

March 28, 2018
File:PE4274-LET.01

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Attention **Mr. James Beach**

Subject: **Phase I – Environmental Site Assessment Update
Proposed Warehouse Complex
5371 Boundary Road
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, Vacant Property, 5341 Boundary Road, Ottawa, Ontario", prepared by Paterson and dated August 29, 2014.

Background Information

The subject site has never been developed with the exception of a telecommunications tower in the centre of the site in the early 2000's. Four potentially contaminating activities (PCAs) were identified in the previous environmental report, none of which were present on the subject site. Based on the distances from the subject site, and the previous analytical testing completed on the site by Paterson, none of these PCAs were considered to represent an area of potential environmental concern (APEC) on the subject site. The surrounding properties were used for residential and commercial purposes, or are vacant land. A Phase II – Environmental Site Assessment was not recommended.

Paterson has conducted several previous environmental and geotechnical investigations on the subject site. As part of the previous investigations Paterson has excavated thirty test pits and drilled 9 boreholes on the subject site. The site stratigraphy consists of topsoil underlain by silty clay. Areas of fill material were observed in the western portion of the subject site. Paterson submitted nine fill samples for analytical testing during the various field programs. All samples submitted for analytical test are in compliance with the

MOECC Standards. No areas of potential environmental concern were identified on the subject site during the previous geotechnical and environmental field programs.

Site Conditions

A site visit was carried out on March 20, 2018 to assess the Phase I ESA property and surrounding area. The site was snow covered at the time of the assessment. The subject site remains vacant with the exception of the telecommunications tower and its associated buildings. The site had been recently cleared of all trees. Very little vegetation remained on the site. A towing yard was identified during the site visit to the south of the site and is considered to be a PCA. No other PCAs were identified in the Phase I ESA Study area which were not previously identified in the 2013 Phase I ESA.

Updated Records Review

A MOECC FOI Request was submitted as part of the Phase I ESA Update. At time of issuance of this report, the response from the MOECC had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically. The subject site was not listed in the database. No properties within a 250m radius were identified in the database.

A search of the Ministry of Natural Resources (MNR) website for areas of natural and scientific interest (ANSI) was conducted. No ANSI's were identified on the subject site or in the Phase I ESA Study Area.

A review of the 2014 TSSA request for the subject site was completed as part of the Phase I ESA Update. Two addresses, 5336 Boundary Road and 5425 Boundary Road, were identified in the TSSA response. 5336 Boundary Road is an operating retail fuel outlet to the west of the subject site and 5425 Boundary Road is the Pomerleau Sand and Topsoil Yard. Both of these locations are considered to be PCAs in the Phase I ESA Study Area, but are not considered to represent APECs on the Phase I ESA property.

A review of aerial photographs from the City of Ottawa digital mapping website, geoOttawa, from 2014 and 2017 show the site approximately as it is now. No new developments were identified during a review of the aerial photos. No PCAs or APECs which have not previously been identified during the Phase I ESA historical and site visits were identified in the aerial photos.

A City of Ottawa Historic Land Use Inventory (HLUI) request from 2014 was reviewed as part of the Phase I ESA Update. The request did not return any information for the subject site. Two activities were identified within 50m of the subject site, the existing retail fuel outlet at 5336 Boundary Road and the R. Pomerleau Yard at 5425 Boundary Road. Both of these activities are considered to be PCAs in the Phase I ESA Study Area, but are not considered to represent APECs on the Phase I ESA property.

A new City of Ottawa HLUI request was submitted as part of the Phase I ESA Update. At the time of issuance of this report, the response from the City of Ottawa had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

Updated Conceptual Site Model

Existing Buildings and Structures

A telecommunications tower and its associated maintenance building were observed on the subject site. The tower and the maintenance building were not accessible during the site visit, however based on their use and the age of construction (early 2000s) no concerns were identified in the area of the tower and building. No other buildings or structures were observed on the subject site.

Underground Utilities

The telecommunications tower and maintenance building is serviced by underground power. No other underground utilities were determined to be present or likely to be present on the subject site.

Geological and Hydrogeological Setting

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 Carlsbad Formation. Overburden soils are shown as a combination of deltaic and estuarine deposits as well as marine deposits, clay and silt. Drift thickness is on the order of 25 to 50 meters. Based on the geotechnical reports prepared for the subject site the information from the Geological Survey mapping is consistent with the site conditions.

Water Bodies

No creeks, rivers, streams, lakes, or any other water body was identified on the Phase I ESA property or within the Phase I ESA study area. The majority of the study area consists vacant land, commercial, residential or recreational properties.

Areas of Natural Significance

A search of the Ministry of Natural Resources (MNR) website for areas of natural and scientific interest (ANSI) was conducted. No ANSI's were identified on the subject site or in the Phase I ESA Study Area.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

PCAs within the Phase I ESA Study Area include:

- ☐ Existing Retail Fuel Outlet, 5336 Boundary Road, located approximately 50m east of the subject site. Based on the separation distance and analytical test results from a previous environmental assessment, the retail fuel outlet is not considered to represent an APEC on the subject site.
- ☐ Pomerleau Equipment Yard, 5245 Boundary Road, approximately 150m to the south. Based on the separation distance from the subject site the Pomerleau Equipment Yard is not considered to represent an APEC on the subject site.
- ☐ Automotive Parts Store, 5329 Boundary Road, located adjacent to the west. Based on the nature of the operations (automotive parts store) and the analytical test results from the previous environmental assessment this PCA is not considered to represent an APEC on the subject site.
- ☐ Pomerleau Sand and Topsoil Yard, 5425, 5455 Boundary Road, located adjacent to the south. Based on the nature of the operations and the separation distance of the fuel tanks from the subject site this PCA is not considered to represent an APEC on the subject site.
- ☐ Towing Yard, 5393 Boundary Road, approximately 30m south. Based on the test results from the previous environmental assessment the towing yard is not considered to represent an APEC on the subject site.

No other PCAs were identified within a 250m radius of the subject site.

Although there is fill material present on the subject site, the quality of the fill material is known and was evaluated during a previous environmental assessment. The fill material

is therefore not considered to be a PCA and does not pose an environmental concern to the subject site.

Based on the distances from the subject site, the operations of the neighbouring properties, and information contained in our files none of the PCAs are considered to represent an APEC on the subject site.

Conclusion

Based on the results of the assessment, **in our opinion, a Phase II Environmental Site Assessment is not required for the property.**

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended by O.Reg 269/11 under the Environmental Protection Act. 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 Update 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.

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 Boundary Road Development Inc. Permission and notification from Boundary Road Development Inc. and this firm 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 D'Arcy, P.Eng.

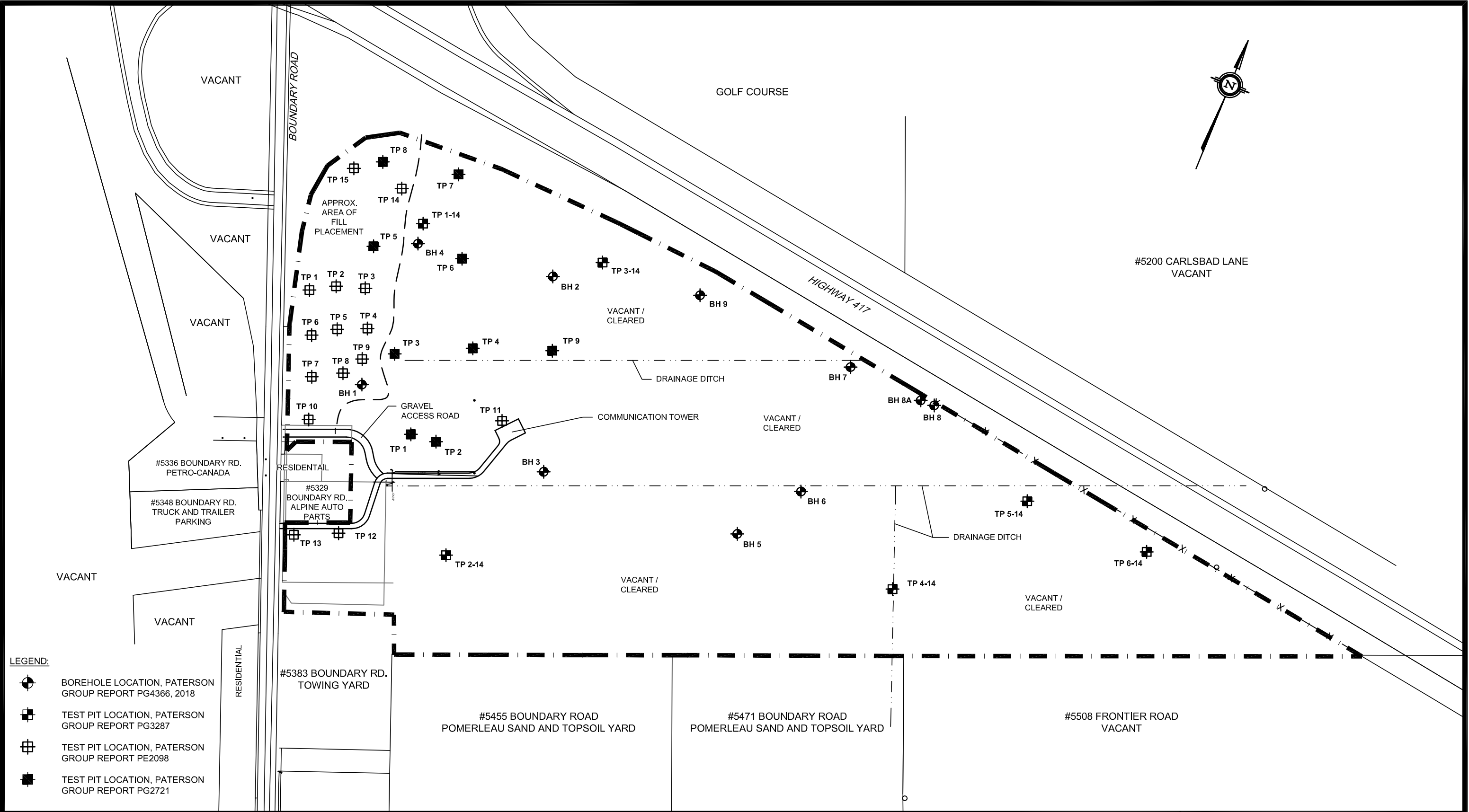


Attachments:

- ☐ Drawing PE4274-1 Site Plan
- ☐ Drawing PE4274-2 Surrounding Land Use Plan

Report Distribution:

- Boundary Road Development Inc.
- Paterson Group



- LEGEND:
- BOREHOLE LOCATION, PATERSON GROUP REPORT PG4366, 2018
 - TEST PIT LOCATION, PATERSON GROUP REPORT PG3287
 - TEST PIT LOCATION, PATERSON GROUP REPORT PE2098
 - TEST PIT LOCATION, PATERSON GROUP REPORT PG2721

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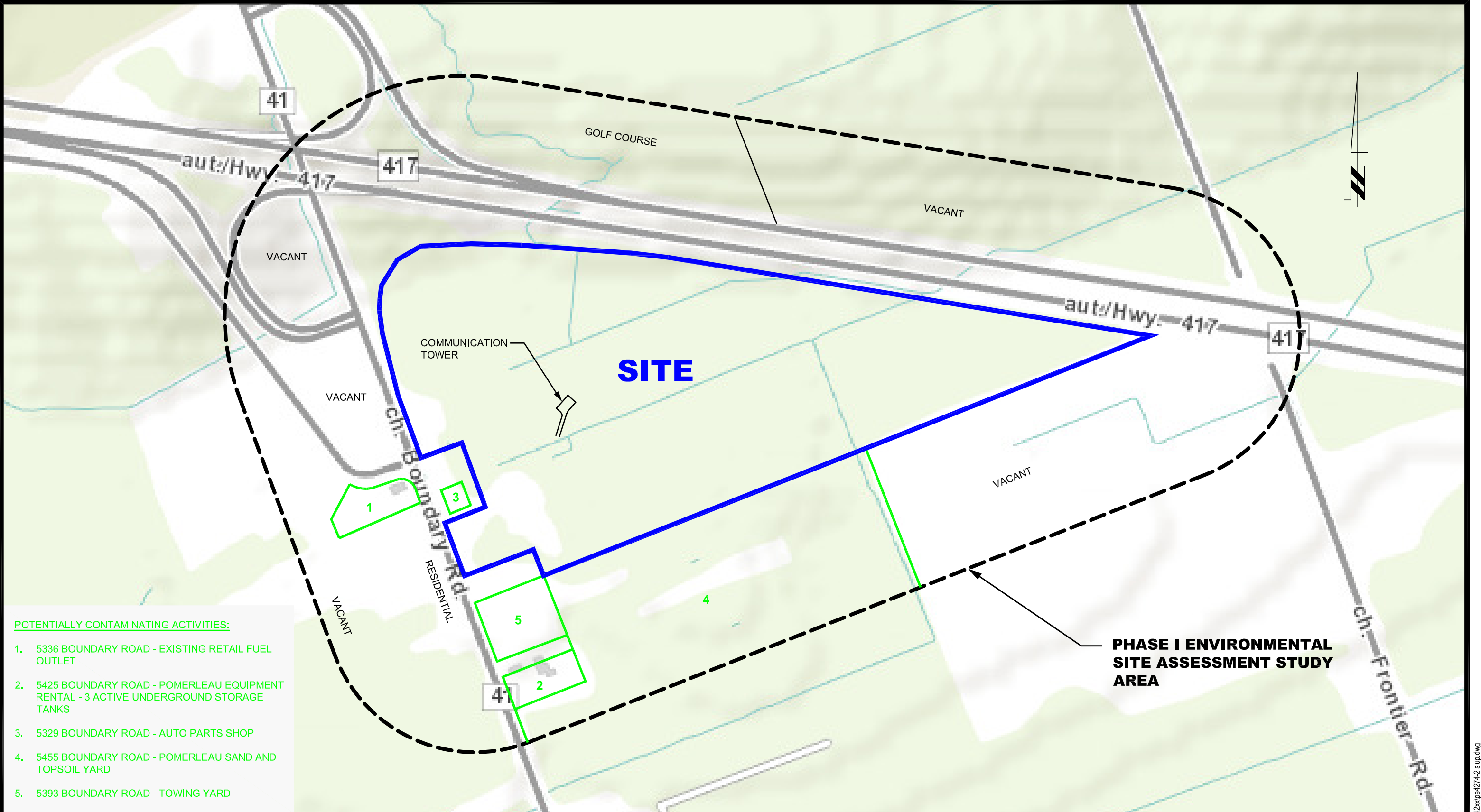
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NO.	REVISIONS	DATE	INITIAL

BOUNDARY ROAD DEVELOPMENT INC.	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT UPDATE	
5371 BOUNDARY ROAD	
OTTAWA,	ONTARIO
Title: SITE PLAN	

Scale:	1:4000	Date:	03/2018
Drawn by:	MPG	Report No.:	PE4274-1
Checked by:	MB	Dwg. No.:	PE4274-1
Approved by:	MSD	Revision No.:	0

p:\autocad drawings\environmental\pe42xx\pe4274-1 site plan.dwg



- POTENTIALLY CONTAMINATING ACTIVITIES:
- 1. 5336 BOUNDARY ROAD - EXISTING RETAIL FUEL OUTLET
 - 2. 5425 BOUNDARY ROAD - POMERLEAU EQUIPMENT RENTAL - 3 ACTIVE UNDERGROUND STORAGE TANKS
 - 3. 5329 BOUNDARY ROAD - AUTO PARTS SHOP
 - 4. 5455 BOUNDARY ROAD - POMERLEAU SAND AND TOPSOIL YARD
 - 5. 5393 BOUNDARY ROAD - TOWING YARD

<div><div><div>patersongroup</div><div>consulting engineers</div></div><div><div>154 Colonnade Road South</div><div>Ottawa, Ontario K2E 7J5</div><div>Tel: (613) 226-7381 Fax: (613) 226-6344</div></div></div>					BOUNDARY ROAD DEVELOPMENT INC. PHASE I - ENVIRONMENTAL SITE ASSESSMENT UPDATE 5371 BOUNDARY ROAD OTTAWA, ONTARIO	Scale:	1:6000	Date:	03/2018	
						Drawn by:	MPG	Report No.:	PE4274-1	
						Checked by:	MB	Dwg. No.:	PE4274-2	
						Approved by:	MSD	Revision No.:		0
	0					Title:	SURROUNDING LAND USE PLAN			
	NO.	REVISIONS	DATE	INITIAL						