

re: Phase I and Phase II Environmental Site Assessments
6130 and 6150 Hazeldean Road, Ottawa, Ontario
to: 2073945 Ontario Inc.
Mr. Allan Jackson – allan@capitalcommercial.ca
date: November 5, 2018
file: PE3699-MEMO.01

Background

In November of 2015, Paterson conducted a Phase I Environmental Site Assessment (ESA) in general accordance with Ontario Regulation 153/04, for the aforementioned properties. Based on the findings of the Phase I Environmental Site Assessment (ESA) conducted by Paterson in November of 2015 four (4) historical on-site activities and an existing off-site retail fuel outlet to the northeast, across Hazeldean Road, were considered to represent areas of potential environmental concern (APECs) on the subject land.

A Phase II ESA was recommended to address the above noted APECs, and was subsequently carried out in December of 2015. Based on the findings of the Phase II ESA, the soil and groundwater beneath the site was in compliance with the selected Ontario Ministry of the Environment, Conservation and Parks (MECP) standards.

Current Site Conditions

The parcel of land addressed 6130 Hazeldean Road is currently occupied by a retirement residence (constructed in 2017), while the parcel of land addressed 6150 Hazeldean Road remains vacant, undeveloped land. Surrounding land use remains unchanged from the time of the 2015 Phase I ESA.

As noted above, all historical potentially contaminating activities were addressed at the time of the 2015 Phase II ESA. The existing retail fuel outlet at 6061 Hazeldean Road is not considered to pose a current risk to the subject land based on the findings of the Phase II ESA in combination with the separation distances of the pump island and tank nest (approximately 70 to 90m) and downgradient orientation of the retail fuel outlet with respect to the subject land.

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The Phase I and Phase II ESA reports, dated March 2016, are considered to be accurate and reflect the current conditions of the subject land from an environmental perspective.

We trust that this information satisfies your requirements.

Best Regards,

Paterson Group Inc.



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