

January 15, 2018  
File:PE3180-LET.01

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

**Mattamy Homes**

50 Hines Road, Suite 100  
Ottawa, Ontario  
K2K 2M5

Geotechnical Engineering  
Environmental Engineering  
Hydrogeology  
Geological Engineering  
Materials Testing  
Building Science  
Archaeological Services

Attention **Ms. Mina Rassa**

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

Subject: **Phase I – Environmental Site Assessment Update  
Halfmoon Bay North Phase 8 – Apartment Block (Block 40)**

Dear Madam,

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, Proposed Mixed Use Development, Half Moon Bay North, Ottawa, Ontario", prepared by Paterson and dated February 27, 2014.

## Background Information

No potentially contaminating activities (PCAs) were identified within the Phase I ESA study area during the 2014 assessment, therefore no areas of potential environmental concern (APEC) were identified during the Phase I ESA. The site was vacant and snow covered at the time, although low grasses were observed throughout the site. The surrounding properties were used for residential and agricultural purposes. A Phase II – Environmental Site Assessment was not recommended.

## Site Conditions

A site visit was carried out on January 9, 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 undeveloped. The surrounding lands are now used for residential purposes or are vacant. A large pile of fill was observed in the middle of the property, likely from the grading and site preparation activities taking place on the adjacent properties and is not considered to pose a concern. No APECs or PCAs were identified during the site visit.

## **Updated Records Review**

A review of the original Ministry of Environment and Climate Change (MOECC) Freedom of Information (FOI) Response and the City of Ottawa Historic Land Use Inventory (HLUI) responses which were included in the original 2014 Phase I ESA.

The HLUI submission returned one record for an unnamed sand and gravel pit in the area of the subject site. This record does not pose an environmental and concern relating to the subject site. Given that the record is from 1996 Study and indicates that the gravel pit closed in the late 1980s updating the search was not considered to be necessary.

Several records were returned from the MOECC FOI for storm water management. One report was identified for a nearby property (3853 Cambrian Road) as a generator of light fuels (Waste Class 221-I). The report indicates that disposal occurs offsite. During the site visit no signs of waste generation or disposal were identified on 3853 Cambrian Road. The site was vacant at the time of the 2014 site visit and remained vacant at the time of the most recent site visit. No concerns were identified in the MOECC FOI search.

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 aerial photographs from the City of Ottawa digital mapping website, geoOttawa, from 2014 and 2017 show site preparation work being undertaken on the site and the construction of the adjacent residential properties. The 2017 aerial photo shows a large stockpile of fill material on the site. No PCAs or APECs were identified in the aerial photos.

## **Updated Conceptual Site Model**

No significant changes have been made to the subject site or adjacent properties. No PCAs and subsequently no APECs were identified during the Phase I ESA Update. The Site Plan and Surrounding Land Use Plan, which are appended to this report, have been updated to show the current Phase I ESA Study Area.

## 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 Mattamy Homes. Permission and notification from Mattamy Homes 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.**



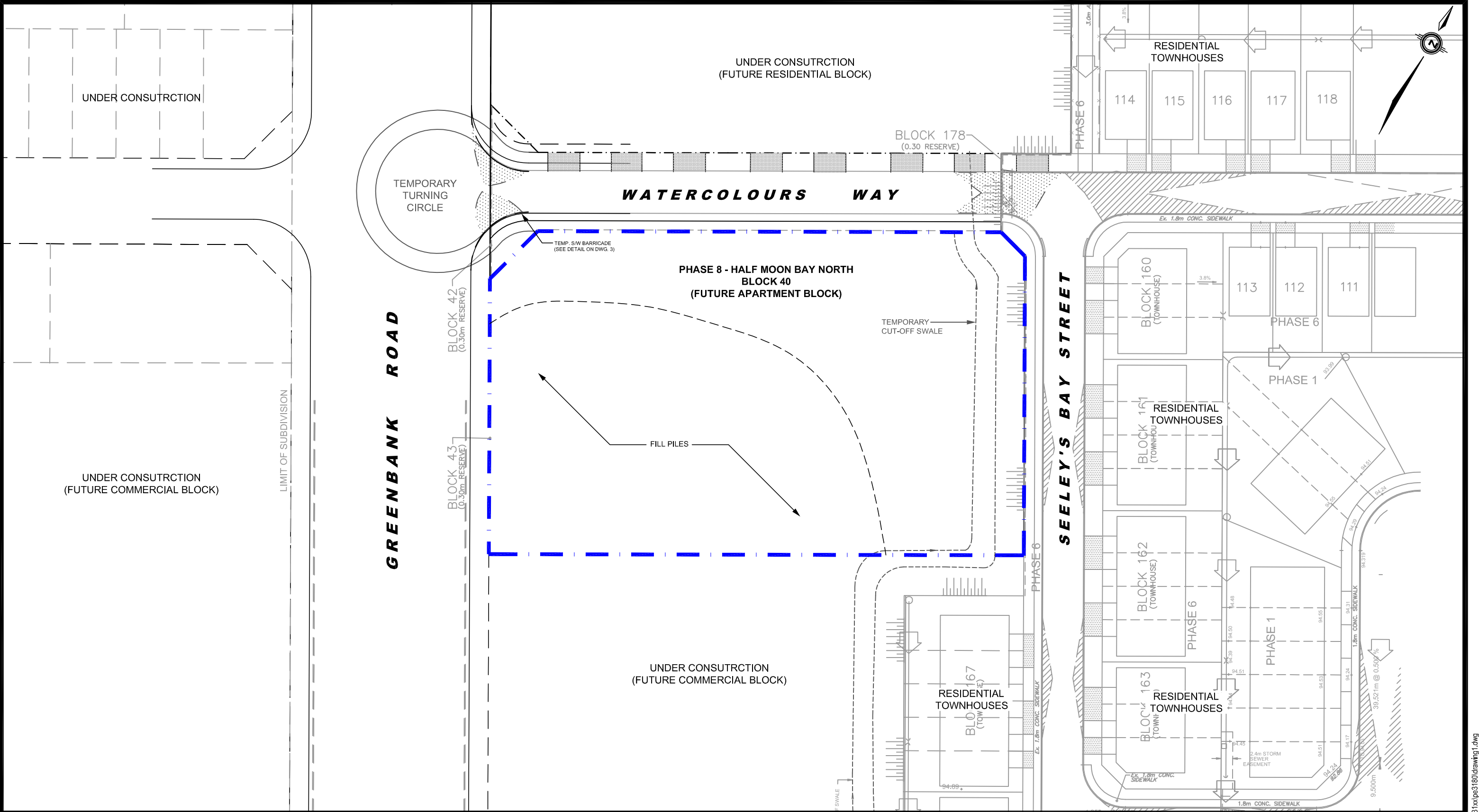
Michael Beaudoin, P.Eng.



Mark D'Arcy, P.Eng.

### Report Distribution:

- Mattamy Homes
- Paterson Group



<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>					MATTAMY HOMES  PHASE I - ENVIRONMENTAL SITE ASSESSMENT HALF MOON BAY NORTH - PHASE 8  OTTAWA, ONTARIO  Title:  SITE PLAN	Scale: 1:750	Date: 01/2018
						Drawn by: RCG	Report No.: PE3180-1
						Checked by: MB	Dwg. No.: PE3180-1
	0					Approved by: MSD	Revision No.: 0
	NO.	REVISIONS	DATE	INITIAL			



