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Phase I Environmental Site Assessment

383 Albert Street and 340 Queen Street
Ottawa, Ontario

Prepared For

Claridge Homes

July 18, 2018

Report: PE4011-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Claridge Homes to conduct a Phase I – Environmental Site Assessment for the property addressed 383 Albert Street and 340 Queen Street, in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the Phase I ESA Property and Study Area and to identify any environmental concerns with the potential to impact the subject property.

Based on a review of available historical sources, the subject property was originally developed as early as 1869, for residential purposes. Portions of the property were later developed or used for commercial purposes circa 1919 when the Coca Cola Company purchased a portion of the subject land. Historical on-site PCAs identified include the operation of an automotive service garage on the northwestern portion of the Phase I Property.

Adjacent and neighbouring properties were historically used for primarily residential and commercial purposes with some light-industrial and institutional properties. Off-site historical PCAs considered to result in APECs on the Phase I Property include two (2) former automotive service garages, a former photo lab (1940's) and a former chrome plating industry, all of which were situated along the south side of Queen Street, immediately adjacent to the Phase I Property.

A former dry cleaners to the south, across Albert Street, was not considered to result in an APEC on the subject property based on information contained in our files. Former automotive service and autobody establishments to the north of the Phase I Property, across Queen Street, are not considered to result in APECs on the Phase I Property based on their downgradient orientation with respect to the subject land, in combination with the redevelopment of the property with a multi-storey commercial building with several levels of underground parking. Other off-site PCAs are not considered to represent APECs on the Phase I Property based on their separation distances and/or orientations with respect to the subject land.

Following the historical review, a site visit was conducted. No PCAs were identified on the Phase I Property at the time of the site visit. An off-site dry cleaner was identified within the Phase I Study Area. Based on the separation distance and orientation of the dry cleaners with respect to the subject land, this PCA is not considered to represent an APEC on the Phase I Property.

Recommendations

Based on the findings of the Phase I ESA, **it is our opinion that a Phase II Environmental Site Assessment is required for the property.**

1.0 INTRODUCTION

At the request of Claridge Homes, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (Phase I ESA) for the property addressed 383 Albert Street and 340 Queen Street, 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. Neil Malhotra of Claridge Homes. Mr. Malhotra can be reached by telephone at (613) 233-6030.

This Phase I-ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04 as amended by O.Reg. 269/11, 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:	383 Albert Street and 340 Queen Street, Ottawa, Ontario.
Legal Description:	Part of Lots 12, 13, 14 South Queen and Lots 12, 13, 14, 15 North Albert, Plan 3992, City of Ottawa.
Property Identification Number (PIN):	04114-0004, 04114-0006, and 04114-0403
Location:	The Phase I Property is situated between Queen Street and Albert Street, west of Lyon Street, in the City of Ottawa.
Latitude and Longitude:	45° 25' 06" N, 75° 42' 30" W

Site Description:

Configuration:	Irregular
Site Area:	1,900 m ² (approximate)
Zoning:	R5Q and R5D – Residential Fifth Density Zone (high-rise buildings).
Current Use:	The Phase I Property is currently occupied by a commercial building (two restaurants and an entertainment establishment) and an Ottawa Light Rail Transit (OLRT) station, fronting onto Queen Street. A commercial parking lot, accessed via Albert Street, is present on the southern portion of the site.
Services:	The subject site is situated 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

Based on a review of historically available information, the Phase I Property was first developed for residential purposes as early as 1869.

Fire Insurance Plans

Fire Insurance Plans (FIPs), dated 1901, 1912 and 1956, were reviewed for the Phase I Property and Phase I Study Area.

The 1901 FIPs show the Phase I Property as occupied by two residential buildings situated along Queen Street (addressed 387 Albert Street) and Lyon Street (124 through 130 Lyon Street). Adjacent and neighbouring properties within the Phase I Study Area are depicted as a combination of residential, commercial and institutional properties.

Based on the 1912 FIPs, additional development had taken place on the Phase I Property since 1901: an automotive service garage (no municipal address) is present fronting onto Queen Street, west of the residential apartment building, a commercial building (MacKenzie & Co. lumbermens supplies) had been constructed fronting onto Lyon Street, and three (3) residential buildings had been constructed along Albert Street (389 to 393, 395 to 397 and 399 Albert Street).

No significant changes were noted on the 1912 FIPs, with respect to the surrounding properties within the Phase I Study Area, with the exception of an automotive service garage present fronting onto Queen Street immediately adjacent to west of the Phase I Property.

According to the 1956 FIPs, the building space adjacent to the on-site automotive service garage is used for storage. A commercial office and warehouse has been constructed along Queen Street, adjacent to the east of the garage/storage space. The northeastern portion of the Phase I Property appears to have been redeveloped for community purposes; the building is identified as Legion Hall No.852. The former supply company is now depicted as offices. No other changes were noted from the 1912 FIPs.

The 1956 FIPs indicate that surrounding land use has not significantly changed, with several exceptions. The automotive service garage previously noted to the west of the Phase I Property is now occupied by a realty company, while an automotive service garage is present to the northwest of the Phase I Property at 380 to 384 Queen Street. Cabelou Motors Ltd. (truck servicing and autobody shop) is now present north of the Phase I Property across Queen Street.

The former on-site automotive service garage noted in the 1912 and 1956 FIPs is a potentially contaminating activity (PCA) considered to result in an area of potential environmental concern (APEC) on the Phase I Property. No other on-site PCAs were identified from the FIP review.

Based on the FIPs (1912 and 1956), the off-site automotive service garages present along Queen Street, immediately west and northwest of the Phase I Property, are considered to represent APECs on the Phase I Property. These PCAs are outlined in red on Drawing PE4011-2 – Surrounding Land Use Plan. Other off-site PCAs identified within the Phase I Study Area are not considered to have resulted in APECs on the Phase I Property based on their separation distance, orientation with respect to the Phase I Property, extensive redevelopment of the neighbouring properties since 1956 and/or information contained in our files. These PCAs are outlined in green on Drawing PE4011-2 – Surrounding Land Use Plan.

City of Ottawa Street Directories

City directories for the Phase I Property and properties within the Phase I Study Area were reviewed at the National Archives, in approximate 10 year intervals, from 1875 through 2011.

The portion of the Phase I Property addressed 383 Albert Street (originally addressed 383 to 399 Albert Street) was first listed as residential, in 1877 and remained residential through 1960, after which the address was no longer listed.

The portion of the Phase I Property addressed 340 Queen Street (originally addressed 338 to 342 Queen Street) was first listed as Coca Cola in 1940, although based on FIPs the property was developed as early as 1912 for commercial and residential purposes. It should be noted that a Coca Cola garage was listed at 341 to 345 Queen Street, north of the Phase I Property, across Queen Street. It is considered likely that the office and warehouse shown on the 1956 FIP was occupied by the Coca Cola Company. In 1960, the property was listed as the Department of Transport; based on the 1956 FIP it is considered likely that the Department of Transport occupied the office and warehouse space previous occupied by Coca Cola, or the office building (Earlscourt Building) at 132 Lyon Street.

Neighbouring properties within the Phase I study area were used primarily for residential and commercial purposes, with several light-industrial or institutional properties. Based on a review of the City Directories, three (3) off-site PCAs considered to result in APECs on the Phase I Property include former automotive service garages at 348 Queen Street and 380 to 384 Queen Street, as well as a photo lab at 348 Queen Street and a chrome plating industry at 384 Queen Street.

A former dry cleaners to the south, across Albert Street, was not considered to result in an APEC on the subject property based on information contained in our files. Former truck service and autobody establishments to the north of the Phase I Property, across Queen Street, are not considered to result in APECs on the Phase I Property based on their downgradient orientation with respect to the subject land, in combination with the redevelopment of the property with a multi-storey commercial building with several levels of underground parking.

Other off-site PCAs identified through the city directory review are not considered to represent APECs on the Phase I Property based on their separation distances and/or orientations with respect to the subject site. As noted previously, on and off-site PCAs are presented on Drawing PE4011-2 – Surrounding Land Use Plan.

Chain of Title

Paterson verified the current land title for the Phase I Property with Read Abstracts Limited. According to the chain of title received on June 13, 2018, Plan 3922, which includes the Phase I Property, was registered by Nicholas Sparks in March of 1869. The separate parcels of land comprising the Phase I Property were subsequently owned by a series of private individuals until approximately 1912, when commercial interests started buying portions of the site.

The current owners of the Phase I Property are listed as 1823071 Ontario Limited and Claridge Homes (Centretown) Inc.

As noted previously, the Coca Cola Company of Canada Ltd. owned a portion of the Phase I Property from approximately 1919 through 1950, however based on a review of City Directories and FIPs, an automotive service garage owned by Coca Cola was situated to the north, across Queen Street. No PCAs were identified from the Chain of Title review.

Engineering Reports

Paterson has conducted several environmental and geotechnical investigations in the vicinity of the Phase I Property. Based on a review of our files, no potential environmental concerns were identified with respect to the Phase I Property.

Exp conducted a preliminary geotechnical investigation at the Phase I Property in December of 2013. Six (6) boreholes were placed across the property, four (4) of which were completed with groundwater monitoring well installations. According to the Exp report, fill material was identified across the site. The fill material generally consists of brown silty sand with gravel, with fragments of construction debris noted at several borehole locations. It should be noted that two of the monitoring wells were dry at the time groundwater elevations were recorded.

Draft Plan of Survey

A draft Plan of Survey prepared by Annis, O'Sullivan, Vollebekk Ltd. was reviewed as part of this assessment. The plan depicts the subject site in its current configuration, with the exception of PIN 04114-0006, which also forms part of the Phase I Property according to the City of Ottawa website. A copy of the plan is provided in Appendix I.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on June 20, 2018. The Phase I Property was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

A search of national PCB waste storage sites was conducted on June 20, 2018. No PCB waste storage sites were identified on the Phase I Property. A record of a PCB storage site was identified for the Place de Ville building complex which covers two (2) city blocks approximately 40m to the northeast of the Phase I Property. Based on the information contained in the PCB inventory and the nature of the building, the PCB waste storage site is not considered to represent an area of potential environmental concern on the Phase I Property. No other PCB waste storage sites were identified within the Phase I 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. A response from the MOECC had not been received at the time this report was issued. Pertinent information will be forwarded to the client upon receipt. A copy of the request form is provided in Appendix 2.

MOECC 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 1 km of the Phase I Property.

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. A response from the MOECC had not been received at the time this report was issued. Pertinent information will be forwarded to the client upon receipt. A copy of the request form is provided in Appendix 2.

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.

A response from the MOECC had not been received at the time this report was issued. Pertinent information will be forwarded to the client upon receipt. A copy of the request form is provided in Appendix 2.

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. A response from the MOECC had not been received at the time this report was issued. Pertinent information will be forwarded to the client upon receipt. A copy of the request form is provided in Appendix 2.

MOECC Brownfields Environmental Site Registry

A search of the MOECC Brownfields Environmental Site Registry was conducted for the properties within the Phase I Study Area. No Records of Site Condition (RSCs) have been filed for the Phase I Property or for any properties within a 250m radius.

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. There are no active or closed waste disposal sites or former manufactured gas or coal tar distillation plans within the Phase I ESA study area.

Areas of Natural Significance (ANSIs)

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) on June 20, 2018. The search did not reveal any natural features or ANSIs on the Phase I Property or within the Phase I ESA study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on June 20, 2018 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records are listed in the TSSA registry for the Phase I Property or for the immediately adjacent and neighbouring properties within the Phase I Study Area. 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. Based on this document, there are no former landfills within the Phase I ESA Study Area.

Former Industrial Sites

The report entitled “Mapping and Assessment of Former Industrial Sites, City of Ottawa” was reviewed. The Phase I Property was not listed in the database of former industrial sites. Nine (9) former industrial sites identified within the Phase I Study Area.

Based on their respective separation distances of over 110m and orientations either down or cross-gradient with respect to the Phase I Property, the former industrial sites are not considered to represent APECs on the Phase I Property. The former industrial sites have been correlated to previously identified PCAs based on information obtained from previously discussed sources of information. The locations of these PCAs are presented on Drawing PE4011-2 Surrounding Land Use Plan.

City of Ottawa Historical Land Use Inventory (HLUI)

A requisition form was sent to the City of Ottawa to request information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property. A response had not been received at the time this report was issued. A copy of the HLUI request form is provided in Appendix 2.

An HLUI search request was previously submitted (2016) by Paterson for a property to the south of the Phase I Property, across Albert Street. The search included the southern portion of the Phase I Property. Based on the findings of this search, an activity was present on the southern portion of the Phase I Property: the Department of Transportation identified as a commercial printers, was listed at 340 to 342 Queen Street. Based on the previously noted sources of historical information, no evidence of a commercial printers was identified on the Phase I Property. The Department of Transportation is considered to have occupied offices of the Phase I Property only and is not considered to be a PCA.

No other activities identified were considered to have resulted in areas of potential environmental concern on the Phase I Property. It should be noted that the following activities present on the adjacent property to the south, across Albert Street, were not considered to have the potential to impact the Phase I Property based on information contained in our files:

- ☐ Prevost Cleaners (1900-1950) at 380 Albert Street (20m south).
- ☐ Precision Hydraulics (1960-1980) at 369 Slater Street (50m south);
- ☐ E.W. Perkins Welding (1920-1964) at 369 Slater Street (50m south); and
- ☐ Laurier Motors (1920-1970) at 367 to 369 Slater Street (50m south).

Aforementioned PCAs are outlined on Drawing PE4011-2 – Surrounding Land Use Plan.

It should be noted that civic addresses have changed over the years and those listed in the above section of this report may not currently exist. The respective distances of the above noted activities from the Phase I Property were determined using FIPs and the City of Ottawa electronic mapping website.

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 to the first available air photos for the site. Based on the review, the following observations have been made:

- | | |
|------|---|
| 1928 | The Phase I Property appears to be occupied by residential and/or commercial buildings. Neighbouring land use appears to be used for a combination of residential, commercial and possibly light industrial purposes. |
| 1950 | No significant changes appear to have been made to the Phase I Property or to the surrounding lands. |
| 1965 | The Phase I Property and surrounding lands appear to remain unchanged from the previous photograph. |
| 1976 | The original building on the northwestern portion of the site and a portion of the original building adjacent to the east, remain present on the Phase I Property. The remainder of the previous building structures have been demolished. The southern and eastern portions of the site are occupied by a paved parking lot. |

The adjacent properties to the north, east and west have been redeveloped with multi-storey residential and/or commercial properties. The properties to the south across Albert Street also appear to have been redeveloped for residential and/or commercial purposes, including a commercial parking lot immediately west of Lyon Street.

- | | |
|------|---|
| 1991 | The Phase I Property appears to remain unchanged from the previous photograph. No significant changes appear to have been made to the adjacent and neighbouring properties. |
| 2002 | No significant changes have been made to the Phase I Property or to the adjacent and neighbouring lands. |
| 2011 | The Phase I Property and surrounding area appears to remain unchanged from the previous photograph. |
| 2017 | A building appears to be under construction on the northeastern portion of the Phase I Property, at the southwest corner of the intersection of Queen Street and Lyon Street. Otherwise no significant changes have been made to the Phase I Property or to the surrounding properties within the Phase I Study Area. |

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

Topographic Maps

Topographic information was obtained from Natural Resources Canada – The Atlas of Canada website. The topographic maps indicate that the elevation of the Phase I Property is approximately 73 m above sea level.

The regional topography in the general area of the Phase I Property slopes downward to the northwest, towards the Ottawa River. 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 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.” The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

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 limestone and shale of the Verulam Formation. Overburden across the Phase I Property reportedly consists of plain till with drift thickness ranging from 3 to 5m.

Water Well Records

Well records for all drilled wells within the Phase I Study Area were obtained from the MOECC website. Based on the results of the well records search, there are no well records for the Phase I Property, however, three (3) monitoring wells were noted on the Phase I Property at the time of the site visit. A total of 12 monitoring well and well abandonment records were obtained for the following properties within the Phase I Study Area: 280 Queen Street (4 abandoned wells); Lyon Street and Queen Street (4 abandoned wells), 154 O'Connor Street (1 monitoring well), 384 Wellington Street (1 monitoring well) and 387 Wellington Street (1 monitoring well).

Based on the separation distance of the Queen Street, O'Connor Street and Wellington Street properties with respect to the Phase I Property, the monitoring wells/former monitoring wells are not considered to represent APECs on the Phase I Property. The exact location of the abandoned wells at Lyon Street and Queen Street was not provided on the monitoring well records.

Water Bodies and Areas of Natural Significance

The Ottawa River is the closest water body, at approximately 300 m north of the subject site. No creeks, streams, lakes or other water bodies were identified in the Phase I study area. No areas of natural significance were identified within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Tan Ho with Claridge Homes was interviewed at the time of the site visit. Mr. Ho indicated that he was unfamiliar with the history of the Phase I Property and that to his knowledge there are no potential environmental concerns with respect to the current use of the site and surrounding properties.

Mr. Neil Malhotra with Claridge Homes was interviewed via email as part of this assessment. Mr. Malhotra indicated that he was unaware of any potential concerns with respect to the Phase I Property and immediately adjacent lands.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted on June 25, 2018. Weather conditions were sunny, with a temperature of approximately +25°C. Personnel from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site visit.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The northwestern portion of the Phase I Property is occupied by a two (2) storey commercial building fronting onto Queen Street. The building is constructed with a slab on grade foundation and is finished on the exterior with red brick and a flat tar and gravel-style roof. The building is heated with natural gas-fired equipment located on the rooftop. Based on the age of the building, original heating is considered to have been provided by oil-fired equipment, however no evidence of existing or previous aboveground or underground storage tanks (ASTs or USTs) were observed at the time of the site visit.

A public transit station, associated with the OLRT, is situated on the northeastern portion of the Phase I Property, fronting onto Queen Street. The building was under construction at the time of the site visit and not heated.

A kiosk associated with the commercial parking lot on the southern portion of the Phase I Property is present on the south-central portion of the site. No other buildings or above-grade structures are present on the subject property. It is our understanding however that a Claridge Sales center will be constructed on the southeastern portion of the Phase I Property in the near future.

Underground Utilities and Below Grade Structures

Underground utilities present on the Phase I Property include natural gas (enters property from Queen Street on the western portion of the site and private storm sewers are present on the southern portion of the site. A below grade chamber was observed near the southeast corner of the commercial building. The chamber was not accessible at the time of the site visit, however it is considered to be associated with the former building structures.

The property is municipally serviced; water and sewer enter the subject commercial building from Queen Street and are not present beneath the Phase I Property. The OLRT building under construction on the northeastern portion of the site is not currently serviced.

The approximate locations of public utilities are shown on Drawing PE4011-1.

Site Features

The subject structures occupy the northern portion of the Phase I Property. The remainder of the site is occupied by paved parking areas. The eastern portion of the site was enclosed with construction fencing due to the construction of the OLRT building and in preparation for the construction of a Claridge sales centre.

Site topography is relatively flat and at grade with the surrounding roadways. It should be noted that the property is approximately 2m above the grade of the properties along the north side of Slater, approximately 50m to the south. The regional topography generally slopes downward to the north and west and regional groundwater is anticipated to flow to the northwest, toward the Ottawa River.

Water drainage for the subject site occurs primarily by sheet-flow to catch basins on the Phase I Property and along adjacent streets. Ponded water was observed in the vicinity of three (3) monitoring wells on the southern portion of the subject site. As noted previously, four (4) monitoring wells were installed in conjunction with a previous geotechnical investigation conducted by Exp, while only three (3) were observed at the time of the site visit.

Waste produced on the Phase I Property consists of domestic waste and recycling, collected by a contractor licenced for these works on a regular basis. Food grease is also produced on site and collected by Rothsay, a contractor licenced for these works, on an as-needed basis. Construction waste generated from the construction of the OLRT station is stored in a bin for disposal as needed, by a licenced contractor. Wastewater generated on site consists of domestic wash water and sewage.

No ASTs, evidence of USTs or other chemical storage, or signs of surficial staining were noted on the exterior of the Phase I Property at the time of the site visit. No unidentified substances, evidence of recent excavation, railway lines or truck loadings areas were noted on the exterior of the subject property at the time of the site visit.

Interior Assessment

The commercial building on the northwestern portion of the Phase I Property is occupied by Dana's Indian Cuisine, Barbarella's Cabaret and the Glue Pot Pub. A general description of the building interior follows:

- ☐ The floors throughout the building consisted of painted and bare concrete, hardwood, vinyl floor tiles and ceramic tile.
- ☐ The walls consisted of gypsum board, concrete and concrete block.
- ☐ The ceilings were finished with a combination of acoustic ceiling tiles, stipple plaster and gypsum board.
- ☐ Lighting throughout the building was provided by incandescent and fluorescent fixtures.

As noted previously, the building is currently heated with natural-gas fired equipment located on the rooftop. No ASTs or signs of USTs were noted on the interior of the building at the time of the site assessment. Chemical storage on site was limited to commercially available cleaning and maintenance products, as well as compressed gases. All chemicals were properly stored and are not considered to pose a concern to the Phase I Property.

Several floor drains were observed on the interior of the subject structure. Water observed in drains was clear of any signs of potential impacts. No sumps or pits were observed on the interior of the building.

Access to the OLRT building under construction was not available at the time of the site visit.

Hazardous Building Materials

Based on the age of the subject commercial building addressed 340 Queen Street (late 1800's to early 1900's), possible asbestos-containing materials (ACMs) observed during the site visit include drywall joint compound, vinyl floor tiles, stipple plaster and acoustic ceiling tiles. The potential ACMs were observed to be in good condition at the time of the site visit.

Based on the age of the building, lead-based paint may be present beneath more recent paints or on any original or older painted surfaces. Painted surfaces were generally observed to be in good condition throughout the building at the time of the site visit.

Urea Formaldehyde Foam Insulation (UFFI) was not identified during the site visit, however wall cavities were not inspected for insulation type.

Ozone-depleting substances (ODSs) noted at the time of the site visit include 5 freezer units and fire extinguishers.

Transformers observed on the interior of the building at the time of the site assessment consists of three-phase dry type transformers which do not contain any potential PCB-containing oil and are not a concern to the Phase I Property. Older PCB-containing light ballasts are considered to have by now been replaced with PCB-free ballasts.

No evidence of mould or water damage were observed on the interior of the subject structure.

Fill Material

No evidence of fill material was observed at the time of the site visit. However, based on the previous geotechnical investigation conducted by Exp, fill is present across the subject property beneath the pavement structure, to depths ranging from approximately 0.6 to 2m below ground surface. The fill material generally consists of silty sand with gravel with fragments of construction debris at several borehole locations.

Phase I Study Area

An inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site inspection. Land use adjacent to the subject site was as follows:

- ☐ North - Commercial development, and construction, followed by Sparks Street;
- ☐ South - Residential and commercial parking followed by Slater Street;
- ☐ East – Lyon Street followed by commercial; and,
- ☐ West – Residential followed by Bay Street.

Land use within the Phase I Study Area is primarily used for residential and commercial purposes with some institutional land use. A dry cleaning establishment was noted within the Phase I Study Area at 275 Slater Street. Based on its separation distance and orientation with respect to the Phase I Property, this PCA is not considered to represent an APEC on the Phase I Property. Property use within the Phase I Study Area is presented on Drawing PE4011-2 – Surrounding Land Use Plan.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following table outlines the general ownership and land use dating back to the first developed use of the Phase I Property.

Table 1 Land Use History – 383 Albert Street and 340 Queen Street				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, FIPs, etc.
Part of Lot 12 South Queen				
1869-1883	Nicholas Sparks	Unknown	Residential	No information from this time period.
1883-1912	Private individuals	Residential Building	Residential	1901 and 1912 FIPs show residential building on this parcel of the Phase I Property.
Part of Lot 13 South Queen				
1869-1870	Nicholas Sparks	Unknown	Residential	No information from this time period.
1870-1912	Private Individuals	Residential Building	Residential	1901 and 1912 FIPs show residential building on this parcel of the Phase I Property.
Part of Lot 14 South Queen				
1869-1870	Nicholas Sparks	Unknown	Commercial	No information from this time period.
1870-1901	Private Individuals	Vacant, unused land	Commercial	1901 FIP shows this portion of Phase I Property as vacant.
1870-1912	Private Individuals	Automotive Service Garage	Commercial	1912 FIP depicts a building denoted as “garage” on this portion of the Phase I Property.
Part of Lots 12, 13 14 South Queen (title merged)				
1912-1919	Earlscourt Realty Company Ltd.	Residential building and automotive service garage	Residential and Commercial	Based on information obtained from 1912 FIP as noted above.
1919-1950	The Coca Cola Company	Residential building and automotive service garage	Residential and Commercial	Based on City Directories and information obtained from subsequent 1956 FIP discussed below.
1950-1963	Kathleen A Van Duyse	Automotive service garage and storage, offices and warehouse space, Legion Hall	Commercial	1956 FIP depicts the previously noted garage, storage space occupying a portion of the former apartment building, development of an office and warehouse space, and redevelopment with a Legion Hall.

Table 1 (Continued) Land Use History – 383 Albert Street and 340 Queen Street				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, FIPs, etc.
1963-1965	Harvey J. Hyde	Department of Transportation	Commercial	No significant changes observed in 1965 aerial photograph; 340 Queen listed as Department of Transportation in 1960, 1965 city directories. 1976 aerial shows building on northeastern portion of Phase I Property (part of Lot 12) has been demolished and paved parking area exists.
1965-1966	Charnwood Investments Ltd.			
1966-1978	Mack Levin			
1978-2014	Regent Vending Machine (1969) Ltd. (name change to Regent Holdings Ltd. in 2014)	Retail/restaurants	Commercial	No significant changes observed in 1991, 2002 and 2011 aerial photographs. Property listed in the City Directories as various retail/restaurants in the 1980's and 1990's.
2014-present	1823071 Ontario Limited	Restaurants and entertainment establishment	Commercial	2017 aerial shows building under construction on northeastern portion of Phase I Property (OLRT station). Currently occupied by Dana's Indian Cuisine, Glue Pot Pub and Barbarella's Cabaret (340 Queen Street) and OLRT station adjacent to the east.
Lot 12, 13, 14 North Albert				
1869-1870	Nicholas Sparks	Unknown	Residential	No information from this time period.
1870-1901	Private Individuals	Residential apartment	Residential	1901 FIP shows residential apartment building on this portion of Phase I Property
1870-1912	Private Individuals	Residential apartment building, supply company	Residential and Commercial	1912 FIPs show "MacKenzie & Co. (lumbermens supplies)" adjacent to the west of the aforementioned apartment
1912-1941	Earlscourt Realty Company Ltd.	Residential apartment building, supply company	Residential and Commercial	Based on previous FIPs, property listed as Earlscourt Apartments in 1920 City Directories
1941-1946	The Toronto General Trusts Corporation			
1946-1963	Arthur A. Crawley	Residential apartment building and offices	Residential and Commercial	Property listed as Arthur Crawley Accountants in 1950 directory; 1956 FIPs show apartment and offices (former supply company)

Table 1 (Continued) Land Use History – 383 Albert Street and 340 Queen Street				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, FIPs, etc.
1963-1977	Federal Appliances Limited (name change to Orme Bannon (1963) Ltd. in 1963	Residential apartment building and offices followed by commercial parking lot	Residential and Commercial followed by Commercial	1976 aerial photograph shows previous building structures have been demolished and this portion of Phase I Property occupied by commercial parking lot.
Lot 15 North Albert				
1869-1888	Nicholas Sparks	Unknown	Residential	No information from this time period.
1888-1963	Private Individuals	Vacant, unused land followed by residential	Residential	1901 FIP shows this portion of Phase I Property as vacant; 1912 and 1956 FIPs show three residential buildings have been developed. 1928 and 1950 aerials depict residential buildings shown on FIPs
1963-1977	Federal Appliances Limited (name change to Orme Bannon (1963) Ltd. in 1963	Commercial parking lot	Commercial	No change in land use depicted in 1965 aerial, while residential buildings are no longer present in 1976 aerial which depicts this portion of the Phase I Property as a paved parking lot.
Entire Property				
1977-2008	Shamrock Parking Limited	Commercial parking lot	Commercial	No change in land use depicted in 1991 and 2002, aerials.
2008-present	Claridge Homes (Centretown) Inc.	Commercial parking lot	Commercial	No change in land used depicted in 2011 and 2017 aerials. Site occupied by commercial parking lot at time of site visit.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Potentially contaminating activities (PCAs) considered to result in areas of potential environmental concern (APECs) on the Phase I Property, are described in Table 2 below and shown in red on Drawing PE4011-1 – Site Plan. The PCAs are shown in red on Drawing PE4011-2 – Surrounding Land Use Plan.

Additional historical PCAs identified within the Phase I Study Area were not considered to represent APECs on the Phase I Property based on the extensive development of the surrounding area, information contained in our files, separation distance and/or orientation with respect to the Phase I Property. These PCAs are shown in green on Drawing PE4011-2 – Surrounding Land Use Plan.

Table 2 Areas of Potential Environmental Concern (APEC)					
Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern with respect to Phase I Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
APEC 1: Former on-site automotive service garage	Northwestern portion of the Phase I Property.	Item 52 - Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems	On-site	BTEX PHCs (F ₁ -F ₄)	Soil and Groundwater
APEC 2: Fill material of unknown quality associated with infilling of former building foundations	Across the southern portion of the Phase I Property	Item 30 - Importation of Fill Material of Unknown Quality	On-site	Metals PAHs	Soil and Groundwater
APEC 3: Former automotive service garage adjacent to the west of the Phase I Property	Northwestern portion of the Phase I Property	Item 52 - Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems	Off-site	BTEX PHCs (F ₁ -F ₄)	Soil and Groundwater
APEC 4: Former photo lab adjacent to the north of the western portion of the Phase I Property	Northwestern portion of the Phase I Property	Item: Other	Off-site	VOCs Metals	Soil and Groundwater

Table 2 Areas of Potential Environmental Concern (APEC)					
Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern with respect to Phase I Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
APEC 5: Former automotive service garage adjacent to the northwest of the Phase I Property	Northwestern portion of the Phase I Property	Item 52 - Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems")	Off-Site	BTEX PHCs (F ₁ -F ₄)	Soil and Groundwater
APEC 6: Former chrome plating industry	Northwestern portion of the Phase I Property	Item 33 – Metal Treatment, Coating, Plating and Finishing	Off-site	VOCs Metals	Groundwater

Contaminants of Potential Concern (CPCs)

Based on the PCAs identified above, CPCs present on or beneath the Phase I Property include benzene, toluene, ethylbenzene and xylenes (BTEX), volatile organic compounds (VOCs), petroleum hydrocarbons (PHCs), polycyclic aromatic hydrocarbons (PAHs), and metals.

7.2 Conceptual Site Model

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 interbedded limestone and dolomite of the Gull River Formation. Overburden is reported to consist of plain till of depths ranging from 0 to 5 m. Based on the findings of the previous geotechnical investigation conducted by Exp, overburden generally consists of fill over native silty sand glacial till, followed by limestone bedrock, encountered at depths ranging from approximately 3.3 to 5m below ground surface.

The regional topography slopes down to the north and west, however the topography in the immediate vicinity of the Phase I Property slopes down to the south. The regional groundwater flow is inferred to be in a northwesterly direction toward the Ottawa River.

Contaminants of Potential Concern

As noted above, the CPCs identified for the soil and/or groundwater beneath the Phase I Property include BTEX, VOCs, PHCs, PAHs, and metals. Potential mechanisms of contaminant transport within the groundwater system include advection, dispersion, and diffusion.

Existing Buildings and Structures

The northwestern portion of the Phase I Property is occupied by a 2-storey commercial building fronting onto Queen Street. A public transit station associated with the OLRT, is situated on the northeastern portion of the Phase I Property, fronting onto Queen Street. A kiosk associated with the commercial parking lot is present on the south-central portion of the Phase I Property.

Water Bodies

There are no water bodies on the Phase I Property or within the Phase I Study Area. The closest water body is the Ottawa River, located approximately 300 m to the northwest of the Phase I Property.

Areas of Natural Significance

No areas of natural significance were identified on the Phase I Property or within the Phase I Study Area.

Drinking Water Wells

No drinking water wells are located on the Phase I Property or within the Phase I Study Area.

Groundwater Monitoring Wells

Three (3) monitoring wells were observed on the Phase I Property at the time of the site visit and were installed during a previous geotechnical investigation conducted by others.

Well records for all drilled wells within the Phase I Study Area were obtained from the MOECC website. Based on the results of the well records search, there are no well records for the Phase I Property, however, three (3) monitoring wells were noted on the Phase I Property at the time of the site visit. A total of 12 monitoring well and well abandonment records were obtained for the following properties within the Phase I Study Area: 280 Queen Street (4 abandoned wells); Lyon Street and Queen Street (4 abandoned wells – exact location unknown), 154 O'Connor Street (1 monitoring well), 384 Wellington Street (1 monitoring well) and 387 Wellington Street (1 monitoring well).

Fill Material

No evidence of fill material was observed at the time of the site visit. However, based on the previous geotechnical investigation conducted by Exp, fill is present across the subject property beneath the pavement structure, to depths ranging from approximately 0.6 to 2m below ground surface. The fill material generally consists of silty sand with gravel with fragments of construction debris at several borehole locations.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is primarily commercial and residential with occasional community or institutional uses. Land use is shown on Drawing PE4011-2 - Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Table 2 in Section 7.1, two (2) on-site PCAs and four (4) off-site PCAs have resulted in six (6) APECs on the Phase I Property.

Additional historical PCAs were identified within the Phase I Study Area, however these activities were not considered to represent APECs on the Phase I Property based on their respective separation distances and/or orientations with respect to the Phase I Property, in combination with the extensive development of the neighbouring properties and information contained in our files.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are areas of potential environmental concern on the subject site resulting from historical uses of the site and neighbouring properties. The presence of potentially contaminating activities was confirmed by a variety of independent sources. The conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by Claridge Homes to conduct a Phase I – Environmental Site Assessment for the property addressed 383 Albert Street and 340 Queen Street, in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the Phase I ESA Property and Study Area and to identify any environmental concerns with the potential to impact the subject property.

Based on a review of available historical sources, the subject property was originally developed as early as 1869, for residential purposes. Portions of the property were later developed or used for commercial purposes circa 1919 when the Coca Cola Company purchased a portion of the subject land. Historical on-site PCAs identified include the operation of an automotive service garage on the northwestern portion of the Phase I Property.

Adjacent and neighbouring properties were historically used for primarily residential and commercial purposes with some light-industrial and institutional properties. Off-site historical PCAs considered to result in APECs on the Phase I Property include two (2) former automotive service garages, a former photo lab (1940's) and a former chrome plating industry, all of which were situated along the south side of Queen Street, immediately adjacent to the Phase I Property.

A former dry cleaners to the south, across Albert Street, was not considered to result in an APEC on the subject property based on information contained in our files. Former automotive service and autobody establishments to the north of the Phase I Property, across Queen Street, are not considered to result in APECs on the Phase I Property based on their downgradient orientation with respect to the subject land, in combination with the redevelopment of the property with a multi-storey commercial building with several levels of underground parking. Other off-site PCAs are not considered to represent APECs on the Phase I Property based on their separation distances and/or orientations with respect to the subject land.

Following the historical review, a site visit was conducted. No PCAs were identified on the Phase I Property at the time of the site visit. An off-site dry cleaner was identified within the Phase I Study Area. Based on the separation distance and orientation of the dry cleaners with respect to the subject land, this PCA is not considered to represent an APEC on the Phase I Property.

Recommendations

Based on the findings of the Phase I ESA, **it is our opinion that a Phase II Environmental Site Assessment is required for the property.**

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.

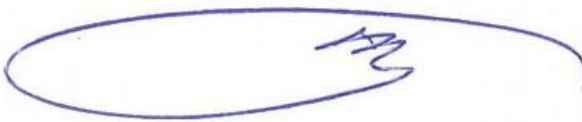
Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Claridge Homes. Permission and notification from Claridge Homes and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Karyn Munch, P.Eng., QP_{ESA}



Mark S. D'Arcy, P.Eng., QP_{ESA}



Report Distribution:

- ☐ Claridge Homes
- ☐ 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.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
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, July 2018.
Draft Plan of Survey prepared by Annis, O’Sullivan, Vollebeek Ltd.
Personal Interviews.
Previous Engineering Reports.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

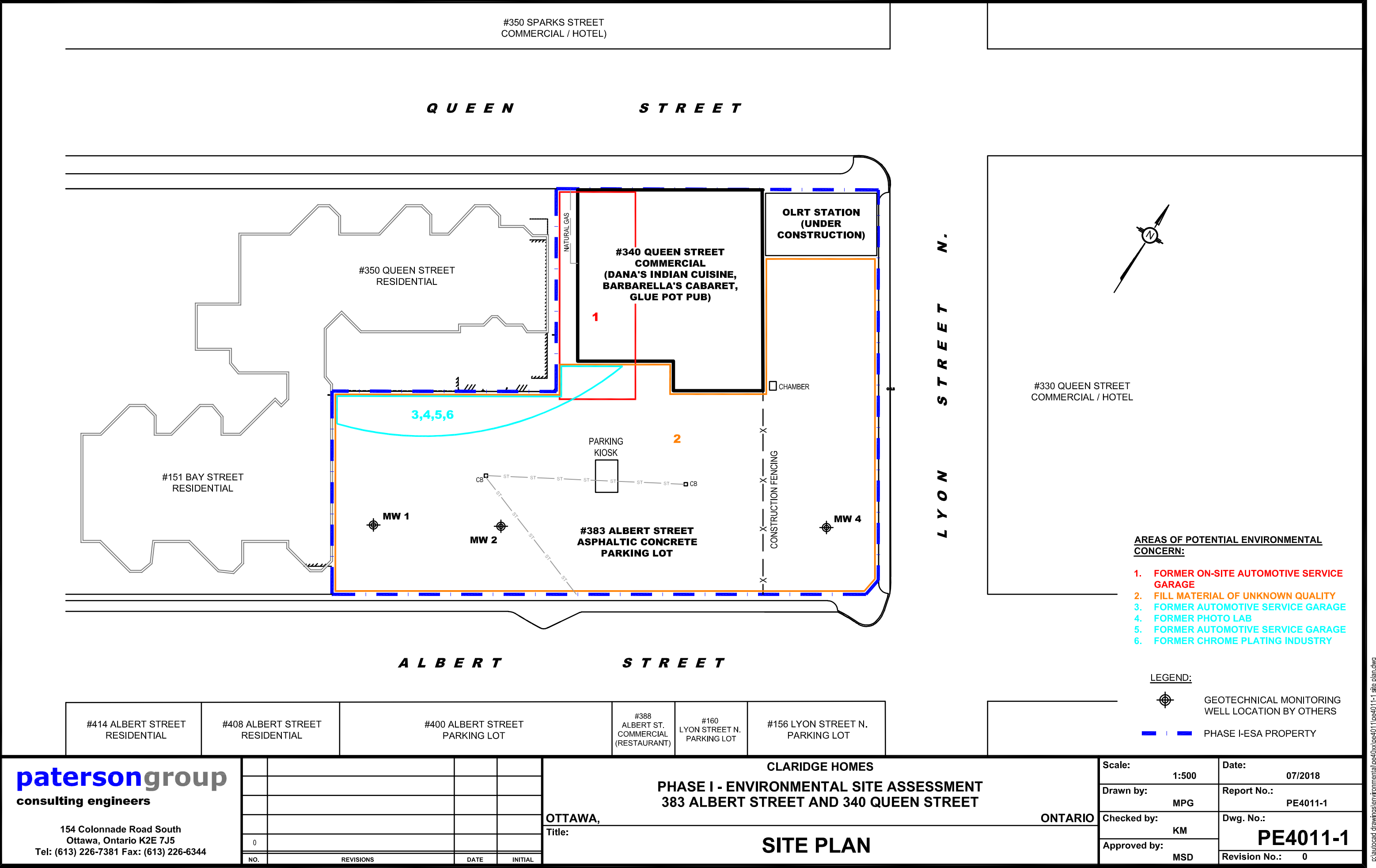
FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4011-1 – SITE PLAN

DRAWING PE4011-2 – SURROUNDING LAND USE PLAN





patersongroup
consulting engineers

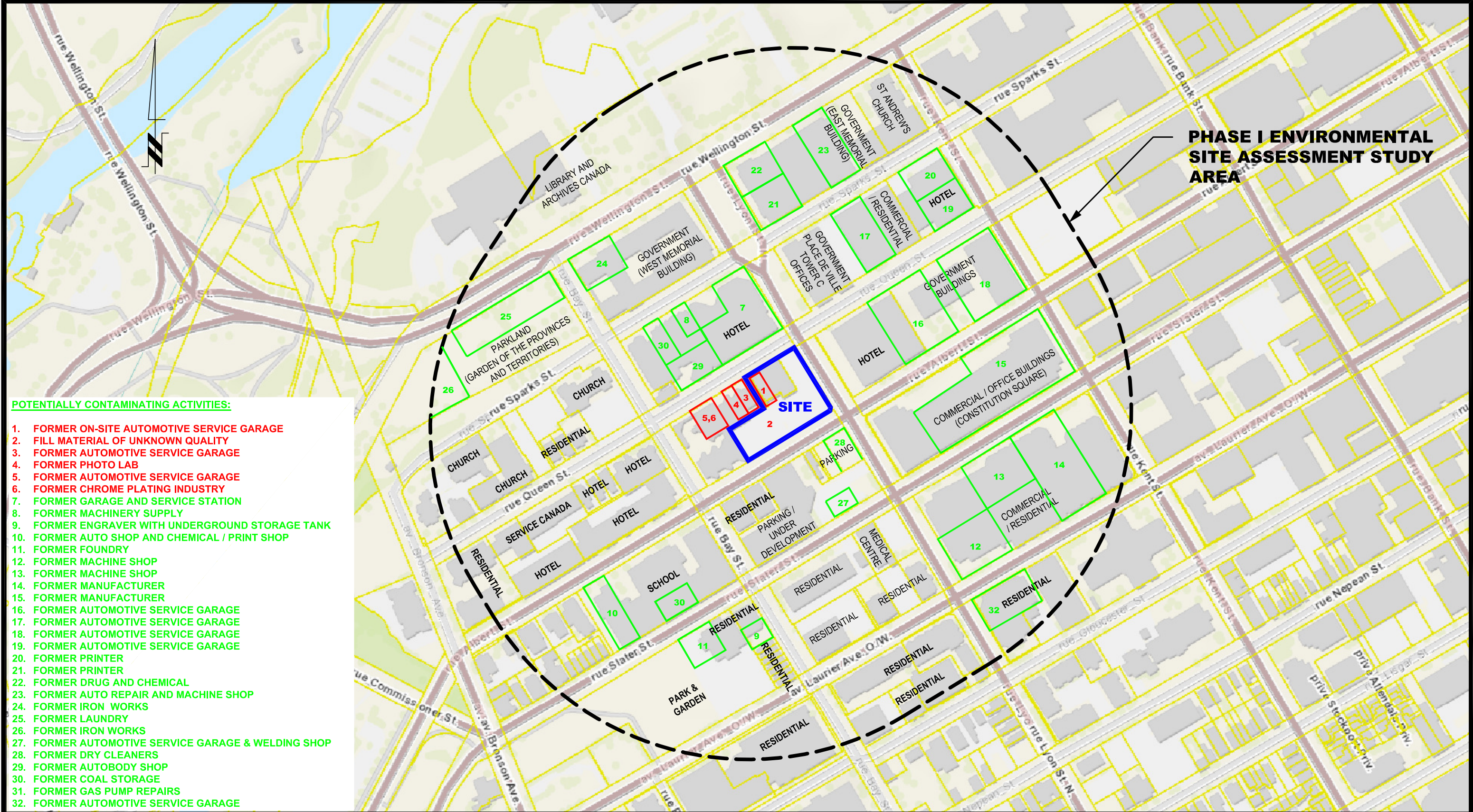
154 Colonnade Road South
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Tel: (613) 226-7381 Fax: (613) 226-6344

0			
NO.	REVISIONS	DATE	INITIAL

CLARIDGE HOMES	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
383 ALBERT STREET AND 340 QUEEN STREET	
OTTAWA,	ONTARIO
Title:	
SITE PLAN	

Scale:	1:500	Date:	07/2018
Drawn by:	MPG	Report No.:	PE4011-1
Checked by:	KM	Dwg. No.:	PE4011-1
Approved by:	MSD	Revision No.:	0

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- POTENTIALLY CONTAMINATING ACTIVITIES:**
1. FORMER ON-SITE AUTOMOTIVE SERVICE GARAGE
 2. FILL MATERIAL OF UNKNOWN QUALITY
 3. FORMER AUTOMOTIVE SERVICE GARAGE
 4. FORMER PHOTO LAB
 5. FORMER AUTOMOTIVE SERVICE GARAGE
 6. FORMER CHROME PLATING INDUSTRY
 7. FORMER GARAGE AND SERVICE STATION
 8. FORMER MACHINERY SUPPLY
 9. FORMER ENGRAVER WITH UNDERGROUND STORAGE TANK
 10. FORMER AUTO SHOP AND CHEMICAL / PRINT SHOP
 11. FORMER FOUNDRY
 12. FORMER MACHINE SHOP
 13. FORMER MACHINE SHOP
 14. FORMER MANUFACTURER
 15. FORMER MANUFACTURER
 16. FORMER AUTOMOTIVE SERVICE GARAGE
 17. FORMER AUTOMOTIVE SERVICE GARAGE
 18. FORMER AUTOMOTIVE SERVICE GARAGE
 19. FORMER AUTOMOTIVE SERVICE GARAGE
 20. FORMER PRINTER
 21. FORMER PRINTER
 22. FORMER DRUG AND CHEMICAL
 23. FORMER AUTO REPAIR AND MACHINE SHOP
 24. FORMER IRON WORKS
 25. FORMER LAUNDRY
 26. FORMER IRON WORKS
 27. FORMER AUTOMOTIVE SERVICE GARAGE & WELDING SHOP
 28. FORMER DRY CLEANERS
 29. FORMER AUTOBODY SHOP
 30. FORMER COAL STORAGE
 31. FORMER GAS PUMP REPAIRS
 32. FORMER AUTOMOTIVE SERVICE GARAGE

<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>					CLARIDGE HOMES PHASE I - ENVIRONMENTAL SITE ASSESSMENT 383 ALBERT STREET AND 340 QUEEN STREET OTTAWA, ONTARIO	Scale:	1:3000	Date:	07/2018
						Drawn by:	RCG	Report No.:	PE4011-1
						Checked by:	MB	Dwg. No.:	PE4011-2
	0					Approved by:	MSD	Revision No.:	
	NO.	REVISIONS	DATE	INITIAL	Title: SURROUNDING LAND USE PLAN				

APPENDIX 1

CHAIN OF TITLE

PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



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

Paterson Group
Attn: Mandy Witteman

BRIEF DESCRIPTION OF LAND:

340 Queen St. and 383 Albert St., Ottawa
Part of Lots 12, 13, 14 South Queen, Plan 3922
Lots 12, 13, 14, 15 North Albert, Plan 3922 and Part of Lots 12, 13, 14 South Queen,
Plan 3922

PIN: 04114-0004 (340 Queen)
04114-0403 (383 Albert)

LAST REGISTERED OWNER: 1823071 ONTARIO LIMITED
(PIN 04114-0004)
CLARIDGE HOMES (CENTRETOWN) INC.
(PIN 04114-0403)

CHAIN OF TITLE:

Plan 3922 registered March 24, 1869
By Nicholas Sparks

PIN 04114-0004

Part Lot 12 South Queen

Deed CR21252 registered July 5, 1883
From estate of Nicholas Sparks to James Bourne

Deed CR24941 registered April 14, 1886
From James Bourne to Charles A. Thompson

Deed CR36310 registered January 16, 1892
From Charles A. Thompson to George F. Thompson

Deed CR96574 registered May 5, 1910
From George F. Thompson to Charles Hopewell and Newton J. Kerr

Deed CR112764 registered May 16, 1912
From Charles Hopewell and Newton J. Kerr to Earls court Realty Company Ltd.

Part Lot 13 South Queen

Deed CR4823 registered April 19, 1870
From Nicholas Sparks to Philip Thompson

Deed CR21252 registered July 5, 1883
From estate of Nicholas Sparks to James Bourne

Deed CR24941 registered April 14, 1886
From James Bourne to Charles A. Thompson

Deed CR27894 registered February 14, 1888
From Philip N. Thompson to Phillip N. Thompson, trustee

Deed CR33618 registered October 30, 1890
From Phillip N. Thompson, trustee to Charles A. and Lillian A. Moore

Deed CR36310 registered January 16, 1892
From Charles A. Thompson to George F. Thompson

Deed CR91097 registered July 3, 1909
From Charles A. and Lillian A. Moore to Edwin D. Kerr

Deed CR96574 registered May 5, 1910
From George F. Thompson to Charles Hopewell and Newton J. Kerr

Deed CR112763 registered May 16, 1912
From Edwin D. Kerr to Earls court Realty Company Ltd.

Deed CR112764 registered May 16, 1912
From Charles Hopewell and Newton J. Kerr to Earls court Realty Company Ltd.

Part Lot 14 South Queen

Deed CR4823 registered April 19, 1870
From Nicholas Sparks to Philip Thompson

Deed CR27894 registered February 14, 1888
From Philip N. Thompson to Phillip N. Thompson, trustee

Deed CR33618 registered October 30, 1890
From Phillip N. Thompson, trustee to Charles A. and Lillian A. Moore

Deed CR91097 registered July 3, 1909
From Charles A. and Lillian A. Moore to Edwin D. Kerr

Deed CR112763 registered May 16, 1912
From Edwin D. Kerr to Earls court Realty Company Ltd.

Part Lots 12, 13, 14 South Queen (title merged)

Deed CR147058 registered August 12, 1919
From Earls court Realty Company Ltd. to The Coca Cola Company

Deed CR176291 registered October 27, 1924
From The Coca Cola Company to The Coca Cola Company of Canada Ltd.

Deed CR287776 registered December 30, 1950
From Coca Cola Ltd. to Kathleen A Van Duyse

Deed CR467370 registered October 17, 1963
From Kathleen A. Van Duyse to Harvey J Hyde, in trust

Deed CR503775 registered December 13, 1965
From Harvey J. Hyde to Charnwood Investments Limited

Deed CR520193 registered December 27, 1966
From Charnwood investments Limited to Mack Levin

Deed NS11496 registered April 28, 1978
From Mack Levin and Esther Levin to Regent Vending Machine (1969) Ltd.

Lease NS257553 registered September 13, 1984
From Regent Vending Machine (1969) Ltd. to Joel Delman

Name Change OC917075 registered June 20, 2014
From Regent Vending Machine (1969) Ltd to Regent Holdings Limited

Deed OC1638384 registered November 19, 2014
From Regent Holdings Limited to 1823071 Ontario Limited

PIN 04114-0403

Lot 12 and 13 North Albert

Deed CR4823 registered April 19, 1870
From Nicholas Sparks to Philip Thompson

Deed CR21252 registered July 5, 1883
From estate of Nicholas Sparks to James Bourne

Deed CR24941 registered April 14, 1886
From James Bourne to Charles A. Thompson

Deed CR27894 registered February 14, 1888
From Philip N. Thompson to Phillip N. Thompson, trustee

Deed CR33618 registered October 30, 1890
From Phillip N. Thompson, trustee to Charles A. and Lillian A. Moore

Deed CR36310 registered January 16, 1892
From Charles A. Thompson to George F. Thompson

Deed CR91097 registered July 3, 1909
From Charles A. and Lillian A. Moore to Edwin D. Kerr

Deed CR96574 registered May 5, 1910
From George F. Thompson to Charles Hopewell and Newton J. Kerr

Deed CR101998 registered February 8, 1911
From Charles Hopewell and Newton J. Kerr to Edwin D. Kerr

Deed CR112763 registered May 16, 1912
From Edwin D. Kerr to Earls court Realty Company Ltd.

Foreclosure CR233333 registered January 9, 1941
From Earls court Realty Company Ltd. to The Toronto General Trusts Corporation

Deed CR256783 registered February 5, 1946
From The Toronto General Trusts Corporation to Arthur A. Crawley and Thomas P. Bannon

Deed CR278918 registered August 24, 1949
From Thomas P. Bannon to Arthur A. Crawley

Deed CR455316 registered February 11, 1963
From Arthur A. Crawley to Federal Appliances Limited

Name Change GR12331 registered June 25, 1963
From Federal Appliances Limited to Orme Bannon (1963) Limited

Deed CR721566 registered December 1, 1977
From Orme Bannon (1963) Limited to Shamrock Parking Limited

Lot 14 North Albert

Deed CR27894 registered February 14, 1888
From Philip N. Thompson to Phillip N. Thompson, trustee

Deed CR33618 registered October 30, 1890
From Phillip N. Thompson, trustee to Charles A. and Lillian A. Moore

Deed CR75804 registered December 19, 1905
From Charles A. and Lillian A. Moore to Herbert C. Chapman

Deed CR91097 registered July 3, 1909
From Charles A. and Lillian A. Moore to Edwin D. Kerr

Deed CR108390 registered November 30, 1911
From Herbert C. Chapman to Annie T. Bindon

Deed CR111815 registered April 22, 1912
From Annie T. and George H. Bindon to James E. Caldwell

Deed CR112763 registered May 16, 1912
From Edwin D. Kerr to Earls court Realty Company Ltd.

Deed CR214161 registered February 19, 1925
From James E. Caldwell to Timothy Bayne

Foreclosure CR233333 registered January 9, 1941
From Earls court Realty Company Ltd. to The Toronto General Trusts Corporation

Deed CR256783 registered February 5, 1946
From The Toronto General Trusts Corporation to Arthur A. Crawley and Thomas P. Bannon

Deed CR278918 registered August 24, 1949
From Thomas P. Bannon to Arthur A. Crawley

Deed CR279969 registered October 19, 1949
From estate of Timothy Bayne to Samuel Shainbaum and Moses Shainbaum

Deed CR284922 registered July 28, 1950
From Samuel Shainbaum and Moses Shainbaum to Elie Bertrand

Deed CR455316 registered February 11, 1963
From Arthur A. Crawley to Federal Appliances Limited

Deed CR466332 registered September 27, 1963
From Elie Bertrand to George Robert

Name Change GR12331 registered June 25, 1963
From Federal Appliances Limited to Orme Bannon (1963) Limited

Deed CR482467 registered August 31, 1964
From George Robert to Orme Bannon (1963) Limited

Deed CR721566 registered December 1, 1977
From Orme Bannon (1963) Limited to Shamrock Parking Limited

Lot 15 North Albert

Deed CR27894 registered February 14, 1888
From Philip N. Thompson to Phillip N. Thompson, trustee

Deed CR33618 registered October 30, 1890
From Phillip N. Thompson, trustee to Charles A. and Lillian A. Moore

Deed CR63879 registered April 12, 1902
From Charles A. and Lillian A. Moore to William H. Richards

Deed CR75804 registered December 19, 1905
From Charles A. and Lillian A. Moore to Herbert C. Chapman

Deed CR108390 registered November 30, 1911
From Herbert C. Chapman to Annie T. Bindon

Deed CR111815 registered April 22, 1912
From Annie T. and George H. Bindon to James E. Caldwell

Deed CR146077 registered May 22, 1919
From estate of William H. Richards to Florence B. Richards

Deed CR214161 registered February 19, 1925
From James E. Caldwell to Timothy Bayne

Deed CR279969 registered October 19, 1949
From estate of Timothy Bayne to Samuel Shainbaum and Moses Shainbaum

Deed CR284922 registered July 28, 1950
From Samuel Shainbaum and Moses Shainbaum to Elie Bertrand

Deed CR345546 registered April 30, 1958
From Florence B. Richards to Stanley F. and Sabina Chapman

Deed CR466332 registered September 27, 1963
From Elie Bertrand to George Robert

Name Change GR12331 registered June 25, 1963
From Federal Appliances Limited to Orme Bannon (1963) Limited

Deed CR482467 registered August 31, 1964
From George Robert to Orme Bannon (1963) Limited

Deed CR538500 registered February 15, 1968
From Stanley F. and Sabina Chapman to Arthur A. Crawley

Deed CR588494 registered March 19, 1971
From estate of Arthur A. Crawley to Alfred S. Merrikin and Donald R. James

Deed CR721566 registered December 1, 1977
From Orme Bannon (1963) Limited to Shamrock Parking Limited

Deed NS8703 registered March 30, 1978
From Alfred S. Merrikin and Donald R. James to Orme Bannon (1963) Limited
(These lands included in previous Deed CR721566)

Part Lot 12 South Queen

Deed CR21252 registered July 5, 1883
From estate of Nicholas Sparks to James Bourne

Deed CR24941 registered April 14, 1886
From James Bourne to Charles A. Thompson

Deed CR36310 registered January 16, 1892
From Charles A. Thompson to George F. Thompson

Deed CR96574 registered May 5, 1910
From George F. Thompson to Charles Hopewell and Newton J. Kerr

Deed CR112764 registered May 16, 1912
From Charles Hopewell and Newton J. Kerr to Earls court Realty Company Ltd.

Deed CR196299 registered April 19, 1929
From Earls court Realty Company Ltd. to A. W. Bayman Ltd.

Deed CR211537 registered February 14, 1934
From Plaza Cold Storage Ltd. to Thomas G. Mayburry
(A. W. Bayman Ltd. changed it's name to Plaza Cold Storage Ltd.)

Foreclosure CR233333 registered January 9, 1941
From Earls court Realty Company Ltd. to The Toronto General Trusts Corporation

Deed CR256783 registered February 5, 1946
From The Toronto General Trusts Corporation to Arthur A. Crawley and Thomas P. Bannon

Deed CR259586 registered June 28, 1946
From Thomas G. Mayburry to Arthur A. Crawley and Frank K. Crawley

Deed CR278918 registered August 24, 1949
From Thomas P. Bannon to Arthur A. Crawley

Deed CR291457 registered May 2, 1951
From Arthur A. Crawley and Frank K. Crawley to Malnor Traders Limited

Deed CR354513 registered December 30, 1956
From Malnor Traders Limited to Trustees for Army, Navy and Air Force Veterans in Canada Capital Unit 236

Deed CR428761 registered August 14, 1961
From Arthur A. Crawley and Frank K. Crawley to Trustees for Army, Navy and Air Force Veterans in Canada Capital Unit 236

Deed CR619393 registered September 29, 1972
From Trustees for Army, Navy and Air Force Veterans in Canada Ottawa Unit 532 to Shamrock Parking Limited

Part Lot 13 South Queen

Deed CR4823 registered April 19, 1870
From Nicholas Sparks to Philip Thompson

Deed CR21252 registered July 5, 1883
From estate of Nicholas Sparks to James Bourne

Deed CR24941 registered April 14, 1886
From James Bourne to Charles A. Thompson

Deed CR27894 registered February 14, 1888
From Philip N. Thompson to Phillip N. Thompson, trustee

Deed CR33618 registered October 30, 1890
From Phillip N. Thompson, trustee to Charles A. and Lillian A. Moore

Deed CR36310 registered January 16, 1892
From Charles A. Thompson to George F. Thompson

Deed CR91097 registered July 3, 1909
From Charles A. and Lillian A. Moore to Edwin D. Kerr

Deed CR96574 registered May 5, 1910
From George F. Thompson to Charles Hopewell and Newton J. Kerr

Deed CR112763 registered May 16, 1912
From Edwin D. Kerr to Earls court Realty Company Ltd.

Deed CR112764 registered May 16, 1912
From Charles Hopewell and Newton J. Kerr to Earls court Realty Company Ltd.

Deed CR256005 registered December 10, 1945
From Earls court Realty Company Ltd. to The Toronto General Trusts Corporation

Deed CR256783 registered February 5, 1946
From The Toronto General Trusts Corporation to Arthur A. Crawley and Thomas P. Bannon

Deed CR278918 registered August 24, 1949
From Thomas P. Bannon to Arthur A. Crawley

Deed CR455316 registered February 11, 1963
From Arthur A. Crawley to Federal Appliances Limited

Name Change GR12331 registered June 25, 1963
From Federal Appliances Limited to Orme Bannon (1963) Limited

Deed CR721566 registered December 1, 1977
From Orme Bannon (1963) Limited to Shamrock Parking Limited

Lot 14 South Queen

Deed CR4823 registered April 19, 1870
From Nicholas Sparks to Philip Thompson

Deed CR27894 registered February 14, 1888
From Philip N. Thompson to Phillip N. Thompson, trustee

Deed CR33618 registered October 30, 1890
From Phillip N. Thompson, trustee to Charles A. and Lillian A. Moore

Deed CR91097 registered July 3, 1909
From Charles A. and Lillian A. Moore to Edwin D. Kerr

Deed CR112763 registered May 16, 1912
From Edwin D. Kerr to Earls court Realty Company Ltd.

Deed CR256005 registered December 10, 1945
From Earls court Realty Company Ltd. to The Toronto General Trusts Corporation

Deed CR256783 registered February 5, 1946
From The Toronto General Trusts Corporation to Arthur A. Crawley and Thomas P. Bannon

Deed CR278918 registered August 24, 1949
From Thomas P. Bannon to Arthur A. Crawley

Deed CR455316 registered February 11, 1963
From Arthur A. Crawley to Federal Appliances Limited

Name Change GR12331 registered June 25, 1963
From Federal Appliances Limited to Orme Bannon (1963) Limited

Deed CR721566 registered December 1, 1977
From Orme Bannon (1963) Limited to Shamrock Parking Limited

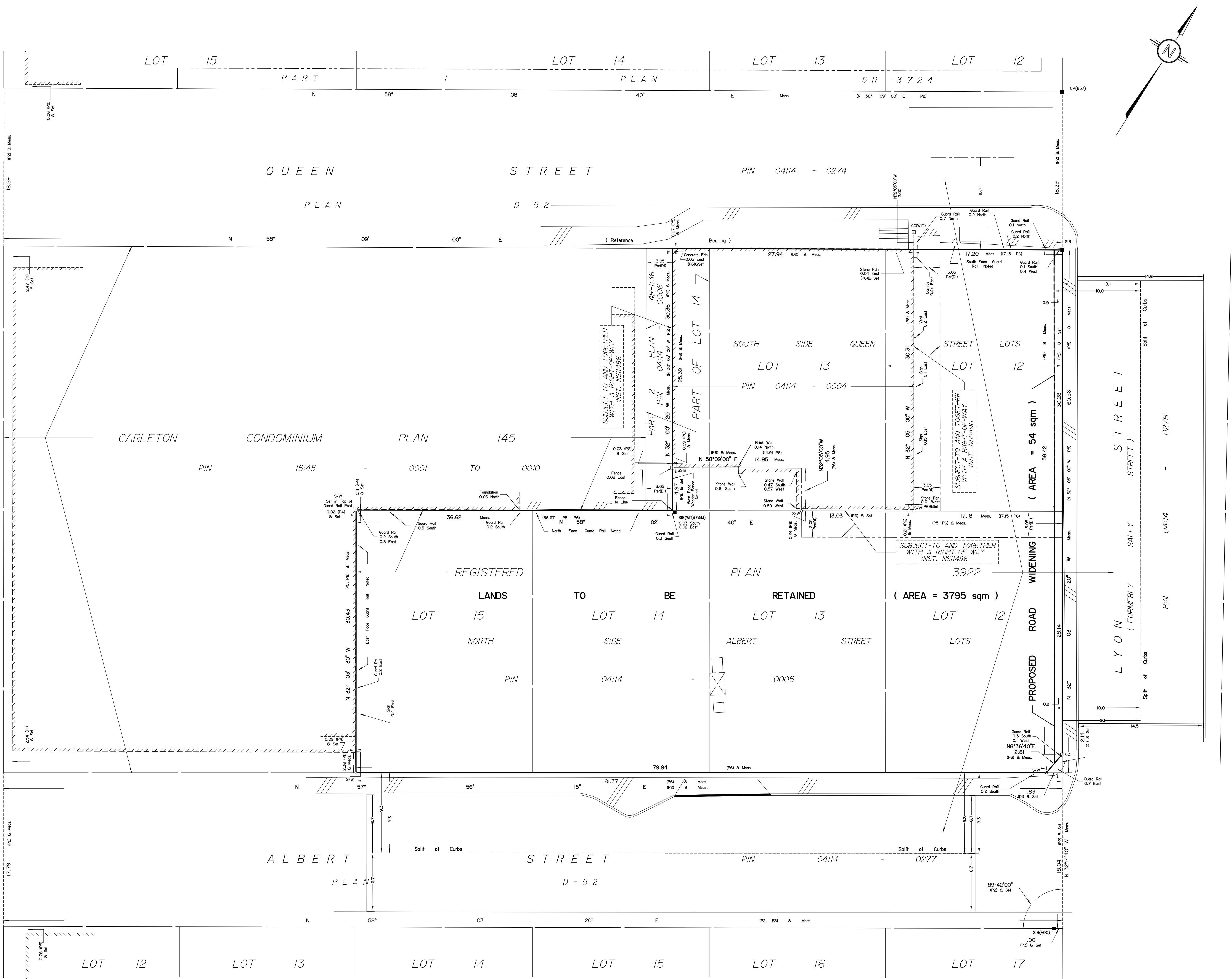
Lots 12, 13, 14, 15 North Albert, Part Lots 12, 13, 14 South Queen

Deed OC9121369 registered October 6, 2008
From Shamrock parking Limited to Claridge Homes (Centretown) Inc.

Lease OC916352 registered October 20, 2008
From Claridge Homes (Centretown) Inc. to Ideal Parking Inc.

Name Change OC1358826 registered May 4, 2012
From Ideal parking Inc. to Vinci Park Services (Canada) Inc.

BAY STREET



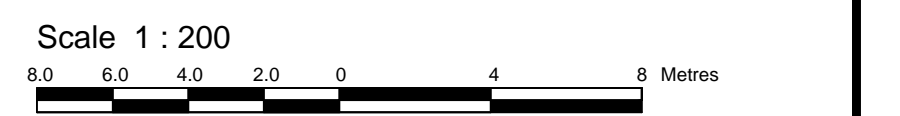
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____

ANDRÉ ROY
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SCHEDULE			
PART	LOT	PLAN	PIN
1			
2			

DRAFT PLAN OF SURVEY OF LOTS 12 And 13 And PART OF LOT 14 (South Side Queen Street) And LOTS 13, 14, 15 And PART OF LOT 12 (North Side Albert Street) REGISTERED PLAN 3922 CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.



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

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 ____ day of _____, 2018.

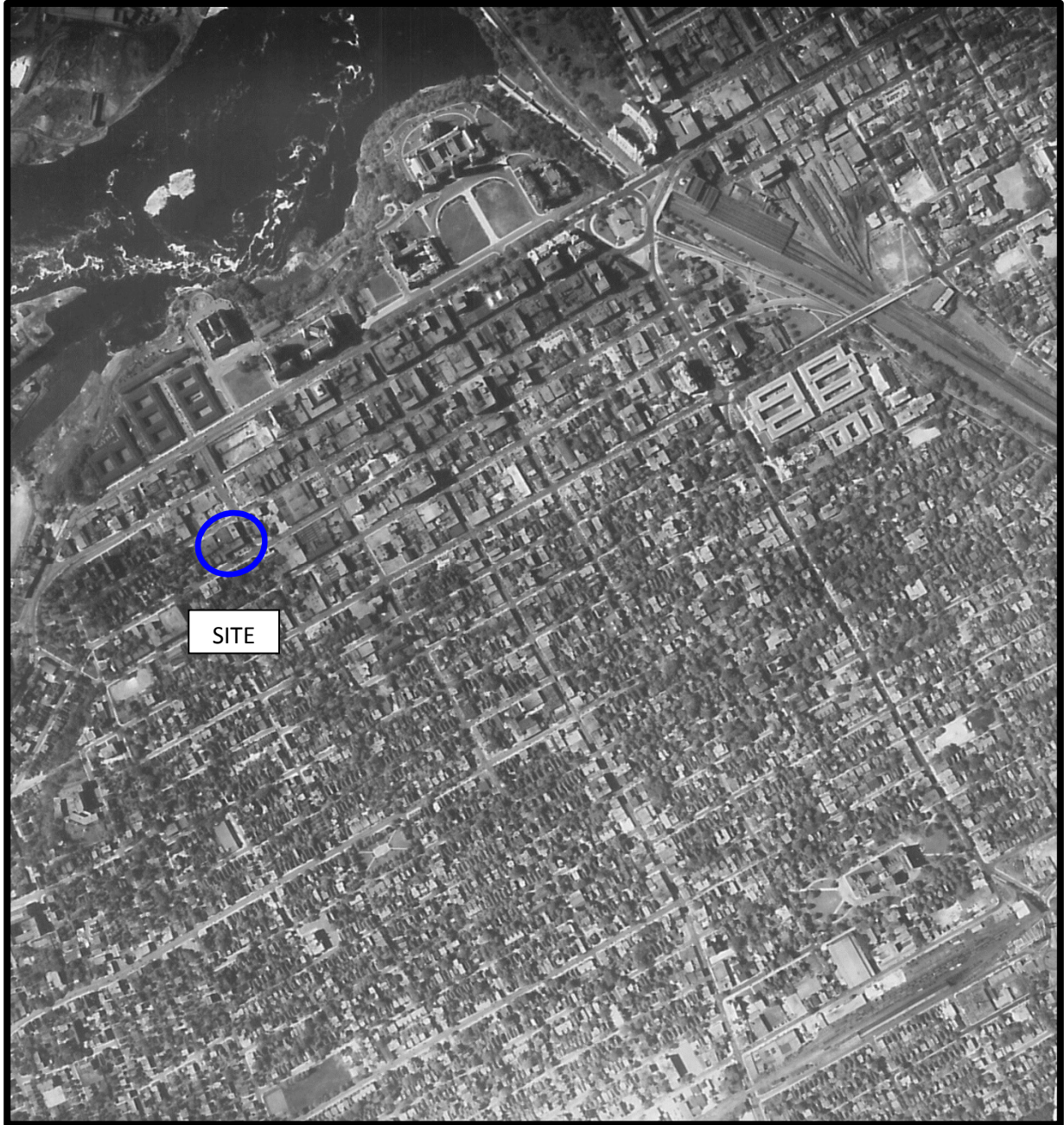
Date: _____
André Roy
Ontario Land Surveyor

Notes & Legend		
—○—	Denotes	Survey Monument Planted
—■—		Survey Monument Found
SIB		Standard Iron Bar
SSIB		Short Standard Iron Bar
IB		Iron Bar
CC		Cut Cross
CP		Concrete Pin
IB#		Round Iron Bar
SAW		Spike & Washer
SSIB*		Short Standard Iron Bar
IB*		Iron Bar
(WIT)		Witness
Meas.		Measured
Prop		Proportion
(AOG)		Annis, O'Sullivan, Vollebekk Ltd.
(P1)		Plan 4R-2194
(P2)		Plan D-52
(P3)		Plan 4R-10209
(P4)		Carleton Condominium Plan 145
(P5)		Plan 4R-1136
(P6)		Plan by (857), dated October 13, 1977
(D1)		Inst. CR627335
(D2)		Inst. NS11496
BF		Board Fence
CLF		Chain Link Fence
C/L		Centreline

Bearings are astronomic, derived from part of the southerly limit of Queen Street, shown to be N 58°09'00" E on Plan D-52.



AERIAL PHOTOGRAPH
1928



AERIAL PHOTOGRAPH
1950



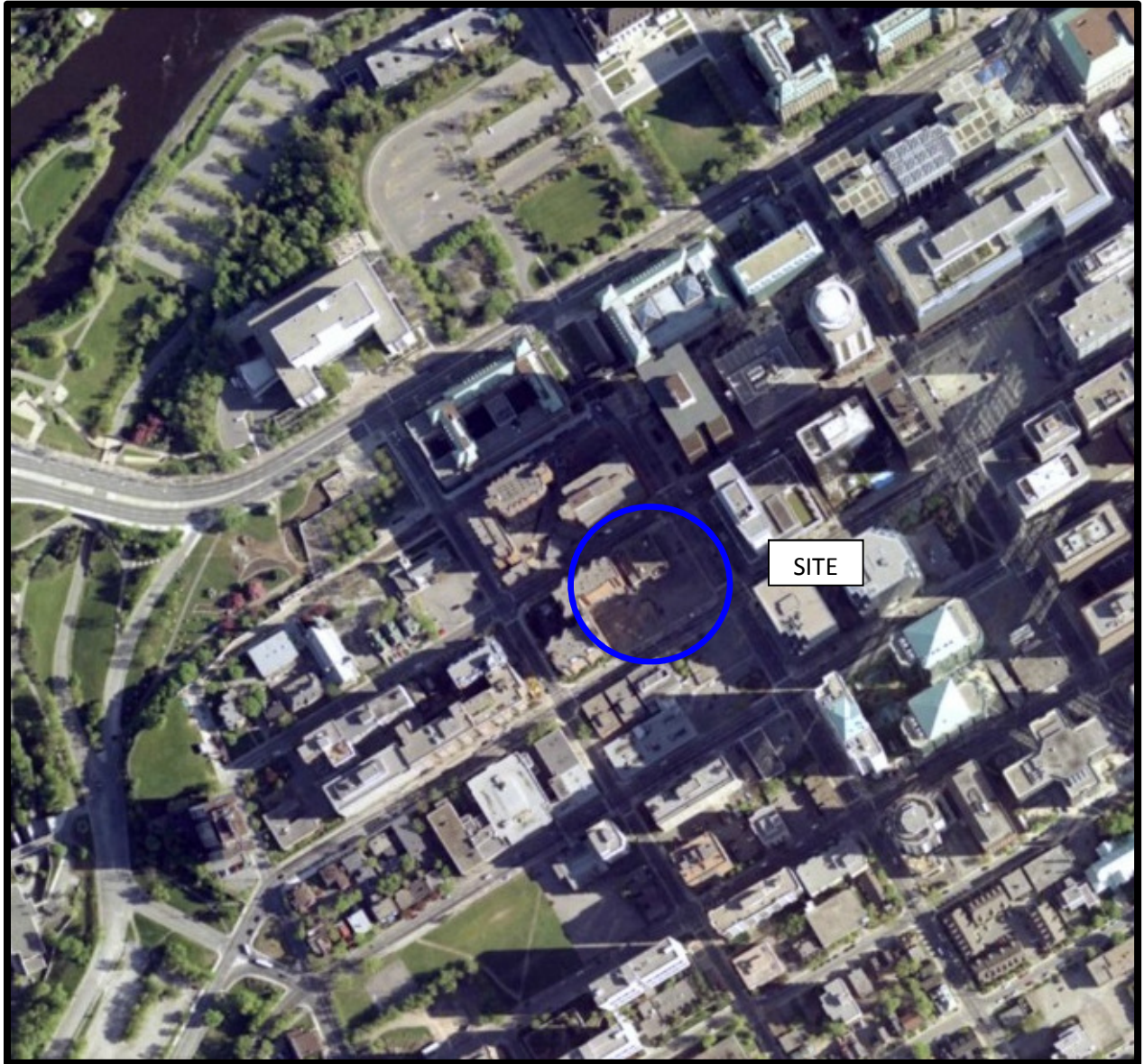
AERIAL PHOTOGRAPH
1965



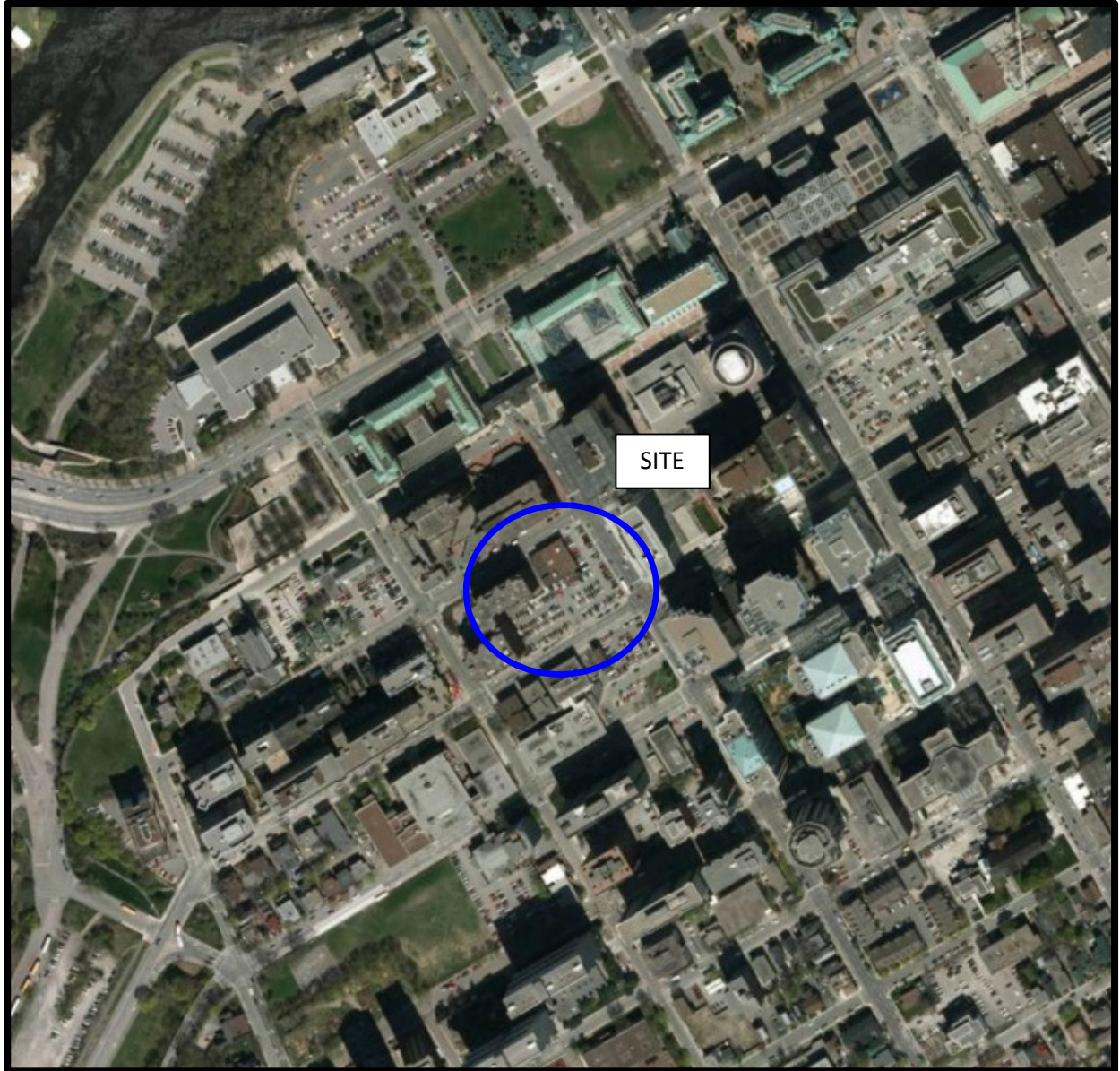
AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1991



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2011



AERIAL PHOTOGRAPH
2017

Site Photographs

PE4011

383 Albert Street and 340 Queen Street – Ottawa, ON

June 25, 2018



Photograph 1: View of eastern portion of the site, facing northwest. The subject commercial building and OLRT station under construction can be seen in the photograph, as well as the commercial office building to the north and residential building to the west.



Photograph 2: View of northeastern portion of the Phase I Property, facing east.

Site Photographs

PE4011

383 Albert Street and 340 Queen Street – Ottawa, ON

June 25, 2018



Photograph 3: View of adjacent commercial property to the south, across Albert Street. Photograph illustrates grade difference.



Photograph 4: View of residential properties to the southwest of the Phase I Property, facing southwest.

Site Photographs

PE4011

383 Albert Street and 340 Queen Street – Ottawa, ON

June 25, 2018



Photograph 5: View of Delta Hotel to the east of the Phase I Property, facing northeast.

APPENDIX 2

MOECC FREEDOM OF INFORMATION RESPONSE

CITY OF OTTAWA HLUI SEARCH RESULTS

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 Karyn Munch Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: amenyhart@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. PE4011	Signature/Print /Name of Requester Karyn Munch			
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 383 Albert Street				
Present Property Owner(s) and Date(s) of Ownership Claridge Homes (Centretown) Inc.				
Previous Property Owner(s) and Date(s) of Ownership 2008				
Present/Previous Tenant(s), (if applicable) Parking lot				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			all	
Orders			all	
Spills			all	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			all	
Waste Generator number/classes			all	
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.



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 Karyn Munch Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: amenyhart@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. PE4011	Signature/Print /Name of Requester Karyn Munch			
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 340 Queen Street				
Present Property Owner(s) and Date(s) of Ownership 1823071 Ontario Ltd.				
Previous Property Owner(s) and Date(s) of Ownership 2008				
Present/Previous Tenant(s), (if applicable) Parking lot				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			all	
Orders			all	
Spills			all	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			all	
Waste Generator number/classes			all	
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.

Office Use Only

Application Number: _____ Ward Number: _____ Application Received: (dd/mm/yyyy): _____
Client Service Centre Staff: _____ Fee Received: \$ _____



Historic Land Use Inventory

Application Form

Notice of Public Record

All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of *The Planning Act*, R.S.O. 1990, C.P.13.

Municipal Freedom of Information and Protection Act

Personal information on this form is collected under the authority the *Planning Act*, RSO 1990, c. P. 13 and will be used to process this application. Questions about this collection may be directed by mail to Manager, Business Support Services, Planning Infrastructure and Economic Development Department, 110 Laurier Avenue West, Ottawa, K1P 1J1, or by phone at (613) 580-2424, ext. 24075

Background Information

*Site Address or
Location:

383 Albert St and 340 Queen St.

* Mandatory Field

Applicant/Agent Information:

Name:

Paterson Group Inc.

Mailing Address:

154 Colonnade Rd. S

Telephone:

613-226-7381

Email Address:

kmunch@patersongroup.ca.

Registered Property Owner Information:

☐ Same as above

Name:

1823071 Ontario Ltd / Claridge Homes (Centretown) Inc.

Mailing Address:

210 Gladstone Ave Ste 201 Ottawa

Telephone:

613-233-6030

Email Address:

Site Details

Legal Description
and PIN:

Part of Lots 12, 13, 14 South Queen, Plan 3922
Lots 12, 13, 14, 15 North Albert, Plan 3922

What is the land
currently used for?

Commercial, OVRT station

04114-0004, 04114-0006, 04114-0403

Lot frontage: m Lot depth: m Lot area: m²

OR Lot area: (irregular lot) m²

Does the site have Full Municipal Services: ☒ Yes ☐ No

Required Fees

Please don't hesitate to visit the [Historic Land Use Inventory website](#) for more information. Fees must be paid in full at the time of application submission.

Planning Fee

\$102.00

Submittal Requirements

The following are required to be submitted with this application:

- 1. 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.
- 2. 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, Infrastructure and Economic Development Department. 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.
- 3.** A site plan or key plan of the property, its location and particular features.
- 4.** Any significant dates or time frames that you would like researched.

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 ("the Requester") does so only under the following conditions and understanding:

1. 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.
2. 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.
3. 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.
4. Copyright is reserved to the City.
5. 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.
6. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
7. 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: K. Munch

Dated (dd/mm/yyyy): 11/07/2018

Per: Karyn Munch

(Please print name)

Title: Project Manager

Company: Paterson Group Inc.

44 Dufferin Street, Suite 200
Ottawa, Ontario K1N 2C1
Tel: 613-226-7371
Fax: 613-226-7372

Environmental Engineering
Phase I Site Assessment
Phase II Site Assessment
Phase III Site Assessment
Phase IV Site Assessment
Phase V Site Assessment

www.patersongroup.ca

June 8, 2018
File: PE4011-HLUI

City of Ottawa
110 Laurier Avenue W
Ottawa, Ontario
K1P 1J1

Subject: **Authorization Letter, HLUI Search
Phase I-Environmental Site Assessment
383 Albert Street and 340 Queen Street
Ottawa, Ontario**

Dear Sir or Madame,

Please consider this letter as confirmation that Paterson Group has been retained to conduct a Phase I-Environmental Site Assessment at the aforementioned property.

With this letter, the property owner authorizes the City of Ottawa and other regulatory bodies to release, to Paterson Group, information requested for the purpose of completing an environmental assessment of the property.

Name of Company/Property Owner:

Clairdy Hanes

Name of Representative

Mr. M. Hanes

Authorization of Representative

[Signature]

Date

July 11/2018

Mandy Witteman

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: June-20-18 5:27 PM
To: Mandy Witteman
Subject: RE: Records Search Request - PE4011

Hello Mandy,

Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationsservices@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.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Yalini

From: Mandy Witteman <MWitteman@Patersongroup.ca>
Sent: June 20, 2018 2:54 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Records Search Request - PE4011

Good morning,

Could you please complete a search of your records for **underground/aboveground storage tanks, historical spills or other incidents/infractions** for the following addresses in the City of Ottawa:

Queen St. #: 340, 330,
Albert St. #: 383, 400, 408
Lyon St. #: 154
Sparks St #: 350, 300
Kent St #: 150
Slater St #: 360

Thank you very much.

Best Regards,

Mandy Witteman

patersongroup
solution oriented engineering

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (613) 226-7381 Ext. 339
Fax: (613) 226-6344
Email: mwitteman@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.

Well ID Number: 7208756
 Well Audit Number: Z151177
 Well Tag Number: A150088

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location	280 QUEEN ST.
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	Ottawa
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 445016.00 Northing: 5029812.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	FILL	GRVL	LOOS	0 m	1.5 m
BRWN	SAND	TILL	LOOS	1.5 m	3.35 m
	ROCK			3.35 m	7.93 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	FLUSHMOUNT/ CONCRETE	
.31 m	4.88 m	BENSEAL	
4.88 m	7.93 m	SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Direct Push	Monitoring and Test Hole

Status of Well

Monitoring and Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	4.88 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	4.88 m	7.93 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind
----------------------	------

Hole Diameter

Depth From	Depth To	Diameter
0 m	3.35 m	10 cm
3.35 m	7.93 m	8 cm

Audit Number: Z151177

Date Well Completed: August 21, 2013

Date Well Record Received by MOE: October 02, 2013

Well ID Number: 7208757
 Well Audit Number: Z151179
 Well Tag Number: A150089

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location	280 QUEEN ST.
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	Ottawa
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 445016.00 Northing: 5029812.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	FILL	GRVL	LOOS	0 m	1.5 m
BRWN	SAND	TILL	LOOS	1.5 m	3.1 m
BRWN	TILL	SHLE	LOOS	3.1 m	3.96 m
	ROCK			3.96 m	7.93 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	FLUSHMOUNT/ CONCRETE	
.31 m	4.88 m	BENSEAL	
4.88 m	7.93 m	SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Direct Push	Monitoring and Test Hole

Status of Well

Monitoring and Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	4.88 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	4.88 m	7.93 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind
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Hole Diameter

Depth From	Depth To	Diameter
0 m	3.96 m	10 cm
3.93 m	7.93 m	8 cm

Audit Number: Z151179

Date Well Completed: August 21, 2013

Date Well Record Received by MOE: October 02, 2013

Well ID Number: 7208758
 Well Audit Number: Z151178
 Well Tag Number: A150090

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location	280 QUEEN ST.
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 445016.00 Northing: 5029812.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	FILL	GRVL	LOOS	0 m	1.5 m
BRWN	SAND	TILL	LOOS	1.5 m	3.1 m
	ROCK			3.1 m	7.93 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	FLUSHMOUNT/ CONCRETE	
.31 m	4.88 m	BENSEAL	
4.88 m	7.93 m	SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Direct Push	Monitoring and Test Hole

Status of Well

Monitoring and Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	4.88 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	4.88 m	7.93 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind
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Hole Diameter

Depth From	Depth To	Diameter
0 m	3.1 m	10 cm
3.1 m	7.93 m	8 cm

Audit Number: Z151178

Date Well Completed: August 21, 2013

Date Well Record Received by MOE: October 02, 2013

Master Well Owner's and Land Owner's Information

First Name Shell Canada Products	Last Name	E-mail Address
Mailing Address (Street Number/Name, RR) 90 Sheppard Ave East Suite 600 Toronto	Municipality ON	Province Postal Code M2N 6Y2 / 622 7711

Location and Construction of the Master Well in the Cluster

Address of Well Location (Street Number/Name, RR) 154 O'Connor Street	Township	Lot	Concession
County/District/Municipality	City/Town/Village Ottawa	Province Ontario	Postal Code

UTM Coordinates NAD 83 18 44 50 63 50 29 67 6	Zone Easting	Northing	GPS Unit Make Garmin	Model Etrex	Mode of Operation: <input type="checkbox"/> Undifferentiated <input checked="" type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify
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Overburden and Bedrock Materials (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (Metres) From To
			MW 5 and MW 10 abandoned under Tag A074637 (MW #10)	
			Remove casing + screen; back fill borehole from 6.7 m below surface to surface with aquaguard cement as per ONT MOE Reg 903	
			Tag remains affixed to MW #9.	

Hole Details

Depth (Metres) From To	Diameter (Centimetres)
0 6.7	20/10

Water Use

<input type="checkbox"/> Public	<input type="checkbox"/> Industrial	<input type="checkbox"/> Not used	<input type="checkbox"/> Other, specify
<input type="checkbox"/> Domestic	<input type="checkbox"/> Commercial	<input type="checkbox"/> Dewatering	
<input type="checkbox"/> Livestock	<input type="checkbox"/> Municipal	<input type="checkbox"/> Monitoring	
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Cooling & Air Conditioning	

Method of Construction

<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Air Percussion	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Boring
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Other, specify
<input type="checkbox"/> Rotary (Air)	<input type="checkbox"/> Driving	

Status of Well

<input type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, Insufficient Supply
<input type="checkbox"/> Replacement Well	<input type="checkbox"/> Abandoned, Poor Water Quality
<input type="checkbox"/> Dewatering Well	<input type="checkbox"/> Other, specify
<input type="checkbox"/> Alteration (Construction)	<input checked="" type="checkbox"/> Abandoned, other, specify M.W.

No Casing and Screen Used

Open Hole <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Static Water Level Test Metres
--	-----------------------------------

Screen

<input type="checkbox"/> Galvanized	<input type="checkbox"/> Steel	<input type="checkbox"/> Fibreglass	<input type="checkbox"/> Concrete	<input type="checkbox"/> Plastic
Outside Diameter (Centimetres)	Slot No.			

Water Details

Water found at Depth Metres	Kind of Water <input type="checkbox"/> Gas <input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals
Water found at Depth Metres	Kind of Water <input type="checkbox"/> Gas <input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals
Water found at Depth Metres	Kind of Water <input type="checkbox"/> Gas <input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals

Disinfected <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If no, provide reason:	Date Master Well Completed (yyyy/mm/dd) 2009/11/09
---	------------------------	---

Cluster Information (Please also fill out the additional Cluster Well Information for Well Construction for each parcel of land and cluster.)	
Total Wells in Cluster 2	Please indicate Number of Cluster Well Information Log Sheets Submitted 1
Total Wells on this Property unknown	

Location of Well Cluster

Detailed Map must be provided as an attachment no larger than legal size (8.5" x 14"). Sketches are not allowed.
<input checked="" type="checkbox"/> Check box to confirm detailed map is provided as per Section 11.1 (3)

Consent to release additional information concerning the cluster to the Director

Annular Space/Abandonment Sealing Record

Depth Set at (Metres) From To	Type of Sealant Used (Material and Type)	Volume Used (Cubic Metres)
0 6.7	Bibblicate Aquaguard Cement	40 Keps

Well Contractor and Well Technician Information

Business Name of Well Contractor George Downing Estate Drilling Ltd	Well Contractor's Licence No. 1181414
Business Address (Street No./Name, number, RR) 410 Rue Principale Grenville Sur La Ronge	Municipality
Province QC	Postal Code J0V1B0
Business E-mail Address downing@hawk.iqs.net	
Bus. Telephone No. (inc. area code) 819 242 6469	Name of Well Technician (Last Name, First Name) Downing, Bruce
Well Technician's Licence No.	Signature of Technician Bruce Downing
Date Submitted (yyyy/mm/dd) 2009/12/01	

Ministry Use Only

Audit No. M 05531	Well Contractor No.
Date Received (yyyy/mm/dd) JAN 07 2010	Date of Inspection (yyyy/mm/dd)
Remarks	

Ministry of
the Environment

Well Tag No. for Master Well (Print Well Tag No.)
2 M.W. abandonments under
Tag A074637 (5 remaining wells)

Cluster Well Information for Cluster Well Construction

Regulation 903 Ontario Water Resources Act


Page 1 of 1

Property Owner's Information

First Name Shell Canada Products		Last Name		Mailing Address (Street No./Name, RR) 90 Sheppard Ave. East Suite 600		Municipality Toronto	
Province ON		Postal Code M2N 6Y2		E-mail Address		Telephone No. (inc. area code) 416 227 7111	

Cluster Well Information

Address of Well Location (Street Number/Name, RR) 154 O'Connor Street			Lot	Concession	Township	County/District/Municipality	
City/Town/Village Ottawa.	Province Ontario	Postal Code		GPS Unit Make Garmin	Model Etrex	Unit Mode of Operation <input type="checkbox"/> Undifferentiated <input checked="" type="checkbox"/> Averaged	<input type="checkbox"/> Differentiated, specify:

Signature of Technician/Contractor	Date (yyyy/mm/dd)
	2009/12/01

[illegible]

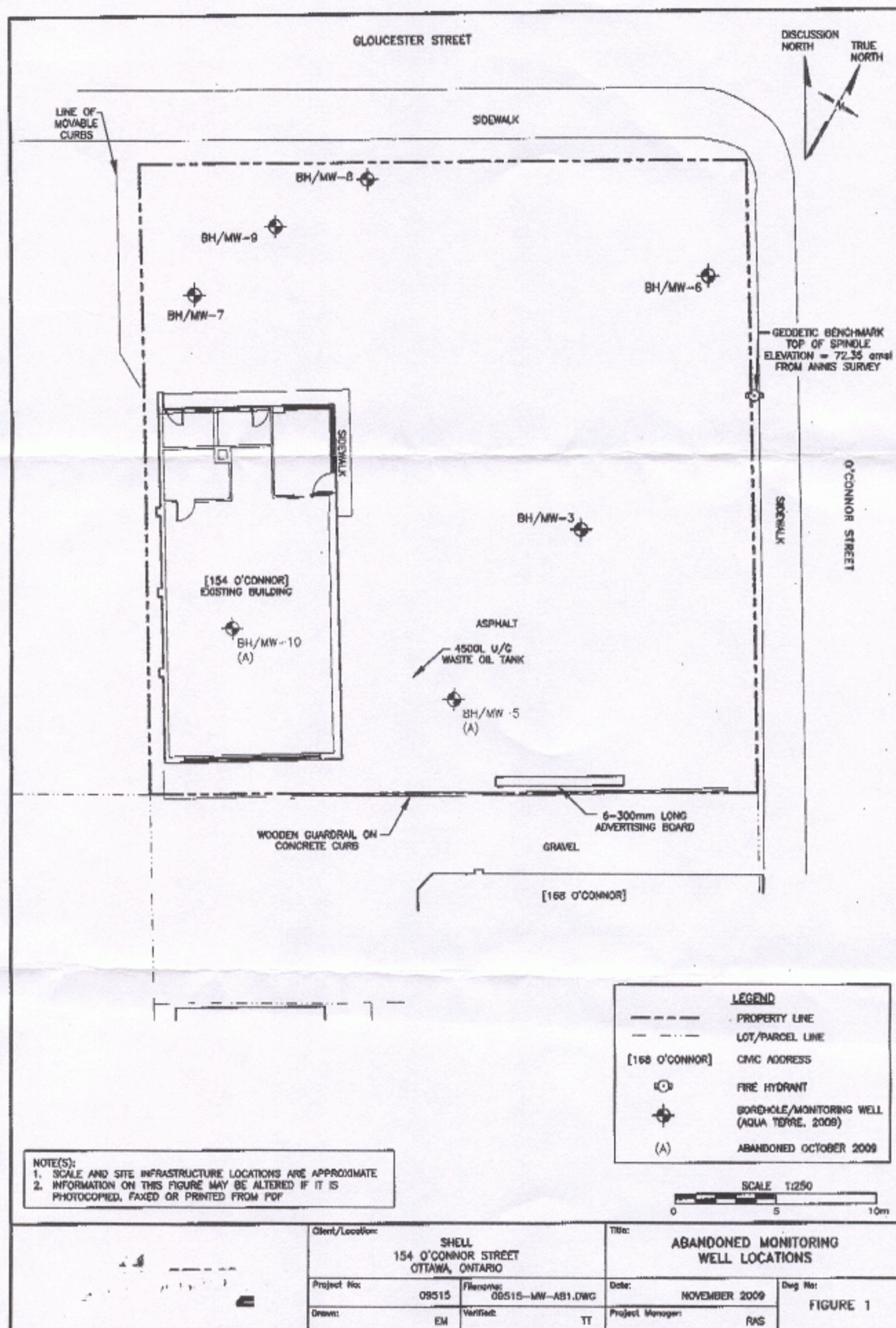
Well Contractor and Well Technician Information

Business Name of Well Contractor George Downing Estate Drilling Ltd.		Business Address (Street Number/Name, RR) 410 Rue Principale Grenville Sur La Rouge		Municipality GRC.	Province QC.
Postal Code J0V1B0	Business Telephone No. (inc. area code) 819 242 6469	Well Contractor's Licence No. 18 44	Business E-mail Address downing@hawk.igs.net		
Name of Well Technician (First Name, Last Name) Bruce Downing		Well Technician's Licence No. 21 73	Date Submitted (yyyy/mm/dd) 2009/12/01	Signature of Technician <i>Bruce Downing</i>	

Date 1st Well in Cluster Constructed (yyyy/mm/dd) 2009/11/09	Date Last Well in Cluster Constructed (yyyy/mm/dd) 2009/11/09
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Ministry Use Only	
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Date Received (yyyy/mm/dd) JAN 07 2010	Date Inspected (yyyy/mm/dd)
Audit No. c 06149	Remarks mo5531



C-1844
moss31
C06149

JAN 07 2010

Well ID Number: 7211954
 Well Audit Number: Z168851
 Well Tag Number: A113483

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location	LYON & QUEEN ST
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 444838.00 Northing: 5029694.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	GRVL	SOFT	DRY	0 m	2.44 m
BRWN	SAND	SILT	SOFT	2.44 m	3.35 m
GREY	LMSN	SHLE	SOFT	3.35 m	7.93 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE	
.31 m	4.57 m	HOLEPLUG	
4.57 m	7.93 m	SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Monitoring and Test Hole

Status of Well

Monitoring and Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	4.88 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	4.88 m	7.93 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind
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Hole Diameter

Depth From	Depth To	Diameter
0 m	3.96 m	11.43 cm
3.96 m	7.93 m	8 cm

Audit Number: Z168851

Date Well Completed: October 26, 2013

Date Well Record Received by MOE: November 28, 2013

Well ID Number: 7211955
 Well Audit Number: Z168852
 Well Tag Number: A092342

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location	LYON ST & QUEEN
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 444840.00 Northing: 5029724.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	GRVL	HARD	DRY	0 m	1.83 m
BRWN	SAND	SILT	SOFT	1.83 m	3.35 m
GREY	LMSN	SHLE	SOFT	3.35 m	7.93 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE	
.31 m	4.57 m	HOLEPLUG	
4.57 m	7.93 m	SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Monitoring and Test Hole

Status of Well

Monitoring and Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	4.88 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	4.88 m	7.93 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind
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Hole Diameter

Depth From	Depth To	Diameter
0 m	3.96 m	11.43 cm
3.96 m	7.93 m	8 cm

Audit Number: Z168852

Date Well Completed: October 20, 2013

Date Well Record Received by MOE: November 28, 2013

Well ID Number: 7211956
 Well Audit Number: Z168849
 Well Tag Number: A113560

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location	LYON & QUEEN ST
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 444849.00 Northing: 5029681.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	GRVL	SOFT	DRY	0 m	2.13 m
BRWN	SILT	SAND	SOFT	2.13 m	3.35 m
GREY	LMSN	SHLE	SOFT	3.35 m	7.62 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE	
.31 m	4.27 m	HOLEPLUG	
4.27 m	7.62 m	SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Monitoring and Test Hole

Status of Well

Monitoring and Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	4.57 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	4.57 m	7.62 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind
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Hole Diameter

Depth From	Depth To	Diameter
0 m	3.35 m	11.43 cm
3.35 m	7.62 m	8 cm

Audit Number: Z168849

Date Well Completed: October 26, 2013

Date Well Record Received by MOE: November 28, 2013

Well ID Number: 7211974
 Well Audit Number: Z168850
 Well Tag Number: A150043

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location	LYON & QUEEN
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 444841.00 Northing: 5029689.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BLCK	GRVL	SOFT	DRY	0 m	2.44 m
GREY	SAND	SILT	SOFT	2.44 m	3.96 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE	
.31 m	1.83 m	HOLEPLUG	
1.83 m	3.96 m	SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Direct Push	Monitoring and Test Hole

Status of Well

Monitoring and Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	2.13 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	2.13 m	3.96 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind
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Hole Diameter

Depth From	Depth To	Diameter
0 m	3.96 m	8.25 cm

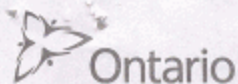
Audit Number: Z168850

Date Well Completed: October 26, 2013

Date Well Record Received by MOE: November 28, 2013

Updated: June 28, 2018

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Ministry of
the Environment

Well Tag No. (Place Sticker and/or Print Below)

A097305

A 097305

Well Record
Regulation 903 Ontario Water Resources Act

1979 Page 3 of 3

Measurements recorded in: ☒ Metric ☐ Imperial

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	<input type="checkbox"/> Well Constructed by Well Owner
	City of Ottawa Public Works Canada		
Mailing Address (Street Number/Name)	Municipality	Province	Postal Code
	Ottawa	ON	
		Telephone No. (inc. area code)	

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
384 Wellington St.			
County/District/Municipality	City/Town/Village	Province	Postal Code
	Ottawa	Ontario	
UTM Coordinates	Zone	Easting	Northing
NAD 83	18	444645	5029725
Municipal Plan and Sublot Number		Other	

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
GRY	Concrete	gravel	hard	0 .31
GRY	shale		hard	.31 7.62

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0 .31	Concrete/flushmount	
.31 4.27	benesal	
4.27 7.62	filter sand	

Method of Construction	Well Use
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging
<input checked="" type="checkbox"/> Air percussion	
<input type="checkbox"/> Other, specify	
<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Livestock	<input checked="" type="checkbox"/> Test Hole
<input type="checkbox"/> Irrigation	<input checked="" type="checkbox"/> Monitoring
<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & Air Conditioning
<input type="checkbox"/> Other, specify	

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		
3.45	PVC	.356	0 4.57	<input type="checkbox"/> Water Supply	<input checked="" type="checkbox"/> Replacement Well
				<input checked="" type="checkbox"/> Test Hole	<input type="checkbox"/> Recharge Well
				<input type="checkbox"/> Dewatering Well	<input checked="" type="checkbox"/> Observation and/or Monitoring Hole
				<input type="checkbox"/> Alteration (Construction)	<input type="checkbox"/> Abandoned, Insufficient Supply
				<input type="checkbox"/> Abandoned, Poor Water Quality	<input type="checkbox"/> Abandoned, other, specify
				<input type="checkbox"/> Other, specify	

Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		
4.21	PVC	10	4.57 7.62	<input type="checkbox"/> Water Supply	<input checked="" type="checkbox"/> Replacement Well
				<input checked="" type="checkbox"/> Test Hole	<input type="checkbox"/> Recharge Well
				<input type="checkbox"/> Dewatering Well	<input checked="" type="checkbox"/> Observation and/or Monitoring Hole
				<input type="checkbox"/> Alteration (Construction)	<input type="checkbox"/> Abandoned, Insufficient Supply
				<input type="checkbox"/> Abandoned, Poor Water Quality	<input type="checkbox"/> Abandoned, other, specify
				<input type="checkbox"/> Other, specify	

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft)	Diameter (cm/in)
		0 .31	8.25
		.31 7.62	5.71

Well Contractor and Well Technician Information			
Business Name of Well Contractor	Well Contractor's Licence No.		
Strata Soil Sampling Inc	7241		
Business Address (Street Number/Name)	Municipality		
147-2 West Beaver Creek Rd	Richmond Hill		
Province	Postal Code	Business E-mail Address	
Ontario	L4B1C6	Wrecords@stratasoil.com	
Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)		
905-764-9304	Mike Mike		
Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted	
3448	Mike Mike	20101130	

Results of Well Yield Testing			
After test of well yield, water was:		Draw Down	
<input type="checkbox"/> Clear and sand free		Time (min)	Water Level (m/ft)
<input type="checkbox"/> Other, specify			
If pumping discontinued, give reason:		Time (min)	Water Level (m/ft)
Pump intake set at (m/ft)		Time (min)	Water Level (m/ft)
Pumping rate (l/min / GPM)		Time (min)	Water Level (m/ft)
Duration of pumping		Time (min)	Water Level (m/ft)
hrs + min			
Final water level end of pumping (m/ft)		Time (min)	Water Level (m/ft)
If flowing give rate (l/min / GPM)		Time (min)	Water Level (m/ft)
Recommended pump depth (m/ft)		Time (min)	Water Level (m/ft)
Recommended pump rate (l/min / GPM)		Time (min)	Water Level (m/ft)
Well production (l/min / GPM)		Time (min)	Water Level (m/ft)
Disinfected?		Time (min)	Water Level (m/ft)
<input type="checkbox"/> Yes <input type="checkbox"/> No			

Map of Well Location	
Please provide a map below following instructions on the back.	
Comments:	
Well owner's information package delivered	Date Package Delivered
<input type="checkbox"/> Yes <input type="checkbox"/> No	Y Y Y Y M M D D
	20101108
Date Work Completed	
20101108	
Ministry Use Only	
Audit No.	
z113206	
DEC 08 2010	
Received	

Well ID Number: 7211955
 Well Audit Number: Z168852
 Well Tag Number: A092342

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location	LYON ST & QUEEN
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 444840.00 Northing: 5029724.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	GRVL	HARD	DRY	0 m	1.83 m
BRWN	SAND	SILT	SOFT	1.83 m	3.35 m
GREY	LMSN	SHLE	SOFT	3.35 m	7.93 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE	
.31 m	4.57 m	HOLEPLUG	
4.57 m	7.93 m	SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Monitoring and Test Hole

Status of Well

Monitoring and Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	4.88 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	4.88 m	7.93 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind
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Hole Diameter

Depth From	Depth To	Diameter
0 m	3.96 m	11.43 cm
3.96 m	7.93 m	8 cm

Audit Number: Z168852

Date Well Completed: October 20, 2013

Date Well Record Received by MOE: November 28, 2013

Well ID Number: 7208759
 Well Audit Number: Z147170
 Well Tag Number: A150091

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location	280 QUEEN ST.
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	Ottawa
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 445016.00 Northing: 5029812.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	FILL	GRVL	LOOS	0 m	1.5 m
BRWN	SAND	TILL	LOOS	1.5 m	3.35 m
	ROCK			3.35 m	7.01 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	FLUSHMOUNT/ CONCRETE	
.31 m	3.96 m	BENSEAL	
3.96 m	7.01 m	SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Direct Push	Monitoring and Test Hole

Status of Well

Monitoring and Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	3.96 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	3.96 m	7.01 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind
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Hole Diameter

Depth From	Depth To	Diameter
0 m	3.96 m	10 cm
3.96 m	7.01 m	8 cm

Audit Number: Z147170

Date Well Completed: August 20, 2013

Date Well Record Received by MOE: October 02, 2013

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Intermediate Environmental Engineer

EDUCATION

Carleton University, B.Eng. 2002
Environmental Engineering

MEMBERSHIPS AND AWARDS

Professional Engineers of Ontario
Ottawa Geotechnical Society

EXPERIENCE

2011-present

Paterson Group Inc.

Consulting Engineers
Geotechnical and Environmental Division
Intermediate Engineer

2009-2010

Department of Indian and Northern Affairs

Contaminated Sites Division
Environment Officer (PC-02)

2003 to 2009

Paterson Group Inc.

Consulting Engineers
Geotechnical and Environmental Division
Intermediate Engineer

2002 to 2003

Dessau Soprin Inc.

Consulting Engineers
Environmental Division
Junior Engineer

SELECT LIST OF PROJECTS

Billings-Hurdman Interconnect Watermain - Ottawa
Telus Building Remediation - Ottawa
Block D Lands Remediation and Redevelopment – Kingston
Gladstone Avenue Reconstruction - Ottawa
Lees Avenue Coal Tar Site - City of Ottawa
Nortel Networks Environmental Monitoring Program
3W Zone Feedermain – Ottawa
Bank Street Reconstruction – Ottawa
Lees Avenue Remediation Program – Ottawa
Colonnade Road North Development – Ottawa
Montreal Road Reconstruction – Ottawa
Designated Substance Surveys – Residential and Commercial Sites - Ottawa
Phase I & II Environmental Site Assessments – Residential, Commercial and Industrial Sites – Ottawa (CSA Z768-01 and O.Reg 269/11)
Brownfields Applications and Records of Site Condition – Residential and Commercial Redevelopment

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

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

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