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Attention: **Mr. Rozy Lindia**

Subject: **Phase I - Environmental Site Assessment Update  
Residential and Vacant Property  
1401 and 1411 Henri Lauzon Street  
Ottawa, Ontario**

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

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I-Environmental Site Assessment (ESA) Update for the residential and vacant property, located at the aforementioned location.

This report updates a Phase I-Environmental Site Assessment report prepared by Paterson, dated March 2008, as detailed below.

## Site Information

The site consists of two (2) adjacent properties. The property located at 1401 Henri Lauzon Street is occupied by a residential dwelling with a detached two car garage. The adjacent property at 1411 Henri Lauzon Street is occupied by a vacant parcel of land. It should be noted that the residential property (1401 Henri Lauzon Street) was not part of Paterson's 2008 Phase I-ESA.

## Previous Report

The following report was reviewed prior to conducting this assessment:

- ☐ "Phase I - Environmental Site Assessment, Vacant Parcel of Land, Henri Lauzon Street, Orleans, Ontario", prepared by Paterson Group, dated March 2008.

The report was prepared for the vacant property currently addressed as 1411 Henri Lauzon Street. Historical research conducted as part of the Phase I-ESA revealed that the property had been used for agricultural purposes since at least 1953 (the earliest aerial photograph reviewed). The residential dwelling (1401 Henri Lauzon Street) appears to have been constructed sometime between 1973 and 1982. At the time of the site visit, the subject property was observed to be vacant, with several large trees bordering the northern and eastern property limits. No environmental concerns were identified with the use of the subject or adjacent properties. The neighbouring properties consisted primarily of residential dwellings at the time of the previous assessment.

## **Phase I - ESA Update, Historical and Records Review**

### **Air Photo Research**

Aerial photographs from 2007, 2008, 2011 and 2014 (accessed online on the City of Ottawa's geoOttawa website) were reviewed as part of the current Phase I - ESA Update. The 2007 air photo shows the property in a very similar configuration as seen in the 2005 photograph of the previous Phase I-ESA. No changes were observed in the 2008 and 2011 photographs.

The review of the air photos did not reveal any environmental concerns with respect to the subject property.

### **Geological Survey of Canada**

A search of the Geological Survey of Canada's 'Urban Geology of the National Capital Area' web site was conducted for the subject property. The subject property appears to straddle two (2) distinct bedrock formations; dolomite of the Oxford Formation, and shale of the Rockliffe Formation. The subject site also straddles three (3) distinct surficial soil formations. The majority of the site is located within a "landslide area", consisting of reworked marine sediment, nearshore marine sediment in the south east corner and offshore marine sediment in the northeast corner. Thickness of the overburden is reported to be between 50 and 100 m.

### **PCB Inventory**

The document prepared by the Canadian Council of Resource and Environment Ministers, entitled "*National Inventory of PCB Waste Storage Sites*", dated 1988 was reviewed. No PCB storage sites were identified in the study area.

### **Technical Standards and Safety Authority (TSSA)**

The Technical Standards and Safety Authority (TSSA), Fuels Safety Branch, was contacted by email on December 1, 2014. The response from the TSSA indicated that there no records for the subject site or adjacent properties.

### **Ontario Ministry of Environment (MOE)**

A search of the MOE Brownfields environmental site registry was conducted electronically on October 13, 2016, for properties within 1 km of the subject site. The subject site and adjacent properties were not listed in the brownfields environmental site registry. No Records of Site Condition (RSCs) were filed for properties within 1 km of the subject site.

The Ontario Ministry of Environment, document entitled "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. According to the inventory, there are no waste disposal sites located within 1 km of the subject property.

### **City of Ottawa Old Landfill Document**

A City of Ottawa document entitled "Old Landfill Management Strategy; Phase 1 - Identification of Sites, City of Ottawa, Ontario"; finalized October 2004, was reviewed as part of the update. Based on the information provided in this document, no former landfill sites have been identified within 1 km of the subject property.

### **Observations**

The Phase I-ESA Update site visit was conducted on December 1, 2014 by Paterson personnel from the environmental division. The site visit included a review of the current use of the subject site and the adjacent lands.

### **Exterior Assessment**

The subject property is currently occupied by a residential dwelling (1401 Henri Lauzon Street) and a vacant lot (1411 Henri Lauzon Street). The interior of the dwelling could not be accessed at the time of the field survey. The dwelling consists of a brick clad bungalow, with a sloped and shingled roof. The building appears to be heated by natural gas, the gas meter is located on the northwest corner of the building.

A two car garage is attached to the residential dwelling. A second detached garage was observed in the southeast corner of 1401 Henri Lauzon Street. A patio area and landscaped lawn was observed at the rear of the residential property while the front of the property had an asphalt paved driveway and a small garden.

The vacant property was observed to be overgrown with tall grass and trees, located along the north, east and south property boundaries. No areas of stressed or discoloured vegetation were observed and no signs of former buildings or structures were noted.

Both portions of the subject property are relatively flat, with a sharp downward slope approaching Henri Lauzon Street. The regional topography prominently slopes downward to the north.

No concerns were identified on the vacant portion of the property or on the exterior of the residential property. Due to access constraints, the interior of the buildings were not accessed at the time of the site visit. Based on the approximate construction date of the on-site buildings (mid-1970's), asbestos containing materials and lead containing paints may be present within the structures.

### **Adjacent Properties**

Land use in the vicinity of the subject site is as follows:

- ☐ North - Residential dwellings followed by Notre Dame Street.
- ☐ South - Residential dwellings followed by Henri Lauzon Street.
- ☐ East - Vacant lots and a residential dwelling.
- ☐ West - Henri Lauzon Street followed by residential town homes.

No concerns were identified with the use of adjacent properties, which were predominantly residential lands.

### **Assessment**

A Phase I-Environmental Site Assessment Update was conducted for the properties located at 1401 and 1411 Henri Lauzon Street in Ottawa, Ontario. A review of recent historical data and a site inspection generally confirmed the information and findings contained in the previous Phase I-ESA report completed by Paterson in March 2008, prepared for 1411 Henri Lauzon Street. No concerns were identified with the use of this residential property, however, the interior of the on-site buildings were not inspected as part of the current assessment.

Based on the findings of our Phase I - ESA Update, in our opinion, the past and current use of the subject and neighboring sites do not have the potential to have significantly impacted the subject site. As a result, it is our opinion that a **Phase II - Environmental Site Assessment is not required for the subject site.**

## **Recommendations**

It is our understanding that the subject property is to undergo future site re-development, which includes demolition of the existing on-site structures. Prior to demolition of these buildings, it is recommended that a Designated Substance Survey be conducted in accordance with the Occupational Health and Safety Act.

## Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with the agreed scope-of-work. 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. It should be noted that due to access constraints, the interior of the on-site buildings were not assessed.

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 Bassi Construction. Permission and notification from Bassi Construction 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.



Adrian Menyhart, P.Eng.



Eric Leveque, B.A.



### Report Distribution:

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