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REPORT ON

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
16 & 20 CHAMPAGNE AVENUE SOUTH
CITY OF OTTAWA, ONTARIO**

Submitted to:

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DATE: May 23, 2018

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1.0 EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment was carried out by Kollaard Associates Inc. for JLG Developments Inc. of Ottawa, Ontario. The subject site for this assessment consists of two properties with civic addresses 16 and 20 Champagne Avenue South, in the City of Ottawa, Ontario (see Key Plan, Figure 1). The site has a combined total area of 0.07 hectares (0.17 acres) located on the west side of Champagne Avenue South, about 150 metres north of the intersection of Champagne Avenue South and Beech Street, City of Ottawa, Ontario. The site is currently occupied by two single family dwellings.

It is understood that it is proposed to remove the existing buildings and construct one multi-unit residential building at the site.

The purpose of the Phase I Environmental Site Assessment was to identify, if possible, through non-intrusive investigation, consisting of a review of current and historical information and observations of site conditions during a site reconnaissance visit, the existence of any significant, actual or potential environmental liabilities associated with the property. The Phase I Environmental Site Assessment (ESA) has been prepared in general conformity with our interpretation of the requirements of CSAZ768 as well as Ontario Regulation 153/04 (as amended in December 2009 through Ontario Regulation 511/09) for conducting environmental site assessments.

The Phase I ESA was based on site reconnaissance visits carried out on May 7 and 23, 2018, together with a review of available geological, topographical and historical and environmental information for the site.

There were no current or historical Potentially Contaminating Activities (PCAs) identified at the subject site. Offsite current or historical PCAs were identified within the Phase I ESA study area. However, they are mostly identified to be south or southeast of the subject property. Given their distances and the groundwater flow direction which is indicated to be to southwest towards the Rideau River, and that many of the properties have been redeveloped (i.e. PCAs are mostly historical not current), there are no resulting Areas of Potential Environmental Concern (APECs) at the subject site from the PCAs in the Phase I Study Area.

It is understood that it is proposed to redevelop the property into a higher density residential development. The historical land use of the property, based on the results of this investigation, has also been for residential use. Therefore, a RSC is not required for the property, based on our understanding of Ontario Regulation 153/04.

The results of this Phase I ESA indicate that there are no significant environmentally related issues identified at the subject site. Based on the results of this study no major issues of environmental concern were identified with respect to subsurface soil and/or groundwater quality and no further investigation is considered warranted at this time. However, the buildings at the site do have the potential to contain deleterious materials, including lead and other metals as well as asbestos. Prior to demolition and removal of the buildings, a Designated Substances Survey should be carried out to identify and test building materials to ensure proper handling and disposal measures are carried out.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.



2.0 INTRODUCTION

2.1 PROPERTY INFORMATION

The subject site for this assessment consists of two properties located at civic addresses 16 and 20 Champagne Avenue South, in the City of Ottawa, Ontario (see Key Plan, Figure 1). In total, the site consists of about 0.07 hectares (0.16 acres) of land located on the west side of Champagne Avenue South, about 150 metres north of the intersection of Champagne Avenue South and Beech Street, City of Ottawa, Ontario. For the purposes of this report, the subject site for the Phase I ESA property includes both parcels, described herein.

For the purposes of this assessment, project north is considered to be parallel to Champagne Avenue South at the site (see Key Plan, Figure 1).

Kollaard Associates Inc. carried out this Phase I Environmental Site Assessment for JLG Developments Inc., for the purpose of a development application with the City of Ottawa.

The site is currently occupied by two residential dwellings along with two small storage sheds. The remaining areas not occupied by the dwellings or storage sheds is mostly grassed and asphaltic surfaced. It is understood that it is planned to develop the site into a multi-unit residential building. As such, there is no change of use or previous use for which a Record of Site Condition could be required under Ontario Regulation 153/04.

Surrounding land use is residential development. The site is bordered on the west, north and south by residential development, on the east by Champagne Street South followed by residential development.

The local topography is sloping from west to east across the property. The regional topography slopes northwest towards the Ottawa River located approximately 1.4 kilometres northwest of the subject site.



The legal descriptions for the two parcels of the subject property based on information from the chains of title areas are as follows:

- 16 Champagne Avenue South
Part of Lot 6, Block E, West Side of Champagne Avenue, Plan 146 as in Instrument No. CR688336, PIN 04106-0210, City of Ottawa, Ontario.
- 20 Champagne Avenue South
Part of Lot 6, Block E, Plan 146, Instrument No. CR470980, Subject to and together with a right of way as in instrument No. CR470980, PIN 04106-0211, City of Ottawa, Ontario.

2.2 OBJECTIVES

The primary objective of this Phase I ESA is to document the site conditions on the day of a walk-through site reconnaissance and, if possible, to identify former and current operations or practices that may present potential environmental risks. The study is based on current and historical information and observations of site conditions during a site reconnaissance visit conducted on May 7, 2018. The general objectives of the Phase I Environmental Site assessment, as outlined in Ontario Regulation 153/04, include the following:

1. To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the phase one property.
2. To determine the need for a Phase II ESA.
3. To provide a basis for carrying out any Phase II ESA, required.
4. To provide adequate preliminary information about environmental conditions in the land or water on, in or under the phase one property for the conduct of a risk assessment following completion of a Phase II ESA.

3.0 SCOPE OF WORK

The scope of the Phase I ESA is sufficient to identify existing and/or potential environmental liabilities which are obvious from visual examination of surface features and from available sources of information. The Phase I Environmental Site Assessment (ESA) has been prepared in general conformity with our interpretation of the requirements of CSAZ768-01 as well as Ontario Regulation 153/04 (as amended in December 2009 through Ontario Regulation 511/09 and subsequent amendments) for conducting environmental site assessments.



This level of work is a method of risk reduction, not risk elimination. No building materials, liquid, gas, or chemical product sampling and/or testing on or in the vicinity of the subject site were carried out as part of this assessment. This assessment included only a cursory overview of the present neighbouring land uses and does not constitute a complete assessment of the adjacent facilities.

The scope of work carried out for the site comprised the following:

- a review of available current and historical information about the site and surrounding properties within 250 metres of the site
- observations of site conditions during a site reconnaissance visit
- review and evaluate the information from the above noted information sources
- document the findings in a report

4.0 RECORDS REVIEW

4.1 GENERAL

4.1.1 PHASE ONE STUDY AREA DETERMINATION

Kollaard Associates Inc. considers that a 250 metre study area is sufficient to identify areas of historical and current potential concern on or near the subject site. As part of the preliminary review of historical documents for the site, aerial photographs of the site and surrounding area were reviewed, as well as documentation from the City of Ottawa on landfills and historical industrial sites (Sections 4.2.1 and 4.3.1). Any properties outside of this radius are considered too distant to cause any significant impact to the site.

4.1.2 FIRST DEVELOPED USE DETERMINATION

The first developed use of the property was determined based on a review of aerial photographs of the site (Sections 4.3.1). The earliest air photograph that was reviewed was 1928. At that time, the site and the surrounding lands appear to be residential development. A 1928 air photograph indicates single family dwellings at the site. As such, first developed use of the property is indicated to be prior to 1928 for residential use. Development surrounding the site has steadily occurred over time.



4.1.3 FIRE INSURANCE PLANS

Based on a review of air photographs dating back to 1928, the site and area has been residential development. Consequently, a request for Fire Insurance Plans was considered unnecessary for the property.

4.1.4 CHAIN OF TITLE

The legal description for the property based on a information from the City of Ottawa, is as follows:

- 16 Champagne Avenue South

Part of Lot 6, Block E, West Side of Champagne Avenue, Plan 146 as in Instrument No. CR688336, PIN 04106-0210, City of Ottawa, Ontario.

- 20 Champagne Avenue South

Part of Lot 6, Block E, Plan 146, Instrument No. CR470980, Subject to and together with a right of way as in instrument No. CR470980, PIN 04106-0211, City of Ottawa, Ontario.

A chain of title for this site (see Attachment A) was provided by Wentzell Titles Ltd. Based on a review of information obtained from that title search, the property is indicated to have been owned by individuals. The current owners are listed as Maciej Fijalkowski and Susan Fijalkowski (16 Champagne Avenue South) and Naaron Christopher Fijalkowski (20 Champagne Avenue South).

4.1.5 ENVIRONMENTAL REPORTS

No environmental related reports are expected to exist for this site.



4.1.6 PROPERTY USE RECORDS

The City of Ottawa Website was reviewed for the zoning designation of the subject site. The website indicates that the site is currently zoned R4S – Residential Fourth Density Zone according to the City of Ottawa Zoning By-law 2008-250. This zoning permits a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;

The earliest air photograph that was reviewed was 1928. At that time, the site and the surrounding lands appear to be residential development.

A search of the environmental databases (Section 4.2.2) indicates no records found for the subject property.

Neither an open or closed waste management facility was identified to be within 500 metres of the subject property.

City of Ottawa

Typically, a City of Ottawa search is conducted to search of all environmental databases, including Historical Land Use Inventory (HLUI) and any information pertaining to the environmental condition of the property and adjoining areas including, but not limited to, past environmental reports, orders, violations of environmental statutes, regulations or by-laws, certificates, approvals, permits and any other environmental information. As the property and neighbouring properties have been residential development since at least 1928, an HLUI search was not completed for the site.

4.2 ENVIRONMENTAL SOURCE INFORMATION

In order to assess some of the historical conditions at the property, a preliminary review of information from the following sources was conducted:



Municipal and Provincial Government Sources

- Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd.
- Mapping and Assessment of Former Industrial Sites – City of Ottawa, Ontario, July 1988, Reference Number H87-053 by Intera Technologies Ltd.
- Online queries with the following provincial and federal databases; Pits and Quarries database, Large and Small Landfills, online MOECC well records database, Federal Contaminated Sites Inventory
- Ministry of Environment and Climate Change (MOECC), Ottawa, Ontario

Environmental Databases

- Ecolog ERIS – Environmental Risk Information Services Standard Report

4.2.1 MUNICIPAL AND PROVINCIAL GOVERNMENT SOURCES

City of Ottawa

A review of a report entitled Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd. and Mapping and Assessment of Former Industrial Sites – City of Ottawa, Ontario, July 1988, Reference Number H87-053 by Intera Technologies Ltd. indicates there are no old landfill or historical industrial sites within greater than 500 metres of the subject site.

The review of the Mapping and Assessment of Former Industrial Sites indicated three sites within 500 metres of the subject site. The sites are identified as:

- F. W. Argue Fuel Oil Depot - Southwest corner of Railway and Hickory Streets - about 412 metres south/southeast of the subject site. The site was a former bulk fuel oil storage facility that operated between the 1920s-1950s and then became Sunoco Oil Co. Ltd. (1960s-1970s). The waste type was described in the report as fuel oil containing benzene and other aromatic hydrocarbon compounds. A clean up of the site was undertaken by the owners with concurrence of the Ontario Ministry of the Environment with underground fuel tanks and contaminated soils. Based on the



distance and that the site is considered to be downgradient, no impacts are expected to the subject site.

- Hutchings & Patrick Ltd. - 100 Champagne Avenue - Identified as a Printing, Publishing and Allied Industries. Operated between the 1930s to present. Industry Hazard Rating is medium to low. Located 320 metres south of the site. Based on the distance and that the site is considered to be downgradient, no impacts are expected to the subject site.
- Mortimer Co. Ltd. - 95 Beech Street - Identified as a Printing, Publishing and Allied Industries. Period of Operation from 1945-65. Located about 113 metres southeast of the site. Industry Hazard Rating is medium to low. Based on the distance and that the site is considered to be downgradient, no impacts are expected to the subject site.

No other historical industrial large scale sites, coal gasification waste sites or other landfill sites, are known to exist within at least 500 metres of the subject site.

Ministry of the Environment and Climate Change

A formal request was made to the MOECC office in Ottawa, Ontario to determine if the Ministry has maintained a file with respect to the subject property. Specifically, the MOECC was asked to respond (in writing) with information concerning any historical or existing incidents at or in the vicinity of the subject site. At the time of the preparation of this report, a response from the MOECC had not been received. However, if any relevant environmental information about the site is provided, an addendum letter summarizing the new information will be provided at that time (Attachment G).

Pits and Quarries

Based on a review of the provincial online database, there are no active pits or quarries with the Phase I Study Area (i.e. 250 metres).

Large and Small Landfills

Based on a review of the provincial online databases for large and small landfill sites, there are no landfill sites (open or closed) within at least 2 kilometres of the subject site.



Online MOECC Well Records

A cluster of thirteen shallow wells were installed at a property (252-256 McArthur Avenue) in 2007. The wells are indicated to be test holes used for monitoring purposes as part of an environmental investigation. The landowner listed on the site plan provided is City of Ottawa. The property is located some 32 metres south and downgradient of the subject site. A copy of the well record and site plan is provided in Attachment D.

Federal Contaminated Sites Inventory

Based on a review of the online database for federal contaminated sites, there are no sites (open or closed) within at least 500 metres of the subject site.

4.2.2 ENVIRONMENTAL DATABASES

ECOLOG ERIS – Environmental Risk Information Services Standard Report

A review of information provided by Ecolog ERIS – Environmental Risk Information Services (see Attachment E) was carried out as part of this Phase I ESA. Based on that review, no records were found in the databases searched for the project property.

Based on a review of the Ecolog Eris information, some sites with some environmental significance were identified such as waste generators, isolated fuel spills and manufacturers. However, all of the sites were indicated to be greater than at least 110 metres from the subject site and are considered to be localized and no concern to the subject site. As such, Kollaard Associates considers that none of these sites represent APECs to the subject site.

No other significant environmental concerns are listed in the Environmental Risk Information Services Standard Report.



4.3 PHYSICAL SETTING SOURCES

4.3.1 AERIAL PHOTOGRAPHS

A review of air photographs of the site for the years 1928, 1958, 1965, 1976, 1991, 2002, 2007, 2011 and 2017 was carried out as part of this Phase I ESA (Attachment C). The aerial photographs were obtained from the City of Ottawa website. The following table is a summary of the air photograph review:

Date	Observations
1928	The site and surrounding area consists of residential development. The clarity of the photo is poor. A school is located approximately 72 metres west of the subject site, adjacent to Loretta Avenue South.
1958	No significant changes are evident on the subject site or adjacent properties.
1965	No significant changes are evident on the subject site or adjacent properties.
1991	A small storage shed is located in the rear portion of 16 Champagne Avenue South. Several automobiles are located within the driveway. A small storage shed is also visible in the rear portion of 20 Champagne Avenue South. The school adjacent Loretta Avenue South has been redevelopment into higher density residential development. No other significant changes were observed at or on adjacent sites.
2002	No significant changes are evident on the subject site or adjacent properties.
2007	No significant changes are evident on the subject site or adjacent properties.
2011	A small addition has been added to the rear portion of the dwelling at 20 Champagne Avenue South. A small storage shed is located adjacent the north side of the dwelling. No other significant changes are evident on the subject site or adjacent properties.
2017	No significant changes are evident on the subject site or adjacent properties.

4.3.2 TOPOGRAPHY, HYDROLOGY AND GEOLOGY

Topography and Hydrology

The ground surface across the site and surrounding area slopes from west to east across the site. Surface drainage is largely controlled by a catch basins located within Champagne Avenue South located east of the site.



The regional topography slopes northwest towards the Ottawa River located approximately 1.4 kilometres northwest of the subject site.
(Attachment B).

Surficial and Bedrock Geology

Based on a review of the surficial geology map for the site area, it is expected that the site is underlain by shallow bedrock or possibly glacial till. Bedrock geology maps indicate that the bedrock underlying the site consists of dark grey almost black limestone of the Eastview Formation or limestone with some shaly partings of the Ottawa Formation.

Based on a review of overburden thickness mapping for the site area, the overburden is estimated to be between about 1.5 to 3.0 metres in thickness above bedrock.

4.3.3 FILL MATERIALS

Based on a review of the aerial photographs and site reconnaissance visit, it is expected that some fill materials were used in constructing the driveways at the site.

4.3.4 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE

There are no surface water features located on or within the vicinity of the subject site.

Based on a review of the City of Ottawa website information, there are no areas zoned Environmental Protection within about 500 metres of the subject site. That zoning applies to Significant Wetlands, natural environment areas and Urban Natural Features.

4.3.5 WELL RECORDS

A search on The Ministry of the Environment and Climate Change website for Water Well Record Mapping was completed as part of this assessment. No wells were indicated within 250 metres of the subject site.



5.0 INTERVIEWS

A brief site interview was conducted with the property manager who provided access into the buildings at the time of the site visit on May 22, 2018. The property manager indicated that the dwellings were used for student housing. During the site visit, the property manager indicated that a rear addition to the building at 16 Hamilton Avenue was serviced with electricity while the original portion was serviced with natural gas.

6.0 SITE RECONNAISSANCE

6.1 GENERAL REQUIREMENTS

On May 7 and 22, 2018, walk-through site reconnaissances were conducted at the subject property by Dean Tataryn, B.E.S., EP. The uses of the site and adjacent properties within the Phase I ESA Study Area were assessed. Observations of adjacent properties were limited to views from the subject property and from publicly accessible areas.

The attached Key Plan, Figure 1 and air photographs show the relative location of the subject site with respect to the surrounding land and the existing roadway network.

Site photographs are provided (Attachment F).

6.2 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

6.2.1 SITE DESCRIPTION

The site is currently occupied by two single family dwellings with a shared driveway. The following was observed:

16 Champagne Avenue South:

- Two storey single family dwelling with one basement level, a shared paved driveway, a storage shed and a backyard.
- The dwelling is clad in vinyl siding with a small amount of brick.
- Areas not occupied by the dwelling, driveway or storage shed are grassed surfaced.



- Neighbouring properties consist of residential development.

20 Champagne Avenue South:

- Two storey single family dwelling with one basement level and with a single storey rear addition, a wooden deck and a storage shed. The driveway access is shared with 16 Champagne Avenue South.
- Areas not occupied by the dwelling, driveway or wooden deck are grassed surfaced yard spaces.
- The cladding for the dwelling is mostly stucco with a small amount of vinyl siding.
- Neighbouring properties consist of residential dwellings.

The site is bordered on the north, south and west by residential development on the east by Champagne Street South followed by residential development.

In general, surface drainage across the site and surrounding area slopes downward from west to east.

The attached Key Plan, Figure 1 and air photographs show the relative location of the subject site with respect to the surrounding land and the existing roadway network.

No gas stations exist in close proximity of the site.

6.2.2 SITE INFRASTRUCTURE

The following observations of the site were made.

Electricity

Both dwellings are serviced by Hydro Ottawa. Overhead wiring was observed along Champagne Street South. It is understood that the rear addition is heated using electricity.

Heating and Cooling

Natural gas meters were observed at both dwellings. Prior to natural gas, it is unknown how the buildings were heated. There was no evidence (i.e. fill pipes) to indicate that the dwellings were formerly serviced using furnace fuel oil.



A central air conditioner unit was observed along the south side of the building at 16 Champagne Avenue South. No air conditioners were observed for the dwelling at 20 Champagne Avenue South.

Water Supply

A municipal water supply system is located within Champagne Avenue South and services the area. Hydrants were observed along Champagne Avenue South. Due to the fire, the building is not actively serviced. The area is serviced by municipal water supply.

Wastewater and Sewage Disposal

Both dwellings are serviced by sanitary and storm sewers located within Champagne Street South.

Sumps, Pits and Floor Drains

Floor drains were observed within the basement floor at both 16 and 20 Champagne Avenue South. It is understood that the floor drains are connected to the storm and/or sanitary sewers. No other sumps, pits or floor drains were observed nor are they expected at the site.

6.2.3 BUILDING DESCRIPTION

16 Champagne Street South: The site is currently occupied by a two storey building and a small storage shed. Building construction is described as wooden framed, block and/or poured concrete foundation with vinyl siding and some brick cladding.

20 Champagne Street South: The site is currently occupied by a two storey building with a single storey rear addition and a storage shed. Building construction is described as a stucco with some vinyl siding on a block and/or poured concrete foundation. The small storage shed is vinyl sided.

6.2.4 POTENTIALLY CONTAMINATING ACTIVITY

The historical use of the site has been for residential purposes. Based on information provided, there are no current or historical activities at the subject site that could be



considered "Potentially Contaminating Activities", as identified in Table 2 of Schedule D of O. Reg. 153/04.

No records for waste generation or handling or Scott's Manufacturing directory and other database search requests were found for the subject site (Section 4.2.2).

A table of PCAs identified for activities occurring or previously occurred offsite is provided in Section 7.2.

6.2.5 MATERIALS HANDLING AND STORAGE

General Storage and Debris

At the time of the site reconnaissance, solid waste storage was not observed or expected at the site.

Solid Waste

The area is served by City of Ottawa municipal waste collection on a weekly basis.

Hazardous Materials

No storage of hazardous materials was observed or is expected on the subject site.

6.2.6 DESIGNATED AND REGULATED SUBSTANCES

Polychlorinated Biphenyls (PCBs)

The use of PCBs in electrical equipment such as transformers, capacitors, fluorescent light ballasts, etc. was common up to about 1980. The Federal Chlorobiphenyls Regulation, SOR/91-152, prohibits the use of PCBs in the aforementioned electrical equipment installed after July 1, 1980. It is not a requirement to remove materials containing PCBs. However, any handling or removal of PCB containing equipment should be carried out in accordance with Ontario Regulation 362, PCB Waste Management under the Environmental Protection Act of Ontario, R.S.O 1990.



Older fluorescent lighting could contain PCBs within the light ballasts. Should any removal of lighting and electrical equipment which may contain PCBs be removed from the buildings during future renovations or demolition, it should first be identified through a designated substances and hazardous materials survey (DSS) whether special handling may be required.

Based on the age of the buildings at the site, there is a possibility that PCB containing equipment may exist within the buildings at the site.

Suspect Asbestos Containing Materials (ACM)

The common use of friable (breakable by hand) ACM in construction decreased in the mid 1970s. Buildings constructed prior to about 1985 may contain some ACM. Friable asbestos (friable is defined as a material that can be crumpled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980's. Examples where ACM can exist include floor, wall or ceiling tiles, heating/cooling pipes, pipe gaskets, roofing materials and insulation/non-combustible materials. The application of friable asbestos was banned by Ontario Regulation 654/85, which came into effect March 1985. On November 1, 2005, this regulation was most recently updated and changed to Ontario Regulation 278/05.

Under Ontario Regulations, it is not a requirement to remove asbestos from a building unless it is damaged or is likely to be disturbed during renovations or demolition work etc. Applicable regulations define "asbestos-containing material" as material that contains 0.5 per cent or more asbestos by dry weight. If asbestos is to be removed, it should be carried out in accordance with the procedures outlined in Ontario Regulation 837, R.R.O. 1990 and Ontario Regulation 278/05.

Based on the age of the buildings at the site, there is a potential for ACMs to be contained within the building materials. Prior to any future demolition, it is recommended that a Designated Substances Survey (DSS) be carried out to identify and test building materials to ensure proper handling and disposal measures are carried out.



Ozone- Depleting Substances (ODS)

Certain chemicals, recognized as ozone- depleting substances (ODS), break down in the stratosphere and release chlorine or bromine, which in turn destroy the stratospheric ozone layer. Most of these substances are also greenhouse gases. Ozone- depleting substances are used as foam blowing agents, solvents, fire extinguishers, and refrigerants for air conditioning and refrigeration applications. Under the Canadian Environmental Protection Act, 1999, Environment Canada administers the Ozone- Depleting Substances Regulations, 1998 and its subsequent amendments to reduce the use of these and other ODS. According to Environment Canada's website, the target established by these regulations specifies a one hundred percent reduction in the use of HCFCs by the year 2030. As of January 1, 2010, no new manufacture or import of HCFC (R-22) containing equipment was allowed in Canada.

Lead

Lead is commonly associated with old pipes, pipe solder, and lead paint. In 1976, Canadian Regulations limited the amount of lead in interior paint to 0.5 percent by weight. Although paints containing lead were banned from uses on exterior or interior surfaces of buildings, furniture or household products in the 1970s, various commercial paints (e.g., road paint) are still known to contain lead.

Based on the age of the buildings at the site, there is a potential for lead paint to be present within the building materials.

Urea Formaldehyde Foam Insulation (UFFI)

Urea Formaldehyde Foam Insulation is composed of a mixture of urea-formaldehyde resin, a foaming agent, and compressed air. It was commonly injected in exterior wood frame and masonry walls in order to insulate difficult to reach cavities until its ban in Canada in December 1980. The majority of UFFI was installed in new and existing construction in Canada between 1975 and 1978 as part of the Canadian Home Insulation Program.

Due to the age of the buildings at the site, there is a potential for UFFI to be present. A Designated Substances Survey should be carried out prior to any renovations or demolition



to ensure proper handling/disposal of any building materials that contain hazardous materials.

6.2.7 ABOVE AND UNDERGROUND STORAGE TANKS

No above or below ground storage tanks were observed at the site. No evidence of former use of heating oil was observed at the site. There were no above or underground storage tanks observed or expected to exist at the site.

6.2.8 ADJACENT PROPERTIES

For the approximate locations of the following properties, see Attachment E, Map Key and Overview.

At the time of the site visit, adjacent properties were observed from publicly accessible areas to determine whether any activities on those properties could pose a concern for the subject site.

This site is located within a residential development. There are no gas stations within 250 metres of the subject site. There have been no hydrocarbon spills reported to have occurred on adjacent properties, or within 150 metres of the subject site.

No PCAs were identified on any of the adjacent properties.

6.2.9 Enhanced Investigation Property Observations

Part VI of O.Reg. 511/09 defines an Enhanced Investigation Property as (i) a property used, or has ever been used, in whole or part, for an industrial purpose, or (ii) a commercial property used as a garage, a bulk liquid dispensing facility, including a gasoline outlet or for the operation of dry cleaning equipment.

Based on the records review and site reconnaissance the site was not classified as an Enhanced Investigation Property.



6.3 WRITTEN DESCRIPTION OF INVESTIGATION

The Phase I ESA presented herein is based on information that was obtained from a records review (Section 4.0), interviews (Section 5.0) and site reconnaissance (Section 6.0). The details of the information obtained from each of these sources are provided in the relevant sections of this report. Based on the information obtained, Kollaard Associates has identified some current and historical potential sources of contamination (PCAs) with no resulting areas of potential environmental concern (APEC) at the site, which are described in Section 7.0.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 CURRENT AND PAST USES

Based on a review of historical aerial photographs, historical maps, and other records review, the site was first developed sometime prior to 1928. The site has remained residential since that time. The site is currently occupied by two residential dwellings along with two small storage sheds. The remaining areas not occupied by the dwellings or storage sheds is mostly grassed and asphaltic surfaced.

A description of current and past uses of the Phase I ESA property to its first developed use is provided below.

Year	Owner	Property Use
1809 -2010	Various individuals	Residential
2010 - current	Maciej Fijalkowski and Susan Fijalkowski and Naaron Christopher Fijalkowski (20 Champagne Avenue South)	Residential



7.2 POTENTIALLY CONTAMINATING ACTIVITY

As per Ontario Regulation 153/04, a Potential Contaminating Activity (PCA) is defined as one of fifty-nine (59) industrial operations set out in Table 2 of Schedule D. From that list, no industrial operations were identified for the subject site.

The historical use of the site has been for residential purposes. Based on information provided, there are no current or historical activities at the subject site that could be considered “Potentially Contaminating Activities”, as identified in Table 2 of Schedule D of O. Reg. 153/04.

Several PCAs have been identified on properties within the Phase I ESA study area. The following table describes PCAs identified within 500 metres of the subject site.

Address / Occupant	Activity	Distance from Subject Site	Rationale for Potential Contribution of the PCA to an APEC on Subject Site (Y/N)?
PCA1 - Activity #31 Mortimer Co. Ltd. - 1945-65 Printing, Publishing and Allied Industries 95 Beech Street	Ink Manufacturing, Processing and Bulk Storage Considered medium-low industry hazard.	113 metres south/southeast	No. Given the distance, gradient and amount of infrastructure between the site and this former facility to the subject site, with no resulting APEC on the subject site.
PCA2 - Activity #46 Trillium Rail Corridor. Formerly Canadian Pacific Railway	Rail Yards, Tracks and Spurs	115 metres east	No. Given the distance, amount of infrastructure between the Site and this railway and that it is located hydraulically cross-gradient with respect to the site, with no resulting APEC on the subject site.
PCA3 - Activity #31 Hutchings & Patrick Ltd. - 1930s-present Printing, Publishing and Allied Industries 100 Champagne Avenue	Ink Manufacturing, Processing and Bulk Storage Considered medium-low industry hazard.	320 metres south	No. Given the distance, gradient and amount of infrastructure between the site and this former facility to the subject site, with no resulting APEC on the subject site.



PCA4 - Activity #41 Formerly F. W. Argue Fuel Oil Depot - 1920s-1950s and Sunoco Oil Co. Ltd. (1960s and 1970s) Southwest Corner of Railway Street and Hickory Streets	Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage Cleanup of site undertaken with concurrence of Ontario Ministry of the Environment	412 metres south/southeast	No. Given the distance and gradient of this former facility to the subject site and the cleanup of the site undertaken with concurrence of Ontario Ministry of Environment, with no resulting APEC on the subject site.
---	---	----------------------------	---

No records for waste generation or handling or Scott's Manufacturing directory and other database search requests were found for the subject site (Section 4.2.2).

7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

The above noted Potentially Contaminating Activities identified within the Phase One Study Area are not considered to have caused any APEC at the subject site.

7.4 PHASE ONE CONCEPTUAL SITE MODEL

The Phase I ESA Conceptual Model provided as Figure 2 identifies the PCAs (identified in Sections 7.2 and 7.3, if applicable) at the site and within the Phase I Study Area (250 metres) as well as surface features, such as buildings, roads and property uses for adjacent properties. The Phase I study area and all of the activities and historical property uses are described within maps provided.

The following describes the Phase One ESA Conceptual Site Model (CSM) for the Site based on the information obtained and reviewed as part of this Phase I ESA:

- The subject site for this assessment consists of two properties with civic addresses 16 and 20 Champagne Avenue South, in the City of Ottawa, Ontario.
- The site consists of about a combined total of 0.07 hectares (0.17 acres) of land located on the west side of Champagne Avenue South, about 150 metres northwest of the intersection of Champagne Avenue South and Beech Street, City of Ottawa, Ontario.
- The site is currently occupied by two single family dwellings constructed sometime prior to 1928.



- According to the Ecolog ERIS report, there are no water wells present on the site.
- The Ottawa River is located more than 1 kilometre north of the site.
- No areas of natural and scientific interest (ANSI) are known to be located on the site or in the Phase I ESA Study Area.
- The surrounding properties are comprised of residential land uses.
- Groundwater is anticipated to flow north towards the Ottawa River

In order to determine which potentially contaminating activity within the Phase I study area that may have contributed to an APEC at the subject site, the following were considered.

Site and area topography and surface water drainage: The ground surface across the site slopes from west to east towards Champagne Avenue South. Surface runoff is controlled by catch basins along Champagne Avenue South. Champagne Avenue South slopes from north to south. The areas of the site not occupied by the buildings or storage sheds are asphaltic and grassed surface. The dwellings are serviced by underground natural gas. Overhead hydro was observed to both dwellings. In areas not occupied by the buildings at the site, the remaining areas are asphaltic concrete surfaced.

Hydrogeology/Surficial and Bedrock Geology: Based on a review of the surficial geology map for the site area, it is expected that the site is underlain by shallow bedrock or possibly glacial till. Bedrock geology maps indicate that the bedrock underlying the site consists of dark grey almost black limestone of the Eastview Formation or limestone with some shaly partings of the Ottawa Formation.

Based on a review of overburden thickness mapping for the site area, the overburden is estimated to be between about 1.5 to 3.0 metres in thickness above bedrock.

The regional topography slopes northwest towards the Ottawa River located approximately 1.4 kilometres northwest of the subject site.

Contaminant distribution, transport and underground utilities: The hydraulic conductivity of the soils at the site and within the Phase I study area are low due to the presence of silt and clay minor sand and gravel mix within the glacial till. The Phase I study area is also controlled by municipal storm



and sanitary sewers. Lateral gradients in clay soils are relatively slow and contamination would tend to migrate downward until saturated conditions are encountered. Once saturated conditions are encountered and depending on contaminant mobility, solubility, volatility, etc. the contaminants could be expected to dissolve into the groundwater and migrate laterally in the direction of groundwater flow. In this case, the topographical information indicates that the groundwater flow gradient is moving towards the Ottawa River located approximately 1.4 kilometres northwest of the subject site.

The underground utilities pertaining to gas, water and sewer enter the site building on the east sides. Hydro is overhead. The depth to groundwater is unknown. However, the ground surface naturally slopes from west to east towards Champagne Street South.

Uncertainty: The uncertainties associated with the conceptual model include those associated with a limited documentation for the subject site and adjacent sites. However, based on the body of information acquired, it is considered that the absence of this information should not likely affect the final conclusion of the Phase I ESA. There were no material deviations to the Phase I ESA requirements set out in O. Reg. 153/04 that would cause uncertainty or absence of information that would affect the validity of the Phase I Conceptual Site Model or the findings of this Phase I ESA.

8.0 CONCLUSION

8.1 PHASE II ESA REQUIREMENT FOR RSC FILING

The results of this Phase I ESA suggest that a Phase II ESA is not required at this time.

It is understood that the proposed development of the site is to be higher density residential development. The historical use of the property has been residential since prior to 1928. Given that the Phase I property is currently used as single residential buildings and is to be redeveloped with a higher density residential building, there will be no change in the land use from less sensitive to more sensitive. Therefore, an RSC is not required for the property, based on our understanding of Ontario Regulation 153/04.



8.2 SIGNATURES

The results of this Phase I ESA should in no way be construed as a warranty that the subject property is free from any and all contaminants other than those noted in this report, nor that all compliance issues have been addressed.

This report was prepared for the exclusive use of JLG Developments Inc. and is based on data and information collected during the Phase I ESA of the property conducted by Kollaard Associates Inc. This report may not be relied upon by any other person or entity without the express written consent of JLG Developments Inc. and Kollaard Associates Inc. In evaluating this site, Kollaard Associates Inc. has relied in good faith on information provided by others. The assessment of environmental conditions and possible site hazards presented has been made using available technical data collected and provided by others. We accept no responsibility for any deficiencies, or inaccuracies in this report as a result of omission, misinterpretations, or fraudulent acts of others.

The conclusions provided herein represent the best judgement of Kollaard Associates Inc. based on current environmental standards. Due to the nature of the investigation and the limited data available, we cannot warrant against undiscovered environmental liabilities. If new information is discovered during future work, including excavations, borings or other studies, Kollaard Associates Inc. should be requested to re-evaluate the conclusions presented in this report and provide amendments as required.

We trust that this report is sufficient for your present requirements. If you have any questions concerning this report, please do not hesitate to contact our office.

Yours truly,

Kollaard Associates Inc.

Dean Tataryn, B.E.S., EP.

Colleen Vermeersch, P. Eng.



9.0 REFERENCES

City of Ottawa geoMaps, air photographs for the years 1928, 1958, 1965, 1991, 2002, 2007, 2011, 2017.

Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd.

Mapping and Assessment of Former Industrial Sites – City of Ottawa, Ontario, July 1988, Reference Number H87-053 by Intera Technologies Ltd.

Topographic Map: NRCan Topographic Maps, Ottawa, Ontario, 31 G/5, Edition 11, published 1998, current as of 1994, scale 1:50,000.

Surficial Geology Map: Geological Survey of Canada, Surficial Geology, Ottawa, Ontario, Map 1506A, published 1982, scale 1:50,000.

Bedrock Geology Map: Geological Survey of Canada, Generalized Bedrock Geology, Ottawa-Hull, Ontario and Quebec, Map 1508A, published 1979, scale 1:125,000.

Ecolog Eris Ltd. Standard Report, dated May 7, 2018, various federal, provincial and private database records for 250 metres study area.



10.0 QUALIFICATIONS OF THE ASSESSORS

Dean Tataryn, B.E.S., EP – Senior Environmental Professional

Mr. Dean Tataryn is a Senior Environmental Professional (EP) with Kollaard Associates Inc. in Kemptville, Ontario. Mr. Dean Tataryn has been conducting Phase I ESAs in accordance with the CSA Standard and Environmental Protection Act for more than 19 years. Mr. Tataryn has conducted more than 150 Phase I, II and III ESAs for commercial/residential clients over his career. Mr. Tataryn obtained a Bachelor of Environmental Studies (Honours Urban and Regional Planning) and a Certificate in Environmental Assessment from the University of Waterloo in 1995. Mr. Tataryn obtained his Environmental Professional (EP) designation in June of 2010.

EP certification is available exclusively to experienced professionals who have five or more years of relevant environmental work experience. Recipients of the EP designation have demonstrated that their skills and knowledge meet or exceed the National Occupational Standards (NOS) to ensure that they possess the specific environmental competencies required in their fields of practice. The NOS are a comprehensive list of skill statements that describe the competencies required for environmental work in Canada. The NOS provides a rigorous, nationally validated benchmark of the skills, knowledge and experience relevant for practice within the environment sector in the areas of environmental protection, resource management, environmental sustainability, environmental management, environmental auditing and/or greenhouse gas reporting.

Mr. Tataryn joined Kollaard Associates Inc. in 2005 and has worked on numerous environmental, geotechnical and hydrogeological assessment projects over his career. Mr. Tataryn is fully trained in coordinating and conducting environmental site assessments, environmental remediation, reclamation and restoration, contamination and spill inspections, and storage tank assessment and removal.

Kollaard Associates is an engineering consulting firm that provides a complete range of engineering services for developers, builders and homeowners in Eastern Ontario. Kollaard Associates specializes in providing civil, structural, geotechnical, hydrogeological and environmental services to our clients. Kollaard Associates Inc. has been established as a team of engineers and consultants since 2005. Mr. William Kollaard, P.Eng., owner and president, is responsible for the overall company development and management of the firm.

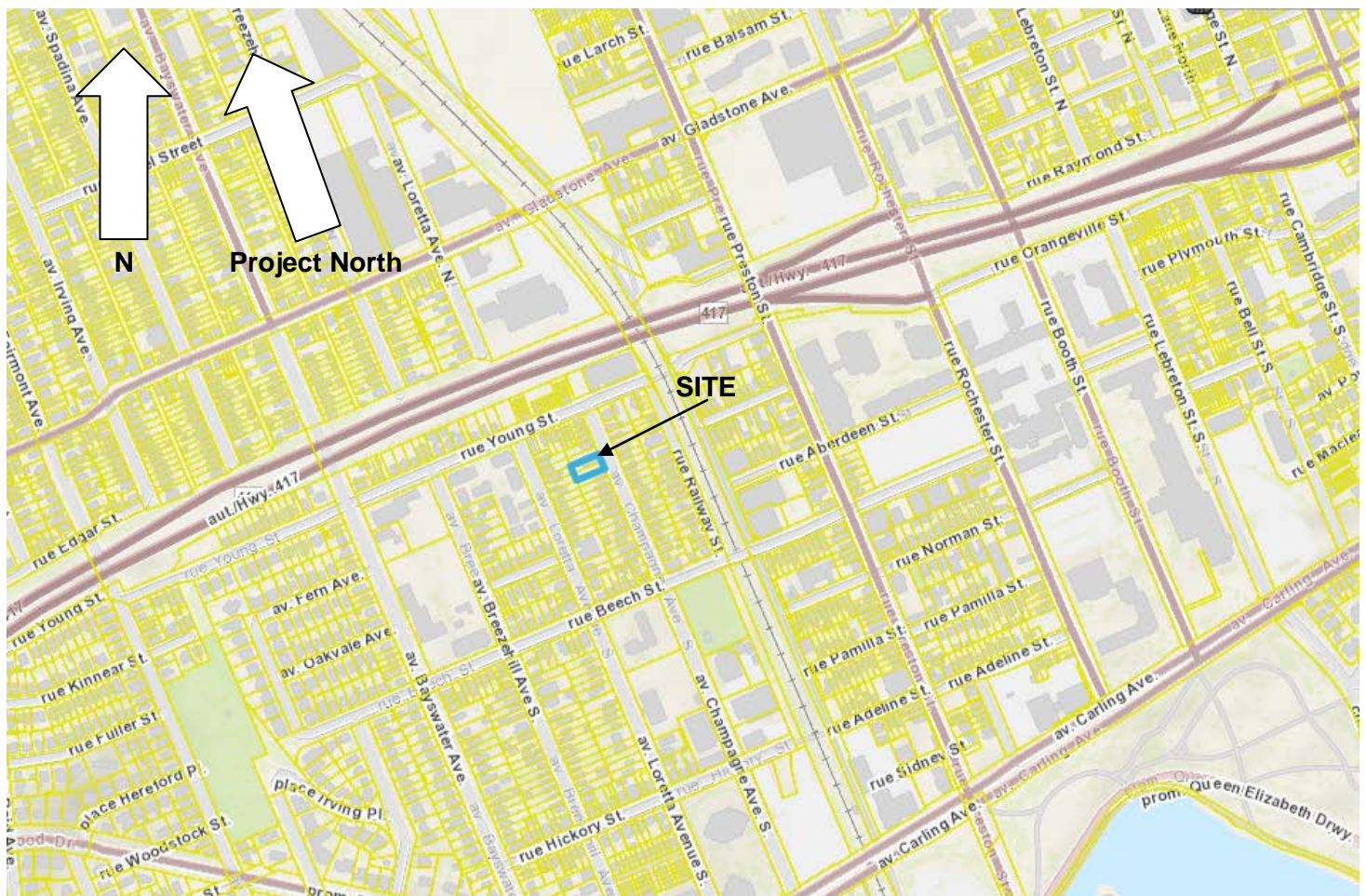
Colleen Vermeersch, P.Eng.

Colleen Vermeersch is an engineer with Kollaard Associates Inc. in Kemptville, Ontario. Colleen has been conducting Phase I ESAs in accordance with the CSA Standard and Environmental Protection Act for more than four years. Colleen has conducted more than thirty Phase I ESAs for commercial/residential clients over her career and several Phase II ESAs, some of which have involved clean up supervision. Colleen Vermeersch obtained a Bachelor of Engineering (Environmental) from Carleton University in 2007 and achieved professional status in 2012.

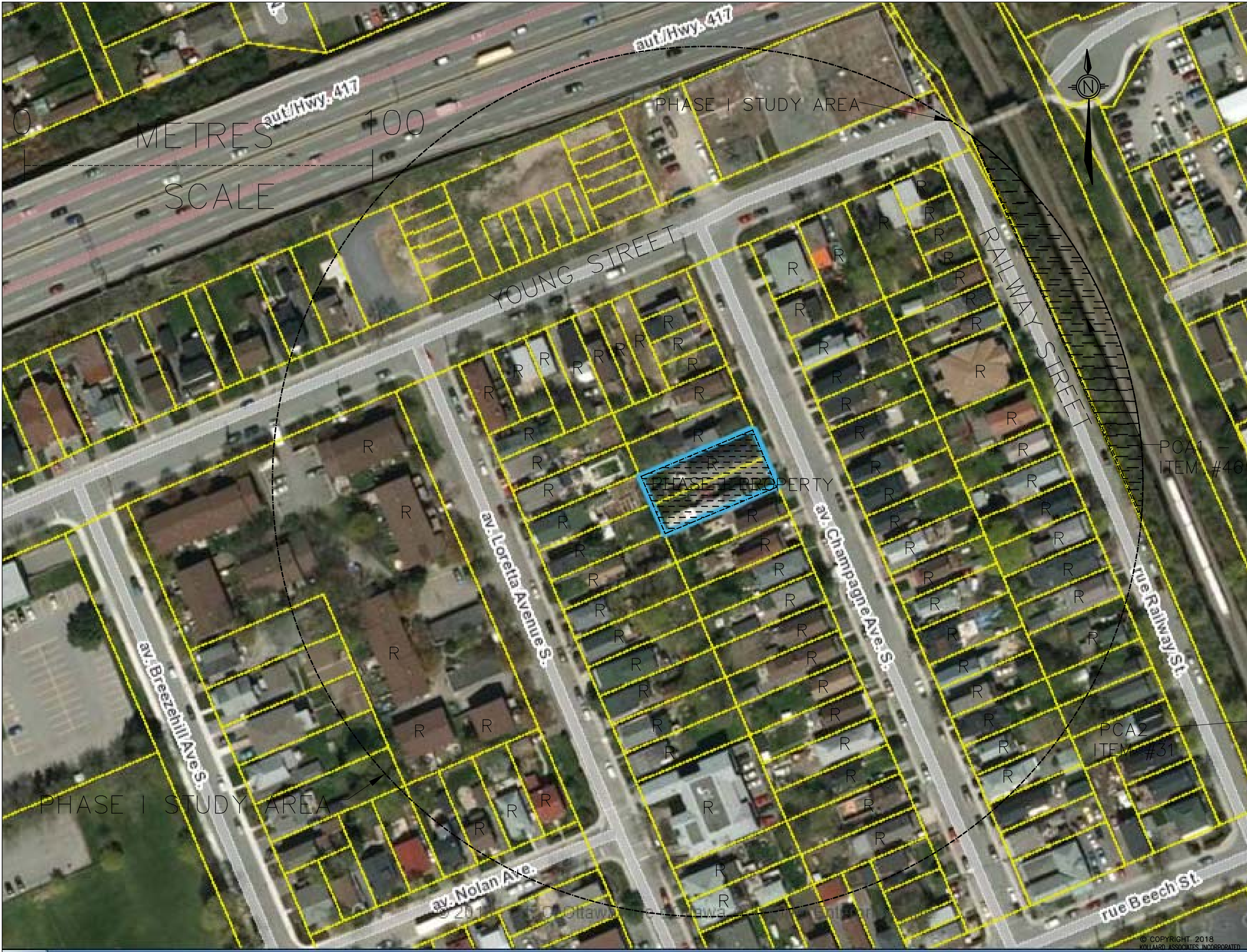
Colleen joined Kollaard Associates Inc. in 2007 and has worked on numerous environmental and hydrogeological projects since that time. Colleen is fully trained in carrying out and analyzing pumping tests, and field and lab based testing to determine soil and aquifer properties, such as hydraulic conductivity, transmissivity and groundwater flow directions/gradients, as these apply to contaminant transport and migration, coordinating and conducting environmental site assessments, environmental remediation, and storage tank assessment and removal.

KEY PLAN

FIGURE 1



NOT TO SCALE



DRAWING NUMBER:
FIGURE 2

LEGEND:

- I INSTITUTIONAL USE
- R RESIDENTIAL USE
- C COMMERCIAL USE
- M INDUSTRIAL USE
- P PARK/COMMUNITY USE



PHASE I SITE BOUNDARY



PHASE I STUDY AREA
250 METRES RADIUS

Address / Occupant	Activity	Distance from Subject Site	Rationale for Potential Contribution of the PCA to an APEC on Subject Site (Y/N)?
PCA1 - Activity #31 Mortimer Co. Ltd. - 1945-05 Printing, Publishing and Allied Industries 95 Beech Street	Ink Manufacturing, Processing and Bulk Storage Considered medium-low industry hazard.	113 metres south/southeast	No. Given the distance, gradient, and amount of infrastructure between the site and this former facility to the subject site, it is not considered to be a PCA that will result in an APEC on the Site.
PCA2 - Activity #46 Trillium Rail Corridor, Formerly Canadian Pacific Railway	Rail Yards, Tracks and Spurs	115 metres east	No. Given the distance, amount of infrastructure between the Site and this railway and that it is located hydraulically cross-gradient with respect to the site, it is not considered to be a PCA that will result in an APEC on the Site.

THERE ARE NO ANSI OR SURFACE WATER BODIES IN THE PHASE I ESA STUDY AREA.

THERE ARE NO WELLS ON THE PHASE I/RSC PROPERTY.

THERE ARE NO USTs WITHIN THE PHASE I ESA RSC STUDY AREA.

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING REPORT.

REFERENCE: AERIAL IMAGERY OBTAINED FROM OTTAWA GEOMAPS

REV.	NAME	DATE	DESCRIPTION
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**Kollaard Associates
Engineers**

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KEMPTVILLE ONTARIO info@kollaard.ca
K0G 1J0 FAX (613) 258-0475
http://www.kollaard.ca

CLIENT:
JLG DEVELOPMENTS

PROJECT:
PHASE I ENVIRONMENTAL
SITE ASSESSMENT
CONCEPTUAL SITE MODEL

LOCATION:
16 & 20 CHAMPAGNE AVENUE SOUTH
OTTAWA, ONTARIO

DESIGNED BY:
-- DATE:
MAY 2018

DRAWN BY:
DT SCALE:
AS SHOWN

KOLLAARD FILE NUMBER:
180308



ATTACHMENT A

TITLE SEARCH DOCUMENTATION

Attn: Dean Hansen

ENVIRONMENTAL SEARCH

Re: 16 & 20 Thompson Ave. South

Attwa

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
	Patent	July 25 1809	Crown	Robert Randall
RO 691	Deed Receipt	Jan 27 1834	Shuff Nichols	Jessie P. Thomson
RO 1172	Deed	May 23 1837	Jessie P. Thomson	Peter Aylen Valley
RO 1193	Deed	Aug 19 1837	Peter Aylen Valley	William Price P. Presbitt
RO 2262	Deed	May 2 1844	William Price P. Presbitt	Nicholas Sparks
RO 18859	Deed	May 7 1862	Nicholas Sparks	May Sparks
NP 19094	Deed	Mar 8 1901	N. Charles Sparks (Heir of May Sparks)	George F. Henderson
NP 21686	Deed	Sept 25 1907	George F. Henderson	Jessie Ruppelle

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
CR 452341	Quit Claim	Mar 16 1962	Heidi of Anna Rippelle	Heidi A. Rippelle
CR 470980	Deed	Jan 3 1964	Heidi A. Rippelle	Leanne Buccell Quincora Buccell (part)
OC 812707	Leases - also Application	Jan 3 2008	Leanne Buccell	Quincora Buccell
OC 813311	Deed	Jan 4 2008	Quincora Buccell	Rearon Christy Hillbowski & Rean The They Peoples Rearon Christy Hillbowski (current owner)
OC 1109751	Deed	May 21 2010	Rean The They Peoples	
<p>* Legal Description for this parcel is: Part of Lot 6, Block E, West side of Champagne Avenue, Plan 146, as described in Instrument no. CR 470980, subject to & together with a right of way as in Instrument no. CR 470980. PIN 04106-0211 is: 20 Champagne Avenue South.</p>				
<p>* Note - The pages 1 & 2 are entitled Instrument no. CR 452341 for the purpose of the chain of title continuation page 3.</p>				

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
CR688336	Deed	Apr 29 1976	Alvin T. Ruppelle	Edgar Barker Ruth Barker (Part)
LT 1089583	Deed	Mar 20 1997	Edgar Barker Ruth Barker	Ruth Barker
OC632471	Deed	Aug 25 2006	Ruth Barker	Karin Jaruga
OC1433299	Deed	Mar 28 2012	Karin Jaruga	Priscilla Trillbomski Deann Trillbomski (Current Owners)
<p>Legal Description for this parcel is: Part of Lot 6, Block 5, West side of Champagne Avenue, Plan 146, as divided in Instrument no. CR 688336, subject to & together with a Right of Way as in Instrument no. CR688336. PIN 04106-0210 Re: 1/6 Champagne Ave. South</p>				
May 3/18.				



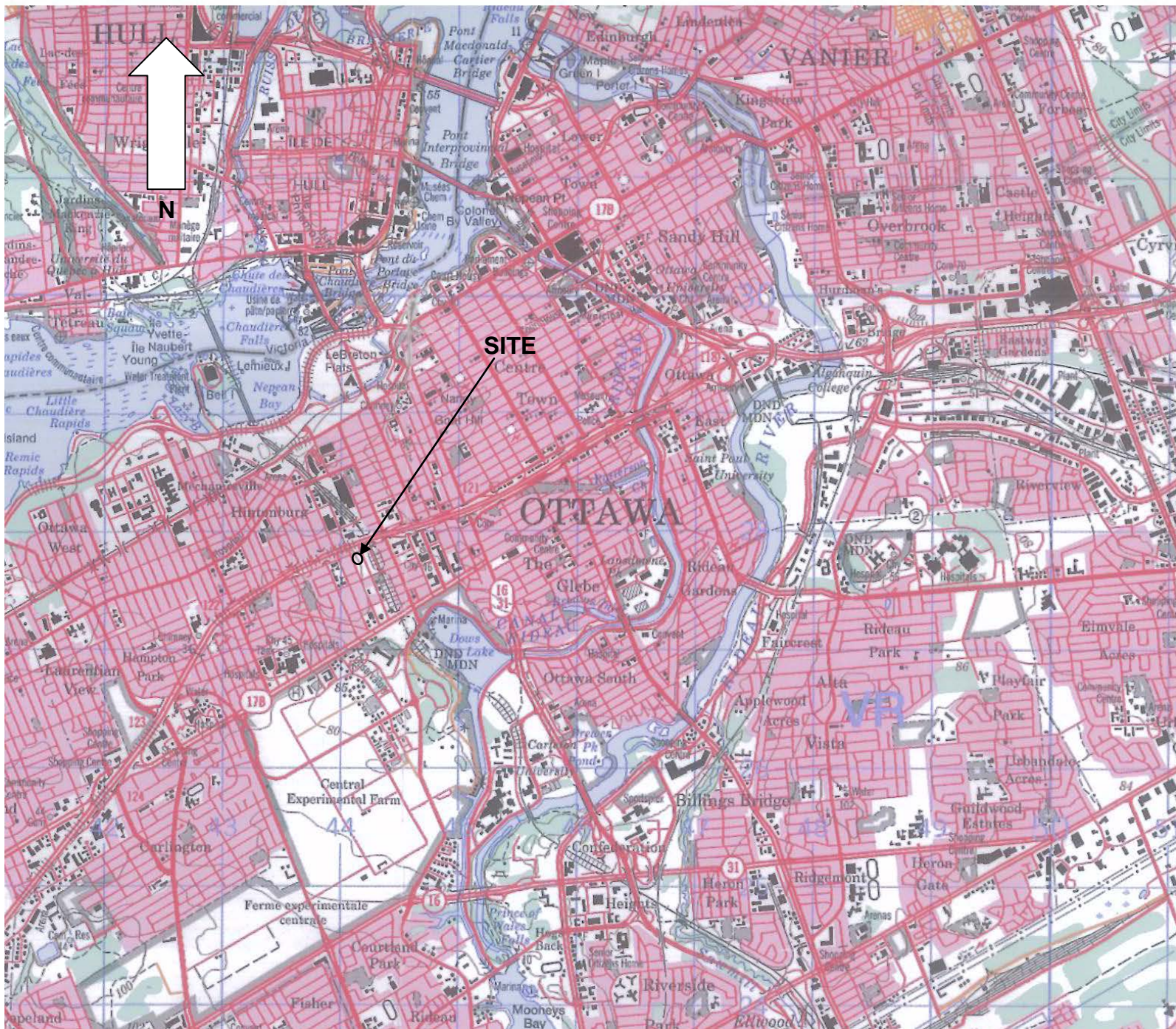
ATTACHMENT B

TOPOGRAPHIC MAP



JLG Developments Inc.
May 23, 2018

Phase I Environmental Site Assessment
16 & 20 Champagne Avenue South
Ottawa, Ontario
180308





ATTACHMENT C
AIR PHOTOGRAPHS

AIR PHOTOGRAPH



2017

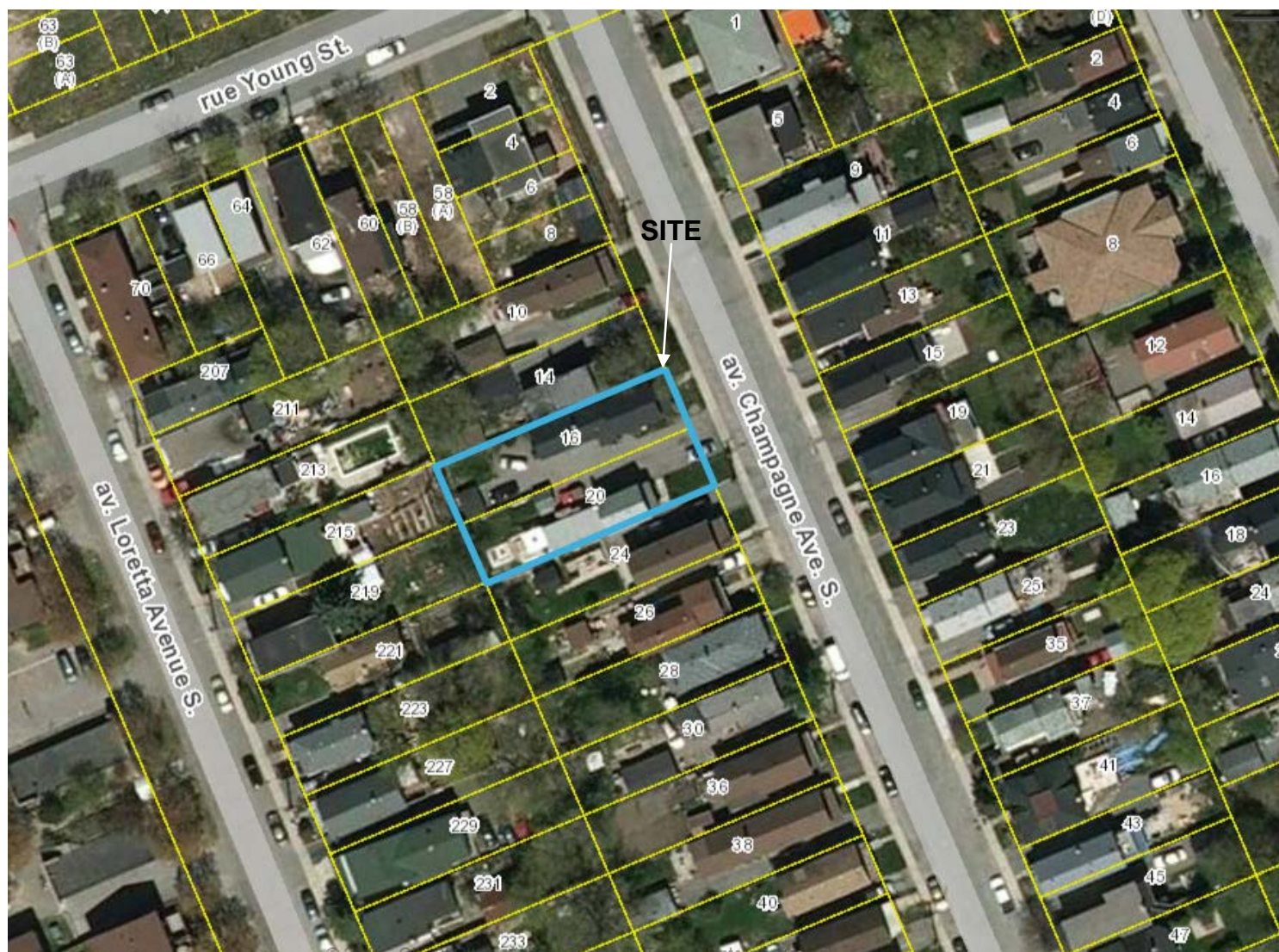


Kollaard Associates
Engineers

Project No. 180308

Date May 2018

AIR PHOTOGRAPH



2011

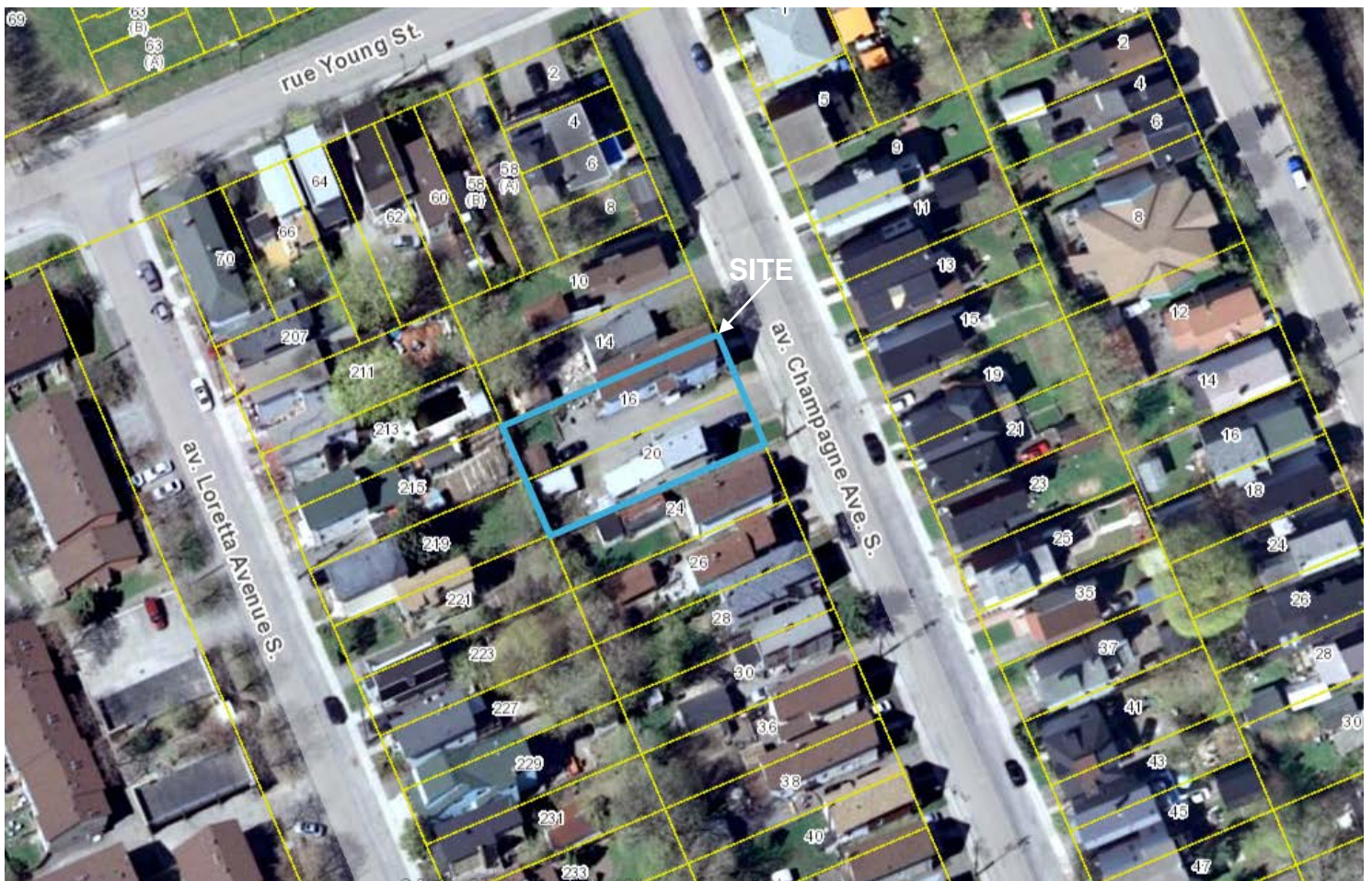


Kollaard Associates
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Project No. 180308

Date May 2018

AIR PHOTOGRAPH



2007

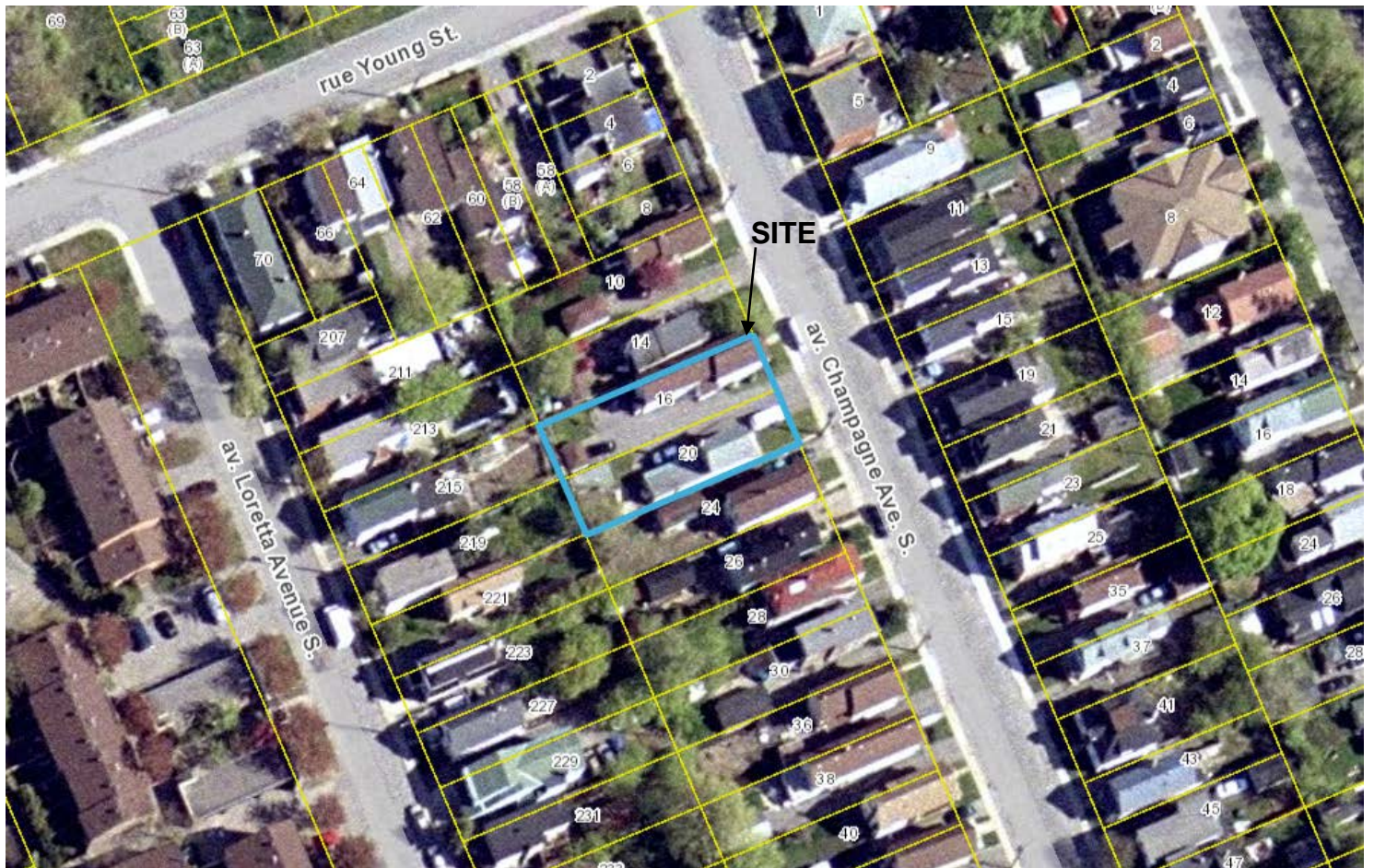


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Project No. 180308

Date May 2018

AIR PHOTOGRAPH



2002

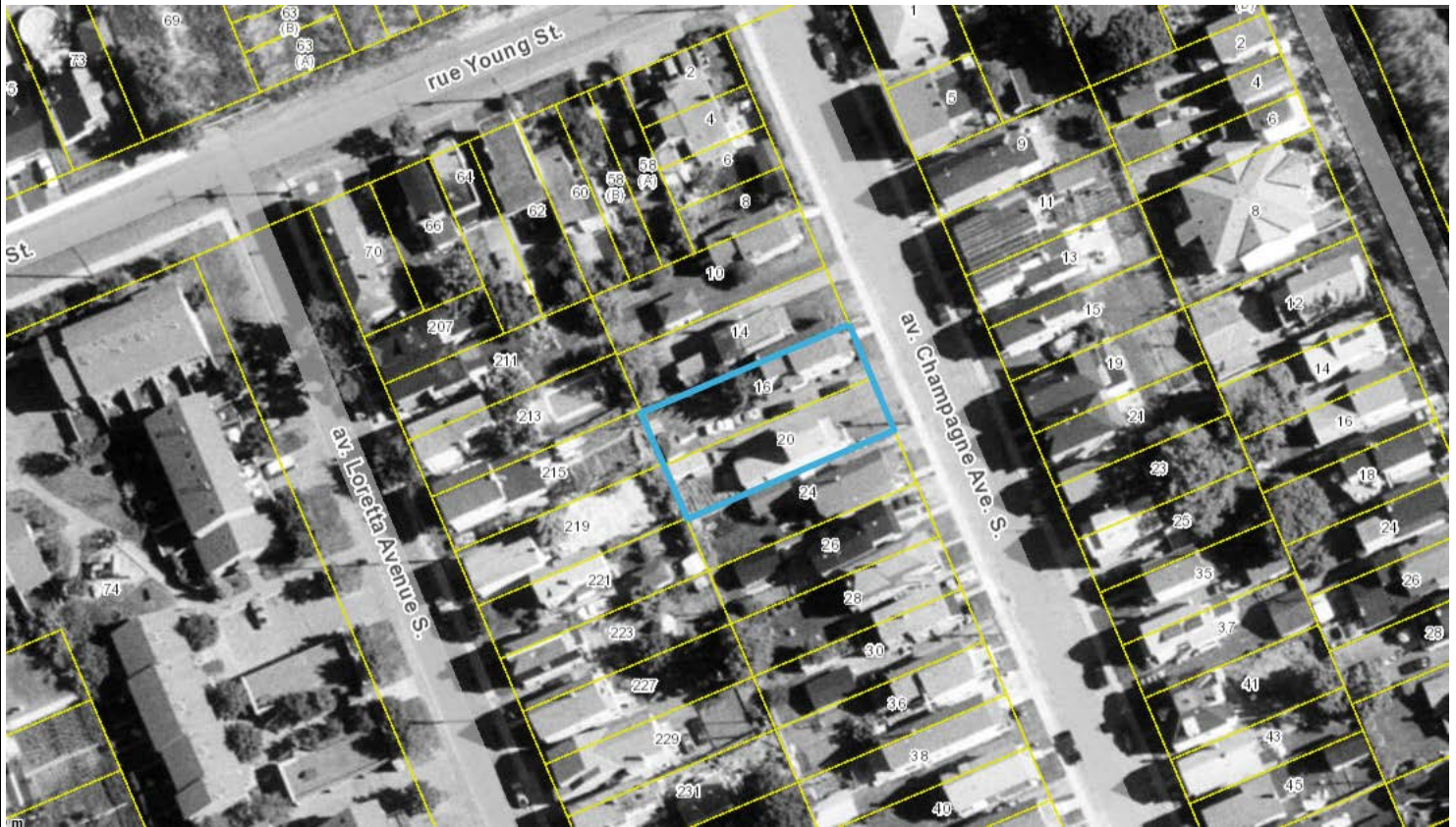


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Date May 2018

AIR PHOTOGRAPH



1991



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Project No. 180308

Date May 2018

AIR PHOTOGRAPH



1965

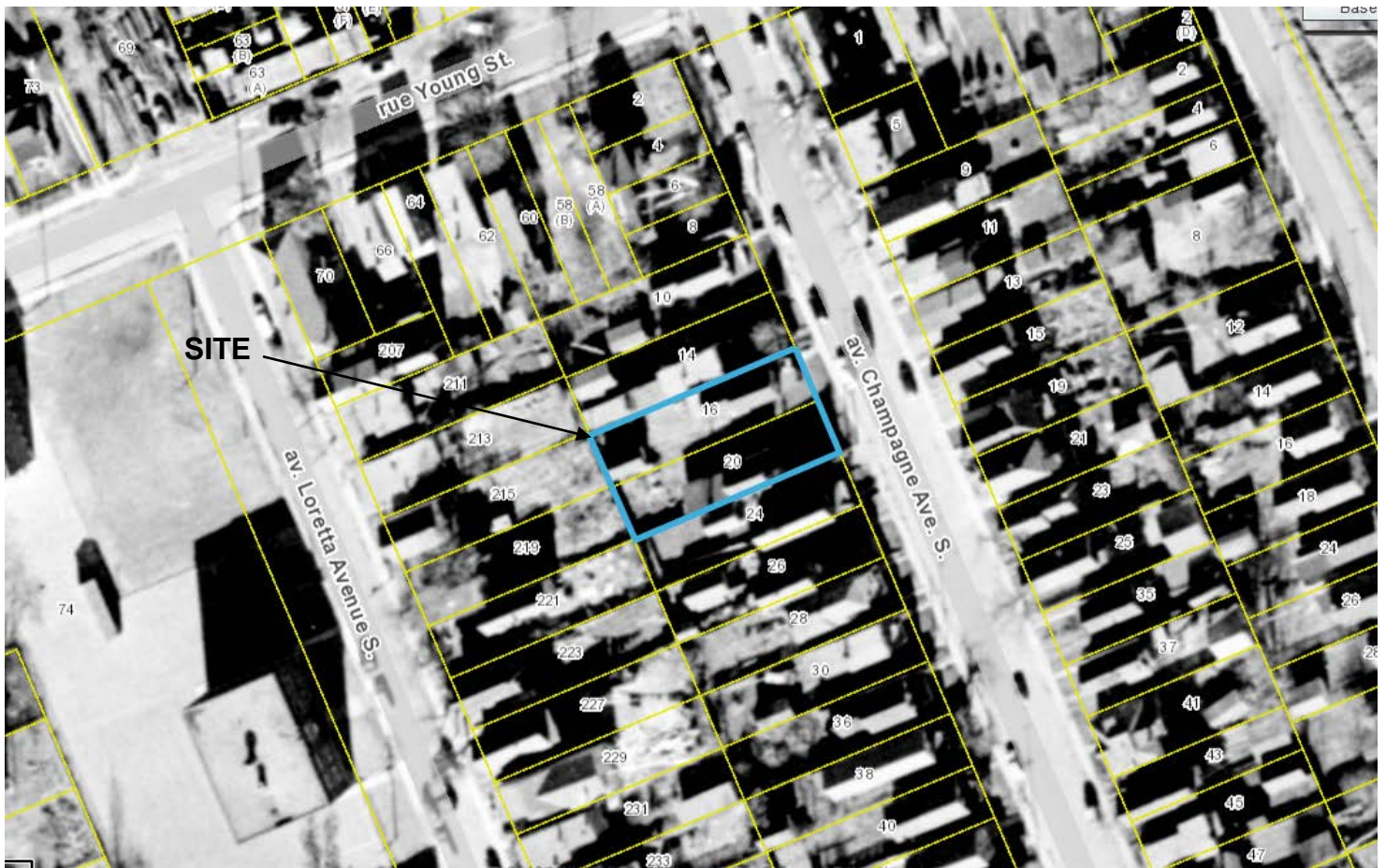


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Engineers

Project No. 180308

Date May 2018

AIR PHOTOGRAPH



1958



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Project No. 180308

Date May 2018

AIR PHOTOGRAPH



1928



Kollaard Associates
Engineers

Project No. 180308

Date May 2018



ATTACHMENT D

CITY OF OTTAWA CORRESPONDENCE

16 CHAMPAGNE AVE S

PIN: 041060210

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
041060210	PLAN 146 N PT LOT 6 RP;4R-2017 PART 1 & 2 CHAMPAGNE;W



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	041060210
FRONTAGE - ft / FAÇADE - pi:	30.00
DEPTH - ft / PROFONDEUR - pi:	118.46
PROPERTY AREA - ft² / SUPERFICIE pi²:	3553.8000

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
041060210	Z3 City THU A

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
041060210	15	KITCHISSIPPI	Jeff Leiper

20 CHAMPAGNE AVE S

PIN: 041060211

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
041060211	PLAN 146 S PT LOT 6 BLK E;CHAMPAGNE W



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	041060211
FRONTAGE - ft / FAÇADE - pi:	30.00
DEPTH - ft / PROFONDEUR - pi:	118.46
PROPERTY AREA - ft² / SUPERFICIE pi²:	3553.8000

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
041060211	Z3 City THU A

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
041060211	15	KITCHISSIPPI	Jeff Leiper

INFORMATION SHEET FOR ENVIRONMENTAL IMPACT ASSESSMENT
OF FORMER INDUSTRIAL AREAS

1. Site Identification:

Name F.W. Argue Fuel Oil Depot Site No. 22
 Type of Facility Bulk fuel oil storage facility
 Operator and Period of Operation F.W. Argue Ltd. (1920s - 1950s),
Sunoco Oil Co. Ltd. (1960s and 1970s)

2. Site Location:

City Ward Elmdale Block Number 35-5
 Street Address Southwest corner Railway and Hickory Streets
 Historical Maps 1922 fire insurance plan (Public Archives Canada NMC
10837, 123/1036) 1956 fire insurance plan (Public Archives Canada NMC,
Sheet 328-4/1036)

3. Site Characteristics:

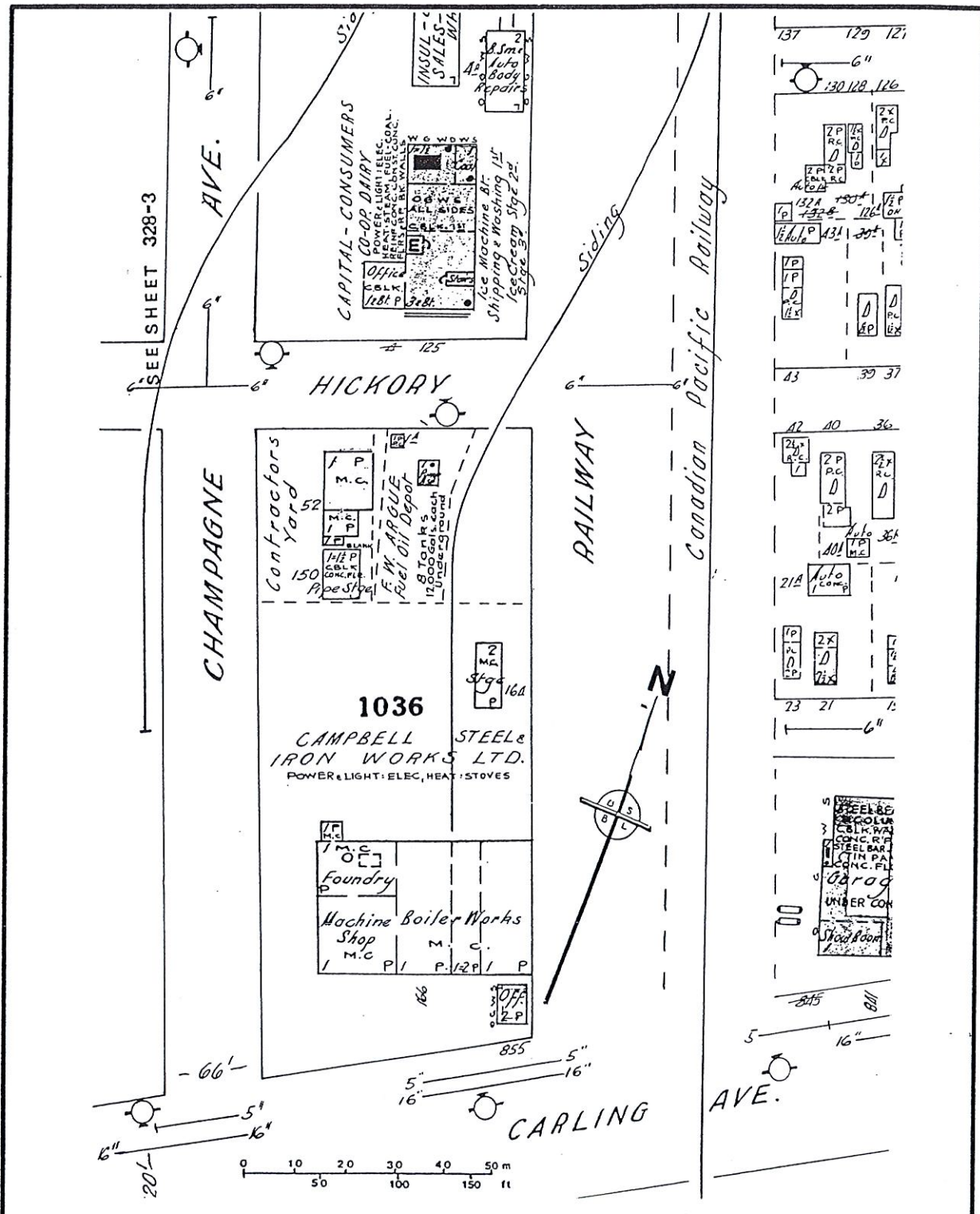
Size Small, <0.1 ha
 Present Land Use and Occupants Unpaved parking lot for new cars
 Water Resources Dows Lake - 300 m east

4. Waste:

Type and Characteristics Fuel oil containing benzene and other
aromatic hydrocarbon compounds
 Evidence on Site Open water filled excavation onsite in area of former
underground tanks, fuel oil contaminated soil evident on site, odour
on site, off site migration and seepage of contaminated groundwater to
adjacent railway cut.

5. Remarks Underground tanks likely removed, oily seepage through soil
and rock to adjacent railway cut.

6. Environmental Impact Assessment Fuel oil wastes were evident both on
and off-site, potential environmental impacts are mitigated by
restricted access to railway cut and distance to Dows Lake. Since
first site visit remedial work including removal of underground tanks
and contaminated soil undertaken by property owner. Vertical collector
wells installed. Cleanup of site undertaken with concurrence of
Ontario Ministry of the Environment.



Drawn by	Date
Checked by	Date
Revisions	Date

1956 plan of F.W. Argue Fuel Oil Depot
 (Source: Public Archives Canada NMC Sheet
 328-4)

35-22 National Printers

Site No. 23

ADDRESS: 401 Preston

PERIOD OF OPERATION: 1950s

INDUSTRIAL CLASSIFICATION: Printing, Publishing and Allied Industries (28)
- Commercial Printing Industries (281)
- Platemaking, Typesetting and Bindery Industry (282)
- Combined Publishing and Printing Industry (284)

INDUSTRY HAZARD RATING: medium-low

HISTORICAL MAP REFERENCE: NMC 1956/ 119-3/ 742b

RELATIVE SIZE OF OPERATION: medium

RELEVANT DESCRIPTION: - printers & binders

SOURCES: Dominion Bureau of Statistics 36-203, 1950, 26-34
1955, 23-27
1955, 23-27

35-25 Hutchings & Patrick Ltd.

Site No. 24

ADDRESS: 100 Champagne Ave.

PERIOD OF OPERATION: 1930s - present

INDUSTRIAL CLASSIFICATION: Printing, Publishing and Allied Industries (28)
- Commercial Printing Industries (281)
- Platemaking, Typesetting and Bindery Industry (282)
- Combined Publishing and Printing Industry (284)

INDUSTRY HAZARD RATING: medium-low

HISTORICAL MAP REFERENCE: NMC 10744 1938 / 328

35-25 Hutchings & Patrick Ltd. (cont'd)

Site No. 24

RELATIVE SIZE OF OPERATION: large

RELEVANT DESCRIPTION: - printers & binders
- commercial printers
- platemakers and typesetters

SOURCES: Dominion Bureau of Statistics, 36-203, 1937, p.33-37
1945, p.25-30
1955, p.23-27
1965, p.61
1983, p.44

35-37 Mortimer Co. Ltd.

Site No. 25

ADDRESS: 95 Beech St.

PERIOD OF OPERATION: 1945-65

INDUSTRIAL CLASSIFICATION: Printing, Publishing and Allied Industries (28)
- Commercial Printing Industries (281)
- Platemaking, Typesetting and Bindery Industry (282)
- Combined Publishing and Printing Industry (284)

INDUSTRY HAZARD RATING: medium-low

HISTORICAL MAP REFERENCE: NMC 1956/ 328-2/ 741b

RELATIVE SIZE OF OPERATION: medium

RELEVANT DESCRIPTION: - commercial printers
- lithographers

SOURCES: Dominion Bureau of Statistics, 36-203, 1950, p.49
1955, p.34
1965, p.62

35-5 Campbell Steel and Iron Works Ltd.

Site No. 21

ADDRESS: 855 Carling Ave.

PERIOD OF OPERATION: 1930-present

INDUSTRIAL CLASSIFICATION: Fabricated Metal Products
Industries (30)
- Power Boiler and Heat Exchanger
Industry (301)

INDUSTRY HAZARD RATING: medium

HISTORICAL MAP REFERENCE: NMC 1956/ 328-4/ 1036

RELATIVE SIZE OF OPERATION: medium

RELEVANT DESCRIPTION: products - boilers, tanks, plate work

SOURCES: Dominion Bureau of Statistics, 41-205, 1930, p.3
1935, p.9
1939, p.8
1945, p.8
1950, p.7
1955, p.10
41-223, 1960, p.12
1965, p.13
1975, p.11

35-5 F.W. Argue Fuel Oil Depot

Site No. 22

ADDRESS: south west corner Railway Street and Hickory

CLASSIFICATION: Non-industrial site: bulk storage of oil
and gas

ACTIVITY HAZARD RATING: high

HISTORICAL MAP REFERENCE: NMC 1956/ 328-4/ 1036 shows
underground storage tanks
NMC 10837 1922/ 123/ 1036

RELATIVE SIZE OF OPERATION: medium



ATTACHMENT E

ECOLOG ERIS – ENVIRONMENTAL RISK INFORMATION SERVICES



DATABASE REPORT

Project Property: 180308
16 & 20 Champagne Ave S
Ottawa ON

Project No:

Report Type: Standard Select Report

Order No: 20180501024

Requested by: Kollaard Associates Inc.

Date Completed: May 7, 2018

**Environmental Risk
Information Services**
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Executive Summary

Property Information:

Project Property: 180308
16 & 20 Champagne Ave S Ottawa ON

Project No:

Coordinates:

Latitude: 45.401075
Longitude: -75.713231
UTM Northing: 5,027,753.68
UTM Easting: 444,180.09
UTM Zone: UTM Zone 18T

Elevation: 226 FT
68.85 M

Order Information:

Order No: 20180501024
Date Requested: May 1, 2018
Requested by: Kollaard Associates Inc.
Report Type: Standard Select Report

Historical/Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	Abandoned Aggregate Inventory	N	-	-	-
AGR	Aggregate Inventory	N	-	-	-
AMIS	Abandoned Mine Information System	N	-	-	-
ANDR	Anderson's Waste Disposal Sites	N	-	-	-
AUWR	Automobile Wrecking & Supplies	N	-	-	-
BORE	Borehole	N	-	-	-
CA	Certificates of Approval	N	-	-	-
CFOT	Commercial Fuel Oil Tanks	N	-	-	-
CHEM	Chemical Register	N	-	-	-
CNG	Compressed Natural Gas Stations	N	-	-	-
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	N	-	-	-
CONV	Compliance and Convictions	N	-	-	-
CPU	Certificates of Property Use	N	-	-	-
DRL	Drill Hole Database	N	-	-	-
DRYCLEANERS	Dry Cleaning Facilities	N	-	-	-
EASR	Environmental Activity and Sector Registry	N	-	-	-
EBR	Environmental Registry	N	-	-	-
ECA	Environmental Compliance Approval	N	-	-	-
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	N	-	-	-
EMHE	Emergency Management Historical Event	N	-	-	-
EXP	List of TSSA Expired Facilities	N	-	-	-
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FOFT	Fisheries & Oceans Fuel Tanks	N	-	-	-
FST	Fuel Storage Tank	N	-	-	-
FSTH	Fuel Storage Tank - Historic	Y	0	2	2
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	33	33
GHG	Greenhouse Gas Emissions from Large Facilities	N	-	-	-
HINC	TSSA Historic Incidents	Y	0	2	2
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
INC	TSSA Incidents	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MISA PENALTY	Environmental Penalty Annual Report	N	-	-	-

Database	Name	Searched	Project Property	Within 0.25 km	Total
MNR	Mineral Occurrences	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NCPL	Non-Compliance Reports	N	-	-	-
NDFT	National Defense & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defense & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-
NEBI	National Energy Board Pipeline Incidents	N	-	-	-
NEBW	National Energy Board Wells	N	-	-	-
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	N	-	-	-
NPRI	National Pollutant Release Inventory	N	-	-	-
OGW	Oil and Gas Wells	N	-	-	-
OOGW	Ontario Oil and Gas Wells	N	-	-	-
OPCB	Inventory of PCB Storage Sites	N	-	-	-
ORD	Orders	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PES	Pesticide Register	N	-	-	-
PINC	TSSA Pipeline Incidents	N	-	-	-
PRT	Private and Retail Fuel Storage Tanks	Y	0	2	2
PTTW	Permit to Take Water	N	-	-	-
REC	Ontario Regulation 347 Waste Receivers Summary	N	-	-	-
RSC	Record of Site Condition	N	-	-	-
RST	Retail Fuel Storage Tanks	Y	0	1	1
SCT	Scott's Manufacturing Directory	Y	0	6	6
SPL	Ontario Spills	Y	0	10	10
SRDS	Wastewater Discharger Registration Database	N	-	-	-
TANK	Anderson's Storage Tanks	N	-	-	-
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	N	-	-	-
WDS	Waste Disposal Sites - MOE CA Inventory	N	-	-	-
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	N	-	-	-
WWIS	Water Well Information System	N	-	-	-
Total:			0	56	56

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	SCT	Lixar IT Inc.	47A Young St Ottawa ON K1S 3H6	N/111.1	-0.97	17
2	SPL	Enbridge Gas Distribution Inc.	202 Lorretta Ave. S. Ottawa ON	WSW/124.0	2.23	17
3	HINC		OPP 127 BEECH ST OTTAWA ON K1S 3K1	SSE/131.8	0.03	17
4	SPL	UNIVERSITY OF OTTAWA	UNIVERSITY OF OTTAWA 32 GEORGES GLINSKI OTTAWA CITY ON	ENE/152.2	-2.97	18
5	SPL	BELL CANADA	AT 250 LORETTA ST. MOTOR VEHICLE (OPERATING FLUID) OTTAWA CITY ON	SSW/170.9	1.03	18
6	SPL		Hwy 417, 200m East of Parkdale - 45.402599, -75.712738 Ottawa ON	NNE/173.7	-1.97	18
7	GEN	PELOSO FUEL	24 GEORGE STREET WEST OTTAWA ON K1S 3J2	ENE/197.3	-2.89	19
7	GEN	PELOSO FUELS AND HEATING SERVICE 30-831	24 GEORGE STREET WEST OTTAWA ON K1S 3J2	ENE/197.3	-2.89	19
7	GEN	PELOSO FUELS AND HEATING SERVICE	24 GEORGE STREET WEST OTTAWA ON K1S 3J2	ENE/197.3	-2.89	20
7	GEN	PELOSO FUELS LTD.	24 GEORGE STREET WEST OTTAWA ON K1S 3J2	ENE/197.3	-2.89	20
7	RST	PELOSO FUEL LTD	24 GEORGE ST W OTTAWA ON K1S 3J2	ENE/197.3	-2.89	20
8	GEN	LUX PHOTOGRAPHIC SERVICES INC.	95-A BEECH STREET #204 OTTAWA ON K1S 3J7	ESE/203.2	-3.97	20
8	GEN	WOOD FASHION REFINISHERS	95 BEECH STREET OTTAWA ON K1S 3J7	ESE/203.2	-3.97	21
8	GEN	LUX PHOTO(OUT OF BUSINESS)NC.	95-A BEECH STREET, UNIT 204 OTTAWA ON K1S 3J7	ESE/203.2	-3.97	21
8	SCT	GRAPHIC IMAGE SYSTEMS INC	95 A BEECH ST OTTAWA ON K1S 3J7	ESE/203.2	-3.97	21
8	SCT	CREAM CLOTHING COMPANY LTD.	95 BEECH ST OTTAWA ON K1S 3J7	ESE/203.2	-3.97	21
8	SPL	Capital Concierge Property Management<UNOFFICIAL>	95 Beech St. Ottawa ON	ESE/203.2	-3.97	22
8	SPL	PROVOST BULK TRANSPORT	95 BEECH ROAD TANK TRUCK (CARGO) OTTAWA CITY ON K1S 3J7	ESE/203.2	-3.97	22
9	GEN	City of Ottawa	175 LORETTA AVENUE NORTH OTTAWA ON	NNW/208.8	-0.97	23
9	GEN	Corporation City of Ottawa	175 Loretta Ave N Ottawa ON	NNW/208.8	-0.97	23
9	GEN	Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y-4L8	NNW/208.8	-0.97	23
9	GEN	City of Ottawa	175 Loretta Ave N. Ottawa ON K1Y 4L8	NNW/208.8	-0.97	24
9	GEN	City of Ottawa	175 Loretta Ave N. Ottawa ON K1Y 4L8	NNW/208.8	-0.97	24

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
9	GEN	Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y-4L8	NNW/208.8	-0.97	25
9	GEN	City of Ottawa	175 Loretta Ave N. Ottawa ON K1Y 4L8	NNW/208.8	-0.97	25
9	GEN	Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y-4L8	NNW/208.8	-0.97	26
9	GEN	City of Ottawa Public Works Department	175 Loretta Ave N. Ottawa ON K1Y 4L8	NNW/208.8	-0.97	26
9	GEN	Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y-4L8	NNW/208.8	-0.97	27
10	GEN	SCHINDLER ELEVATOR	80 ABERDEEN OTTAWA ON	E/212.7	-3.97	27
10	SCT	Hummingbird Ltd.	80 Aberdeen St Hummingbird Place Ottawa ON K1S 5R5	E/212.7	-3.97	27
10	SCT	Open Text Corporation	80 Aberdeen St Ottawa ON K1S 5R5	E/212.7	-3.97	28
10	SCT	Overlay TV Inc.	80 Aberdeen St Suite 401 Ottawa ON K1S 5R5	E/212.7	-3.97	28
11	FSTH	REGIONAL MUNICIPALITY OF OTTAWA CARLETON ATTN : MARC LEVESQUE	175 LORETTA AV N OTTAWA ON K1Y 4L8	NNW/215.2	-0.97	28
11	FSTH	REGIONAL MUNICIPALITY OF OTTAWA CARLETON ATTN : MARC LEVESQUE	175 LORETTA AV N OTTAWA ON K1Y 4L8	NNW/215.2	-0.97	29
11	GEN	OTTAWA-CARLTON, REGIONAL MUN OF	REGIONAL ROAD #13 AT MANOTICK 175 LORETTA AVE N OTTAWA ON K1Y 4L8	NNW/215.2	-0.97	29
11	GEN	OTTAWA-CARLTON, REGIONAL MUN OF	REGIONAL ROAD #28 (NAVAN ROAD) 175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW/215.2	-0.97	29
11	GEN	OTTAWA-CARLETON, REGIONAL MUN. OF	SIGNALS AND COMMUNICATIONS 175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW/215.2	-0.97	30
11	GEN	OTTAWA-CARLTON, REGIONAL MUN. OF	SIGNALS AND COMMUNICATIONS 175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW/215.2	-0.97	30
11	GEN	OTTAWA-CARLTON, REGIONAL MUNICIPALITY OF	175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW/215.2	-0.97	30
11	GEN	City of Ottawa	175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW/215.2	-0.97	31
11	GEN	Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y 4L8	NNW/215.2	-0.97	31
11	GEN	City of Ottawa	175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW/215.2	-0.97	32
11	GEN	Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y 4L8	NNW/215.2	-0.97	32
11	GEN	City of Ottawa	175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW/215.2	-0.97	33
11	GEN	Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y 4L8	NNW/215.2	-0.97	33
11	GEN	Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y 4L8	NNW/215.2	-0.97	33
11	GEN	City of Ottawa	175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW/215.2	-0.97	34
11	GEN	Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y 4L8	NNW/215.2	-0.97	34

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
11	GEN	City of Ottawa	175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW/215.2	-0.97	35
11	PRT	REGIONAL MUNICIPALITY OF OTTAWA CARLETON ATTN : DO	175 LORETTA AV N OTTAWA ON K1Y 4L8	NNW/215.2	-0.97	35
11	SPL	KENT FUELS	175 LORETTA AVE. RMOC GARAGE TANK TRUCK (CARGO) OTTAWA CITY ON	NNW/215.2	-0.97	36
12	SPL	FRANCIS FUELS	152 BEECH ST. TANK TRUCK (CARGO) OTTAWA CITY ON K1Y 3S8	SSW/220.3	2.03	36
13	HINC		352 PRESTON STREET OTTAWA ON	ENE/227.6	-2.97	36
14	SPL	PRIVATE RESIDENCE	260 LORETTA AVE. FURNACE OIL TANK OTTAWA CITY ON	S/230.7	0.94	37
15	PRT	PROSHINE CAR WASH	402 PRESTON ST OTTAWA ON K1S 4M9	E/243.5	-4.00	37
16	SPL	Enbridge Gas Distribution Inc.	166 Loretta Ave Ottawa ON	NW/247.8	1.01	37

Executive Summary: Summary By Data Source

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 2 FSTH site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
REGIONAL MUNICIPALITY OF OTTAWA CARLETON ATTN : MARC LEVESQUE	175 LORETTA AV N OTTAWA ON K1Y 4L8	NNW	215.20	<u>11</u>
REGIONAL MUNICIPALITY OF OTTAWA CARLETON ATTN : MARC LEVESQUE	175 LORETTA AV N OTTAWA ON K1Y 4L8	NNW	215.20	<u>11</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-December 31, 2017 has found that there are 33 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
PELOSO FUEL	24 GEORGE STREET WEST OTTAWA ON K1S 3J2	ENE	197.26	<u>7</u>
PELOSO FUELS AND HEATING SERVICE 30-831	24 GEORGE STREET WEST OTTAWA ON K1S 3J2	ENE	197.26	<u>7</u>
PELOSO FUELS AND HEATING SERVICE	24 GEORGE STREET WEST OTTAWA ON K1S 3J2	ENE	197.26	<u>7</u>
PELOSO FUELS LTD.	24 GEORGE STREET WEST OTTAWA ON K1S 3J2	ENE	197.26	<u>7</u>
LUX PHOTOGRAPHIC SERVICES INC.	95-A BEECH STREET #204 OTTAWA ON K1S 3J7	ESE	203.16	<u>8</u>
WOOD FASHION REFINISHERS	95 BEECH STREET OTTAWA ON K1S 3J7	ESE	203.16	<u>8</u>
LUX PHOTO(OUT OF BUSINESS)NC.	95-A BEECH STREET, UNIT 204 OTTAWA ON K1S 3J7	ESE	203.16	<u>8</u>
City of Ottawa	175 LORETTA AVENUE NORTH OTTAWA ON	NNW	208.77	<u>9</u>
Corporation City of Ottawa	175 Loretta Ave N Ottawa ON	NNW	208.77	<u>9</u>
Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y-4L8	NNW	208.77	<u>9</u>
City of Ottawa	175 Loretta Ave N. Ottawa ON K1Y 4L8	NNW	208.77	<u>9</u>
City of Ottawa	175 Loretta Ave N. Ottawa ON K1Y 4L8	NNW	208.77	<u>9</u>
Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y-4L8	NNW	208.77	<u>9</u>
City of Ottawa	175 Loretta Ave N. Ottawa ON K1Y 4L8	NNW	208.77	<u>9</u>

Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y-4L8	NNW	208.77	<u>9</u>
City of Ottawa Public Works Department	175 Loretta Ave N. Ottawa ON K1Y 4L8	NNW	208.77	<u>9</u>
Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y-4L8	NNW	208.77	<u>9</u>
SCHINDLER ELEVATOR	80 ABERDEEN OTTAWA ON	E	212.67	<u>10</u>
City of Ottawa	175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW	215.20	<u>11</u>
Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y 4L8	NNW	215.20	<u>11</u>
Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y 4L8	NNW	215.20	<u>11</u>
City of Ottawa	175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW	215.20	<u>11</u>
Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y 4L8	NNW	215.20	<u>11</u>
City of Ottawa	175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW	215.20	<u>11</u>
Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y 4L8	NNW	215.20	<u>11</u>
City of Ottawa	175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW	215.20	<u>11</u>
OTTAWA-CARLTON, REGIONAL MUNICIPALITY OF	175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW	215.20	<u>11</u>
OTTAWA-CARLTON, REGIONAL MUN. OF	SIGNALS AND COMMUNICATIONS 175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW	215.20	<u>11</u>
Corporation City of Ottawa	175 Loretta Ave N Ottawa ON K1Y 4L8	NNW	215.20	<u>11</u>
OTTAWA-CARLETON, REGIONAL MUN. OF	SIGNALS AND COMMUNICATIONS 175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW	215.20	<u>11</u>
City of Ottawa	175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW	215.20	<u>11</u>
OTTAWA-CARLTON, REGIONAL MUN OF	REGIONAL ROAD #28 (NAVAN ROAD) 175 LORETTA AVENUE NORTH OTTAWA ON K1Y 4L8	NNW	215.20	<u>11</u>
OTTAWA-CARLTON, REGIONAL MUN OF	REGIONAL ROAD #13 AT MANOTICK 175 LORETTA AVE N OTTAWA ON K1Y 4L8	NNW	215.20	<u>11</u>

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 2 HINC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	OPP 127 BEECH ST OTTAWA ON K1S 3K1	SSE	131.80	<u>3</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	352 PRESTON STREET OTTAWA ON	ENE	227.55	13

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 2 PRT site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
REGIONAL MUNICIPALITY OF OTTAWA CARLETON ATTN : DO	175 LORETTA AV N OTTAWA ON K1Y 4L8	NNW	215.20	11
PROSHINE CAR WASH	402 PRESTON ST OTTAWA ON K1S 4M9	E	243.46	15

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Jan 31, 2018 has found that there are 1 RST site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
PELOSO FUEL LTD	24 GEORGE ST W OTTAWA ON K1S 3J2	ENE	197.26	7

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 6 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Lixar IT Inc.	47A Young St Ottawa ON K1S 3H6	N	111.07	1
CREAM CLOTHING COMPANY LTD.	95 BEECH ST OTTAWA ON K1S 3J7	ESE	203.16	8
GRAPHIC IMAGE SYSTEMS INC	95 A BEECH ST OTTAWA ON K1S 3J7	ESE	203.16	8
Open Text Corporation	80 Aberdeen St Ottawa ON K1S 5R5	E	212.67	10
Hummingbird Ltd.	80 Aberdeen St Hummingbird Place Ottawa ON K1S 5R5	E	212.67	10
Overlay TV Inc.	80 Aberdeen St Suite 401 Ottawa ON K1S 5R5	E	212.67	10

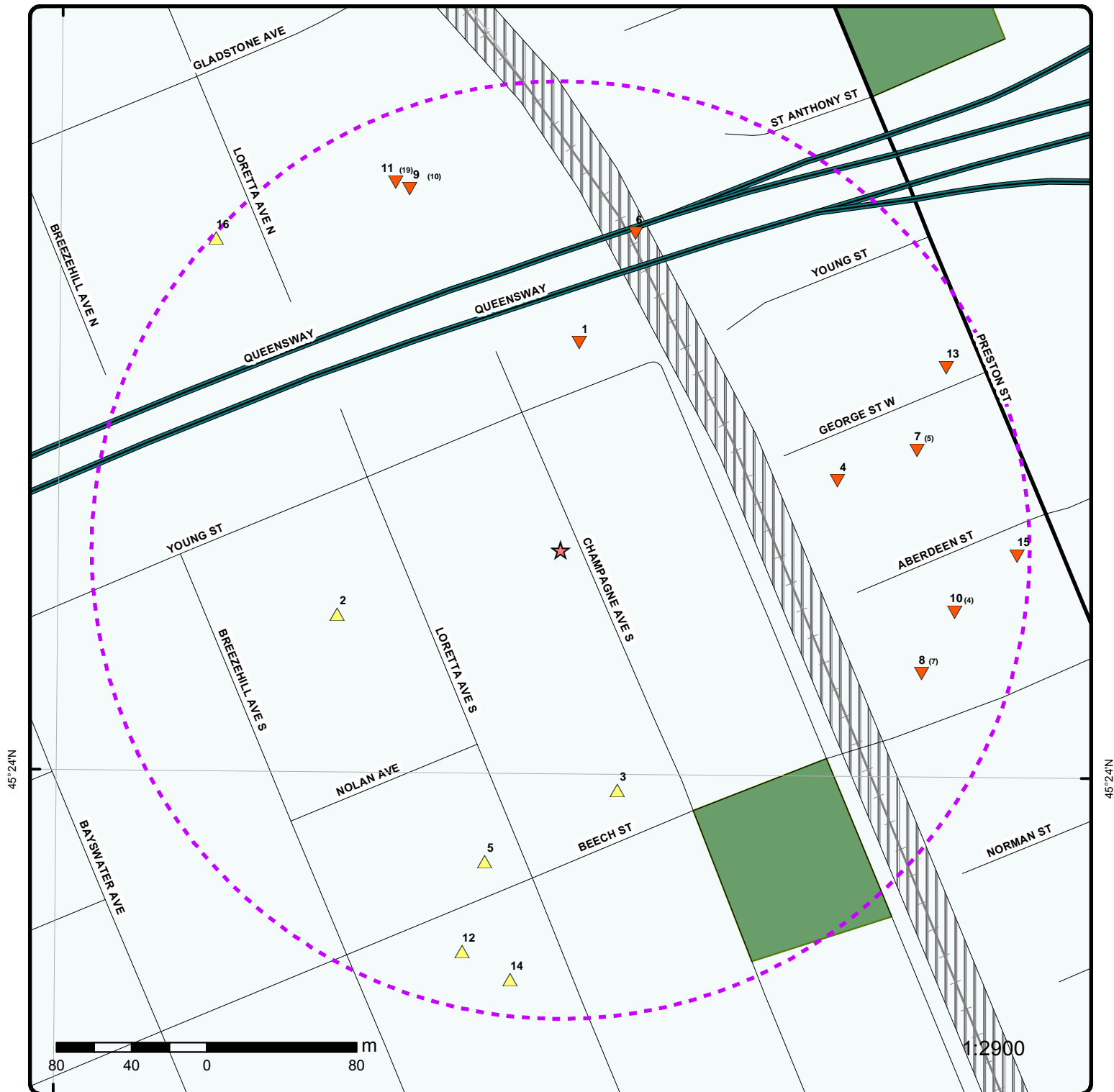
SPL - Ontario Spills

A search of the SPL database, dated 1988-Sep 2017 has found that there are 10 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enbridge Gas Distribution Inc.	202 Loretta Ave. S. Ottawa ON	WSW	123.95	2

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
BELL CANADA	AT 250 LORETTA ST. MOTOR VEHICLE (OPERATING FLUID) OTTAWA CITY ON	SSW	170.87	<u>5</u>
FRANCIS FUELS	152 BEECH ST. TANK TRUCK (CARGO) OTTAWA CITY ON K1Y 3S8	SSW	220.26	<u>12</u>
PRIVATE RESIDENCE	260 LORETTA AVE. FURNACE OIL TANK OTTAWA CITY ON	S	230.72	<u>14</u>
Enbridge Gas Distribution Inc.	166 Loretta Ave Ottawa ON	NW	247.77	<u>16</u>

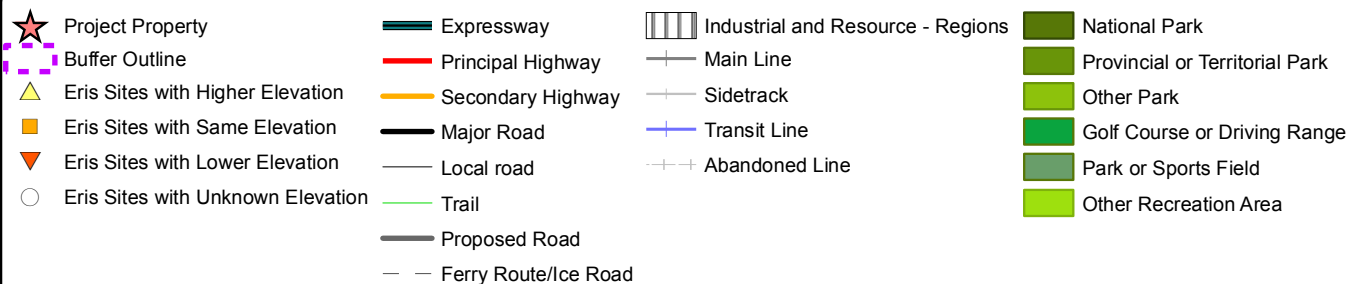
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
UNIVERSITY OF OTTAWA	UNIVERSITY OF OTTAWA 32 GEORGES GLINSKI OTTAWA CITY ON	ENE	152.23	<u>4</u>
	Hwy 417, 200m East of Parkdale - 45.402599, -75.712738 Ottawa ON	NNE	173.68	<u>6</u>
Capital Concierge Property Management<UNOFFICIAL>	95 Beech St. Ottawa ON	ESE	203.16	<u>8</u>
PROVOST BULK TRANSPORT	95 BEECH ROAD TANK TRUCK (CARGO) OTTAWA CITY ON K1S 3J7	ESE	203.16	<u>8</u>
KENT FUELS	175 LORETTA AVE. RMOC GARAGE TANK TRUCK (CARGO) OTTAWA CITY ON	NNW	215.20	<u>11</u>



Map : 0.25 Kilometer Radius

Order No: 20180501024

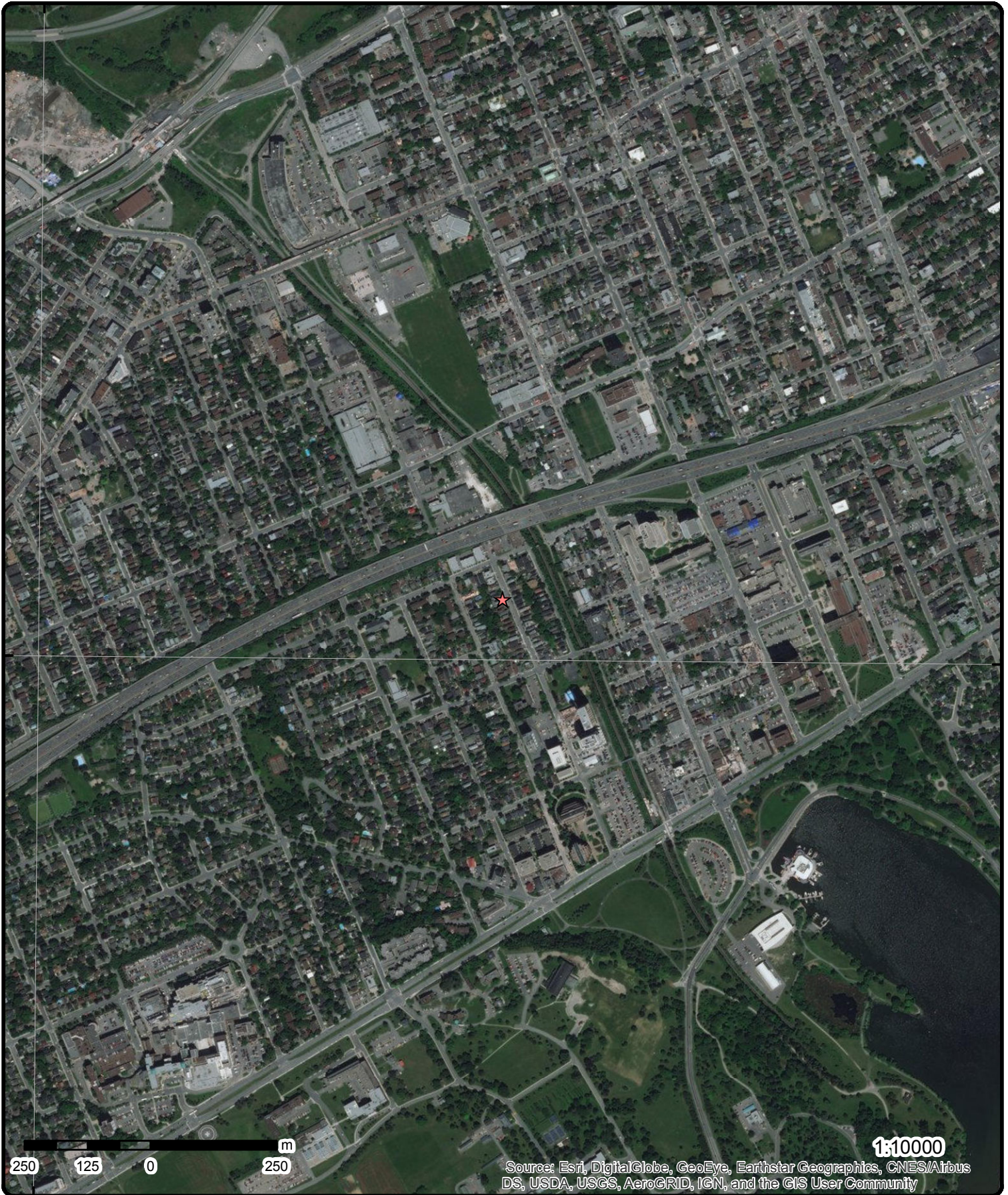
Address: 16 & 20 Champagne Ave S, Ottawa, ON



75°43'30"W

45°24'N

45°24'N



Aerial (2017)

Address: 16 & 20 Champagne Ave S, Ottawa, ON

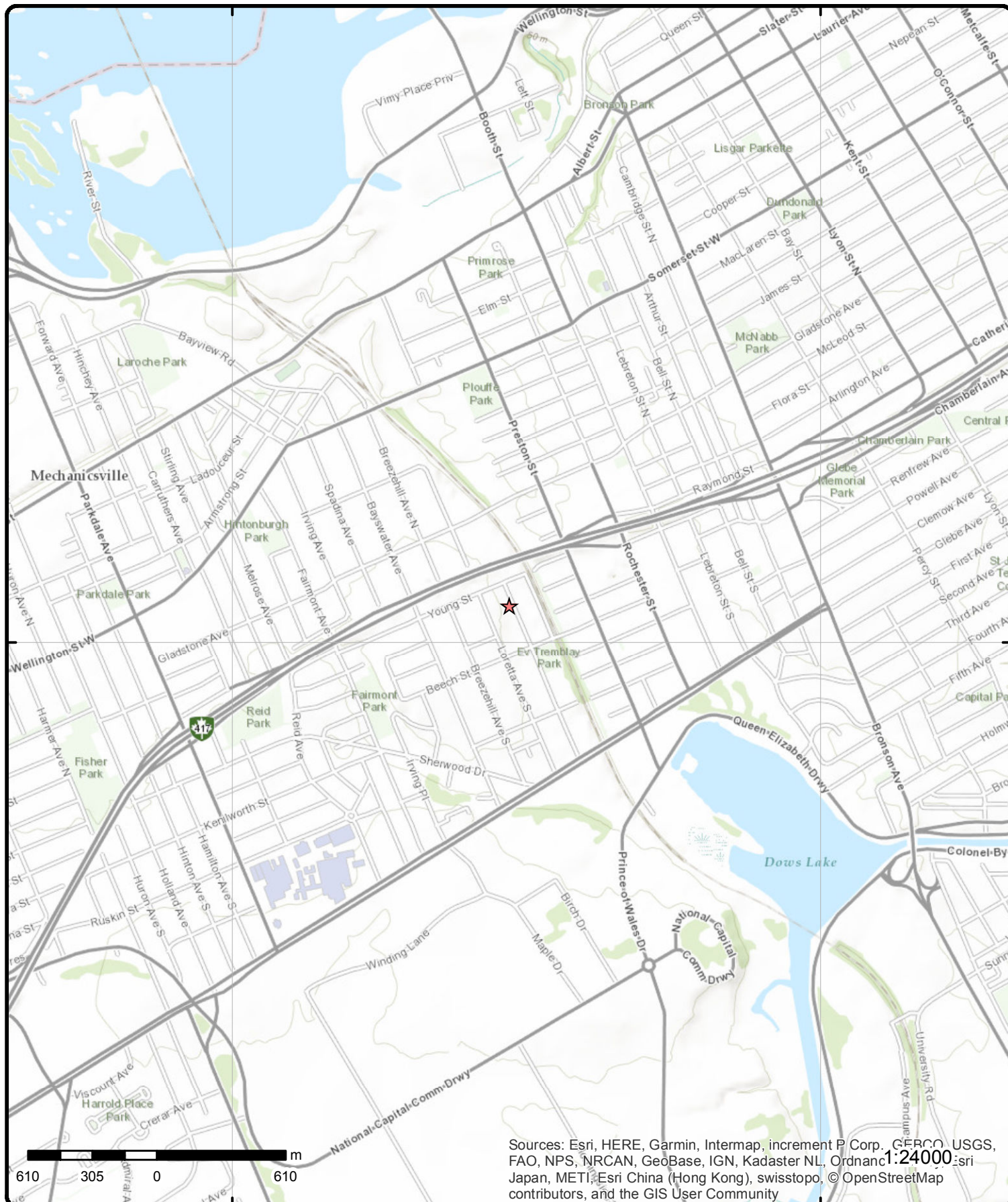
Source: ESRI World Imagery

Order No: 20180501024

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



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Topographic Map

Address: 16 & 20 Champagne Ave S, Ottawa, ON

Source: ESRI World Topographic Map

Order No: 20180501024



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ATTACHMENT F

SITE PHOTOGRAPHS



West Facing view of 16 & 20 Champagne Avenue South



West facing view rear yard of 16 Champagne Avenue South



West facing view of rear yard of 20 Champagne Avenue South



North wall of dwelling at 20 Champagne Avenue South showing natural gas service



West facing of 16 Champagne Avenue South showing natural gas service.



View of residential dwellings located east of Champagne Avenue South



View of residential dwellings facing northeast across from site



View of adjacent residential dwellings facing north.



View of basement of 16 Champagne Avenue South



View of basement of 20 Champagne Avenue South



ATTACHMENT G

MOECC CORRESPONDENCE



Kollaard Associates

Engineers

210 Prescott Street

P.O. Box 189

Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology

(613) 860-0923

FAX: (613) 258-0475

May 7, 2018

180308

Ontario Ministry of the Environment and Climate Change
2430 Don Reid Drive, Unit 103
Ottawa, Ontario
K1H 1E1

Attention: Abatement Officer

Re: 20 CHAMPAGNE AVENUE SOUTH
PART OF LOT 6, BLOCK E, PLAN 146
INSTRUMENT NO. CR470980, SUBJECT TO AND TOGETHER WITH A RIGHT
OF WAY AS IN INSTRUMENT NO. CR470980, PIN 04106-0211
CITY OF OTTAWA, ONTARIO
AND
16 CHAMPAGNE AVENUE SOUTH
PART OF LOT 6, BLOCK E, WEST SIDE OF CHAMPAGNE AVENUE, PLAN 146 AS
IN INSTRUMENT NO CR688336, PIN 04106-0210
CITY OF OTTAWA, ONTARIO

Dear Sirs/Madam:

We have been retained by JLG Developments Inc. to carry out a Phase I ESA for the above noted site. Accordingly, we would be pleased if you would provide us with information concerning any historical or existing incidents at or in the vicinity of the above site on file with the Ontario Ministry of the Environment and Climate Change.

Sincerely,
KOLLAARD ASSOCIATES, INC.

Dean Tataryn, B.E.S., EP.



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers
of Ontario to offer professional engineering services.