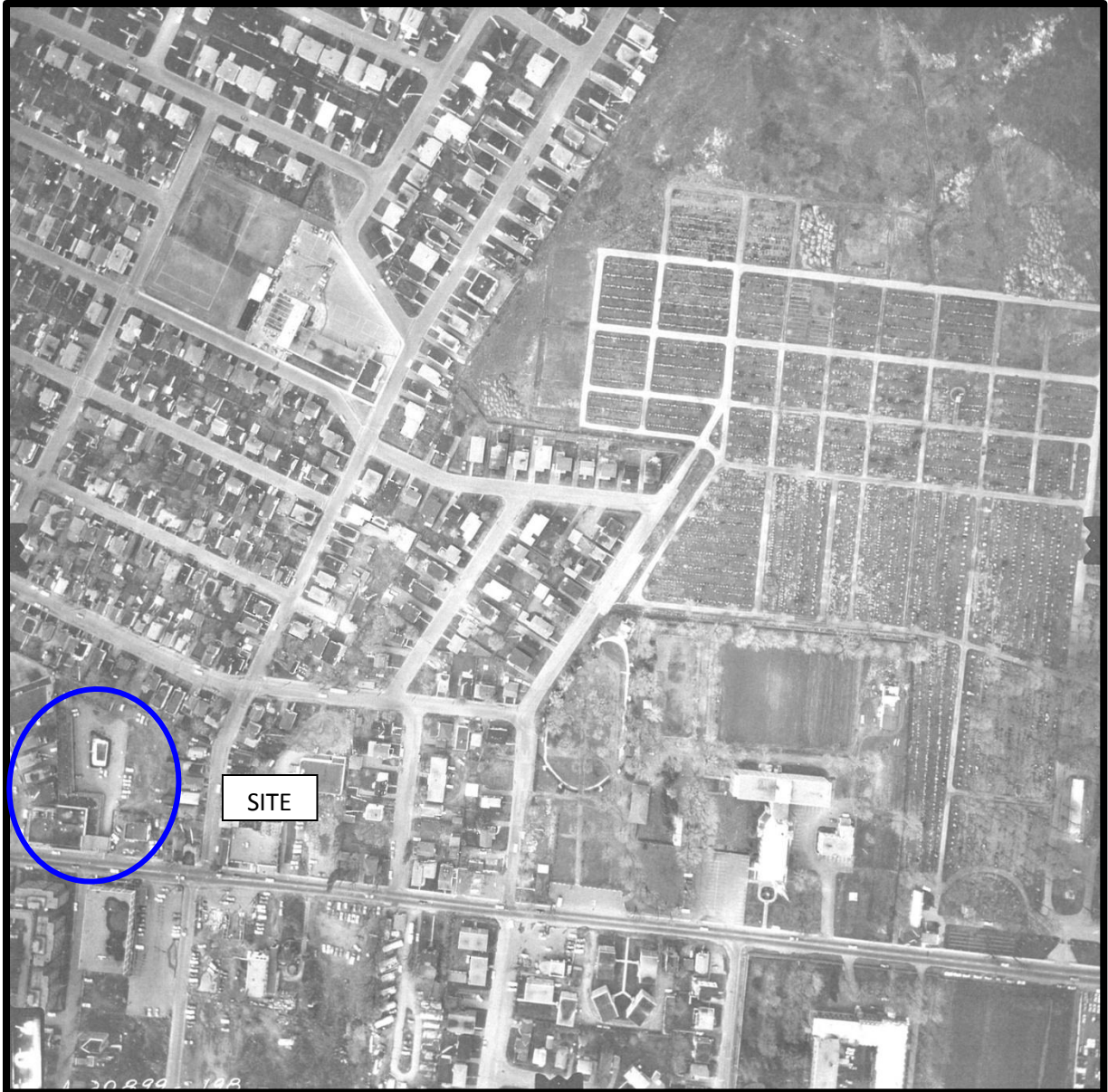
AERIAL PHOTOGRAPH
1945



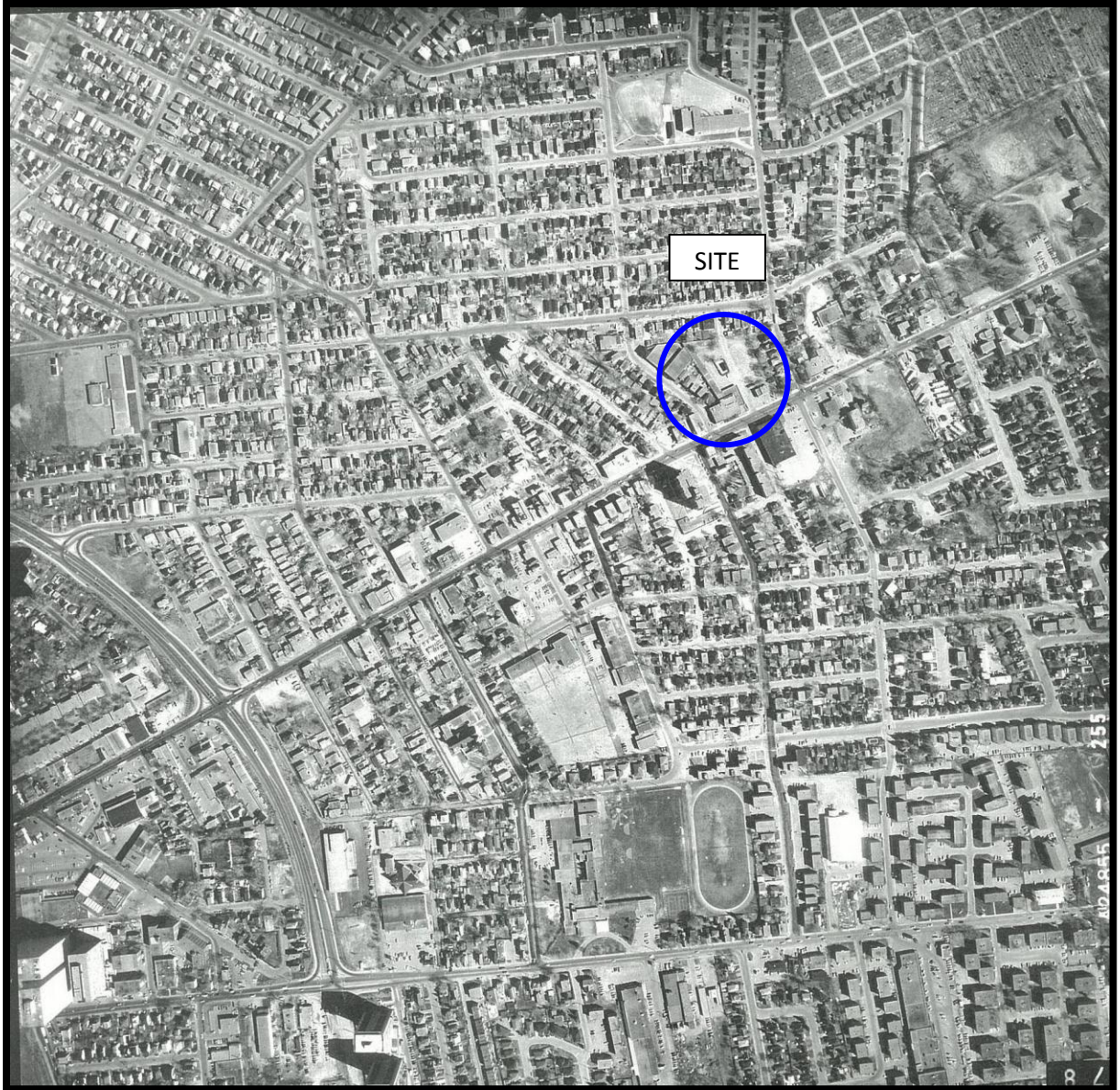
AERIAL PHOTOGRAPH
1951



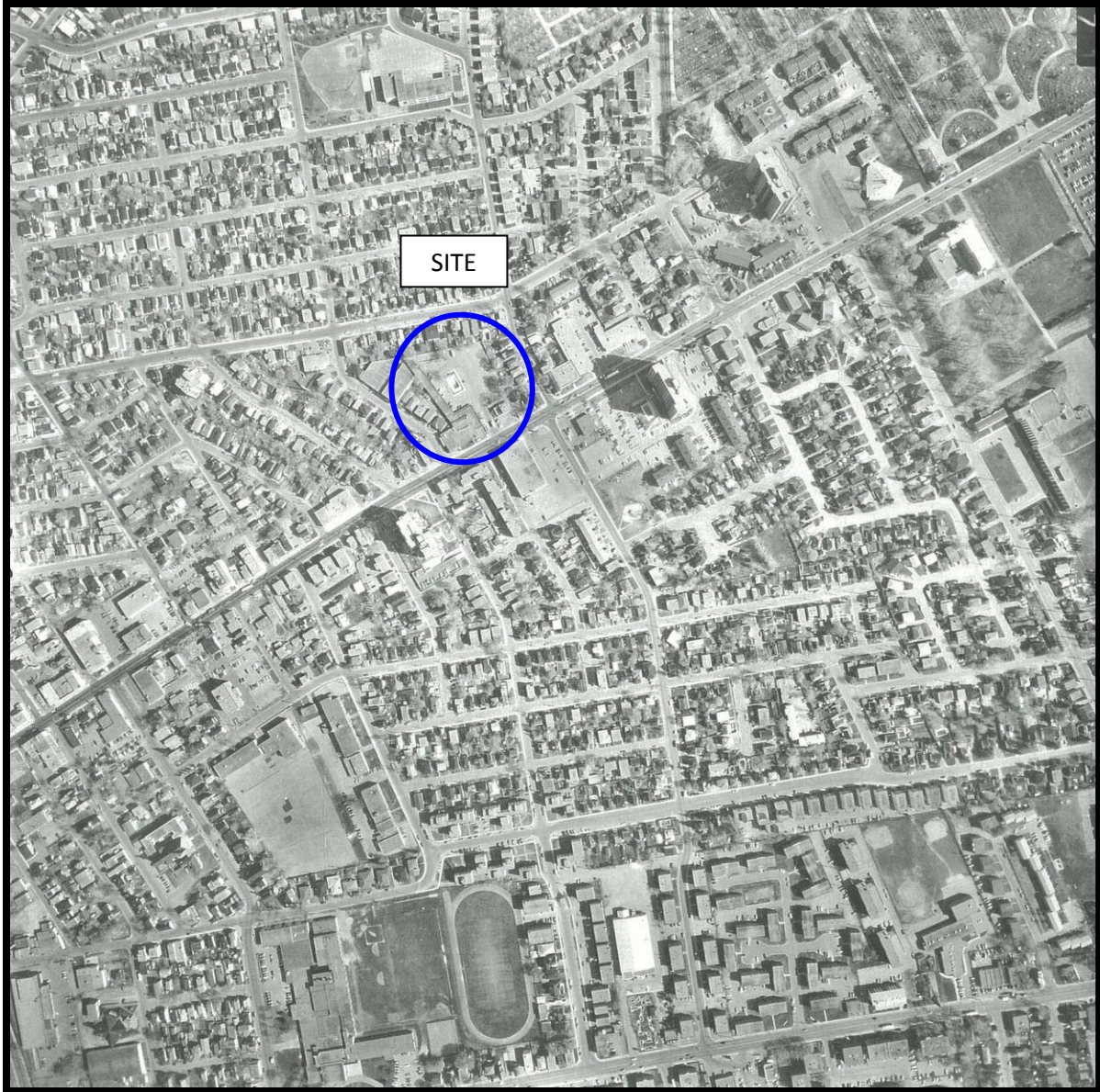
AERIAL PHOTOGRAPH
1960



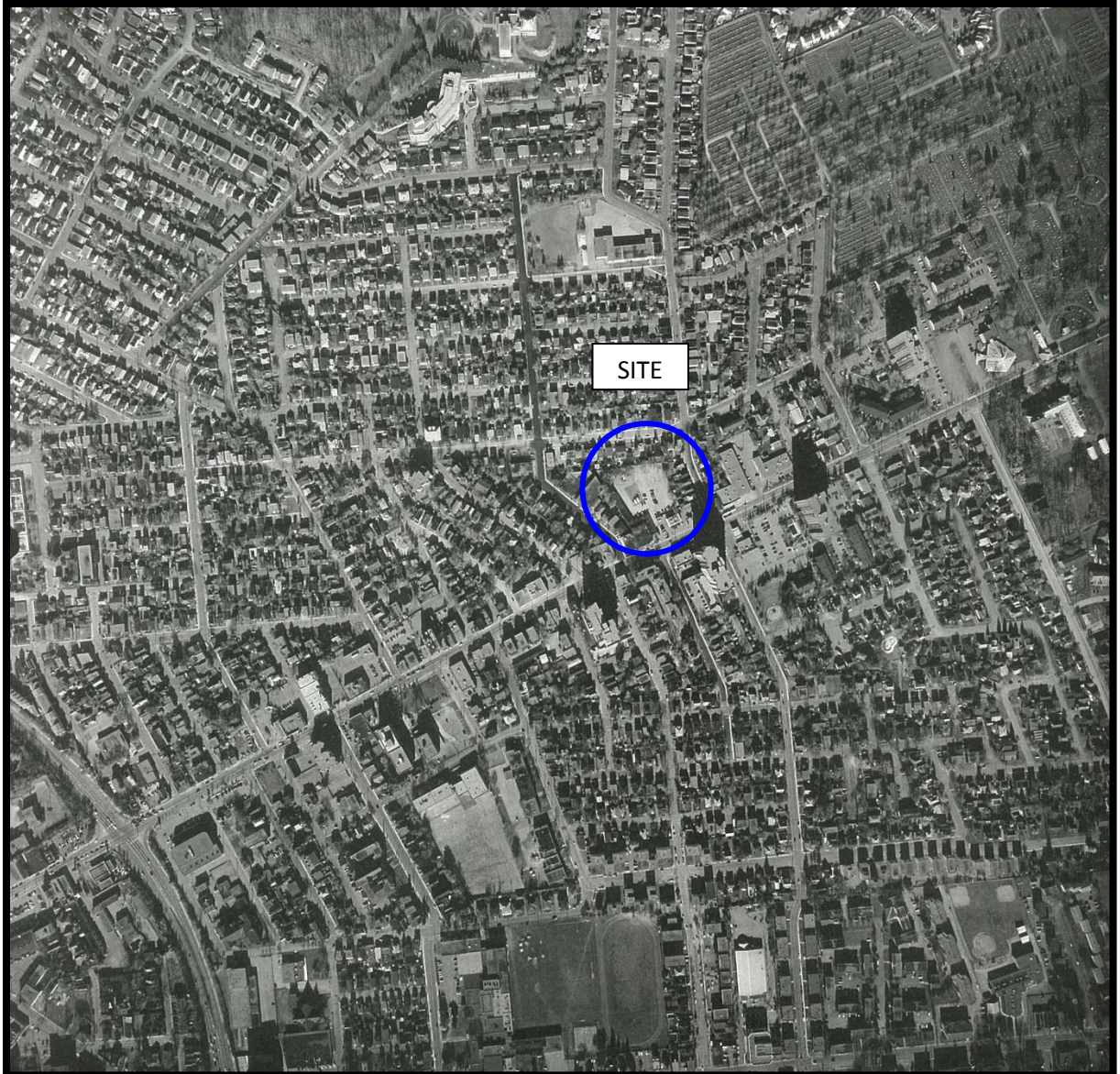
AERIAL PHOTOGRAPH
1968



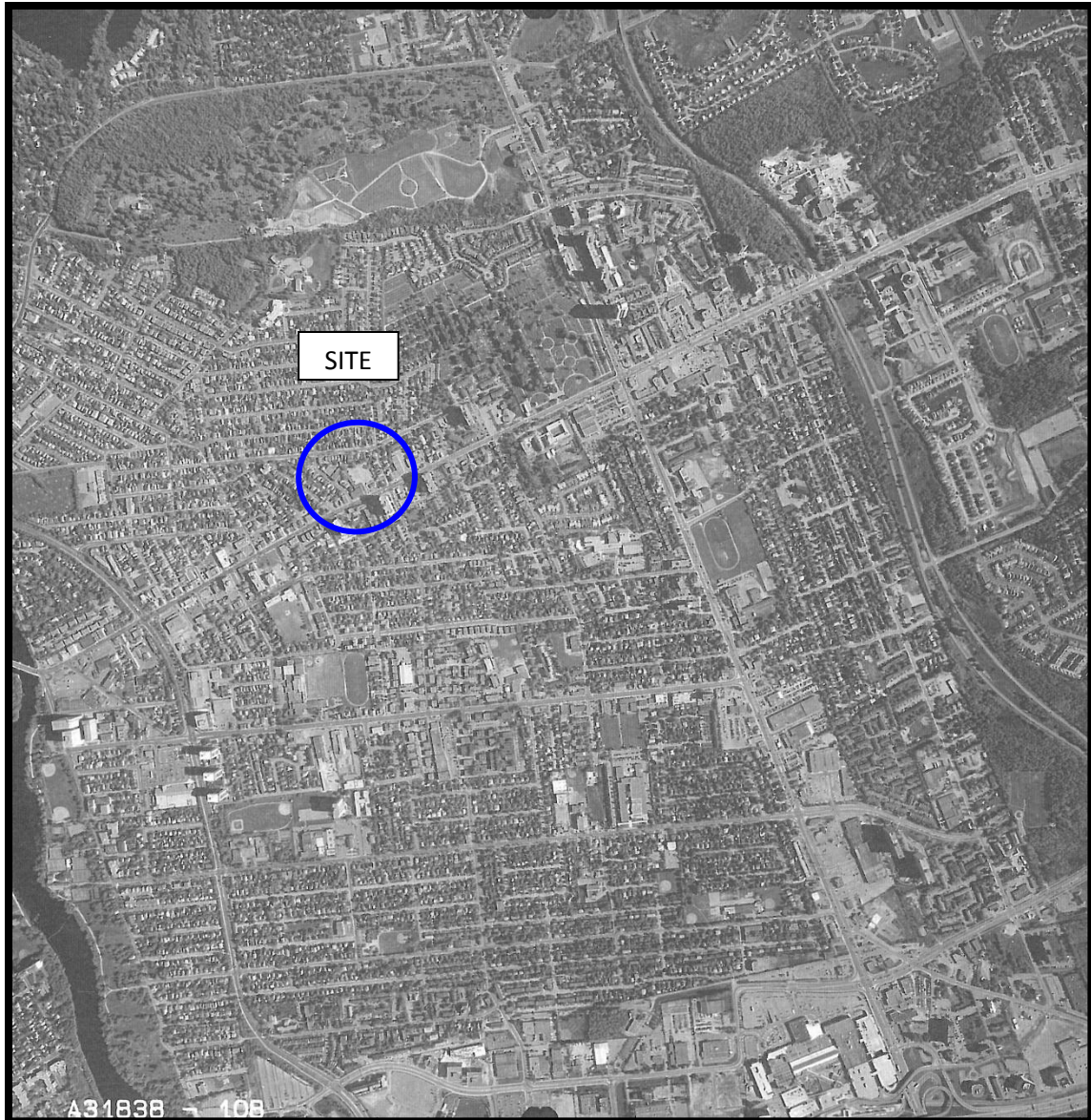
AERIAL PHOTOGRAPH
1978



AERIAL PHOTOGRAPH
1984



AERIAL PHOTOGRAPH
1997



AERIAL PHOTOGRAPH
2000

APPENDIX 2

CHAIN OF TITLE

MOECC FREEDOM OF INFORMATION RESPONSE LETTER

TSSA CORRESPONDENCE

HLUI REQUEST



READ Abstracts Limited

331 Cooper Street, Suite 300, Ottawa, Ontario K2P 0A4

Email: search@readsearch.com

Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

December 20, 2016

Paterson Group

Attn: Adrian Menyhart

Re: T021339-E1

BRIEF DESCRIPTION OF LAND:

333 Montreal Road, Ottawa
Lots 25-31, 40-52, Part Reginald St. Plan 246
PIN: 04232-0011
04232-0020
04232-0021
04232-0022
04232-0023

LAST REGISTERED OWNER: 1278311 ONTARIO LIMITED

CHAIN OF TITLE:

Patent dated June 21, 1824
To William Bradley

Deed RO810 registered September 19, 1827
From William Bradley to Clements Bradley

Deed RO886 registered February 18, 1829
From Clements Bradley to Gideon Olmstead

Deed RO2315 registered July 25, 1844
From Clements Bradley to Thomas Mackay

Deed RO2964 registered June 6, 1846

From Gidean Olmstead to Thomas Mackay

Will RO25915 registered January 29, 1865
From Thomas Mackay to Thomas Keefer

Deed GL7761 registered November 19, 1886
From Thomas Keefer to Robert Cummings

Deed GL18507 registered September 15, 1905
From Thomas Keefer to Robert Cummings

Deed GL19592 registered July 31, 1907
From Robert Cummings to Richard A. Bradley

Plan 246 registered September 13, 1907
By Richard A. Bradley

Lots 25 – 31, Plan 246

Deed V3588 registered August 31, 1924
From Richard A. Bradley, estate to The Eastview Realty Corporation

Tax Deed V18968 registered November 5, 1959
From Corporation of the Town of Eastview to William Daoust

Deed V27579 registered June 30, 1967
From William Daoust to Landriault Interest Limited

Lots 40 – 47, 49-52, Plan 246

Deed V3588 registered August 31, 1924
From Richard A. Bradley, estate to The Eastview Realty Corporation

Tax Deed V19390 registered April 11, 1960
From Corporation of the Town of Eastview to Raoul Landriault Limited

Lot 48, Plan 246

Deed GL25886 registered May 15, 1913
From Richard A. Bradley to Moise Desilets

Tax Deed V15291 registered April 25, 1956
From Corporation of the Town of Eastview to Lionel Landriault

Deed V15349 registered May 14, 1960
From Lionel Landriault to Raoul Landriault

Deed V19293 registered May 14, 1960
From Raoul Landriault to Raoul Landriault Limited

Lots 40 – 48, Plan 246

Deed LT55229 registered August 25, 1961
From Raoul Landriault Limited to Landriault Interest Limited

Lots 25 – 31, 40 – 48, 49 – 52 Plan 246

Deed CT157678 registered August 16, 1972
From The Clarkson Company Limited, as receiver for Landriault Interest Limited to
Vanier Hosterly Limited

Deed CT192450 registered May 15, 1974
From Vanier Hostelry Limited to Ricardo Adam and Antoine Adam

Deed CT201237 registered October 18, 1975
From Ricardo Adam and Antoine Adam to Antoine Adam

Deed CT712620 registered June 30, 1975
From Antoine Adam to 308183 Ontario Limited

Deed NS16294 registered June 8, 1978
From 308183 Ontario Limited to Antoine Adam

Deed NS129632 registered September 2, 1981
From Antoine Adam to Halim Malouf, Abid Maalouf, and Najib Chammas

Deed NS163839 registered September 29, 1982
From Najib Chammas to Halim Malouf and Abid Maalouf

Deed NS260927 registered October 11, 1984
From Halim Malouf to Abid Maalouf

Deed LT656850 registered January 30, 1990
From Abid Maalouf to Concorde Motel Inc.

Deed N521783 registered January 30, 1990
From Abid Maalouf to Concorde Motel Inc.

Foreclosure OC553577 registered January 12, 2006
From Concorde Motel Inc. to 1278311 Ontario Limited

Ministry of the Environment
and Climate Change

Ministère de l'Environnement et de
l'Action en matière de changement
climatique



Freedom of Information and
Protection of Privacy Office

Bureau de l'accès à l'information et
de la protection de la vie privée

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél.: (416) 314-4075
Télec.: (416) 314-4285

January 10, 2017

Adrian Menyhart
Paterson Group Inc
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Adrian Menyhart:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2016-07683, Your Reference PE3908

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 325 and 333 Montreal Rd, Ottawa.

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Approvals Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Kaitlynne Low at kaitlynne.low@ontario.ca.

Yours truly,

Christopher Mastropietro
FOI Manager (A)

Adrian Menyhart

From: Public Information Services [publicinformationservices@tssa.org]
Sent: December-08-16 2:24 PM
To: Adrian Menyhart
Subject: RE: Record Search Request

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformationservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.



Suman Guram | Coordinator

Records
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-6203 | Fax: +1-416-231-6183 | E-Mail: sguram@tssa.org
www.tssa.org



From: Adrian Menyhart [<mailto:AMenyhart@Patersongroup.ca>]
Sent: Wednesday, December 07, 2016 4:28 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Record Search Request

Good Afternoon

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills or other incidents/infractions for the following addresses for properties located in Ottawa, ON (Vanier neighborhood, formerly the Village of Eastview).

309 Montreal Road
320 Montreal Road
322 Montreal Road
323 Montreal Road
325 Montreal Road
333 Montreal Road
339 Montreal Road
343 Montreal Road
255 Ste. Anne Avenue

259 Ste. Anne Avenue

Thank you very much,

Adrian Menyhart, P.Eng.

patersongroup
solution oriented engineering

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (613) 226-7381 Ext. 208
Fax: (613) 226-6344
Email: amenyhart@patersongroup.ca

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.



File Number: C10-01-16-0357

January 20, 2017

Adrian Menyhart
Paterson Group Inc.
154 Colonnade Road South
Ottawa, ON
K2E 7J5

Sent via email [AMenyhart@Patersongroup.ca]

Dear Mr. Menyhart,

**Re: Information Request
325 Montreal Road, Ottawa, Ontario ("Subject Property")**

Internal Department Circulation

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- The subject property is 5.0 kilometres from a Metro Waste Paper Recovery Inc. facility at 2475 Sheffield Road.
- The subject property is within 500 M of former landfills in Vanier known to have heavy metals in soil that exceed site condition standards set by the Ministry of the Environment and Climate Change (MOECC). For further information on the environmental conditions of this/these former landfill site(s), please contact the MOECC:

Charles Goulet, District Engineer, Ottawa District Office
Ministry of the Environment and Climate Change
2430 Don Reid Drive, Ottawa, ON K1H 1E1
(613) 521-3450 ext. 246 | charles.goulet@ontario.ca

Search of Historical Land Use Inventory

This acknowledges receipt of the signed Disclaimer regarding your request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the Subject Property.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Planning, Infrastructure and Economic
Development Department

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 24856
Fax: (613) 560-6006
www.ottawa.ca

Ville d'Ottawa
Services de la planification, de l'infrastructure et
du développement économique

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 24856
Télééc: (613) 560-6006
www.ottawa.ca

A search of the HLUI database revealed the following information:

- There is one (1) activity associated with the Subject Property: Activity Number 7921.

The HLUI database was also searched for activity associated with properties located within 50m of the Subject Property. The search revealed the following:

- There are thirteen (13) activities associated with properties located within 50m of the Subject Property: Activity Numbers 9578, 3896, 4824, 11843, 14610, 13084, 13737, 6763, 1502, 4396, 6239, 7949, and 4934.

A site map has been included to show the location of the Subject Property as well as the location of all the activities noted above.

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at <http://www.ebr.gov.on.ca/ERS-WEB-External/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using key words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all

information from the HLUI database is provided on an “as is” basis with no representation or warranty by the City with respect to the information’s accuracy or exhaustiveness in responding to the request.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Property. You may wish to contact the Ontario Ministry of Environment and Climate Change for additional information.

If you have any further questions or comments, please contact Ben Crooks at 613-580-2424 ext. 14743 or HLUI@ottawa.ca

Sincerely,

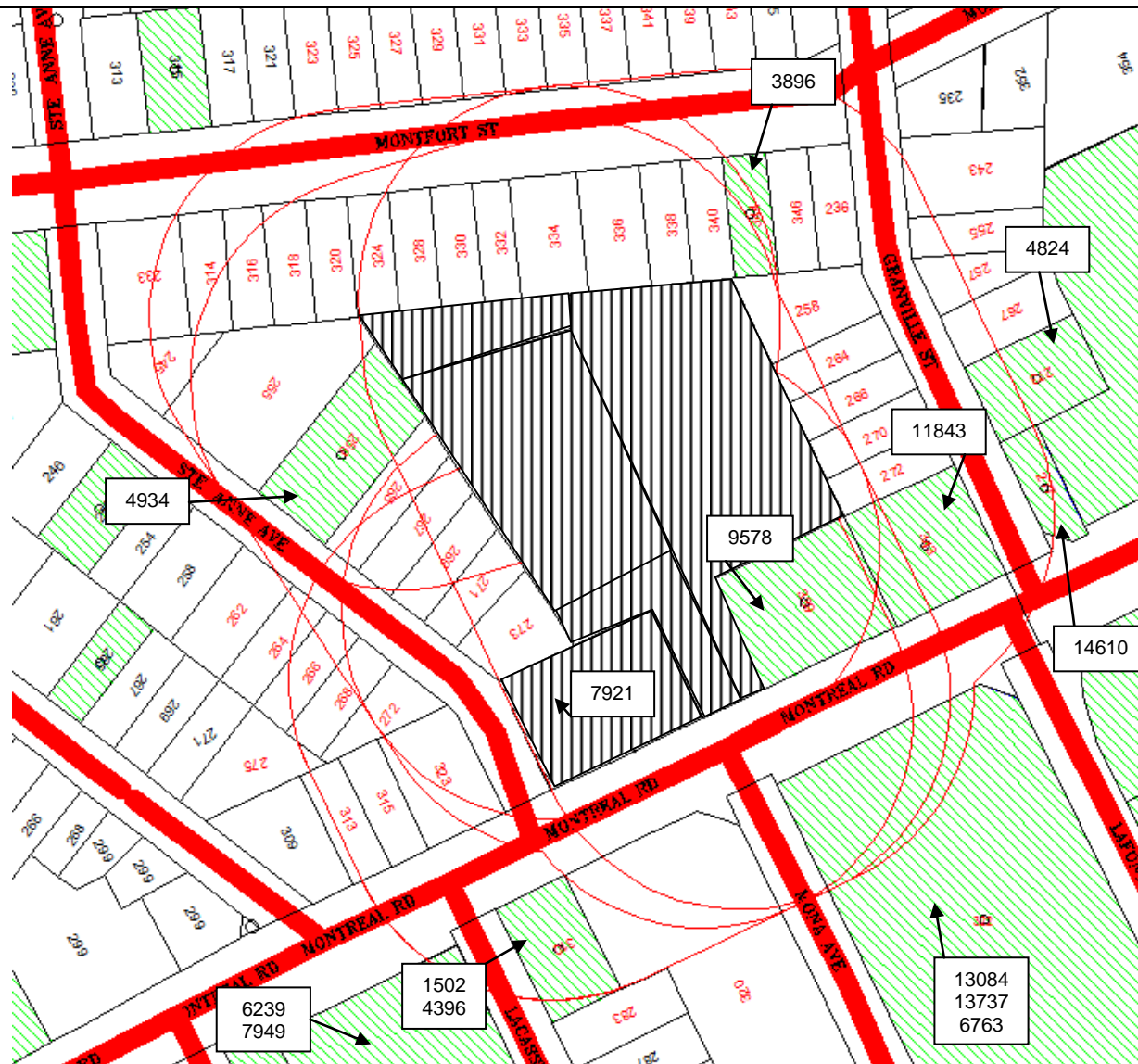
A handwritten signature in black ink, appearing to read 'Michael Boughton', with a long horizontal flourish extending to the right.

(For) Michael Boughton, MCIP, RPP
Senior Planner
Development Review East
Planning Services
Planning, Infrastructure and Economic Development Department

MB/ BC

Attach: 15

cc: File no. C10-01-16-0357




Scale 1: n/a

325 Montreal Road
Ottawa, ON
File # C10-01-16-0357
Ben Crooks



Overview

ID# = Activity Identification Number

 = Subject Site



CITY OF OTTAWA
HLUI ID: __679FJQ
AREA (Square Metres): 1164.992

Report: RPTC_OT_DEV0122
Run On: 09 Jan 2017 at: 11:20:47

Study Year
1998

PIN
042320023

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 7921 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 3871
Related PINS: 042320023
Name: LACASSE GARAGE
Address: 327 MONTREAL ROAD, VANIER
Facility Type: Gasoline Service Stations
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1951, M.1966, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990
HL References 2:
HL References 3:

NAICS	SIC
811119	635
811112	635
811121	635
447190	633
811199	633
447110	633

Company Name	Year of Operation
Lacasse Garage	c. 1951
Floyd's Used Cars	c. 1956



CITY OF OTTAWA
HLUI ID: __679EMA
AREA (Square Metres): 556.662

Report: RPTC_OT_DEV0122
Run On: 09 Jan 2017 at: 11:22:44

Study Year
1998

PIN
042390063

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 1502 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 3870
Related PINS: 042390063
Name: AUTO SERVICE PARTS
Address: 310 MONTREAL ROAD, VANIER
Facility Type: Motor Vehicle Repair Shops
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1956, M.1961, M.1966, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990
HL References 2:
HL References 3:

NAICS	SIC
811121	635
811119	635
811112	635

Company Name

Auto Service Parts

Year of Operation

c. 1956-1971



CITY OF OTTAWA
HLUI ID: __679EMA
AREA (Square Metres): 556.662

Report: RPTC_OT_DEV0122

Run On: 09 Jan 2017 at: 11:22:44

Study Year
1998

PIN
042390063

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 4396 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 3792
Related PINS: 042390063
Name: DEPOT DU VOYAGEUR DEPOT INC.
Address: 310 MONTREAL ROAD, VANIER
Facility Type: Motor Vehicles, Wholesale
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1956, M.1961, M.1966, M.1970, M.1971, M.1976, M.1980, M.1981, M.1982, M.1986, M.1990
HL References 2:
HL References 3:

NAICS	SIC
485110	457
487110	457
811310	551
485510	457
415190	551
485410	457
415120	551
485210	457
493120	479
493130	479
811111	551
415110	551
485990	457
488990	457
493190	479

Company Name

Depot Du Voyageur Depot Inc.

Year of Operation

c. 1980-1986



CITY OF OTTAWA
HLUI ID: __679AA4
AREA (Square Metres): 844.314

Report: RPTC_OT_DEV0122
Run On: 09 Jan 2017 at: 11:23:58

Study Year
2005

PIN
042320029

Multi-NAIC
N

Multiple Activities
N

Activity ID: 4934 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :**
Related PINS: 042320029
Name: DOOR DOCTOR
Address: 259 STE. ANNE AVENUE,
Facility Type: Lumber and Building Materials, Wholesale
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2005 Select Phone

NAICS **SIC**
444110 0

Company Name **Year of Operation**
DOOR DOCTOR c. 2005



CITY OF OTTAWA
HLUI ID: __679CB0
AREA (Square Metres): 293.947

Report: RPTC_OT_DEV0122
Run On: 09 Jan 2017 at: 11:24:52

Study Year
1998

PIN
042320003

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 3896 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 3903
Related PINS: 042320003
Name: DENTECH
Address: 344 MONTFORT STREET, VANIER
Facility Type: Other Manufactured Products Industries
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: CDMPI-1996; SC98
HL References 2:
HL References 3:

NAICS	SIC
621990	868
621510	868
334610	399

Company Name

Dentech

Year of Operation

c. 1996-1998



CITY OF OTTAWA
HLUI ID: __679EP2
AREA (Square Metres): 582.746

Report: RPTC_OT_DEV0122
Run On: 09 Jan 2017 at: 11:26:09

Study Year
1998

PIN
042300182

Multi-NAIC
N

Multiple Activities
N

Activity ID: 4824 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 3945
Related PINS: 042300182
Name: EXCELS FURNITURE REPAIRS
Address: 275 GRANVILLE STREET, VANIER
Facility Type: Household Furniture Stores
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: CDMPI-1966; SC98
HL References 2:
HL References 3:

NAICS	SIC
442110	621

Company Name

Excels Furniture Repairs

Year of Operation

c. 1996-1998



CITY OF OTTAWA
HLUI ID: __679B28
AREA (Square Metres): 264.802

Report: RPTC_OT_DEV0122
Run On: 09 Jan 2017 at: 11:27:07

Study Year
2005

PIN
042300183

Multi-NAIC
N

Multiple Activities
N

Activity ID: 14610 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :**
Related PINS: 042300183
Name: VANIER DECOR
Address: 351 MONTREAL ROAD,
Facility Type: Lumber and Building Materials, Wholesale
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2005 Select Phone

NAICS **SIC**
444120 0

Company Name

VANIER DECOR

Year of Operation

c. 2005



CITY OF OTTAWA
HLUI ID: __679GNP
AREA (Square Metres): 6145.742

Report: RPTC_OT_DEV0122
Run On: 09 Jan 2017 at: 11:27:58

Study Year
1998

PIN
153710000

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13084 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 3872
Related PINS: 153710000
Name: SPIC AND SPAN CLEANERS AND DYERS
Address: 330 MONTREAL ROAD, VANIER
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1956, M.1961, M.1966, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990
HL References 2:
HL References 3:

NAICS	SIC
812310	972
561740	972
812330	972
812320	972

Company Name

Spic and Span Cleaners and Dyers

Year of Operation

c. 1956-1976



CITY OF OTTAWA
HLUI ID: __679GNP
AREA (Square Metres): 6145.742

Report: RPTC_OT_DEV0122

Run On: 09 Jan 2017 at: 11:27:58

Study Year
1998

PIN
153710000

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13737 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 153710000

Name: VAL ROCA INC.

Address: 338 MONTREAL ROAD, OTTAWA

Facility Type: Household Furniture Stores

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
442110	0

Company Name

VAL ROCA INC.

Year of Operation

c. 2001



CITY OF OTTAWA
HLUI ID: __679GNP
AREA (Square Metres): 6145.742

Report: RPTC_OT_DEV0122

Run On: 09 Jan 2017 at: 11:27:58

Study Year
1998

PIN
153710000

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6763 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 153710000

Name: HORIZONS RENAISSANCE-ADM & SVC

Address: 338 MONTREAL ROAD,

Facility Type: Hospitals

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
622210	0

Company Name

HORIZONS RENAISSANCE-ADM & SVC

Year of Operation

c. 2005



CITY OF OTTAWA
HLUI ID: __679EGI
AREA (Square Metres): 1015.550

Report: RPTC_OT_DEV0122
Run On: 09 Jan 2017 at: 11:29:25

Study Year
1998

PIN
042320010

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 9578 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 3873
Related PINS: 042320010
Name: NATIONAL SERVICE STATION
Address: 339 MONTREAL ROAD, VANIER
Facility Type: Gasoline Service Stations
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1956, M.1961, M.1966, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990
HL References 2:
HL References 3:

NAICS	SIC
447110	633
447190	633
811199	633

Company Name

National Service Station

Year of Operation

c. 1956-1971



CITY OF OTTAWA

HLUI ID: __679EBU

AREA (Square Metres): 838.289

Report: RPTC_OT_DEV0122

Run On: 09 Jan 2017 at: 11:30:22

Study Year
1998

PIN
042320009

Multi-NAIC
N

Multiple Activities
N

Activity ID: 11843 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 3900
Related PINS: 042320009
Name: ROOFING CO.
Address: 343 MONTREAL ROAD, VANIER
Facility Type: Asphalt Roofing Industry
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1966, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990
HL References 2:
HL References 3:

NAICS	SIC
324122	272

Company Name

Roofing Co.

Year of Operation

c. 1971-1976



CITY OF OTTAWA
HLUI ID: __670HES
AREA (Square Metres): 5013.732

Report: RPTC_OT_DEV0122
Run On: 09 Jan 2017 at: 11:31:19

Study Year
1998

PIN
042390061

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6239 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 3869
Related PINS: 042390061
Name: GREEN VALLEY LUMBER CO.
Address: 300 MONTREAL ROAD, VANIER
Facility Type: Lumber and Building Materials, Wholesale
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1951, M.1956, M.1961, M.1966, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990
HL References 2:
HL References 3:

NAICS	SIC
321911	254
416320	563
321992	254
444190	563
321215	254
416310	563
444120	563
337110	254
444110	563
416340	563

Company Name

Green Valley Lumber Co.

Year of Operation

c. 1951-1971



CITY OF OTTAWA
HLUI ID: __670HES
AREA (Square Metres): 5013.732

Report: RPTC_OT_DEV0122

Run On: 09 Jan 2017 at: 11:31:19

Study Year
1998

PIN
042390061

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7949 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :**
Related PINS: 042390061
Name: LALONDE J & FILS LTEE
Address: 300 LACASSE AVENUE, OTTAWA
Facility Type: Electrical and Electronic Machinery, Equipment and Supplies, Wholesale
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2001 Employment Survey

NAICS **SIC**
416110 0

Company Name **Year of Operation**
LALONDE J & FILS LTEE c. 2001

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Adrian Menyhart, B.Eng/ing./P.Eng.

Adrian received his Bachelor's of Engineering from Carleton University in 2011, with a specialization in environmental engineering. During the summers of 2009 through 2011, Adrian worked for the Canadian Food Inspection Agency as an Inspector within the Ottawa region. During Adrian's summer experience he would gain invaluable experience with time management, relations with other government departments as well as the general public and data and information collection. Upon completion of Adrian's summer employment with Canadian Food Inspection Agency in 2011, Adrian started his career as a junior environmental specialist at Paterson within the Environmental Division under the guidance of Mark D'Arcy and other senior personnel. During his time at Paterson, Adrian has accumulated extensive experience with Phase I and Phase II environmental site assessments, remediation inspections, environmental monitoring and field procedures. Being fluently bilingual in English and French, Adrian has experience working in both Ontario and Quebec, and is currently pursuing membership with governing engineering bodies in both provinces. Adrian's work experience has provided an opportunity to gain valuable knowledge about the environment industry, which has lead to his advancement within the Paterson office and ability to be a contributor to the Environmental Divisions success.

EDUCATION

B.Eng. 2011, Environmental Engineering, Carleton University, Ottawa, ON

LICENCE/ PROFESSIONAL AFFILIATIONS

Ordre des Ingénieurs du Québec
Professional Engineers of Ontario
Ottawa Geotechnical Group

YEARS OF EXPERIENCE

With Paterson: 5

With other Firms: 1

OFFICE LOCATION

Paterson's Ottawa Office

SELECT LIST OF PROJECTS

- Ottawa Heart Institute Construction, Ottawa, ON (project manager) – Conducted air sampling for parameters such as particulate matter, lead, mould and asbestos
- Ottawa Arts Gallery Expansion, Ottawa, ON (remediation supervisor) – Provided guidance in the segregation of soils on the site, managing contaminated and clean materials, providing daily correspondence with the client.
- Rideau Centre Expansion, Ottawa, ON (remediation supervisor) – Provided guidance in the segregation of soils on the site, managing contaminated and clean materials.
- Tweedsmuir and Carling Avenue water and sewer main rehabilitation, Ottawa, ON (remediation supervisor) – Provided guidance for the management of contaminated materials within the sewer and water main excavations.
- Conducted numerous designated substance surveys and asbestos surveys throughout Ontario and Quebec, collecting representative samples of potential asbestos containing materials and preparing comprehensive reports.
- Conducted numerous air sampling programs, collecting samples for environmental parameters such as asbestos, lead and mould, and preparing reports.
- Conducted Phase I and II Environmental Site Assessments across Ontario and Quebec
- Groundwater Monitoring and Sampling

PROFESSIONAL EXPERIENCE

September 2011 to present, **Junior Environmental Engineer, Paterson Group Inc.,**
Ottawa, Ontario

- Provide on-site environmental expertise for remediation projects including Ottawa Arts Gallery, Rideau Centre Expansion and Tall Ships Landing, among various small scale remediation project within the greater Ottawa area.
- Coordinate field programs and prepare reports for Phase I and II projects across Ontario and Quebec.
- Oversee environmental investigations for drilling and test pitting on numerous proposed utility installations, residential and commercial developments.
- Conduct designated substance surveys in Ontario and Quebec.
- Coordinate air sampling programs for various environmental parameters, comparing results with regulatory standards and other guidelines.
- Problem solving to help advance or maintain project schedules.
- Complete environmental reports with recommendations for environmental concerns.
- Liaising with contractors, consultants and government officials.
- Provide cost estimates for environment field programs and construction costs.

June to September from 2009 to 2011, **Inspector, Canadian Food Inspection Agency,** Ottawa,
Ontario

- Conducted the trapping program for the Emerald Ash Borer across Eastern Ontario.
- Assisted in the preparation and training of other inspectors for the trapping program.
- Conducted inspections for restricted wood products at various campgrounds.
- Assisted other inspectors in inspecting shipments of wood products from other countries, in certain cases, seizing and disposing of items.
- Compiling data and preparing reports.

Mark S. D'Arcy, P.Eng., QP_{ESA} Senior Environmental/Geotechnical Engineer

After receiving his Bachelors of Applied Science from Queen's University in 1991 in Geological Engineering, Mark joined Paterson Group Inc. During the first 10 years of Mark's career, he was heavily involved in all aspects of field work, including drilling boreholes, excavating test pits, conducting phase I site inspections, environmental sampling and analysis and inspection of environmental remediations. During Mark's field experience, he gained invaluable field and office experience, which would prepare Mark to become the Environmental Division Manager. Mark's field experience ranges from Phase I Environmental Site Assessments (ESAs) to on-site soil and groundwater remediations, as well as, environmental/geotechnical borehole investigations. Mark's field experience has provided extensive knowledge of subsurface conditions, contractor relations and project management. These skills would provide Mark with the ability to understand a variety of situations, which has lead Paterson to an extremely successful Environmental Department. Mark became the Environmental Manager in 2006, which consisted of two engineers and two field technicians. Mark has been an integral part in growing the Environmental Division, which now consists of nine engineers and three field technicians. Mark is the Senior Project Manager for a wide variety of environmental projects within the Eastern Ontario area including Phase I ESAs, Phase II ESAs, remediations for filing Records of Site Condition in the Ontario Ministry of the Environment and Climate Change (MOECC) Environmental Site Registry, Brownfield Applications and Landfill Monitoring Programs. As the Senior Project Manager, Mark is responsible for directing project personnel, final report review and overall project success. Mark has proven leadership and ability to manage small to large scale projects within the allotted time and budget.

EDUCATION

B.A.Sc. 1991, Geological Engineering, Queen's University, Kingston, ON

LICENCE/ PROFESSIONAL AFFILIATIONS

Professional Engineers of Ontario

ESA Qualified Person with MOECC

Ottawa Geotechnical Group

Consulting Engineers of Ontario

YEARS OF EXPERIENCE

With Paterson: 25

OFFICE LOCATION

154 Colonnade Road South,
Nepean, Ontario, K2E 7J5

SELECT LIST OF PROJECTS

- 222 Beechwood Avenue, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- 409 MacKay Street, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Art's Court Redevelopment, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Visitor Welcome Centre, Phase II and Phase III, Parliament Hill, Ottawa, Ontario (Senior Project Manager for Environmental Remediation)
- Mattawa Landfill, Mattawa, Ontario (Senior Project Manager, Annual Water Quality Monitoring report)
- Multi-Phase Redevelopment of the Ottawa Train Yards, Ottawa, Ontario (Senior Project Manager)
- Rideau Centre Expansion, Ottawa, Ontario(Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- 26 Stanley Avenue, Ottawa, Ontario, Phase I ESA, Phase II ESA (Senior Project Manager)
- Riverview Development – Kingston, Ontario, Phase I ESA, Phase II ESA, and filing of an RSC in the MOECC Environmental Site Registry (Senior Project Manager)
- Monitoring Landfills for River Valley, Kipling and Lavagine (Senior Project Manager)

PROFESSIONAL EXPERIENCE

May 2001 to present, **Manager of Environmental Division, Paterson Group Inc.,** Ottawa, Ontario

- Manage all aspects of the environmental division (management of personnel, budgeting, invoicing, scheduling, business development, reporting, marketing, and fieldwork).
- Review day to day operations within the environmental division.
- Design, perform, and lead Phase I, II and Phase III ESAs, Remediation's, Brownfield Applications and Record of Site conditions, fieldwork surveys, excavation, monitoring, laboratory analysis, and interpretation.
- Write, present, and publish reports with methodology and laboratory analysis results, along with recommendations for environmental findings.
- Responsible for ensuring projects meet Ministry of Environment and Climate Change Standards and Guidelines.
- Building and fostering relationships with clients, stakeholders, and Ministry officials.
- Supervise and continuous training of staff in environmental methods (environmental sampling techniques, technical expertise and guidance).
- Applied due diligence in ensuring the health and safety of staff and the public in field locations.

1991 to 2001, **Geotechnical and Environmental Engineer, Paterson Group Inc.,** Ottawa, Ontario

- Provide on-site geotechnical and environmental expertise to various clients.
- Oversee geotechnical and environmental investigations for drilling and test pitting on numerous proposed utility installations, residential and commercial developments.
- Problem solving to help advance or maintain project schedules.
- Complete environmental reports with recommendations to meet environmental standards set by MOE and CCME standards.
- Conduct site inspections, bearing medium evaluations, bearing surface inspections, concrete testing and field density testing.
- Liaising with contractors, consultants and government officials.
- Provide cost estimates for geotechnical and environmental field programs and construction costs.
- Review RFI's, submittals, monthly progress reports and other various construction related work.