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Attention: **Mr. Annibale Ferro**

[www.patersongroup.ca](http://www.patersongroup.ca)

Subject: **Phase I - Environmental Site Assessment Update**  
**113 and 115 Echo Drive**  
**Ottawa, Ontario**

Dear Sir,

Further to your request and authorization, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) Update for the aforementioned property. This letter report is an update to the report entitled "Phase I Environmental Site Assessment, Residential/Institutional Land Use, 113 and 115 Echo Drive, Ottawa, Ontario", prepared by Paterson and dated March 5, 2014.

## Background

Based on the findings of the original Phase I-ESA, the subject property has always been used as a residential dwelling and a church. No Potentially Contaminating Activities (PCAs) were identified on the subject property. Two (2) potentially contaminating activities were identified during a search of the historical records. Based on analytical testing conducted by Paterson in the vicinity of these retail fuel outlets, they are not considered to pose an environmental concern to the subject property. Both former fuel outlets properties have been redeveloped with residential condominium buildings.

In January 2014, Paterson conducted a geotechnical investigation on the subject site, where four boreholes were placed at different locations throughout the property, three of which were instrumented with groundwater monitoring wells. No visual or olfactory signs of hydrocarbon impact were identified in any of the holes. Fill material was encountered within the first 2m (approximately) from the ground surface. Analytical testing of select fill samples identified elevated concentrations of lead.

The subject property is to be redeveloped with a multi-storey building with several underground levels. The redevelopment of the site will require the removal of a significant quantity of soil from the site, including all fill material. This fill material must be disposed of at an approved waste disposal facility.

Based on the date of construction of the site building (pre-1900's), some building materials are considered to have the potential to contain asbestos. The suspected ACMs include the drywall, plaster, ceiling stipple and linoleum. In general these materials were in good condition.

Lead base paints may be present in the site building based on the date of construction. Lead testing should be conducted in the buildings prior to the disturbance of older painted surfaces. Major works involving lead painted surfaces including the demolition of the premises, must be done in accordance with O.Reg. 843, under the Occupational Health and Safety Act.

It is understood that the site is to undergo future redevelopment. Prior to the demolition of the buildings a designated substance survey will have to be conducted on the subject buildings.

Based on the conclusions of the Phase I Environmental Site Assessment, a Phase II-Environmental Site Assessment is not required at this time.

## **Updated Historical Research**

As part of the Phase I ESA Update Paterson submitted a search request to the MOECC Freedom of Information office with respect to certificates of approval, permits to take water, certificates of property use or any other MOECC issued instruments for the site. At the time of issuance of this report, a response had not been received.

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on September 20, 2017 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. At the time of issuance of this report, a response had not been received.

Based on a review of a 2014 aerial photograph, no significant changes to the subject site have occurred since the last photo reviewed (2011) in the original Phase I ESA.

## Site Conditions

A site visit was conducted on September 20, 2017 to assess the Phase I ESA property and the Phase I ESA study area. Based on the site visit no significant changes have been made to the subject property or the surrounding area. The site is occupied by a residential dwelling and a church. The adjacent properties are primarily used for residential purposes, with some commercial and office uses present in the Phase I ESA Study Area. No potentially contaminating activities were identified on the subject site or in the Phase I ESA study area during the site visit.

## Conclusion

Based on the historical information provided in the previous report and the Phase I ESA Update site visit, in our opinion, **a Phase II-Environmental Site Assessment is not required for the property at this time.**

As previously mentioned, poor quality fill is present on site. This material should be properly disposed offsite at the time of redevelopment and this work should be monitored by Paterson.

Based on the date of construction of the buildings a designated substance survey is required for the buildings prior to demolition.

## 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 Uniform Urban Developments. Permission and notification from Uniform Urban Developments and Paterson will be required to release this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

**Paterson Group Inc.**



Michael Beaudoin, P. Eng



Mark S. D'Arcy, P. Eng.



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