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August 28, 2018 File: PE2122-LET.01

Minto Communities

200-180 Kent Street Ottawa, Ontario K1P 0B6

Attention: **Mr. Kevin Harper**

Subject: Phase I - Environmental Site Assessment Update 762 March Road and 335 Sandhill Road, Ottawa, Ontario

www.patersongroup.ca

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates a Phase I ESA prepared by Paterson entitled "Phase I Environmental Assessment, Vacant Property, 760 March Road, Ottawa, Ontario" dated October 12, 2010. It is intended to meet the requirements for a Phase I ESA as per the MOECC standard O.Reg. 153/04 as amended by O.Reg. 269/11. This report is to be read in conjunction with the previous report.

The original Phase I-ESA, competed in general accordance with the requirements of CSA Z768-01, did not identify any potentially contaminating activities (PCAs) on the subject site or in the surrounding area.

Site Information

The subject site is situated between March Road and Sandhill Road which run northwestsoutheast and border the site to the southwest and northeast respectively. The subject site is approximately at grade with both March Road and Sandhill Road and neighbouring lands however slopes downwards to form a shallow valley, trending northwest-southeast, towards the centre of the site. The subject site is vacant apart from two areas of gravel used for parking. The subject site has no permanent building structures. Site drainage consists of infiltration and a stream runs in the valley, presumably draining the site. The configuration of the subject site is shown on Drawing PE2122-1 - Site Plan, appended to this report.

Consulting Engineers

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

> Geotechnical Engineering Environmental Engineering Hydrogeology Geological Engineering Materials Testing Building Science Archaeological Studies

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Records Review

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 the potential to impact the subject site, based on their separation distance.

First Developed Use Determination

Following review of the available sources the first developed use of the subject land is considered to have been for residential/agricultural buildings dating from before 1934.

Previous Environmental Reports

The original Phase I-ESA, competed in general accordance with the requirements of CSA Z768-01, did not identify any potentially contaminating activities (PCAs) and no Areas of Potential Environmental Concern (APEC) either on the subject site or in the surrounding area. A Phase II-ESA was not recommended.

Environment and Climate Change Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on August 20, 2018. The subject site and adjacent properties were not listed in the NPRI database and no potential for environmental impact is assessed.

Ontario Ministry of the Environment (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. At the time of issuance of this report, a response had not been received from the MOECC. A copy of the response will be forwarded to the client if it contains any pertinent information.

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. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

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Areas of Natural Significance

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 August 20, 2018. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on August 10, 2018 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records were found for the subject site or neighbouring properties.

City of Ottawa Historical Land Use Inventory

A search of the City's Historical Land Use Inventory (HLUI 2005) database for the subject property was conducted as part of the Phase I ESA. Based on the response from the HLUI database there are no activities associated with the Subject Property.

Aerial Photographs

A review of aerial photos after 2008 was conducted using the City of Ottawa GeoOttawa mapping service and Google Earth Pro 'time slider'.

The Google Earth image dated May 2012 shows the whole site east of Shirley's Brook to be denuded of vegetation. A parking/laydown area is shown to the east of the subject site, fronting on to Sandhill Road. Four intermodal containers ("sea cans") or cabins can be seen in this area of the site. To the west of the site a second parking area is visible beside a sales center, presumably associated with the proposed development.

In the 2017 aerial photograph available on the City of Ottawa website, the vegetation to the east of Shirley's Brook has regrown. Only one container is shown in the laydown area to the east of the site. No other significant change can be identified on the site or in the surrounding area.

Topographic Maps

Topographic maps were obtained from Natural Resources Canada - The Atlas of Canada website. The topographic map depicts the subject site as a vacant area, with an approximate elevation of around 80 m above sea level (asl). The site sloped down to the centre to form a shallow valley along which Shirleys Brook runs to the northwest.

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Physiographic Maps

A physiographic map was reviewed from Natural Resources Canada's Atlas of Canada web site. According to the physiographic map, the site is located 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 ice sheets." The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

Water Well Records

A search of the MOECC's web site for all drilled well records within 250 m of the subject site was conducted on August 10, 2018. The search returned one (1) well described as monitoring well that were installed on June 18, 2009 and later decommission in accordance with Ontario Regulation 903. Copies of the water well records are appended to this report.

Site Reconnaissance

A site visit was conducted on August 9, 2018. Weather conditions were sunny, with a temperature of approximately 25° C. Mr. Philip Price from the Environmental Department of Paterson Group conducted the site inspection. 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.

The subject site remains largely unchanged since the previous assessment however gravel parking areas have been laid at either end of the site, fronting on to March Road and Sandhill Road. In the eastern of these two areas, a small stockpile of sand was noted. No changes to the land use of the surrounding properties were observed during the site visit. The containers and sales center identified in the 2017 aerial photograph were not present.

The surrounding properties were also observed during the site visit and are shown on Drawing PE2122-2 - Surrounding Land Use Plan.

Review and Evaluation of Information

Land Use History

The following table indicates the current and past uses of the site as well as any associated potentially contaminating activities dating back to the first developed use of the site.

Table 1 - Land Use History										
Time Period	Land Use	Potentially	Areas of Potential							
		Contaminating Activities	Environmental Concern							
Prior 1963*	Residential/ Agricultural	No PCAs identified on site.	None							
1963 - Present	Vacant	No PCAs identified on site.	None							

*It could not be determined exactly when the building structure was removed from the subject site, although aerial photos suggest between 1952 and 1963.

Potentially Contaminating Activities (PCAs)

No potentially contaminating activities (PCAs) were identified at the subject site. PCAs outside of the subject property but within the Phase I study area are shown on Drawing PE4106-2 - Surrounding Land Use Plan. These relate to electricity transformation and potential/unidentified historic fuel storage.

Areas of Potential Environmental Concern (APEC)

PCAs within the Phase I study area are not considered to have result in APECs at the subject site based on their separation distance.

Contaminants of Potential Concern (CPCs)

No contaminants of potential concern (CPCs) were identified on the subject site as no APECs were identified on the subject property.

Conceptual Site Model

Geological and Hydrogeological Setting

Paterson conducted a geotechnical investigation on the subject property in conjunction with the previous environmental assessment. The soil profile underlying the subject site consisted of silty sand which was followed by glacial till. No signs of deleterious fill material or environmental contamination were encountered in any of the test locations.

Contaminants of Potential Concern

No contaminants of potential concern were identified on the subject property.

Existing Buildings and Structures

The subject site has no existing buildings or permanent structures.

Water Bodies

Shirleys Brook flows in a southeast-northwest orientation through the centre of the site.

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Areas of Natural Significance

No areas of natural significance were identified on the subject site or within the Phase I study area.

Drinking Water Wells

The results of the MOECC water well record search are discussed above. No active drinking water wells were identified within the Phase I study area.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is commercial, institutional and residential. Land use is shown on Drawing PE2122-2 - Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Potentially Contaminating Activities (PCAs) within the Phase I ESA study area are shown on Drawing PE4106-2 - Surrounding Land Use Plan. None of these PCAs were considered to have resulted in APECs on the subject site.

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 PCAs existed in the Phase I study area, however, none are considered to represent APECs. The presence of PCAs was confirmed by a variety of independent sources. As such, the conclusions of this report are not affected by uncertainty which may be present with respect to individual sources.

Conclusions

As a result of the additional historical research and follow-up site visit undertaken as part of this assessment in order to meet the requirements of O.Reg. 153/04 as amended by O.Reg. 269/11, it is our opinion that a Phase II ESA is not required for the subject site.

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended by O.Reg. 269/11 under the Environmental Protection Act. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA Update are based on a review of readily available geological,

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historical and regulatory information and a cursory review made at the time of the field assessment.

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

This report was prepared for the sole use of Minto communities. Permission and notification from the above noted party and this firm will be required to release this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

Paterson Group Inc.

Philip Price, B.Sc. FGS



Mark S. D'Arcy, P.Eng.



Report Distribution:

Minto Communities Paterson Group

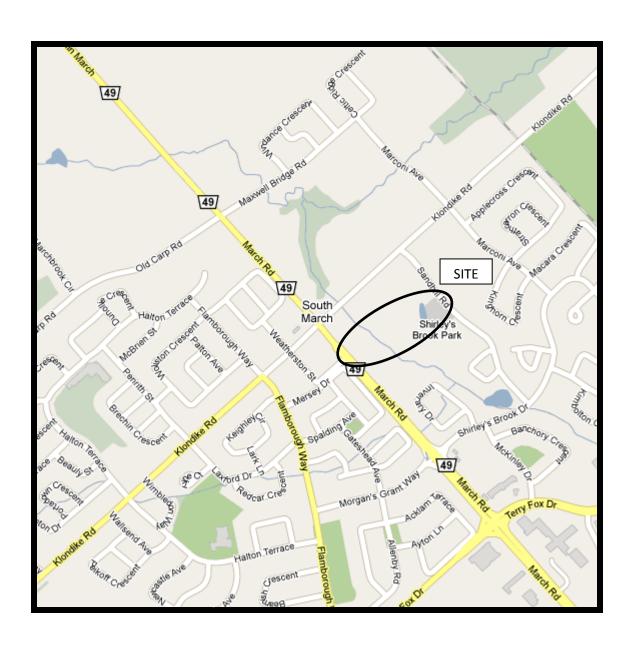
Appendix:

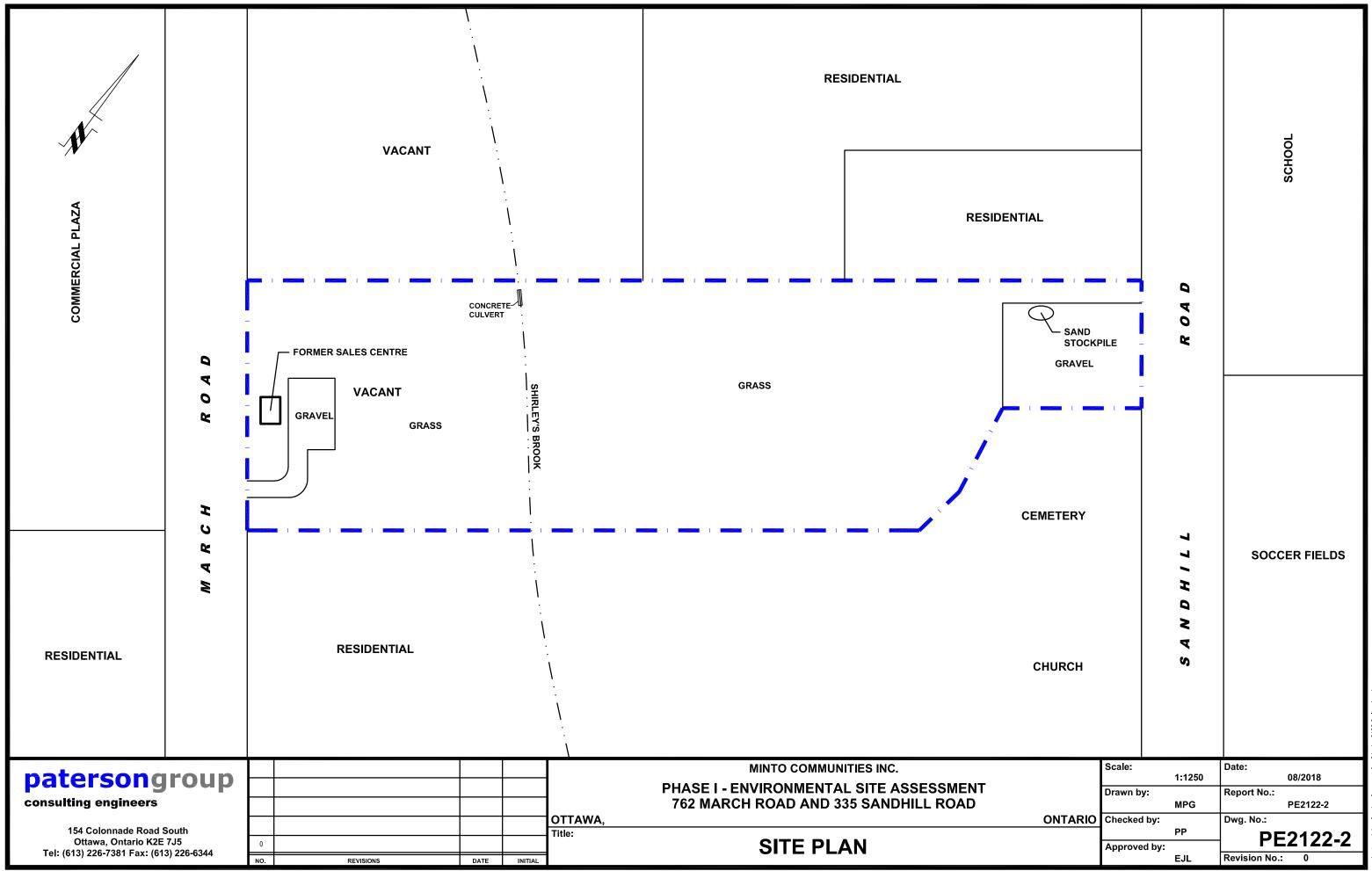
- General Figure 1 Key Plan
- Drawing PE2122-1 Site Plan
- Drawing PE2122-2 Surrounding Land Use Plan
- MOECC Well Records
- Aerial Photographs

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<u>figure 1</u> KEY PLAN





tocad drawings/environmental/pe21xx/pe2122-2 site plai



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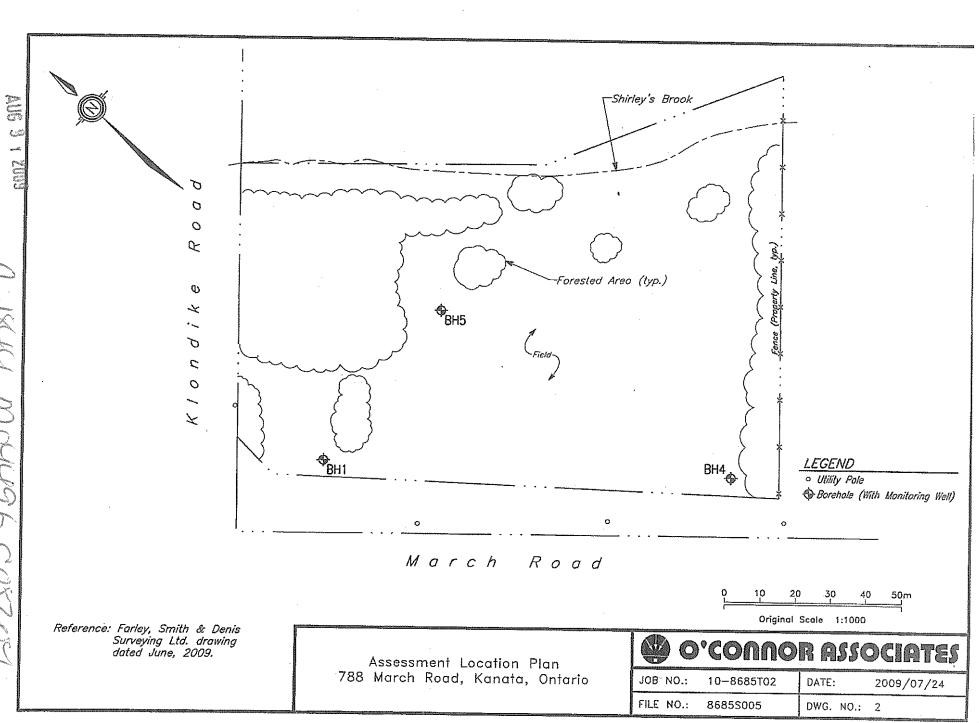
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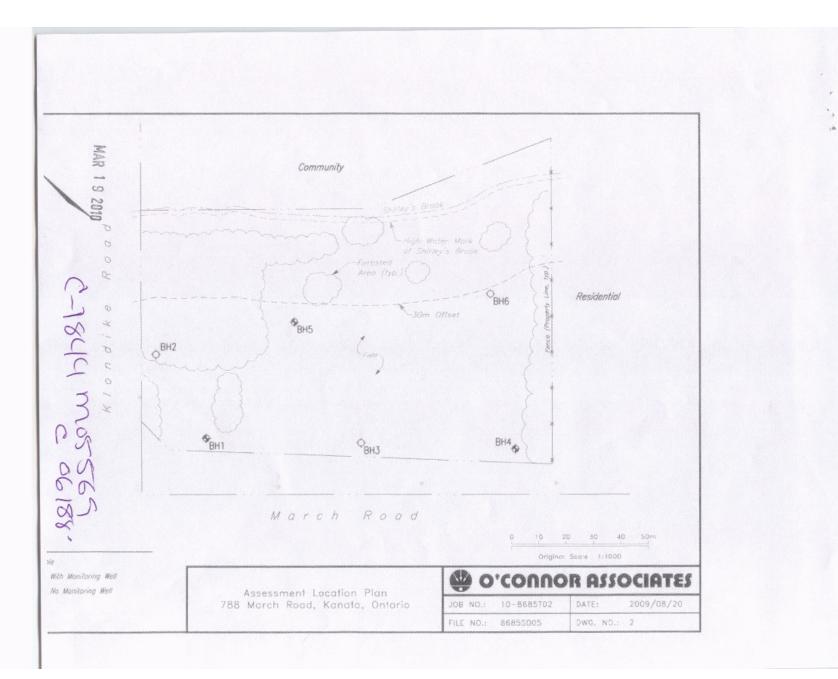
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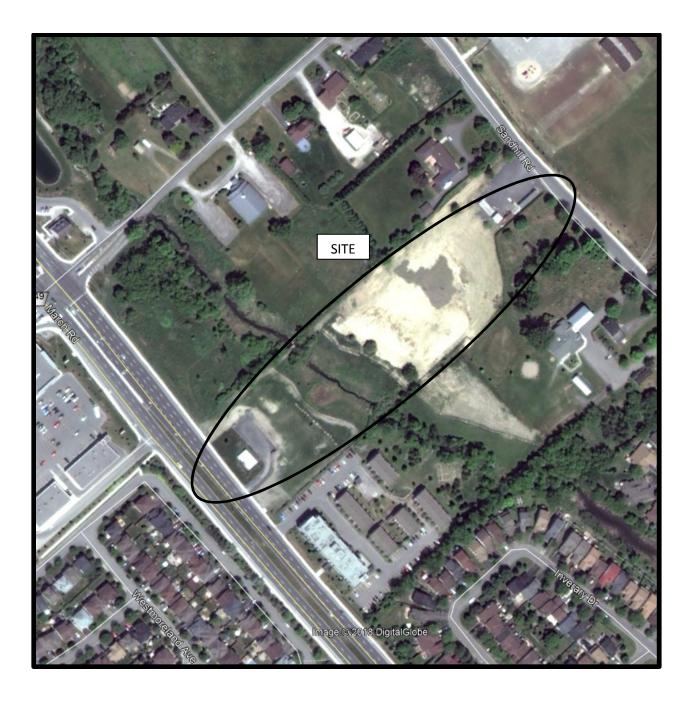


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JOVIBO 81924 269 Name of Well Technician (First Name, Last Name) Bruce Downing	Vell Technician's Licence No 2 1 7 3	2010 03 04	v/mm/dd) Signature	of Technician		c 06188 r	narks n05569
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