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Phase I - Environmental Site Assessment

2025 Mer Bleue Road
Ottawa, Ontario

Prepared For

Smart REIT

May 2, 2016

Report: PE3796-1

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EXECUTIVE SUMMARY

Assessment

A Phase I – Environmental Site Assessment was carried out for the vacant property addressed 2025 Mer Bleue Road, in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject site and neighbouring properties and identify any environmental concerns with the potential to have impacted the subject property.

Based on a review of historical sources, the subject property was a residential and agricultural property from at least 1952, with a garage from the 1980s, until 2009, at which point the buildings were demolished and the site was left vacant. The former presence of a garage on the subject site is considered to be a potentially contaminating activity.

The historical review identified a retail fuel outlet at 4042 Innes Road, and the former presence of a dry cleaner at 4025 Innes Road as potentially contaminating activities within the Phase I study area. However, based on previous investigations by Paterson, neither of these sites is considered to represent APECs on the subject site.

Following the historical review a site visit was conducted. The site is vacant, with concrete foundations of previous buildings still present on the site, and soil piles originating from construction of the channel on site. At the time of the site visit, the existing retail fuel outlet and automobile dealership were identified as potentially contaminating activities in the Phase I study area; no other PCAs were identified. The use of these properties is not considered to have the potential to have impacted the subject property.

Surrounding land use consists of residential, commercial and agricultural properties. The potentially contaminating activities that were identified within the Phase I study area were not considered to represent areas of potential environmental concern for the subject site.

Recommendations

The former automotive garage on site represents an area of potential environmental concern to the subject site. However, no evidence of subsurface contamination was identified during the previous subsurface investigation conducted immediately surrounding the former garage footprint. For this reason, the completion of a Phase II – ESA is not considered to be a practical solution to assess this APEC. Instead of completing a Phase II – ESA, it is our recommendation that the area immediately beneath the former garage slab be assessed at the time that the slab and foundation are removed for site redevelopment. It is recommended that Paterson be present to monitor this work.

Based on the previous Phase I – ESA, several potable water wells may still be present on the site. If these wells are encountered during site redevelopment and they have not been abandoned, they should be decommissioned by a licensed well driller.

1.0 INTRODUCTION

At the request of SmartREIT, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of 2025 Mer Bleue Road, 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 Mr. Aaron Clodd of SmartREIT. The offices of SmartREIT are located at 700 Applewood Crescent, Suite 200, Vaughan, Ontario. Mr. Clodd can be reached by telephone at (905) 326-6400.

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 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:	2025 Mer Bleue Road, Ottawa, Ontario.
Legal Description:	Part of Lot 1, Concession 11 (Geographic Township of Cumberland), City of Ottawa, Ontario.
Property Identification Number:	14563-1328.
Location:	The subject site is located on the east side of Mer Bleue Road, south of Innes Road, in the City of Ottawa, Ontario. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 27' 20" N, 75° 30' 10" W.
Site Description:	
Configuration:	Rectangular.
Site Area:	8.3 ha (approximate).
Zoning:	AM [1607] – Arterial Mainstreet Zone.
Current Use:	The subject site is currently vacant.
Services:	The subject site is located in a municipally serviced area.

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

The residential and agricultural use of the subject property is considered to be the first use of the subject property. The chain of title indicates that the site was first registered with a private owner in 1838.

Fire Insurance Plans

Fire insurance plans (FIPs) are not available for the area of the subject site.

City of Ottawa Street Directories

City directories are not available for the area of the subject site.

Environmental Reports

Paterson has conducted various ESA reports in the vicinity of the subject site, including a previous Phase I ESA for the subject site. The previous report identified a residential dwelling, garage, and barn on the subject site, as well as a retail fuel outlet to the west, across Mer Bleue Road. A geotechnical investigation was conducted concurrently, which consisted of three (3) boreholes and seventeen (17) test pits, and no visual or olfactory observations of potential contamination were made. Two (2) aboveground hoists were observed in the garage, which were understood to have replaced two in-ground hoists.

It was recommended that the area beneath the garage be inspected during demolition to determine if the presence of the former in-ground hoists had impacted the sub-surface environment. Two (2) former wells were also observed on the subject site. It was recommended that these wells be decommissioned at the time of redevelopment.

A search of Paterson reports identified the former dry cleaners at 2025 Innes road to the northwest of the subject site. The limited Phase II assessment of the

site did not identify significant soil or groundwater contamination in the area of the dry cleaners. The former dry cleaner is not considered to result in an area of potential environmental concern on the subject site.

Chain of Title

Paterson requisitioned a title search for the subject property from Read Abstracts Ltd. of Ottawa, Ontario. Based on the results of the chain of title search the property was owned by private individuals until 2006 when the property was transferred to Innes Shopping Centres Limited. Owners since 2006 have included Calloway Reit (Orleans) Inc. and Best Buy Canada Ltd. The property is currently owned by Smartreit (Orleans II) Inc., and Mer Bleue Shopping Centres Limited.

Plan of Survey

Paterson was provided a Survey Plan, dated July 20, 2015, prepared by Stantec Geomatics Ltd. The plan depicts the subject site in its current configuration. A copy of the plan is included in Appendix 1 of this report.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on April 18, 2016. The subject site is not listed in the NPRI database. There are no properties registered in the NPRI database within the study area.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites were identified in the Phase I ESA study area.

Ontario Ministry of Environment and Climate Change (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. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

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 ESA 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. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. Applicable information of current and historical waste storage locations, waste generators and waste receivers pursuant to Ontario Regulation 347 was considered in this review. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOECC. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

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 RSCs were filed for properties within the Phase I ESA study area.

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. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No former waste disposal sites were identified within the Phase I ESA 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). No areas of natural significance were identified on the subject site or within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on April 18, 2016 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The response from the TSSA indicated that there were no records for the subject. A record of 4 active underground fuel tanks was identified for 4042 Innes Road, located west of the subject site, across Mer Bleue Road. 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 waste disposal sites were located within the Phase I study area.

City of Ottawa Historical Land Use Inventory (HLUI) Database

A request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the subject property was sent on April 19, 2016 to the City of Ottawa. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

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:

- | | |
|------|--|
| 1952 | The subject property and surrounding properties are agricultural fields with farmstead dwellings and barns. The northwestern corner of the property is occupied by a farmstead. |
| 1967 | No changes appear to have been made to the subject site or surrounding properties. |
| 1979 | No changes appear to have been made to the subject site or surrounding properties. |
| 1987 | No changes appear to have been made to the subject site. The north side of Innes Road has been completely developed with residential dwellings, including the construction of Jeanne D'Arc Boulevard, the northern extension of Mer Bleue Road. |
| 1994 | No changes appear to have been made to the subject site or surrounding properties |
| 2002 | No significant changes appear to have been made to the subject site or neighbouring properties. |
| 2009 | (City of Ottawa website) The buildings on the subject site have been demolished. The concrete pad of the garage structure and foundation of the large barn to the south are visible. The property immediately to the east of the site has been developed with commercial retail buildings. The property to the west, across Mer Bleue Road has also been developed with commercial buildings. |
| 2014 | (City of Ottawa website) A channel has been excavated on the east side of the subject site that extends down from the north edge of the property, then turns towards the west, ending approximately 150 m from the western edge of the property. An automotive dealership is under construction on the property immediately to the south of the subject site, on Mer Bleue Road. No other changes have been made to the subject or surrounding properties. |

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

Topographic Maps

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic map depicts the subject site in an agricultural area, with an approximate elevation of 90 m above sea level (asl). Regionally, the topographic maps indicate a slope down towards the east and north. According to the map, a stormwater channel just south of the Bilberry Creek headwaters runs through the subject site, and the nearest large body of water is the Ottawa River, located approximately 4.1 km to the north. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” Mapping shows the subject site as situated in an area of limestone 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 interbedded limestone and dolomite of the Gull River Formation. The site is located in an area of mostly offshore marine sediment overburden soils (till in the northwest corner where the farmstead was previously present), with a drift thickness of 5 to 10 m through the majority of the site.

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 April 18, 2016. The search identified fifteen (15) water supply well records, three of which are located on the subject property. Based on the ages of the wells, they are not expected to be in current use.

Water Bodies and Areas of Natural Significance

The closest body of water is Bilberry Creek, which has its headwaters north of Innes Road, approximately 220 m to the north of the subject site. There are no areas of natural significance within the Phase I study area.

5.0 INTERVIEWS

Property Owners and Representatives

Mr. Aaron Clodd, of SmartREIT, discussed the property via email correspondence. Mr. Clodd indicated that besides the previous Phase I – ESA and geotechnical investigation report conducted by Paterson in 2006, there are no environmental or geotechnical reports available for the property. Besides the concerns identified in the initial Phase I – ESA, Mr. Clodd is unaware of any potentially contaminating activities associated with the subject site or neighbouring properties.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

A site visit to the subject property was conducted by personnel from the Environmental Department of Paterson Group. In addition to the site, the uses of neighbouring properties were also assessed at the time of the site visit.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The subject site was vacant at the time of the site visit, with some debris and building foundations indicating the past use of the site as a farm with farmstead.

Site Features

The northwestern portion of the subject property contains the foundations of the previous barn and farmstead dwelling and the floor slab of a former garage building. The area to the south of the former buildings is vacant with low shrubs and grasses, while the land to the east is a vacant agricultural field. A stream/ditch runs from the mid-north edge of the property southward and westward, and then extends to the west edge of the property. A second channel is also present, and was constructed after the demolition of the on-site structures.

Site and regional topography are generally flat. Site drainage consists primarily of infiltration.

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 at the time of the assessment. The above-noted site features are shown on Drawing PE3796-1 – Site Plan.

Neighbouring Properties

An inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site inspection. The soil pile located at the eastern side of the subject site is excavated material from the channel and therefore does not pose a concern. Land use adjacent to the subject site was as follows:

- North – Innes Road, followed by residential;
- South – Toyota dealership, followed by vacant land;
- East – Commercial;
- West – Mer Bleue Road, followed by commercial, including a Mr. Gas retail fuel outlet at 4042 Innes Road.

The retail fuel outlet, approximately 40 m to the west of the subject site across Mer Bleue Road, is considered to be a potentially contaminating activity. However, based on the impermeable nature of the silty clay soils in the area and the test holes placed during the 2006 geotechnical investigation on the site, the retail fuel outlet is not considered to represent an area of potential environmental concern (APEC) on the subject site. The automotive dealership to the south is also a PCA, but due to its recent construction, it does not represent an APEC.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following table indicates 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				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, FIPs, etc.
Since at least 1961 to 2008	Various: private (to 2006) and corporate	Residential dwelling and farm with an automobile garage.	Residential, commercial and agricultural	Farm buildings present at northwest corner of property, and an automobile garage from the 1980s
2009 to present	Smart REIT	Vacant	None	Drainage channel excavated between 2009 and 2014; soil pile on the east side of the site, from excavation of channel.

Potentially Contaminating Activities

The historical research identified the following Potentially Contaminating Activities:

- Item 28, O.Reg. 153/04 as amended by O.Reg. 333/13: “Gasoline and Associated Products Storage in Fixed tanks”; underground fuel storage tank located at 4042 Innes Road.
- Item 52, O.Reg. 153/04 as amended by O.Reg. 333/13: “Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems”; former garage location on property, and storage of equipment on property.
- Item 37, O.Reg. 153/04 as amended by O.Reg. 333/13: “Operation of Dry Cleaning Equipment (where chemicals are used)”; former dry cleaners located at 4025 Innes Road, approximately 100 m to the northwest of the site.

These PCAs were identified based on the presence of a repair garage on the subject site, a former dry cleaner at 4025 Innes Road to the northwest of the site,

a retail fuel outlet at 4042 Innes Road, to the west of the subject site across Mer Bleue Road, and an automotive dealership to the south.

Areas of Potential Environmental Concern (APECs)

The area of the former automotive service garage is considered to have the potential to generate an area of potential environmental concern for the subject site.

Table 2 - Areas of Potential Environmental Concern					
Area of Potential Environmental Concern	Location of Areas of Potential Environmental Concern	Potentially Contaminating Activity	Location of PCA	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
2025 Mer Bleue Road	Northwest corner of the subject property	Item 52 – Storage, maintenance, fuelling, and repair of equipment, vehicles, and material used to maintain transportation systems	Northwest corner of the subject site, directly beneath former garage building.	BTEX and PHCs	Soil and/or Groundwater

The former dry cleaner and retail fuel outlet to the west are not considered to represent APECs based on previous investigations carried out by Paterson. The automotive dealership to the south is not considered to be an APEC due to its very recent construction.

Contaminants of Potential Concern

Petroleum hydrocarbons (PHCs), and benzene, toluene, ethylbenzene, and xylene (BTEX) are contaminants of potential concern (CPCs) on the subject site. These are associated with the presence of the former garage.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on information from the Geological Survey of Canada, drift thickness is in the range of 5 to 10 m, overburden soils consist of offshore marine sediment and bedrock consists of interbedded limestone and dolomite. Hydrogeological conditions are considered to mimic the topographic setting; as a result, groundwater is expected to flow towards the east.

Contaminants of Potential Concern

As per Section 7.1 of this report, Petroleum hydrocarbons (PHCs) and BTEX are the contaminants of potential concern (CPCs) on the subject site.

Existing Buildings and Structures

At the time of the site visit, the subject site was vacant, with parts of the foundations of several former buildings still present.

Water Bodies

A drainage creek/ditch runs through the subject site, and the headwaters of Bilberry Creek are present approximately 220 m to the north of the site. No other water bodies are present within the Phase I study area.

Areas of Natural Significance

There are no areas of natural significance within the 250 m study area.

Drinking Water Wells

Fifteen (15) drinking water well records were identified with the Phase I study area, with three (3) possibly on the subject site.

Neighbouring Land Use

Neighbouring land use in the Phase I study area consists of commercial and residential property, including an active retail fuel outlet at the southwest corner of the Innes Road and Mer Bleue Road intersection. Land use is shown on Drawing PE3796-2 - Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, Potentially Contaminating Activities identified in the Phase I study area are a former automotive service garage on the subject site, a retail fuel outlet at 4042 Innes Road, an automobile dealership to the south, and a former dry cleaner at 4025 Innes Road. The area of the former garage is considered to be the only area of potential environmental concern on the subject site.

Assessment of Uncertainty and/or Absence of Information

The presence of PCAs within the Phase I study area was confirmed by a variety of independent sources. 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

A Phase I – Environmental Site Assessment was carried out for the vacant property addressed 2025 Mer Bleue Road, in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject site and neighbouring properties and identify any environmental concerns with the potential to have impacted the subject property.

Based on a review of historical sources, the subject property was a residential and agricultural property from at least 1952, with a garage from the 1980s, until 2009, at which point the buildings were demolished and the site was left vacant. The former presence of a garage on the subject site is considered to be a potentially contaminating activity.

The historical review identified a retail fuel outlet at 4042 Innes Road, and the former presence of a dry cleaner at 4025 Innes Road as potentially contaminating activities within the Phase I study area. However, based on previous investigations by Paterson, neither of these sites is considered to represent APECs on the subject site.

Following the historical review a site visit was conducted. The site is vacant, with concrete foundations of previous buildings still present on the site, and soil piles originating from construction of the channel on site. At the time of the site visit, the existing retail fuel outlet and automobile dealership were identified as potentially contaminating activities in the Phase I study area; no other PCAs were identified. The use of these properties is not considered to have the potential to have impacted the subject property.

Surrounding land use consists of residential, commercial and agricultural properties. The potentially contaminating activities that were identified within the Phase I study area were not considered to represent areas of potential environmental concern for the subject site.

Recommendations

The former automotive garage on site represents an area of potential environmental concern to the subject site. However, no evidence of subsurface contamination was identified during the previous subsurface investigation conducted immediately surrounding the former garage footprint. For this reason, the completion of a Phase II – ESA is not considered to be a practical solution to assess this APEC. Instead of completing a Phase II – ESA, it is our recommendation that the area immediately beneath the former garage slab be assessed at the time that the slab and foundation are removed for site redevelopment. It is recommended that Paterson be present to monitor this work.

Based on the previous Phase I – ESA, several potable water wells may still be present on the site. If these wells are encountered during site redevelopment and they have not been abandoned, they should be decommissioned by a licensed well driller.

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 SmartREIT. Permission and notification from SmartREIT and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Anna Graham, M.E.S.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- SmartREIT
- Paterson Group

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.

Municipal Records

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.
City of Ottawa Historical Land Use Inventory (HLUI) database
The City of Ottawa eMap website.

Local Information Sources

Chain of Title obtained through Read Abstracts Limited, April 2016.
Plan of Survey, prepared by Stantec Geomatics Ltd., dated July 20, 2015.
Personal Interviews.
Previous Engineering Reports

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3796-1 – SITE PLAN

DRAWING PE3796-2 – SURROUNDING LAND USE PLAN

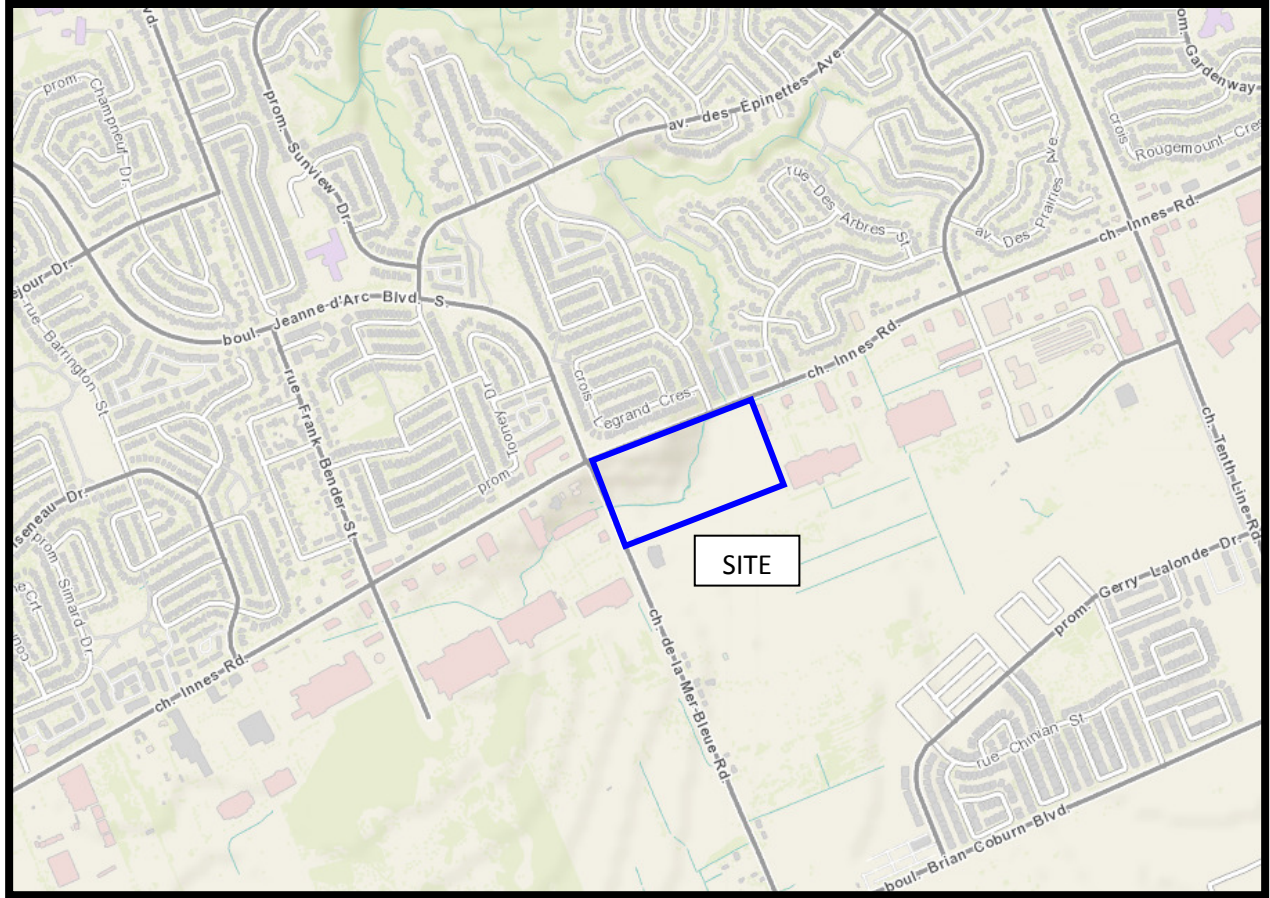


FIGURE 1
KEY PLAN

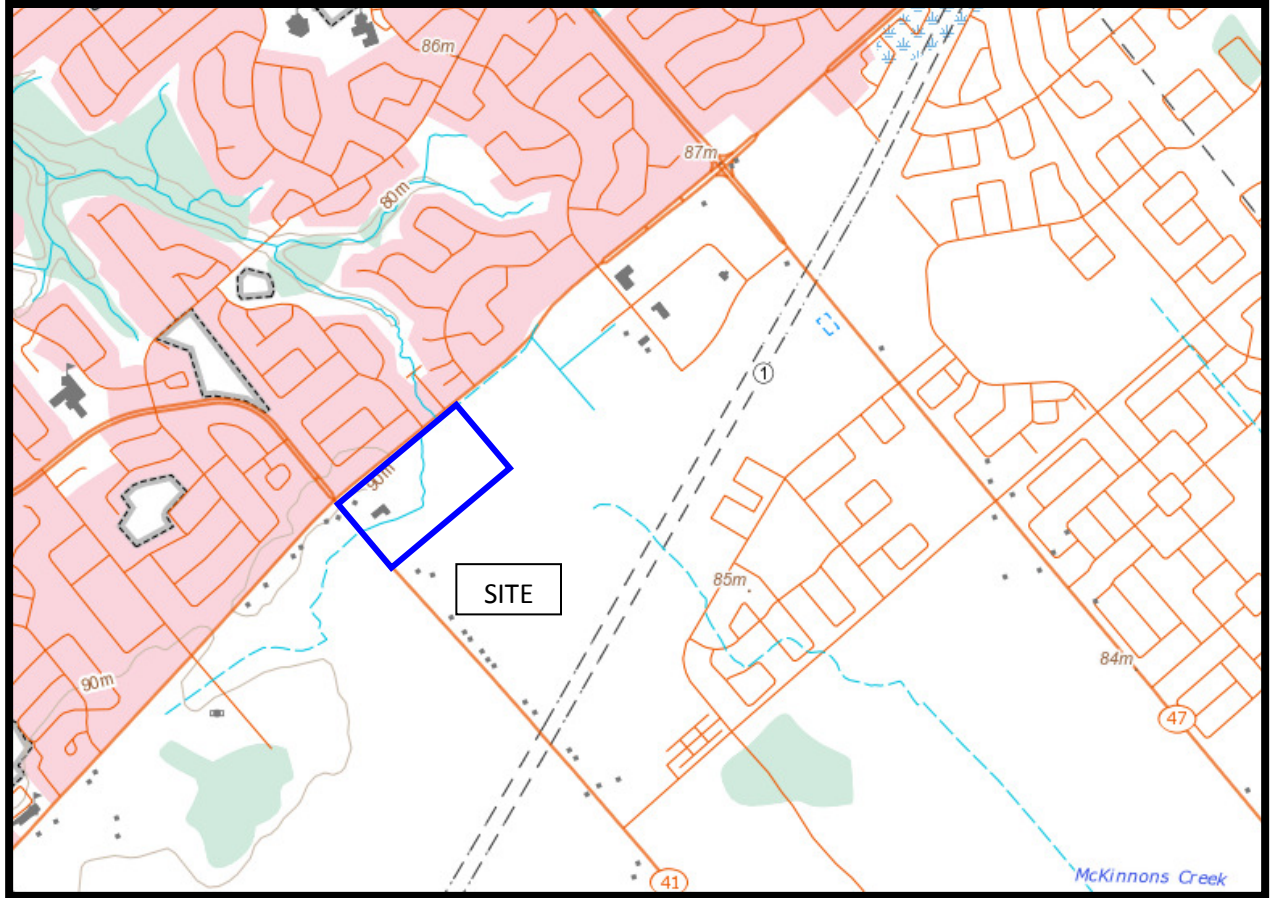
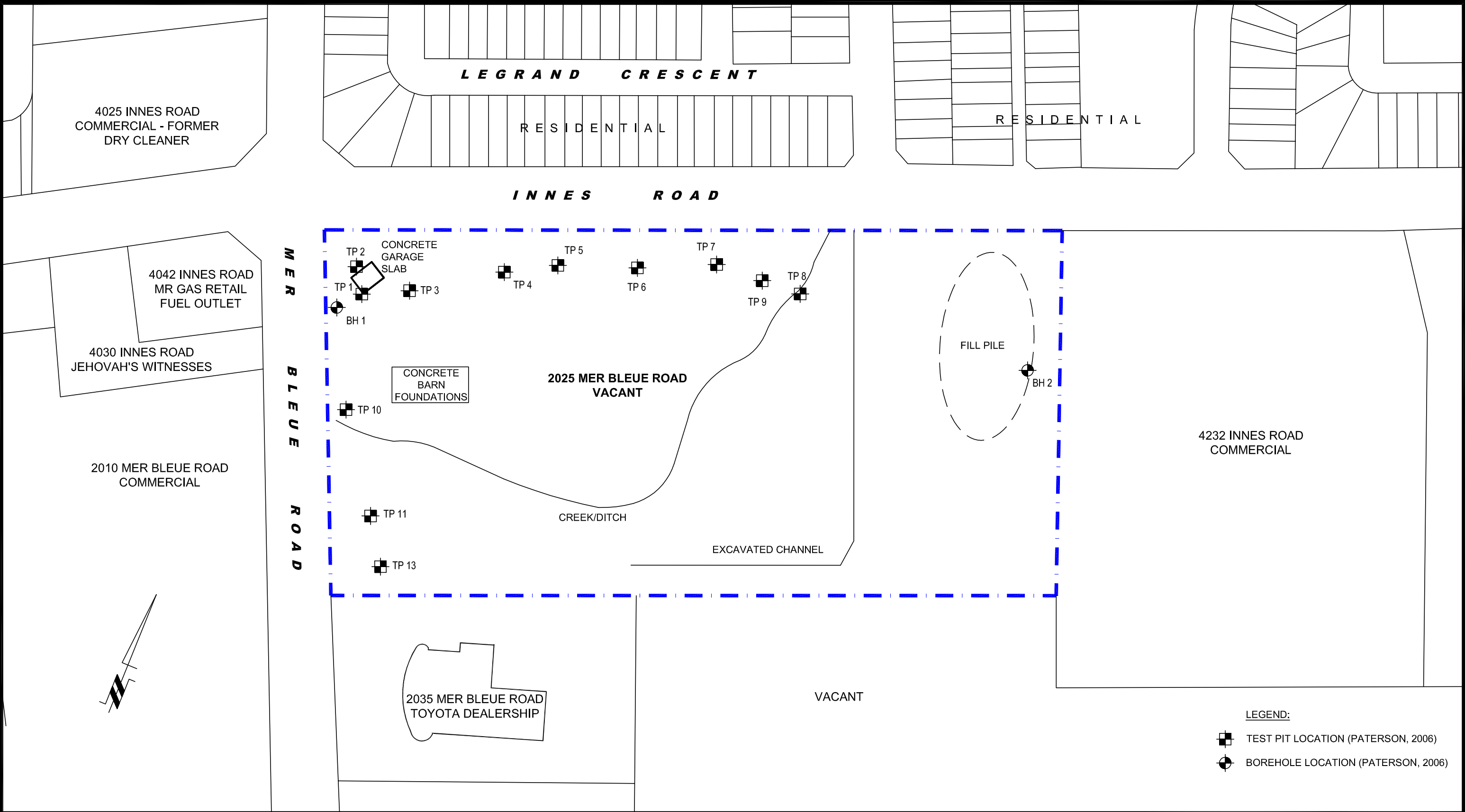


FIGURE 2
TOPOGRAPHIC MAP



- LEGEND:
- TEST PIT LOCATION (PATERSON, 2006)
 - BOREHOLE LOCATION (PATERSON, 2006)

<div>patersongroup</div> <div>consulting engineers</div> <div>154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: (613) 226-7381 Fax: (613) 226-6344</div>					OTTAWA, Title:	SMARTREIT PHASE I - ENVIRONMENTAL SITE ASSESSMENT 2025 MER BLEUE ROAD ONTARIO	Scale:		Date:	
								1:2000		04/2016
							Drawn by:	MPG	Report No.:	PE3796-1
							Checked by:	MB	Dwg. No.:	PE3796-1
							Approved by:	MSD	Revision No.:	
	0									
NO.	REVISIONS			DATE	INITIAL					

APPENDIX 1

PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

CHAIN OF TITLE

DATE: July 20, 2015

R. MATTA
REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA, CARLETON NO. 4

PARTS 3, 4, 5, 6, 7, 8, 9, 10 AND 13 ARE SUBJECT TO EASEMENT PER INST. OC1410495
PARTS 2 AND 3 ARE SUBJECT TO EASEMENT PER INST. OC1643380.

Scale 1 : 750

30 22.5 15 7.5 0 15 30 Metres



METRIC CONVERSION

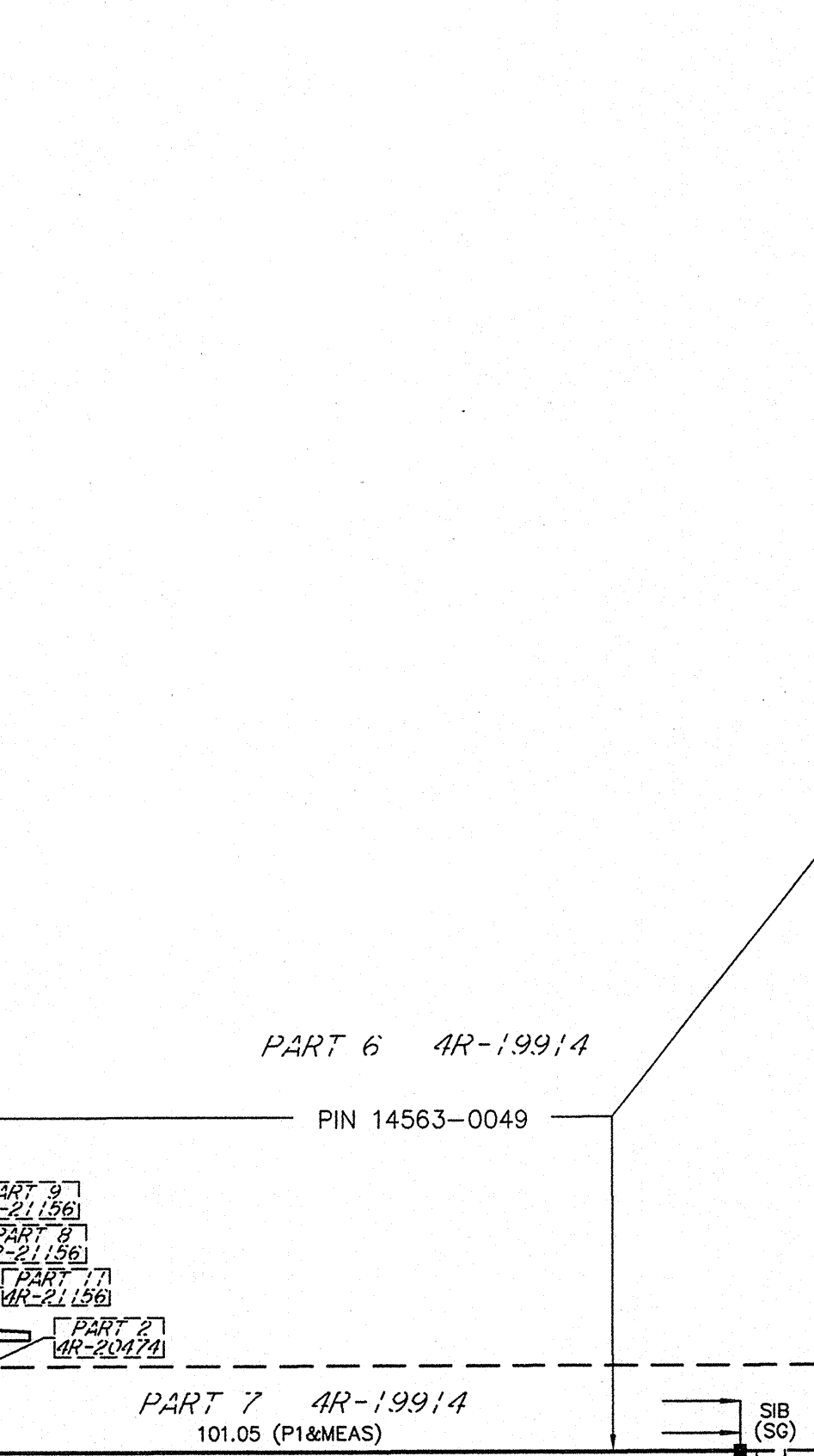
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999966.

BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS DERIVED FROM THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 76° 30' WEST LONGITUDE OF THE 3° MTM ONTARIO COORDINATE SYSTEM, NAD83 (ORIGINAL) ZONE 9.



OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE
CAN-NET VIRTUAL REFERENCE STATION NETWORK:
MTN ZONE 9, NAD83 (ORIGINAL).

COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.R.G. 216/10		
POINT ID	NORTHING	EASTING
(A)	5035540.69	382667.58
(B)	5035398.73	383498.92

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS
OF BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF JULY, 2015.

July 17, 2015
DATE

David Wylie
DAVID WYLIE
ONTARIO LAND SURVEYOR

LEGEND & NOTES

■	DENOTES	FOUND MONUMENTS
■		SET MONUMENTS
IB		IRON BAR
IBO		ROUND IRON BAR
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
CC		CUT CROSS
CP		CONCRETE PIN
N&W		NAIL & WASHER
WIT		WITNESS
HTH		PROPERTY IDENTIFICATION NUMBER
MEAS		MEASURED
PROP		PROPORTIONED
OU		ORIGIN UNKNOWN
ST		STATE'S GEOMATICS LTD.
AOG		ANNIS, O'SULLIVAN, VOLLEBERG LTD.
DB		J.D. BARNES LTD.
FTD		G.E. PAYETTE O.L.S.
1491		D. DUTRISAC O.L.S.
P1		PLAN 4R-26139
P2		PLAN 4R-26086
(**&MEAS)		(P1, P2&MEAS)

ALL FOUND MONUMENTS ARE SIB(SG) UNLESS OTHERWISE NOTED

Stantec

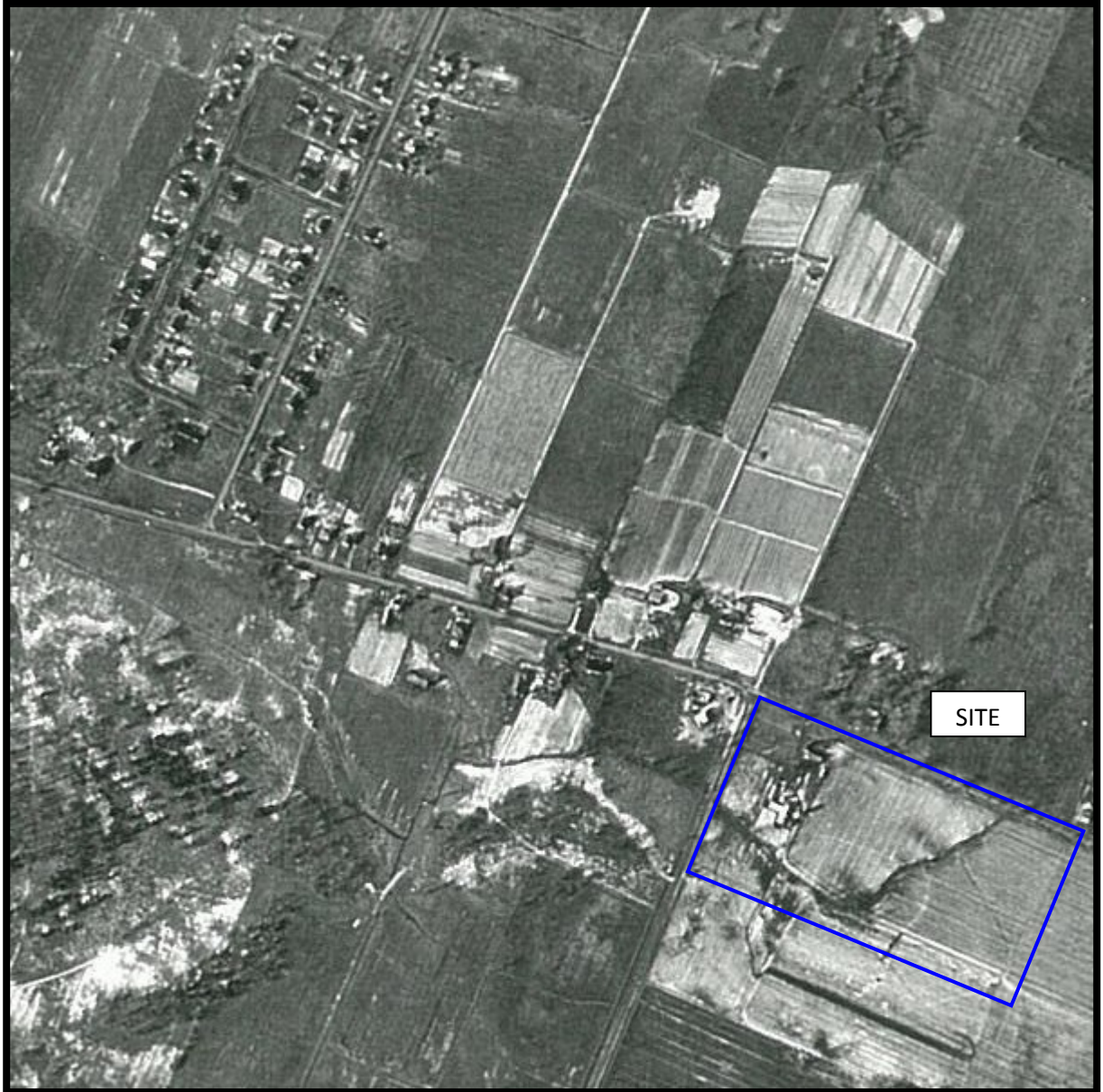
Stantec Geomatics Ltd

Ontario Land Surveyors
Canada Lands Surveyors
51 CLYDE AVENUE, SUITE 400, OTTAWA, ON. K2C 3G4
PHONE (613) 722-4420 FAX (613) 722-2799
stanlec.com

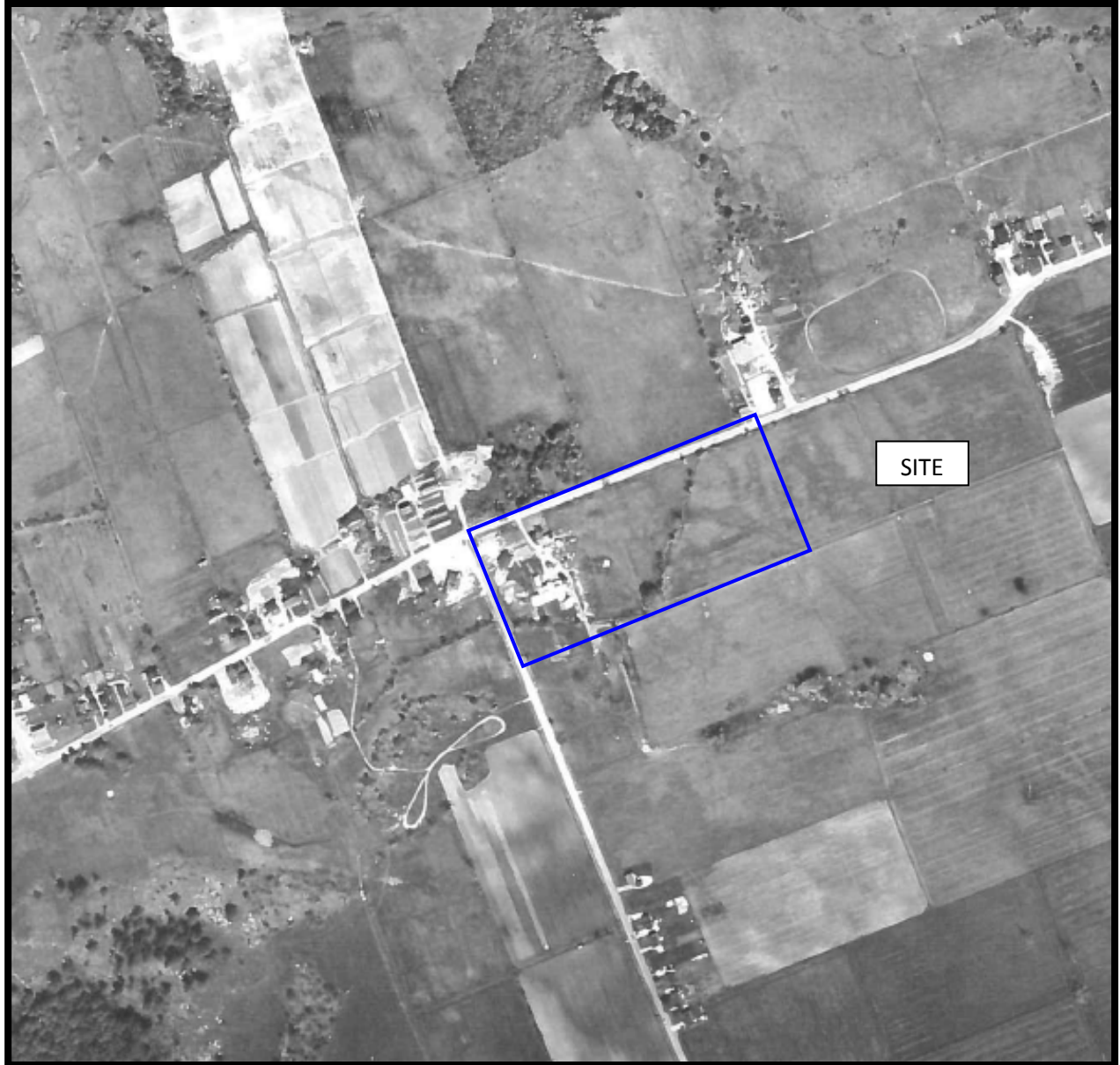
DRAWN BY: ME	CHECKED BY:	PM: JI	FIELD: WO	PROJECT No.: 161613318-11
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AERIAL PHOTOGRAPH
1952



AERIAL PHOTOGRAPH
1967



AERIAL PHOTOGRAPH
1979



AERIAL PHOTOGRAPH
1987



AERIAL PHOTOGRAPH
1994



AERIAL PHOTOGRAPH
2002

Site Photographs

PE3796

2025 Mer Bleue Road, Ottawa, Ontario

April 15, 2016



Photograph 1: View of the western part of the subject site, looking north.



Photograph 2: View of the northwestern part of the property, looking northwest. The Mr. Gas retail fuel outlet is visible in the background.

Site Photographs

PE3796

2025 Mer Bleue Road, Ottawa, Ontario

April 15, 2016



Photograph 3: Drainage ditch/creek culvert at the southern side of the property.



Photograph 4: Former automotive service garage concrete slab.

Site Photographs

PE3796

2025 Mer Bleue Road, Ottawa, Ontario

April 15, 2016



Photograph 5: Former barn structure concrete foundations.



Photograph 6: Former residential dwelling concrete foundation.

Site Photographs

PE3796

2025 Mer Bleue Road, Ottawa, Ontario

April 15, 2016



Photograph 7: View of the northeast side of the property, with the excavated channel running along the south side of the site. The commercial development at 4232 Innes Road is visible in the background.



Photograph 8: Soil pile at the eastern edge of the subject site, looking northwest, resulting from the channel excavation on the subject site.



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

April 15, 2016

Patersongroup

Attn: Anna Graham

BRIEF DESCRIPTION OF LAND:

Re: PO19571

2025 Mer Bleue, Ottawa

PIN: 14563-1328

PART OF LOT 1 CONCESSION 11, PARTS 1-12 ON PLAN 4R28870

LAST REGISTERED OWNER: SMARTREIT (ORLEANS II) INC. (60% INT)
MER BLEUE SHOPPING CENTRES LIMITED (40%
INT)

CHAIN OF TITLE:

Patent registered February 26, 1838

From Crown to Joseph Labelle

Will 6158 registered October 21, 1859\7

From Joseph Labelle to Antoine Labelle

Patent registered October 15, 1860

From Crown to Pierre Boyer

Patent 10872 registered August 14, 1857

From Crown to Pierre Boyer

Deed 10873 registered August 14, 1857

From Pierre Boyer to Joseph Lapointe

Deed ????? registered July 19, 1870
From Estate of Joseph Lapointe to Joseph Lapointe

Tax Deed 1238 registered March 19, 1877
From The Corporation of the Twp of Prescott & Russell to Eli Racette

Deed 2085 registered May 18, 1881
From Pierre Boyer to Joseph Filion

Deed 2086 registered May 18, 1881
From Joseph Filion to Eli Racette

Deed 2283 registered June 16, 1882
From Eli Racette to Francis Racette

Deed 2937 registered February 7, 1885
From Francis Racette to Joseph Lapointe

Deed 3110 registered November 24, 1885
From Joseph Lapointe to Louis Lalonde

Deed 4810 registered November 14, 1892
From Joseph Labelle to Alphonse Chame

Deed 4812 registered November 14, 1892
From Alphonse Chame to Jason B. Lalonde

Mortgage 4813 registered November 14, 1892
From Jason B. Lalonde to Alphonse Chame

Quit Claim Deed 5005 registered November 6, 1893
From Estate of Genevieve Labelle to Jason B. Lalonde

Deed 5968 registered April 13, 1898
From Jason B. Lalonde to Joseph Lalonde

Deed 12426 registered October 3, 1917
From Joseph Lalonde to Albert Montpetit

Deed 13386 registered September 11, 1923
From Albert Montpetit to Alexandre Hamel

Deed 14789 registered September 29, 1923
From Alexandre Hamel to Maxine Clairoux

Deed ????? registered October 8, 1925
From Estate of Louis Lalonde to Octave Lacroix

Deed 18492 registered April 7, 1948
From Maxime Clairoux to Roger Pharand

Deed 20416 registered December 27, 1955
From Estate of Octave Lacroix to Roger Pharand

Deed 118390 registered November 21, 1988
From The Estate of Roger Pharand to Noella Pharand

Deed OC51298 registered March 12, 2002
From Noella Pharand to Noella Pharand, Lise Pharand, Denis Pharand, Gaetan Pharand

Deed OC622237 registered July 31, 2006
From Denis Pharand, Lise Pharand, Noella Pharand, Gaetan Pharand to Innes Shopping Centres Limited

Lease OC1065578 registered December 29, 2009
From Calloway Reit (Orleans) Inc. to Best Buy Canada Ltd.

Surrender of Lease OC1374896 registered June 20, 2012
Re: lease OC1065578

Deed OC1725389 registered September 28, 2015
From Innes Shopping Centres Limited to Innes Shopping Centres Limited

Deed OC1725390 registered September 28, 2015
From Innes Shopping Centres Limited to Smartreit (Orleans II) Inc.

Deed OC1725391 registered September 28, 2015
From Innes Shopping Centres Limited to Mer Bleue Shopping Centres Limited

APPENDIX 2

MOECC FREEDOM OF INFORMATION REQUEST

CITY OF OTTAWA HLUI REQUEST

TSSA CORRESPONDENCE

MOECC WELL RECORDS

Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Anna Graham Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: agraham@patersongroup.ca			FOI Request No.	Date Request Received
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH <input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Your Project/Reference No. PE3796		Signature/Print /Name of Requester Anna Graham		
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 2025 Mer Bleue Road; Part of Lot 1, Concession 11 (Geographic Township of Cumberland), City of Ottawa, Ontario				
Present Property Owner(s) and Date(s) of Ownership SmartREIT (Orleans II) Inc., Mer Bleue Shopping Centres Ltd.				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>				
Environmental concerns (General correspondence, occurrence reports, abatement)			1986-present	
Orders			1986-present	
Spills			1986-present	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			1986-present	
Waste Generator number/classes			1986-present	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
	SD	Specify Year(s) Requested		
air - emissions		1986-present		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986-present		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986-present		
waste water - industrial discharges		1986-present		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986-present		
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste		1986-present		
pesticides - licenses		1986-present		

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

City of Ottawa – ISCS Department

INFORMAL REQUEST FOR INFORMATION PROCESS

INFORMATION SHEET

What is the informal Request for Information process?

The City of Ottawa provides an informal process through which parties conducting research on existing or former uses of a site, often for a Phase I Environmental Site Assessment or in conjunction with an application for a development approval, can request and obtain information from the City of Ottawa regarding properties located within its boundaries. As of January 1st, 2001, this process also incorporates information from the Historical Land Use Inventory (“HLUI”), which was compiled by the former Region of Ottawa-Carleton. This database was recently updated current to 2005 data.

This informal process provides applicants with a streamlined way in which to obtain useful information from the City of Ottawa. It is called an **informal process** because it allows applicants to request information outside of the legislated process found in the *Municipal Freedom of Information and Protection of Privacy Act* (“MFIPPA”).

What does the City of Ottawa do when it receives an informal Request for Information?

Once the City of Ottawa receives a request for information along with the appropriate consent and signed disclaimer, the search process is triggered. Staff members from the Planning and Growth Management Branch of the Infrastructure Services and Community Sustainability Department review the Request for Information and the consent to ensure that they are complete and, if necessary, clarify any details with the requester. The request is then circulated to the following Departments within the City of Ottawa:

- City Operations: Environmental & Health Protection Division (Public Health);
- Infrastructure Services and Community Sustainability: Sewer Use Program;
- Infrastructure Services and Community Sustainability: Environmental Programs (Waste Diversion);
- City Manager’s Office: Real Estate Services Division;
- City Manager’s Office: Legal Services Division.

Staff members of the Planning and Growth Management Branch also conduct a search of the HLUI database.

The nature of the information that the Departments may have on a particular property will vary, depending on their scope of activities and mandate. Document retention periods and recording methods will also determine which information may be available regarding a particular property. As a result, the amount of information available on a property will vary on a case-by-case basis. Any information that is found regarding a particular property is then

pooled and reviewed by staff within the City of Ottawa's Planning and Growth Management Branch. The information is then provided to the requester, together with any necessary explanations.

What are the advantages of using the informal Request for Information process?

This process was put into place to assist applicants conducting research on a particular site in obtaining certain information. The streamlined circulation and search process has been designed to ensure that those departments that are most likely to have relevant information available regarding properties are canvassed. The staff members involved in this process are all familiar with environmental assessments and land use planning. At present, there are no fees associated with this process.

While the time required to process requests will vary depending on each property, the City of Ottawa attempts to provide a response within a 30 day time period.

Who can submit an informal Request for Information?

This process is available to individual and corporate landowners alike. Consultants and other third parties may also make requests on behalf of any landowner with the landowner's written consent.

What about MFIPPA?

This informal process is designated to operate as a limited alternative to the access to information process found in MFIPPA.

MFIPPA is a provincial statute affecting all municipalities and local boards in Ontario. It regulates public access to information contained in municipal records and sets out rules regarding protection of individual privacy. MFIPPA provides a formalized process for access to information by the public, whereby individuals may request, in writing, access to information under the custody and control of the City of Ottawa. MFIPPA also prescribes an application fee as well as processing fees for each request. Deposits are required for requests involving a substantial amount of municipal records.

Although all individuals and corporations are free to make formal requests for information under MFIPPA, the City's informal Request for Information process provides requesters with an alternative route for obtaining certain information that is in the custody and control of the City of Ottawa.

What impact does MFIPPA have on the City's informal Request for Information process?

The City of Ottawa must follow the rules in MFIPPA with respect to disclosure of information, regardless of whether the request for the information has been made formally under MFIPPA or informally under the City's informal Request for Information process. As

a result, the City of Ottawa may be unable to release certain information that is in its custody and control with respect to some properties.

How is an informal Request for Information submitted?

Request for Information form: Requesters must fill out the attached 'Request for Information' form and submit it to the City of Ottawa's Planning and Growth Management Branch. The location of the subject property must be clearly indicated on the form.

Consent to Disclose Information: Consultants and other third parties may make requests for information on behalf of an individual or corporation. However, if the requester is not the owner of the property, **the requester must provide the City of Ottawa with a 'consent to disclose information' letter, signed by the property owner.** This will authorize the City of Ottawa to release any relevant information about the property or its owner(s) to the requester. Consent for disclosure is required in the event that personal information or proprietary company information is found concerning the property and its owner. All consents must clearly indicate the name of the property owner as well as the name of the requester, and must be signed and dated.

Description of the Property: In order to assist the City of Ottawa in its search for information, please provide as much information as possible about the property, including:

- Both the municipal address and the legal description of the property;
- A site plan or key plan of the property, its location and particular features;
- A clear description of what information you are interested in receiving; and,
- Any significant dates or time frames you would like researched.

Disclaimer: Requesters must read and understand the conditions included in the attached disclaimer and submit a signed disclaimer to the City of Ottawa's Planning and Growth Management Branch. This disclaimer is related to the Historic Land Use Inventory and must be received by the City of Ottawa, signed and dated by the requestor, before the process can begin.

Where can I get more information about this process?

You may contact Mark Young with the Planning Division at (613) 580-2424 ext. 14743 or HLUI@ottawa.ca to obtain further information regarding the City of Ottawa's informal Request for Information process.

Questions, comments and suggestions are always welcome.



DISCLAIMER

For use with HLUI Database

CITY OF OTTAWA ("the City") is the owner of the HISTORICAL LAND USE INVENTORY ("HLUI"), a database of information on the type and location of land uses within the geographic area of Ottawa, which had or have the potential to cause contamination in soil, groundwater or surface water.

The City, in providing information from the HLUI, to Paterson Group Inc. ("the Requester") does so only under the following conditions and understanding:

1. This is a free service offered by the City.
2. The information which is contained in the HLUI has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that such records and sources of information may be flawed. Changes in municipal addresses over time may have introduced error in such records and sources of information. The City is not responsible for any errors or omissions in the HLUI and reserves the right to change and update the HLUI without further notice. The City does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI 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.
3. City staff will perform a search of the HLUI based on the information given by the Requester. City staff will make every effort to be accurate, however, the City does not provide an assurance, guarantee, warranty, representation (express or implied), as to the availability, accuracy, completeness or currency of information which will be provided to the Requester. The HLUI in no way confirms the presence or absence of contamination or pollution of any kind. The information provided by the City to the Requester is provided on the assumption that it will not be relied upon by any person whatsoever. The City denies all liability to any such persons attempting to rely on any information provided from the HLUI database.
4. The City, its employees, servants, agents, boards, officials or contractors take no responsibility for any actions, claims, losses, liability, judgments, demands, expenses, costs, damages or harm suffered by any person whatsoever including negligence in compiling or disseminating information in the HLUI.
5. Copyright is reserved to the City.
6. Any use of the information provided from the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibilities of such third parties. The City, its employees, servants, agents, boards, officials or contractors accept no responsibility for any damages, if any, suffered by a third party as a result of decisions made as a result of an information search of the HLUI.
7. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
8. All information collected under this request and all records provided in response to this request are subject to the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, as amended.

Signed: _____

Per: Anna Graham, M.E.S.
(Please print name)
Title: Environmental Assessor
Company: Paterson Group Inc.

Dated: _____

April 22 2016



INFORMAL REQUEST FOR INFORMATION PROCESS
CONFIDENTIAL

File No.: PE3796

Request for Information

(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: Anna Graham
- b) Address of Requester: 154 Colonnade Road South, Ottawa, Ontario, K2E 7J5
- c) Telephone Number: 613-226-7381
- d) Site Address: Lot- 2025 Concession: _____
Street: Mer Bleue Road City/Town: Ottawa
Postal Code: _____
- e) Legal Plan Attached: Yes () No (☒)
- f) Site Owners: SmartREIT (Orleans II) Inc., Mer Bleue Shopping Centres Ltd.
- g) Adjacent Property Owners: _____
- h) Date of Ownership: _____
Previous Owner(s): _____
- i) Type of Site: (☒) vacant, () residential, () commercial,
() other (specify) _____
- j) Requestors relationship to Site: Environmental Site Assessor
- k) Date of Previous Request: n/a
- l) Date of Previous ESA: n/a
- m) Information Requested: Environmental Records (violations, sewer use
infractions, spills or leaks, waste disposal sites...) and HLUI database for historical land
use in the area of the site.

2. CONFIDENTIALITY

- a) Consent Required: (☒) Owner () Tenant () Purchaser () Legal**
- b) Consent Obtained: (☒) Owner () Tenant () Purchaser () Legal**

*Will not be processed as a request for information pursuant to MFIPPA.

** (Consent letters must contain the information required, give authorization to requestor, and be dated and signed)

Anna Graham

From: Prem Lal [plal@tssa.org] on behalf of Public Information Services [publicinformationservices@tssa.org]
Sent: April-18-16 2:38 PM
To: Anna Graham
Subject: RE: Records search request for 2025 Mer Bleue Road

Hi Anna:

Thank you for your inquiry.

I have searched the below noted address (addresses) and I have located the following record:

4042 Innes Road, Ottawa has record of 4 active underground fuel tanks

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, 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.

Thank you and have a great day.

Prem



Public Information Services

Facilities & Business Services
3300 Bloor Street West
Center Tower, 16th Floor
Toronto, Ontario, M8X-2X4
Tel: 1-877-682-8772 Fax: (416) 734-3568 E-mail: publicinformationservices@tssa.org
www.tssa.org



From: Anna Graham [<mailto:AGraham@patersongroup.ca>]
Sent: Monday, April 18, 2016 12:28 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Records search request for 2025 Mer Bleue Road

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 the City of Ottawa, ON:

2010 Mer Bleue Road

2025 Mer Bleue Road

2035 Mer Bleue Road

2045 Mer Bleue Road

4025 Innes Road

4030 Innes Road

4042 Innes Road

4232 Innes Road

4270 Innes Road

Thank you,

Anna Graham, B.Sc., M.E.S.

patersongroup
solution oriented engineering

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel: (613) 226-7381 Ext. 228

Fax: (613) 226-6344

Email: agraham@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.



The Ontario Water Resources Act WATER WELL RECORD

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11

1533666

Municipality Con.

15011 CON

10 14 15 22 23 24

County or District	Township/Borough/City/Town/Village	Con block tract survey, etc.	Lot
	CUMBERLAND	11 PT LOT	1
	Address of Well Location	Date completed	
	2139 MER BLUE	15 11 02 day month year	

21	Zone	Easting	Northing	RC	Elevation	RC	Basin Code	ii	iii	iv
	U T M	10	10	10	5	20	20	21		

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

[illegible][illegible]

41	10	14	15	21
WATER RECORD				
Water found at - feet	Kind of water			
10-13	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 6 <input type="checkbox"/> Gas	14	
15-18	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 6 <input type="checkbox"/> Gas	19	
20-23	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 6 <input type="checkbox"/> Gas	24	
25-28	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 6 <input type="checkbox"/> Gas	29	
30-33	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 6 <input type="checkbox"/> Gas	34	

51 CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
10-11 6"	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic			13-16
17-18	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic			20-23
24-25	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic			27-30

SCREEN	54	65	75	80
	Sizes of opening (Slot No.)	31-33	Diameter 34-38 inches	Length 39-40 feet
	Material and type		Depth at top of screen 41-44 feet	30

61 PLUGGING & SEALING RECORD			
<input type="checkbox"/> Annular space		<input type="checkbox"/> Abandonment	
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)	
From	To		
10-13	14-17		
18-21	22-25		
26-29	30-33	80	

PUMPING TEST	71 Pumping test method 10 1 <input type="checkbox"/> Pump 2 <input type="checkbox"/> Bailer		Pumping rate 11-14 GPM		Duration of pumping 15-16 Hours 17-18 Mins _____	
	Static level	Water level end of pumping 25	Water levels during 1 <input type="checkbox"/> Pumping 2 <input type="checkbox"/> Recovery			
	19-21	22-24	15 minutes 26-28	30 minutes 29-31	45 minutes 32-34	60 minutes 35-37
	feet	feet	feet	feet	feet	feet
	If flowing give rate 38-41 GPM		Pump intake set at feet		Water at end of test 42 <input type="checkbox"/> Clear <input type="checkbox"/> Cloudy	
	Recommended pump type <input type="checkbox"/> Shallow <input type="checkbox"/> Deep		Recommended pump setting 43-45 feet		Recommended pump rate 46-49 GPM	

FINAL STATUS OF WELL			54
1 <input type="checkbox"/> Water supply	5 <input type="checkbox"/> Abandoned, insufficient supply	9 <input type="checkbox"/> Unfinished	
2 <input type="checkbox"/> Observation well	6 <input type="checkbox"/> Abandoned, poor quality	10 <input type="checkbox"/> Replacement well	
3 <input type="checkbox"/> Test hole	7 <input checked="" type="checkbox"/> Abandoned (Other)		
4 <input type="checkbox"/> Recharge well	8 <input type="checkbox"/> Dewatering		

WATER USE			55-56
1 <input type="checkbox"/> Domestic	5 <input type="checkbox"/> Commercial	9 <input type="checkbox"/> Not use	
2 <input type="checkbox"/> Stock	6 <input type="checkbox"/> Municipal	10 <input type="checkbox"/> Other	
3 <input type="checkbox"/> Irrigation	7 <input type="checkbox"/> Public supply		
4 <input type="checkbox"/> Industrial	8 <input type="checkbox"/> Cooling & air conditioning		

METHOD OF CONSTRUCTION			57
1 <input type="checkbox"/> Cable tool	5 <input type="checkbox"/> Air percussion	9 <input type="checkbox"/> Driving	
2 <input type="checkbox"/> Rotary (conventional)	6 <input type="checkbox"/> Boring	10 <input type="checkbox"/> Digging	
3 <input type="checkbox"/> Rotary (reverse)	7 <input type="checkbox"/> Diamond	11 <input checked="" type="checkbox"/> Other WELL	
4 <input type="checkbox"/> Rotary (air)	8 <input type="checkbox"/> Jetting		

CASINGS EXTENSION

LOCATION OF WELL

In diagram below show distances of well from road and lot line.
Indicate north by arrow.

The diagram illustrates the location of a well within a property. A horizontal line represents the road, labeled "MER BLEV RD." below it. A vertical line represents the lot line. The well is located at a distance of 18 feet from the road and 24 feet from the lot line. The distance from the well to the corner of the lot is 46 feet. A north arrow points towards the top left.

257721

Name of Well Contractor	AQUA PUMP SERVICE	Well Contractor's Licence No.	6907
Address	5555 FERNBANK RD. STITTSVILLE		
Name of Well Technician	BARRY WARD	Well Technician's Licence No.	T-2489
Signature of Technician/Contractor	Submission date		03
	26 day mo		yr

MINISTRY USE ONLY	Data source	58 Contractor	59-62	Date received	63-68	69-74
	6,907		APR 08 2003			
Date of inspection		Inspector				
Remarks						
CSS.ES3						

182460640

4R5033540

50295

25



1512851

1510703

Water management in Ontario

The Ontario Water Resources Commission Act

WATER WELL RECORD

County or District **Carleton**Township, Village, Town or City **Cumberland**Con. **11** Lot **11**Date completed **25** **July** **1969**
(day month year)Address **R. R. 1, Orléans, Ont.**

Casing and Screen Record

Inside diameter of casing **2"**
 Total length of casing **148'**
 Type of screen
 Length of screen
 Depth to top of screen
 Diameter of finished hole **2"**

Pumping Test

Static level **10**
 Test-pumping rate **8** G.P.M.
 Pumping level **25'**
 Duration of test pumping **2 hrs.**
 Water clear or cloudy at end of test **clear**
 Recommended pumping rate **6** G.P.M.
 with pump setting of **30** feet below ground surface

Well Log

Water Record

Overburden and Bedrock Record

	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
blue clay	0	140		148'
boulders & gravel	140	144		
grey limestone	144	148		

For what purpose(s) is the water to be used? **domestic**Is well on upland, in valley, or on hillside? **valley**

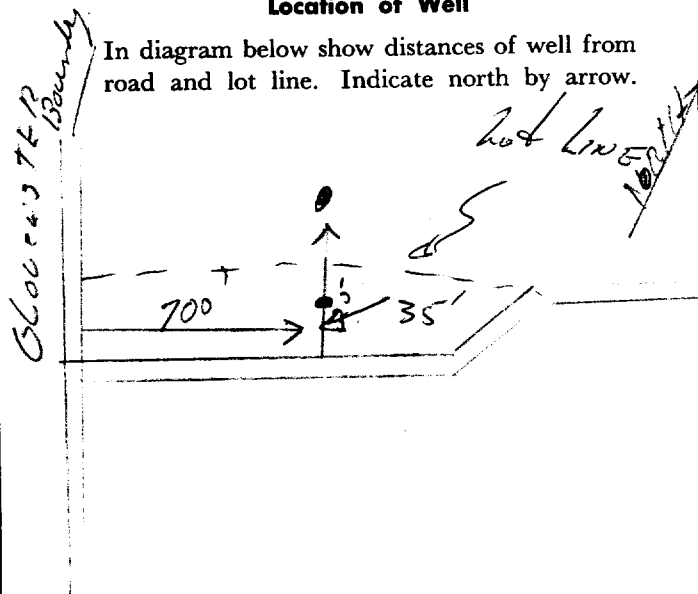
Drilling or Boring Firm

G. Charbonneau Diamond & Cable Drilling,Address **R. R. 2, Box 194, Orleans, Ont.**Licence Number **3395**Name of Driller or Borer **G. Charbonneau**Address **R. R. 2, Orleans, Ont.**Date **25 July 1969.**

(Signature of Licensed Drilling or Boring Contractor)

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



JTM

1182 440490

Control
Lot 1

14R 150233390

CODED

1509939

Elev.

14R 10294

The Ontario Water Resources Commission Act

Elev.

125T 111

WATER WELL RECORD

County or District SB Carleton Township, Village, Town or City GloucesterCon. 3 O.F. Lot 1 Date completed 12 July 1968
(day month year)Address Navan, Ontario.

Casing and Screen Record

Inside diameter of casing 2"
 Total length of casing 80'
 Type of screen
 Length of screen
 Depth to top of screen
 Diameter of finished hole 2"

Pumping Test

Static level 21'
 Test-pumping rate 5 G.P.M.
 Pumping level 60'
 Duration of test pumping 3 hrs.
 Water clear or cloudy at end of test clear
 Recommended pumping rate 5 G.P.M.
 with pump setting of 60 feet below ground surface

Well Log

Water Record

Overburden and Bedrock Record

From
ft.To
ft.Depth(s) at
which water(s)
foundKind of water
(fresh, salty,
sulphur)

yellow sand

0

4

106

blue clay

4

78

fresh

grey limestone

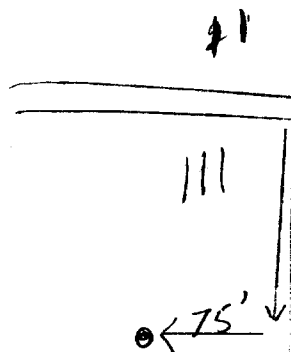
78

106

For what purpose(s) is the water to be used? domesticIs well on upland, in valley, or on hillside? uplandDrilling or Boring Firm G. Charbonneau, Diamond & Cable
drillingAddress R.R. 1, Box 194, Orleans, Ont.Licence Number 3039Name of Driller or Borer G. CharbonneauAddress Orleans, Ont.Date 12 July 1968

(Signature of Licensed Drilling or Boring Contractor)

Location of Well

In diagram below show distances of well from
road and lot line. Indicate north by arrow.NORTH
COMBERLAND



1509943

The Ontario Water Resources Commission Act

WATER WELL RECORD

County or District Carleton Township, Village, Town or City GloucesterCor. 4 Lot 1 Date completed 20 November 1968
(day month year)Address Navan, Ont.

Casing and Screen Record

Inside diameter of casing 2"
 Total length of casing 122'
 Type of screen
 Length of screen
 Depth to top of screen
 Diameter of finished hole 2"

Pumping Test

Static level 30'
 Test-pumping rate 10 G.P.M.
 Pumping level 50'
 Duration of test pumping 4 hrs.
 Water clear or cloudy at end of test clear
 Recommended pumping rate 6 G.P.M.
 with pump setting of 50 feet below ground surface

Well Log

Water Record

Overburden and Bedrock Record

	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
yellow sand	0	5	122	fresh
blue clay	5	115		
coarse gravel	115	122		

For what purpose(s) is the water to be used? domesticIs well on upland, in valley, or on hillside? upland

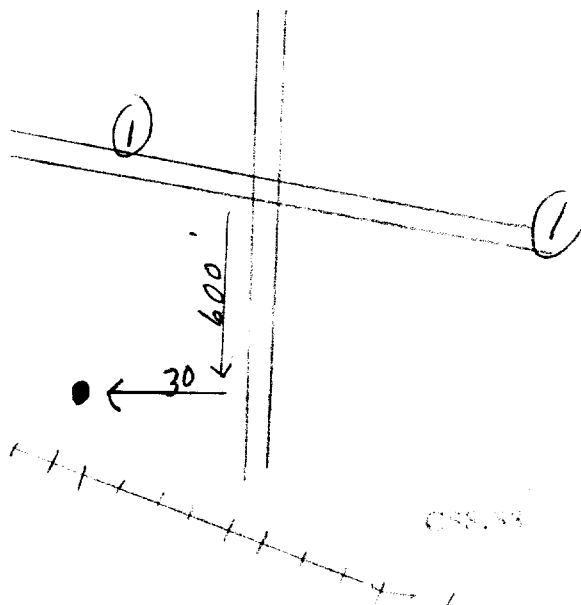
Drilling or Boring Firm

G. Charbonneau, Diamond & Cable Drilling,Address R. R. 1, Box 194, Orleans, Ont.Licence Number 3039Name of Driller or Borer G. CharbonneauAddress Orleans, Ont.Date 20 November 1968

Gérard Charbonneau
 (Signature of Licensed Drilling or Boring Contractor)

Location of Well

In diagram below show distances of well from
 road and lot line. Indicate north by arrow.



UTM 18Z 460400E

3125h

WATER RESOURCES
DIVISION

JUN 15 1965 No 1400

ONTARIO WATER
RESOURCES COMMISSION

05R 5033390N

The Ontario Water Resources Commission Act

Elev. 4R 0295

WATER WELL RECORD

Basin 25 Carleton

Township, Village, Town or City Gloucester

Con. III O.F. Lot 1

Date completed 17 May 1965
(day month year)

Address Box 444 Orleans Ont.

Casing and Screen Record

Inside diameter of casing 6 1/4"
 Total length of casing 19'6"
 Type of screen none
 Length of screen —
 Depth to top of screen —
 Diameter of finished hole 6"

Pumping Test

Static level 8'
 Test-pumping rate 6 G.P.M.
 Pumping level 40
 Duration of test pumping 1/2 hr
 Water clear or cloudy at end of test clear
 Recommended pumping rate 6 G.P.M.
 with pump setting of 50' feet below ground surface

Well Log

Water Record

Overburden and Bedrock Record

From
ft.To
ft.Depth(s) at
which water(s)
foundKind of water
(fresh, salty,
sulphur)clay
limestone0
77
6528'
62'fresh
"

For what purpose(s) is the water to be used?

household

Is well on upland, in valley, or on hillside? upland

Drilling or Boring Firm

McLean Water Supply Ltd.

Address 15-32 Raven Ave

Ottawa 3

Licence Number 1686

Name of Driller or Borer H. Scharf

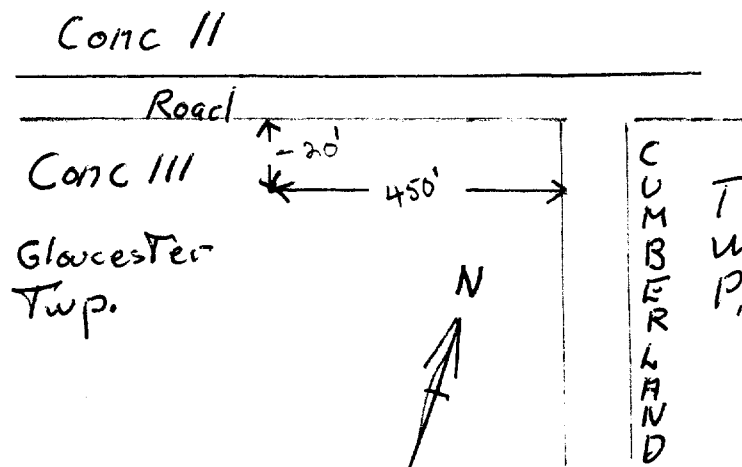
Address

Date May 17/65

(Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-4138

Location of Well

In diagram below show distances of well from
road and lot line. Indicate north by arrow.

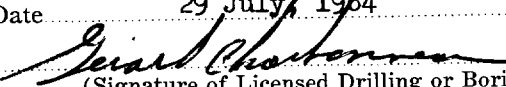
CSS.58

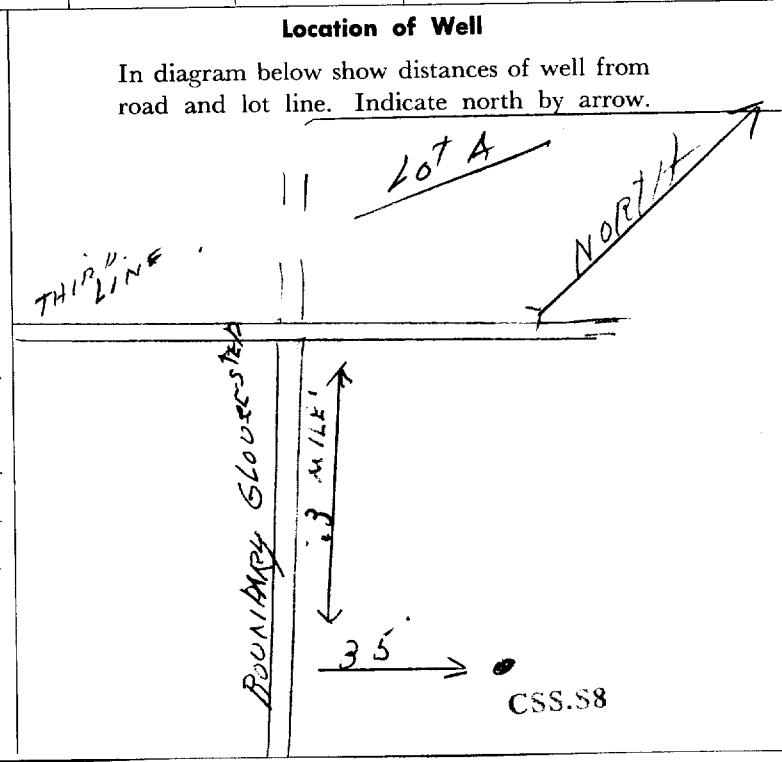
OWRC COPY

Basin 25 County or District Russell Township, Village, Town or City Cumberland
Con. 11 Lot 1 Date completed 29 July 1964 (day month year)
Orleans, Ont.

Casing and Screen Record	Pumping Test
Inside diameter of casing 2"	Static level 4'
Total length of casing 30'	Test-pumping rate 6 G.P.M.
Type of screen	Pumping level 25
Length of screen	Duration of test pumping 2 hrs.
Depth to top of screen	Water clear or cloudy at end of test clear
Diameter of finished hole 2"	Recommended pumping rate 5 G.P.M.
	with pump setting of 25 feet below ground surface

Well Log			Water Record	
Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
blue clay	0	28	49	fresh
grey limestone	28	49		

For what purpose(s) is the water to be used? domestic
Is well on upland, in valley, or on hillside? upland
Drilling or Boring Firm G. Charbonneau, Diamond & Cable Drilling,
Address P.O. Box 194, Orleans, Ont.
Licence Number 1418
Name of Driller or Borer Roland Wolfe
Address Clarence Creek, Ont.
Date 29 July 1964

(Signature of Licensed Drilling or Boring Contractor)



316/62

UTM 118 Z 4611049 E


5 R 5 0 3 3 7 2 0 N

Elev. 5 R 0 2 8 7

Basin 2 5

County or District Russell

Con 11 Lot 1



1512848

3 9

GROUND WATER BRANCH

56 DEC No 3 1963

ONTARIO WATER RESOURCES COMMISSION

The Ontario Water Resources Commission Act

WATER WELL RECORD

Township, Village, Town or City Cumberland

Date completed August 16, 1963

(day month year)

Address R.R. 1, Orleans,

Casing and Screen Record

Inside diameter of casing 2"

Total length of casing 182'

Type of screen _____

Length of screen _____

Depth to top of screen _____

Diameter of finished hole 2"

Pumping Test

Static level 7'

Test-pumping rate 7 G.P.M.

Pumping level 25'

Duration of test pumping 2 hrs.

Water clear or cloudy at end of test clear

Recommended pumping rate 5 G.P.M.

with pump setting of 25' feet below ground surface

Well Log			Water Record	
Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
<u>blue clay</u>	<u>0</u>	<u>175</u>	<u>183'</u>	
<u>sand</u>	<u>175</u>	<u>180</u>		
<u>grey limestone</u>	<u>180</u>	<u>183</u>		<u>fresh</u>

For what purpose(s) is the water to be used? domestic

Is well on upland, in valley, or on hillside? upland

Drilling or Boring Firm G. Charbonneau, Diamond & Cable Drilling,

Address R. R. # 1, Box 194, Orleans, Ont.

Licence Number 1025

Name of Driller or Borer G. Charbonneau

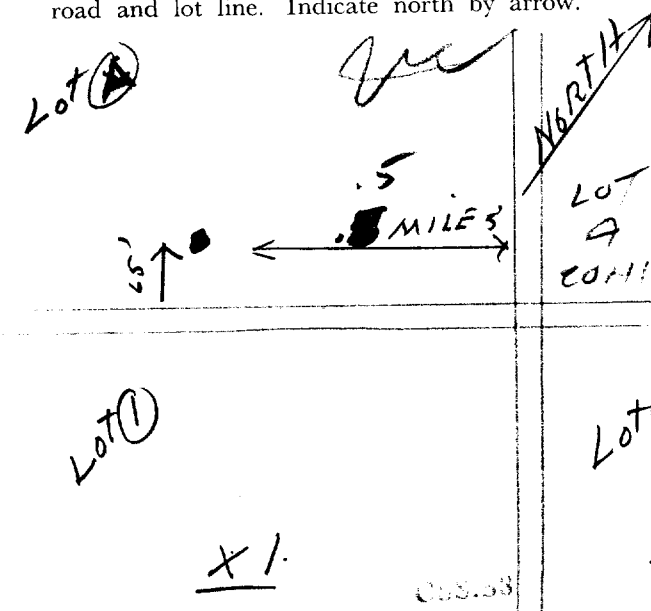
Address R.R. # 1, Box 194, Orleans, Ont.

Date August 16, 1963.

G. Charbonneau
(Signature of Licensed Drilling or Boring Contractor)

Location of Well

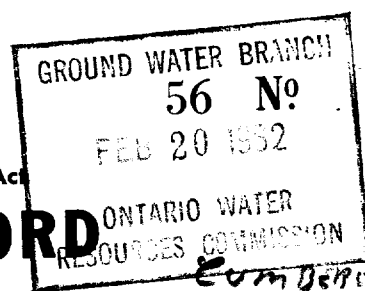
In diagram below show distances of well from road and lot line. Indicate north by arrow.



Form 7 15M-60-4138

OWRC COPY

UTM 18 2 4 6 0 6 1 5 E



584

Elev. 5 R 10 2 9 2

The Ontario Water Resources Commission Act

WATER WELL RECORD

Basin 2 5 County or District Russel

Township, Village, Town or City

Date completed 13 Nov 61

Orleans R R N 1

Casing and Screen Record

Inside diameter of casing 2"
Total length of casing 20'
Type of screen
Length of screen
Depth to top of screen
Diameter of finished hole 2"

Pumping Test

Static level 3'
Test-pumping rate 12 G.P.M.
Pumping level 20'
Duration of test pumping 1 Hrs
Water clear or cloudy at end of test Clear
Recommended pumping rate 12 G.P.M.
with pump setting of 20' feet below ground surface

Well Log

Overburden and Bedrock Record

Blue Clay
Grey Limestone

From ft.

To ft.

Depth(s) at which water(s) found

Kind of water (fresh, salty, sulphur)

0' 18' 1'8' 48' 48' Fresh

1512847

Water Record

For what purpose(s) is the water to be used? Farm Used

Is well on upland, in valley, or on hillside? up

Drilling or Boring Firm

G. CHARBONNEAU

DIAMOND DRILLER ARTESIAN WELLS
MODERN HOME BUILDERS

Address ORLEANS, ONT.

R.R. 1 Navan 9R-25

Licence Number 224

Name of Driller or Borer

Address

Date Nov / 13/61

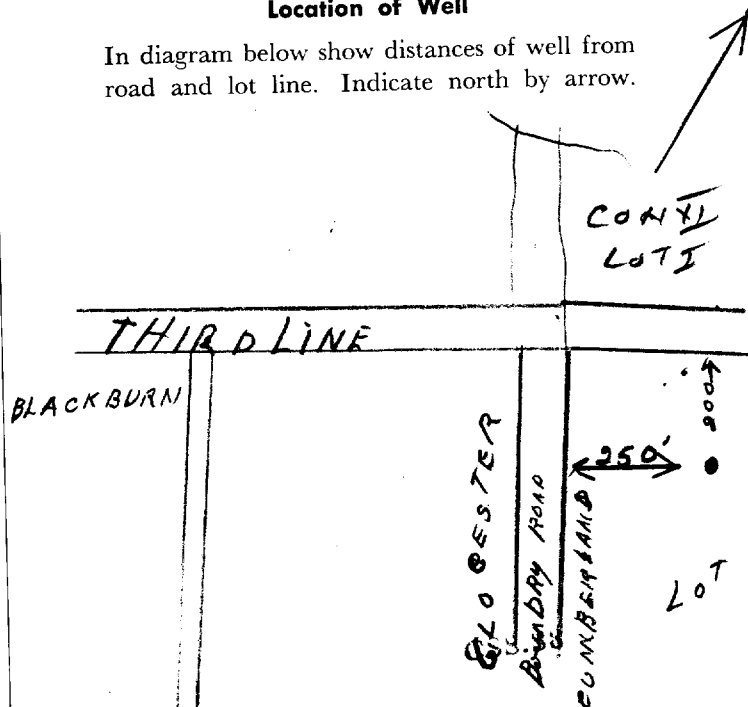
Gerard Charbonneau
(Signature of Licensed Drilling or Boring Contractor)

Form 7 15M Sets 60-5930

OWRC COPY

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



APPENDIX 3

QUALIFICATIONS OF ASSESSORS

POSITION

Associate and Supervisor of the Environmental Division
Senior Environmental/Geotechnical Engineer

EDUCATION

Queen's University, B.A.Sc.Eng, 1991
Geotechnical / Geological Engineering

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

Associate and Senior Environmental/Geotechnical Engineer
Environmental and Geotechnical Division
Supervisor of the Environmental Division

SELECT LIST OF PROJECTS

Environmental Engineering

Geotechnical Engineering

Materials Testing Quality Control

Building Science

Hydrogeology

Mary River Exploration Mine Site - Northern Baffin Island
Agricultural Supply Facilities - Eastern Ontario
Laboratory Facility – Edmonton (Alberta)
Ottawa International Airport - Contaminant Migration Study - Ottawa
Richmond Road Reconstruction - Ottawa
Billings Hurdman Interconnect - Ottawa
Bank Street Reconstruction - Ottawa
Environmental Review – Various Laboratories across Canada - CFIA
Dwyer Hill Training Centre – Ottawa
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa
Remediation Program - Block D Lands – Kingston
Investigation of former landfill sites – City of Ottawa
Record of Site Condition for Railway Lands – North Bay
Commercial Properties – Guelph and Brampton
Brownfields Remediation – Alcan Site - Kingston
Montreal Road Reconstruction - Ottawa
Appleford Street Residential Development - Ottawa
Remediation Program - Ottawa Train Yards
Remediation Program - Bayshore and Heron Gate
Gladstone Avenue Reconstruction – Ottawa
Somerset Avenue West Reconstruction - Ottawa

**Anna Graham,
M.E.S.**

patersongroup

POSITION

Environmental Assessor

EDUCATION

McGill University, B.Sc. 2010
Biology and English Literature

Queen`s University, M.E.S. 2012
Environmental Studies

EXPERIENCE

2014 to Present

Paterson Group Inc.
Consulting Engineers
Environmental Assessor

2013 to 2014

Civica Infrastructure Inc.
Municipal Water Resources Engineering - Vaughan
Project Support Coordinator, Project Proposal Writer

PROJECTS

Environmental Impact Statements – various, Ottawa
Phase I Environmental Site Assessments – various, Ottawa
Flood Mapping Project Coordination – Credit Valley Conservation Authority
Manhole Survey Tool Design and Data Processing – City of Markham
Proposal Preparation – Utilities Kingston Inflow and Infiltration Study, City of Peterborough
Drainage Study

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Sciences

Hydrogeology