

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT (REVISED)
541 AND 545 RIDEAU STREET
OTTAWA, ONTARIO**



Prepared for:

CODEAU BUILDING LTD

Prepared by:

SPL CONSULTANTS LIMITED

1912-710/171-12335-00
November 19, 2013
(Revised September 7, 2017)

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TABLE OF CONTENTS

1. EXECUTIVE SUMMARY.....	1
2. INTRODUCTION	4
2.A. PHASE ONE PROPERTY INFORMATION	4
3. SCOPE OF INVESTIGATION	5
4. RECORDS REVIEW.....	5
4.A. GENERAL	5
4.a.i. Phase One Study Area Determination	5
4.a.ii. First Developed Use Determination	5
4.a.iii. Fire Insurance Plans	5
4.a.iv. City Directory	6
4.a.v. Environmental Reports	6
4.B. ENVIRONMENTAL SOURCE INFORMATION	7
4.C. PHYSICAL SETTING SOURCES	9
4.c.i. Aerial Photographs	9
4.c.ii. Topography, Hydrology, Geology	10
4.c.iii. Fill Materials	10
4.c.iv. Water Bodies and Area of Natural Significance	11
4.c.v. Well Records	11
4.D. SITE OPERATING RECORDS	11
5. INTERVIEWS	12
6. SITE RECONNAISSANCE.....	12
6.A. GENERAL REQUIREMENTS	12
6.B. SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY	12
6.b.i. Enhanced Investigation Property	15
6.C. WRITTEN DESCRIPTION OF INVESTIGATION	15
7. REVIEW AND EVALUATION OF INFORMATION.....	15
7.a.i. Current and Past Uses	15
7.a.ii. Potentially Contaminating Activity	16
7.a.iii. Areas of Potential Environmental Concern	16
7.a.iv. Phase One Conceptual Site Model	18
8. CONCLUSIONS	19
8.a.i. Whether Phase Two ESA Required Before Record of Site Condition Submitted	19
8.a.ii. Record of Site Condition Based on Phase One Environmental Assessment Alone	19
8.a.iii. Signatures	20
9. LIMITATIONS	21
10. REFERENCES	21

TABLES

TABLE 1:	SUMMARY OF CURRENT OWNERS AND PROPERTY USE
TABLE 2:	SUMMARY OF FIRE OF INSURANCE PLAN
TABLE 3:	SUMMARY OF O.REG 347 WASTE GENERATORS
TABLE 4:	SUMMARY OF WASTE DISPOSAL SITE INVENTORY
TABLE 5:	SUMMARY OF AERIAL PHOTOGRAPHS
TABLE 6:	WELL RECORDS LOCATED WITHIN THE PHASE ONE STUDY AREA
TABLE 7:	SITE RECONNAISSANCE GENERAL REQUIREMENTS
TABLE 8:	CURRENT AND PAST USES OF THE PHASE ONE PROPERTY AND PHASE ONE STUDY AREA
TABLE 9:	CURRENT AND PAST USES OF THE PHASE ONE PROPERTY
TABLE 10:	AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

DRAWINGS

DRAWING 1:	SITE LOCATION PLAN
DRAWING 2:	PHASE ONE CONCEPTUAL SITE MODEL

APPENDICES

APPENDIX A:	SURVEY
APPENDIX B:	OCCUPANCY SEARCH HISTORICAL AND CURRENT
APPENDIX C:	REGULATORY INQUIRIES
APPENDIX D:	AERIAL PHOTOGRAPHS
APPENDIX E:	TOPOGRAPHIC MAP
APPENDIX F:	SITE PHOTOGRAPHS

Project: 1912-710

November 19, 2013
(Revised September 7, 2017)

10311197 Canada Inc.
c/o Chenier Group
14 Third Street East
Cornwall, ON K6H 2C7

Attention: Mr. Akash Sinha

Phase One Environmental Site Assessment
541 and 545 Rideau Street, Ottawa, Ontario

1. EXECUTIVE SUMMARY

SPL Consultants Limited (SPL, now WSP Canada Inc.) was retained in 2013 by Mr. Akash Sinha of Dharma Developments on behalf of Codeau Building Ltd to conduct a Phase One Environmental Site Assessment (ESA) at the above noted property. It is our understanding that this investigation is required for due diligence purposes prior to re-development.

At the request of 10311197 Canada Inc., SPL/WSP has prepared this revised report based on new building plans provided. No additional investigations have been completed as part of this update. References to current conditions contained in the report are with respect to November 2013 when the original study was completed.

We are pleased to enclose a summary of the findings of this Phase One Environmental Site Assessment (ESA):

1. The Phase One Property is an irregular shaped land parcel with an area of approximately 0.16 hectares (0.38 acres), located on the north side of Rideau Street, at the northeast corner of the intersection Rideau Street and Cobourg Street, in the City of Ottawa, Ontario.
2. The Phase One Property is currently vacant on the ground floor with three (3) residential units on the second floor. Parking is present on the east and north portion of the property. The first developed use of the property is believed to be residential based on the city directories. A review of city directories indicates that 541 Rideau Street was listed as a residential property from 1904 to 1990. 545 Rideau Street was listed as residential dwelling from 1917 to 1952, Rubin's Paint and Hardware from 1953 to 1960 and was not listed from 1960 to present. Based on the Phase One site visit, it is believed that 545 Rideau Street became the parking lot on the east portion of the property. An environmental impact related to the historical use of the Phase One Property is not anticipated.

3. The topography of the Phase One Property is generally flat. It is expected that fill material was used for grading purposes following the demolition of the structure at 545 Rideau Street. The environmental quality of fill material on the Phase One Property is unknown.
4. The Phase One Property is located adjacent to municipal roadways and has paved parking areas which have been subject to de-icing activities. As a result, electrical conductivity (EC) and sodium adsorption ratio (SAR) impacts may exist in the subsurface soils to various degrees in the areas near the roadways and in the parking areas.
5. Currently, the adjoining and neighbouring properties are occupied by residential buildings. A review of city directories indicates that historically, adjoining and neighbouring properties to the north and east were listed as residential between 1904 and 1990. A review of the 1956 FIP and city directories indicated that several former auto mechanics and dry cleaners were present within the Phase One Study Area to the north, east and west of the Phase One Property. An environmental impact on the Phase One Property as a result of automotive garages and dry cleaners on the north, east and west neighbouring properties is anticipated to be moderate.
6. Based on a review of the MOE HWIS database the Phase One Property was not registered for generating, using and/or storage of hazardous wastes. A neighboring property to the west, located at 469 Rideau Street was registered for the generation and storage of petroleum distillates. South neighboring property at address 168 Charlotte Street was registered for the generation and storage of photoprocessing waste and pathological waste. Environmental impacts on the Phase One Property as the result of the activities on the west and south neighboring properties are considered to be moderate.

Based on the information gathered during the interviews and records review during this Phase One ESA, it was determined that there are potentially contaminating activities and areas of potential environmental concern associated with the Phase One Property. Potentially contaminating activities within the Phase One Study Area are presented below:

Phase One Property

- Possible use of fill material on the Phase One Property (low to moderate environmental concern).
- Salt/ de-icing activities on adjoining municipal roadways and in the parking areas located on the Phase One Property (low to moderate environmental concern).

Phase One Study Area

- Former gasoline and associated products in fixed tanks on neighbouring properties to the north, east and west (low to moderate environmental concern)
- Historical automotive garages on neighbouring properties to the north, east and west of the Phase One Property (moderate environmental concern)
- Historical dry cleaners on two west neighboring properties (moderate environmental concern)

- East and west neighboring properties were registered for generation, use and/or storage of hazardous wastes including petroleum distillates, photoprocessing waste and pathological waste. (moderate environmental concern)

Based on the findings of the Phase One ESA, a Phase Two ESA is recommended to evaluate the environmental quality of the soil and groundwater on the Phase One Property.

The building on the Phase One Property was developed in the early 1900s. Due to the age of the structures it is possible that asbestos containing materials (ACMs) are present in building materials such as vinyl floor tiles, acoustic ceiling tiles, and drywall joint compound, pipe insulation, etc. Ontario Regulation 278/05 of the Occupational Health & Safety Act requires that the owner of any building with the potential to contain ACM conduct an inventory of potential materials. All identified ACM must be managed and/or disposed of in accordance with the Act, and building tenants must be made aware of such materials that they may come into contact with. Prior to renovation or demolition of the building a Designated Substance Survey will be required.

It should be noted that general environmental management and housekeeping practices were reviewed as part of this assessment with respect to their impact on the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

Freedom of Information records requests have been forwarded to the Ministry of Environment. The client will be made aware of any records identified by the file search requests, when a response is received.

Information used in this report was reviewed based on proximity of potentially contaminating activities to the Phase One Property as well as based on anticipated direction of local groundwater flow.

Based on the findings of this investigation, a Record of Site Condition (RSC) under O.Reg 153/04 as amended cannot be filed based solely on the Phase One Environmental Assessment.

2. INTRODUCTION

SPL Consultants Limited (SPL, now WSP Canada Inc.) was retained by Mr. Akash Sinha of Dharma Developments on behalf of Codeau Building Ltd, to conduct a Phase One Environmental Site Assessment (ESA) at the above noted property. It is our understanding that this investigation is required for due diligence purposes prior to re-development of the property. The Phase One Property has the municipal addresses of 541 and 545 Rideau Street, Ottawa, Ontario.

Information used to prepare this report was gathered from the following sources: SPL's site investigation; available regulatory information; maps; geological publications; information obtained from city directories, and information provided to SPL by the client.

The scope of this Phase One ESA conforms to the requirements outlined in O. Reg. 153/04 as amended.

The purpose of this Phase One ESA was to identify presence or absence of areas of potential concern on the Phase One Property from potentially contaminating activities within the Phase One Property and the Phase One study area and based on this information; assess the requirements for additional investigation in the form of a Phase Two Environmental Site Assessment. This Phase One ESA does not include physical sampling or testing, and is based solely on visual observations and a review of available or supplied factual data.

2.a. PHASE ONE PROPERTY INFORMATION

The area under assessment is an irregular shaped land parcel with an area of approximately 0.16 hectares (0.38 acres), located on the north side of Rideau Street, at the northeast corner of the intersection Rideau Street and Cobourg Street, in the City of Ottawa, Ontario. For the purpose of this report, Rideau Street is assumed to be oriented in an east-west direction and Cobourg Street is assumed to be oriented in a north-south direction. The current municipal addresses assigned to the property are 541 and 545 Rideau Street, Ottawa, Ontario. A site location plan is presented in **Drawing 1**.

A copy of a survey for the Phase One Property was provided to SPL by Mr. Akash Sinha and has been included in **Appendix A**. The legal description of the Phase One Property as indicated on the legal survey is;

PART OF LOT 36 AND 37 REGISTERED PLAN 43586 CITY OF OTTAWA

The table below lists the current owner and the contact information of the persons interviewed as part of this investigation:

TABLE 1: SUMMARY OF CURRENT OWNERS AND PROPERTY USE

Property	Current Tenant	Property Use
541 and 545 Rideau Street, Ottawa, Ontario	<u>Current Owner</u> Mr. Akash Sinha and Mr. Gordon Douglas	Ground floor is vacant, second floor is used for residential purposes.

3. SCOPE OF INVESTIGATION

The scope of the assessment included:

- (i) A site reconnaissance on October 25, 2013;
- (ii) A review of municipal directories and Fire Insurance Plans (FIP) to determine previous occupants of the Phase One Property and adjoining properties and to determine the first developed use of the Phase One Property;
- (iii) Search available databases to determine potentially contaminating activities that may have taken place within the study area;
- (iv) Interpretation of available aerial photographs;
- (v) Interpretation of available topographic and geological maps;
- (vi) A search of MOE well records from the Environmental Monitoring and Reporting Branch of the MOE;
- (vii) An interview with a representative from the Phase One Property;
- (viii) Conclusions based on information obtained during the investigation regarding the Phase One Environmental Site Assessment.
- (ix) Record of Site Condition cannot be filed based solely on the Phase One Report.

4. RECORDS REVIEW

4.a. GENERAL

4.a.i. Phase One Study Area Determination

The study area was determined by a 250 m offset from the property boundaries, in accordance with O.Reg.153/04 as amended. The study area was kept at a 250 m radius from the Phase One Property boundary as no heavy industrial properties are currently located within 500 m of the Phase One Property. Properties within the 250 m radius currently consist of residential and commercial use. As such, the need to extend the boundary of the study area is not warranted. A conceptual site model is provided in **Drawing 2**.

4.a.ii. First Developed Use Determination

A review of the 1879 Carleton County Atlas did not show the Phase One Property. Based on the city directory searches the first development of the Phase One Property was residential dwelling in 1904.

4.a.iii. Fire Insurance Plans

The Catalogue of Canadian Fire Insurance Plans (FIPs) 1875-1975 in Ontario Collections, 1940 to 1971 publication (Fo. 912.13681 I56 No. 2 and 12 sheets) was referenced for information regarding the Phase One Property and surrounding properties. A copy of the 1956 Fire Insurance Plan for the Phase One Property and the Phase One Study Area was available for review. The table below outlines the FIPs reviewed and the observations made during the review.

TABLE 2: SUMMARY OF FIRE INSURANCE PLAN OBSERVATIONS

Year	Site	Adjoining Properties
1956	<p>The Phase One property is listed as 541 and 547 Rideau Street in the 1956 Fire Insurance Plan.</p> <p>The property consists of three (3) separate buildings:</p> <ul style="list-style-type: none"> • The Landmark Apartments at 541 Rideau Street; and, • A commercial building at 547 Rideau Street. 	<p>Adjoining properties to the north, east, south and west consists mostly of residential and commercial properties. Adjacent property to the east at 531 Rideau Street was listed as an animal clinic.</p> <p>Neighboring property to the north, located at 110 to 116 Augusta Street, was listed as Ottawa Transportation Garage and had one (1) underground gasoline storage tank on the east portion of the property.</p> <p>East neighboring property, located at 560 Rideau Street, was listed as an auto mechanic and had two (2) underground gasoline tanks on the north portion of the property.</p> <p>West and east neighboring properties, located at 480 and 600 Rideau Street respectively, were listed as gasoline service stations and had two (2) underground gasoline tanks.</p> <p>West neighboring property, at address 467 to 481, was listed as Parkway Motel and had two (2) underground gasoline tanks on the southeast corner of the property.</p> <p>The remaining properties within the Phase One Study Area were generally shown as residential and commercial properties.</p>

4.a.iv. City Directory

A search of the city directories available for review at the Toronto Reference Library was undertaken in order to determine historical occupants of the study area to first property use. This search was conducted based on municipal addresses located within the Phase One Study Area.

Directories published in the following years were reviewed: 1990, 1985, 1980, 1975, 1970, 1965, 1960, 1955, 1950, 1945, 1940, 1935, 1930, 1925, 1917, 1912, 1904 and 1900. These years were searched in order to give a detailed overview of the occupants of the Phase One Study Area.

541 Rideau Street was listed as a residential building between 1904 and 1990. 545 Rideau Street (which was formerly 547 Rideau Street based on the 1956 FIP) was first listed as residential building in 1917 and Rubin’s Hardware and Paint in 1953.

Adjoining and neighboring properties were listed as residential and commercial buildings from 1904 to 1990. Automotive service stations were present at addresses 450 and 600 Rideau Street, to the west and east of the Phase One Property respectively, between 1945 and 1965. Dry cleaners were present at addresses 478, 497 and 512 Rideau Street, to the west of the Phase One Property, between 1922 and 1985.

The full occupancy search lists are presented on in **Table 8 Appendix B**.

4.a.v. Environmental Reports

No previous environmental reports were provided to SPL by the client upon preparation of this report.

4.b. ENVIRONMENTAL SOURCE INFORMATION

National Pollutant Release Inventory – Environment Canada (1993-2010)

A search of the National Pollutant Release Inventory, published by Environmental Canada, indicated that the Phase One Property and properties within the Phase One Study Area were not registered in the National Pollutant Release Inventory database.

Ontario Inventory of PCB Storage Sites – Ontario MOE (1999, 2003)

A review of the Ontario MOE Inventory of PCB Storage Sites in Ontario (1999, 2003) indicated that the Phase One Property and properties within the Phase One Study Area were not registered as PCB storage sites.

Certificates of Approval – Ontario MOE

A review of the MOE's online EBR registry (Environmental Registry) revealed no information related to proposals, permits, or infractions for the Phase One Property and surrounding properties within the Phase One Study Area.

Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario - Ontario MOE

A review of a Waste Disposal Site Inventory published by the MOE did not identify any sites producing or using coal tar and related tars on the Phase One Property and Phase One Study Area,

Dangerous Goods Accident Information System (DGAIS) Database 1988-2002

A review of the DGAIS Database indicated several incidents in which a spill occurred on the railway tracks located within the municipal boundaries of Ottawa, Ontario. As there are no rail lines within 1 km radius of the Phase One Property, no environmental impacts to the Phase One Property are anticipated.

MOE Hazardous Waste Information System (HWIS) 1994, 1999, 2001, 2003, 2005, 2007, 2008 and 2009.

The MOE HWIS database was searched for the years of 1994, 1999, 2001, 2003, 2005, 2007, 2009, and 2011. A summary of the findings can be found in the following table: **TABLE 3: SUMMARY OF O.REG**

347 WASTE GENERATORS

Address	Generator Number	Direction from Phase One Property	Waste Class	Waste Description	Year
469 Rideau Street FIC Cycles	ON0976200	West	213	Petroleum Distillates	1999, 2001
168 Charlotte Street Biotest Laboratory Inc	ON0397800	South	264	Photoprocessing Waste	1994, 1999, 2001, 2003, 2005-2011
			312	Pathological Waste	

Based on a review of the MOE HWIS database the Phase One Property was not registered for generating, using and/or storage of hazardous wastes. Neighboring property to the west at address 469 Rideau Street was registered for the generation and storage of petroleum distillate. South neighboring property at address 168 Charlotte Street was registered for the generation and storage of photoprocessing waste and

pathological waste. Environmental impacts on the Phase One Property as the result of the activities on the west and south neighboring properties are considered to be low.

Ministry of Environment (MOE) Freedom of Information Request

A request was submitted to the MOE Freedom of Information and Protection of Privacy Office (**Appendix C**) to determine if there were any environmental incidents or violations associated with the subject property; whether any Control Orders have been issued; whether there have been any other environmental concerns associated with the property such as complaints, inspections, etc.; whether any environmental investigations have been carried out regarding the subject property; and, to determine if the Ministry's Spills Action Centre's (SAC's) files contain any reported spills that had occurred in the site vicinity. Note that the SAC's database dates back only to 1988 and many of the occurrences on file have only been reported voluntarily. In addition, the MOE was requested to search their files (all years) regarding the following parameters: air emissions, water, sewage, wastewater and pesticides.

Files pertinent to this investigation would include, though are not limited to: regulatory permits, records; material safety data sheets; underground utility drawings; inventories of chemicals, chemical usage and chemical storage areas; inventory of aboveground storage tanks and underground storage tanks; monitoring data, including that done at the request of the MOE; historical and current waste management, receiver and generator records; process, production and maintenance documents related to areas of potential environmental concern; spills/discharge records; emergency and contingency plans; environmental audit reports; site plan of facility showing areas of production and manufacturing.

A response has not yet been received from the MOE. The client will be made aware of any records identified by the MOE file search, when a response is received from the Ministry. Additional fees may be charged if a large volume of records is found.

Brownfields Environmental Site Registry (RSC)

A review of the Brownfields Environmental Site Registry database indicated that a Record of Site Condition (RSC) has not previously been filed for the Phase One Property or surrounding properties within the Phase One Study Area.

Technical Standards and Safety Authority (TSSA)

The Technical Standards and Safety Authority (TSSA) was requested to review their computer database for the Phase One Property and adjoining properties with regards to registered underground storage tanks (USTs) and above ground storage tanks (ASTs) containing petroleum products. Mr. Prem Lal reported via email that there are no records of aboveground or underground tanks located at the Phase One Property or adjoining properties. It should be noted that the TSSA database only lists registered municipal addresses and those records updated between 1987 and present.

Environmental Registry – Government of Ontario

A search of this database indicated that the Phase One Property and the Phase One Study Area were not listed in this database. An environmental impact on the Phase One Property as a result of the environmental registry database is not anticipated.

Biodiversity Explorer - Ontario Ministry of Natural Resources (MNR)

The Biodiversity Explorer published by the MNR lists areas of natural significance including provincial parks, conservation reserves, areas natural and scientific interest (ANSI), wetlands environmentally significant areas, habitats of a threatened or endangered species, and wilderness areas. A review of this data base indicated that no areas of natural significance are located within the study area.

Oak Ridges Moraine Conservation Plan Land Use Designation Map (2002)

A review of Oak Rides Moraine Conservation Plan Land and Use Designation Map indicated that the Phase One Property and remaining Phase One Study Area are designated as a settlement area within the Oak Ridges Moraine Conservation Plan area.

Niagara Escarpment Plan Maps (2005)

A review of these maps indicated that the Phase One Property and remaining Phase One Study Area are not located within an area designated as an escarpment natural area or an escarpment protection area of the Niagara Escarpment.

Waste Disposal Site Inventory - Ontario MOE (1991)

A review of a Waste Disposal Site Inventory published by the MOE indicated that the Phase One Property is not listed as an active or closed waste disposal site. The following properties are listed as an active or closed waste disposal site and are located within a 1 km radius of the Phase One Property;

TABLE 4: SUMMARY OF WASTE DISPOSAL SITE INVENTORY

Address	Direction from Phase One Property	Waste Disposal Site Status	Year
511 St Patrick Street	Approximately 0.63 km northwest of Phase One Property	Closed	1927
517 St Patrick Street	Approximately 0.73 km northwest of Phase One Property	Closed	1938
211 Wurtemberg Street	Approximately 0.3 km northeast of Phase One Property	Closed	1925
179 Stanley Avenue	Approximately 1.0 km northwest of Phase One Property	Closed	Unknown
101 King Edward Avenue	Approximately 1.0 km northwest of Phase One Property	Closed	1926

Based on the proximity of the Waste Disposal Sites to the Phase One Property, an environmental impact on the Phase One Property is considered low to moderate.

4.c. PHYSICAL SETTING SOURCES

4.c.i. Aerial Photographs

Aerial photographs for the years 1933, 1965, 1976, 1991 and 2011 were obtained from the National Archives Collection. The Google Earth mapping system was utilized to obtain a more recent satellite image from 2009. Copies of these aerial photographs are presented in **Appendix D**.

TABLE 5: SUMMARY OF AERIAL PHOTOGRAPHS

Aerial Photos	Phase One Property	Adjoining Properties	Phase One Study Area
1933 Aerial Photograph	The Phase One Property appears to be a rural residential and commercial property.	Residential and commercial properties.	Residential property.
1965 Aerial Photograph	Similar configuration to 1933 aerial photograph.	Similar configuration to 1933 aerial photograph.	Similar configuration to 1933 aerial photograph.
1976 Aerial Photograph	Similar configuration to 1965 aerial photograph.	Similar configuration to 1965 aerial photograph.	Similar configuration to 1965 aerial photograph.
1991 Aerial Photograph	Similar configuration to 1976 aerial photograph.	Similar configuration to 1976 aerial photograph.	Condominium was built in neighboring property to the east at 160 Charlotte Street.
2011 Satellite Image	Similar configuration to 1991 aerial photograph.	Residential properties (north, south, east, and west).	Residential/commercial properties (north, south, east, and west).

4.c.ii. Topography, Hydrology, Geology

According to Ontario Base Map – Topographic Map website, published by First Base Solutions Geospatial Experts, the Phase One Property is relatively flat. Surface elevations range between 60 to 70 meters above sea level (masl). The Rideau River is located approximately 0.4 km east of the Phase One Property and the Ottawa River is located approximately 2 km west of the Phase One Property. A copy of this topographic map can be found in **Appendix E**.

According to bedrock maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, bedrock in the area of the Phase One Property is of the Georgian Bay Formation, and generally consists of shale, limestone, dolostone or siltstone. According to the Ontario Base Map, the depth to bedrock at the Phase One Property is approximately 15 to 20 m.

According to surficial geology maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, surficial soils on the Phase One Property consist of silt and clay deposit with minor sand and gravel, Glaciomarine Deposits.

According to physiography maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, the Phase One Property is situated within the Limestone Plains.

According to the Greenbelt Plan 2005 provided by Ontario Ministry of Municipal Affairs and Housing the Phase One Property and Phase One Study Area is not located within the Niagara Escarpment area or the Ontario Green Belt area.

4.c.iii. Fill Materials

The topography of the Phase One Property is relatively flat. It is expected that fill material may have been used during development of the property. The environmental quality of potential fill material on the Phase One Property is unknown.

4.c.iv. Water Bodies and Area of Natural Significance

According to Ontario Base Map – Topographic Map website, published by First Base Solutions Geospatial Experts, the topography of the Phase One Property is relatively flat. The Rideau River is located approximately 0.4 km east of the Phase One Property and the Ottawa River is located approximately 2 km west of the Phase One Property.

Based on topographical maps, the groundwater flow direction is expected to be in a southeasterly direction. Groundwater levels may be influenced by any subsurface utility trenching. Groundwater flow direction can only be confirmed with longer term monitoring.

4.c.v. Well Records

A request for water well records was submitted to the Environmental Monitoring and Reporting Branch of the Ministry of the Environment (MOE). The Water Well Help Desk at the Toronto District of the MOE found that no water wells had been installed on the Phase One Property and twenty-eight (28) wells have been installed within 250 m of the Phase One Property.

Information regarding the depth, date of drilling, use and materials encountered are presented in the table below. Exact locations of water wells can be found on **Drawing 2**. Bedrock was not encountered in any of the wells drilled. It is anticipated that bedrock is located approximately 15 to 20 mbgs on the Phase One Property based on the Ontario Base Map.

TABLE 6: WELL RECORDS LOCATED WITHIN THE PHASE ONE STUDY AREA

Well ID	Depth (m)	Date Drilled	Use	Material Color	Material A	Material B	Material C	Depth (m)
7117422	9.75	12-Feb-08	Monitoring	Brown	Fill	Sand	-	0.61
				Brown	Clay	Silt	-	4.57
				Brown	Clay	Silt	-	9.75
719271	-	05-Nov-12	-	-	-	-	-	
719271	-	05-Nov-12	-	-	-	-	-	

4.d. SITE OPERATING RECORDS

To be classified as an enhanced investigation property, the Phase One Property must be used or have been used in whole or in part for any of the following uses:

- any industrial use,
- as a garage,
- as a bulk liquid dispensing facility, including a gasoline outlet, or
- for the operation of dry cleaning equipment

The Phase One Property has been used for both commercial and residential use, however was not used for any of the uses listed above. As such, the Phase One Property is not considered an enhanced investigation property.

5. INTERVIEWS

An interview was conducted on October 25, 2013 in person with Mr. Gordon Dalton, a co-owner of the property. Information provided during the interview was generally concurrent with information obtained during the records review completed as part of this report. Additional details can be found below within the information provided in the site investigation.

6. SITE RECONNAISSANCE

6.a. GENERAL REQUIREMENTS

TABLE 7: SITE RECONNAISSANCE GENERAL REQUIREMENTS

Date and Time of Investigation	October 25, 2013
Weather Conditions	Over cast conditions, 18°C
Length of time of the Investigations	The Phase One Property – 2 hours Phase One Study Area – 2 hours
Facility Operating During Site Reconnaissance	Currently consists of a three (3) storey building used for commercial and residential purposes.
Qualifications of the Person Conducting Investigations	Principal Site Investigators: Omer Eissa, Geotechnical Engineer Qualified Person: David Lewis, P.Eng.

Photographs documenting the Phase One Property and study area taken on the day of the site reconnaissance, along with written descriptions can be found in **Appendix F**.

6.b. SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

Description of Improvements

The Phase One Property is an irregular shaped parcel of land with an area of approximately 0.16 hectares (0.38 acres), located on the north side of Rideau Street at the northeast corner of intersection Rideau Street and Cobourg Street, in the City of Ottawa, Ontario. The property currently consists of a three storey building that is vacant on the ground floor with three residential units on the second floor. The building also consists of an attic and a basement. The building has a brick exterior with interior hard wood floors and ceramic tiles on the ground floor. Asphalt paved parking areas are located on the east and north portions of the property. A conceptual site model is available as **Drawing 2**.

Storage Tanks

No vent or fill pipes indicative of an underground storage tank (UST) or aboveground storage tank (AST) were observed on the Phase One Property. However, given the age of the property, it is expected that fuel oil was previously used on the property.

Rail Spurs

No indications of former rail spurs were identified during the Phase One Property site investigation.

Water Sources

According to Mr. Dalton, water on the Phase One Property is supplied by the municipality of Ottawa.

Sewage Works

According to Mr. Dalton, waste water on the Phase One Property is serviced by the municipality of Ottawa.

Underground Utilities

No catch basins or drainage was observed on the Phase One Property. It is expected that underground utilities are present on the subject site; however exact locations of these utilities are unknown.

Heating and Cooling Systems

The building is heated by a natural gas fired furnace which is located in the basement.

Asbestos Containing Materials (ACM)

The building on the Phase One Property was developed in the early 1900s. Due to the age of the structure it is possible that asbestos containing materials (ACMs) are present in building materials such as vinyl floor tiles, acoustic ceiling tiles, and drywall joint compound, pipe insulation, etc.

Ontario Regulation 278/05 of the Occupational Health & Safety Act requires that the owner of any building with the potential to contain ACM conduct an inventory of potential materials. All identified ACM must be managed and/or disposed of in accordance with the Act, and building tenants must be made aware of such materials that they may come into contact with. Prior to renovation or demolition of the building a Designated Substance Survey will be required.

Polychlorinated Biphenyls (PCBs)

Fluorescent lights were observed on the ground floor of the building. Installation and production of PCB-containing electrical equipment was banned in 1980. Since the Phase One Property was built in 1910 it is possible that some of the fluorescent fixtures have PCB-containing ballasts if they have not been replaced, and some electrical equipment may contain PCB oil if present. As a Best Management Practice SPL recommends that when the fluorescent fixtures from the site are to be removed during building renovation or demolition, the ballasts should be removed from the fluorescent fixtures prior to disposal of the fixture and the ballast labels examined. The ballasts without a label indicating that they do not contain PCBs should be separated, securely stored and the serial numbers or other markings reviewed to determine if the ballast likely contains PCB. If more than approximately 40 ballasts are found to likely contain PCBs, the ballasts should be handled in accordance with federal and provincial regulations governing PCB wastes.

Occupational Health and Safety Act - Designated Substances

A brief review of the site was conducted to assess the potential for designated substances identified in the Occupational Health and Safety Act, Article 18(a). Asbestos and PCB containing materials were addressed in **Section 4.b.** and **Section 6.b.**, respectively. The following comments related to the potential for the presence of other designated substances on the property are offered:

-
- acrylonitrile potential not observed
 - arsenic potential not observed
 - benzene potential not observed
 - coke oven emissions potential not observed
 - ethylene oxide potential not observed
 - isocyanates potential not observed
 - lead lead paint may have been used in interior and exterior building finishes. Lead may also be expected to be present within electrical components and batteries within emergency lighting. Precautions should be taken to limit exposure of potential lead dust during renovations that involve grinding or sanding down of painted surfaces.
 - mercury thermostats, caulking, fluorescent light fixtures and smoke detectors in the building may contain mercury; thermostats, caulking, fluorescent light fixtures and smoke detectors must be removed intact and mercury disposed of as a hazardous waste.
 - silica any cementations materials could contain silica; analysis required to establish type.
 - vinyl chloride could be present within plastic components of the plumbing system, vinyl flooring and countertops, etc.
 - UFFI potential not observed

Drains Pits & Sumps

Catch basin and manholes were observed on roadways adjoining and adjacent to the Phase One Property. No drains or sumps were observed on the Phase One Property at the time of the site investigation.

Staining

Some minor water staining was observed on the exterior wall of the Phase One Property at the time of the site investigation. The cause of the stain is unknown.

Substance Containers

Paint cans and household chemical products were observed in the basement of the Phase One Property. An environmental impact as a result of these substance containers is not anticipated.

Vegetation

Several mature trees were observed on the front lawn of the Phase One Property. No stressed vegetation was observed on the Phase One Property at the time of the site investigation.

Fill Material

Fill material was observed at grade on the eastern portion of Phase One Property.

Waste Management

Waste generated on the Phase One Property is collected by municipal waste management.

Sodium Adsorption Ratio (SAR) and Electrical Conductivity (EC)

The Phase One Property contains parking areas and is located adjoining to a municipal roadway which have been subject to de-icing activities. As a result, electrical conductivity (EC) and sodium adsorption ratio (SAR) impacts may exist in the subsurface soils in various degrees on the Phase One Property.

Potentially Contaminating Activities

Potentially contaminating activities observed during site reconnaissance include the following;

- Possible use of fill material on the Phase One Property
- Salt/ de-icing activities on adjoining municipal roadways and in the parking areas located on the Phase One Property

6.b.i. Enhanced Investigation Property

For a Phase One Property to be classified as an enhanced investigation property, the property must be used or have been used in whole or in part for any of the following uses:

- any industrial use,
- as a garage,
- as a bulk liquid dispensing facility, including a gasoline outlet, or
- for the operation of dry cleaning equipment

The Phase One Property has been used historically for both commercial (retail) and residential purposes. As such, the Phase One Property is not considered an enhanced investigation property.

6.c. WRITTEN DESCRIPTION OF INVESTIGATION

A site reconnaissance was conducted on October 25, 2013 by Omer Eissa of SPL Consultants Limited in overcast conditions. Based on the site investigation, the following may be relevant to the existence of an area of potential environmental concern;

- Fill material on the Phase One Property
- Salt/ de-icing activities on adjoining municipal roadways and in the parking areas located on the Phase One Property

7. REVIEW AND EVALUATION OF INFORMATION

7.a.i. Current and Past Uses

A summary of the current and past uses of the Phase One Property are shown below. The current property uses were obtained during site reconnaissance from public access ways. The historical occupants were obtained from the City Directories unless otherwise noted (e.g. FIPs and County Atlas). A complete list of the historical occupants can be found in **Table 8 Appendix B**.

TABLE 9: CURRENT AND PAST USES OF THE PHASE ONE PROPERTY

(Refer to Clause 16 (2)(b), Schedule D, O. Reg. 153/04)

Phase One Property	Year	Name of Tenants	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
541 Rideau Street	1917-Present	Private Owner	Residential/Commercial/Retail	City Directories, Site Reconnaissance and 1956 FIP
545 Rideau Street	1904	Private Owner	Residential House	City Directories
	1955	Private Owner	Rubben's Paint and Hardware	City Directories
	1975-Present	Private Owner	No listing	City Directories

7.a.ii. Potentially Contaminating Activity

Potentially contaminating activities as defined in Table 2 of O.Reg.153/04 as amended include that may be contributing to an area of potential environmental concern are as follows;

Phase One Property

- Possible use of fill material on the Phase One Property (low to moderate environmental concern).
- Salt/ de-icing activities on adjoining municipal roadways and in the parking areas located on the Phase One Property (low to moderate environmental concern).

Phase One Study Area

- Former gasoline and associated products in fixed tanks on neighbouring properties to the north, east and west (low to moderate environmental concern)
- Historical automotive garages on neighbouring properties to the north, east and west of the Phase One Property (moderate environmental concern)
- Historical dry cleaners on two west neighboring properties (moderate environmental concern)
- East and west neighboring properties were registered for generation, use and/or storage of hazardous wastes including petroleum distillates, photoprocessing waste and pathological waste. (moderate environmental concern)

7.a.iii. Areas of Potential Environmental Concern

Based on the potentially contaminating activities that were identified within the Phase One Study Area the following areas of potential environmental concern were established. The contaminants of potential concern were determined based on materials that are likely to be present as a result of these activities.

TABLE 10: AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on the Phase One Property	Potentially Contaminating Activities ¹	Location of PCA (on-site or off-site)	Contaminant of Potential Concern	Media Potentially Impacted
Phase One Property	Entire area of the Phase One Property	Importation of fill of unknown quality	On-site	Metals and Inorganics PAHs	Soil Groundwater
		Possible Former Fuel Storage on the property	On-site	PHCs	Soil Groundwater
		De-icing salts	On-site	EC & SAR	Soil Groundwater
East and West Neighbouring Properties	Entire area of the Phase One Property	Hazardous waste generation, use, and/or storage	Off-site	PHCs, VOCs, Metals and Inorganics	Soil Groundwater
North, East, and West Neighbouring Properties	Entire area of the Phase One Property	Previous gasoline and associated products storage in fixed tanks on neighboring properties to the north, east and west.	Off-site	PHCs VOCs	Soil Groundwater
Northeast and west Neighbouring Properties	Entire area of the Phase One Property	Historical automotive garages located to the north east and west of the Phase One Property	Off-site	PHCs VOCs	Soil Groundwater
West Neighbouring Properties	Entire area of the Phase One Property	Historical dry cleaners located to the west of the Phase One Property	Off-Site	VOCs	Soil and Groundwater

NOTES:

- Potentially Contaminating Activity item # from Table 3 of Schedule D of O.Reg. 153/04 as amended
- PHC = Petroleum Hydrocarbons
- VOC = Volatile Organic Compounds
- PAHs = Polycyclic Aromatic Hydrocarbons
- EC = Electrical Conductivity
- SAR = Sodium Adsorption Ratio
- M&I = Metals and Inorganics

Information obtained through historical records and databases reviewed as part of this investigation are subject to the nature and accuracy of the records provided to SPL. As a result of changes or additional details within these records or databases, the conclusions of this Phase One ESA maybe affected.

Information used in this report was evaluated based on proximity to the Phase One Property, anticipated direction of local groundwater flow, and the potential environmental impact on the Phase One Property as a result of or the use or activity.

7.a.iv. Phase One Conceptual Site Model

As a result of this investigation the following areas of potential concern were determined to exist:

Phase One Property

- Possible use of fill material on the Phase One Property (low to moderate environmental concern).
- Salt/ de-icing activities on adjoining municipal roadways and in the parking areas located on the Phase One Property (low to moderate environmental concern).

Phase One Study Area

- Former gasoline and associated products in fixed tanks on neighbouring properties to the north, east and west (low to moderate environmental concern)
- Historical automotive garages on neighbouring properties to the north, east and west of the Phase One Property (moderate environmental concern)
- Historical dry cleaners on two west neighboring properties (moderate environmental concern)
- East and west neighboring properties were registered for generation, use and/or storage of hazardous wastes including petroleum distillates, photoprocessing waste and pathological waste. (moderate environmental concern)

These potentially contaminating activities were determined through the site reconnaissance as well as a review of the Fire Insurance Plans and City Directories. Contaminants of potential concern as a result of these activities include; petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), electrical conductivity and sodium adsorption ratio (EC & SAR), metals and Inorganics.

Based on topographical maps the groundwater flow direction is expected to be in a southeast direction towards Rideau River. Groundwater levels may be influenced by subsurface utility trenching. Groundwater flow direction can only be confirmed with longer term monitoring.

According to the Ontario Base Map the Phase One Property surface elevations range between 60 to 70 masl. The depth to bedrock on the Phase One Property is approximately 15 to 20 mbgs on the Phase One Property based on the Ontario Base Map – Topographic Map website, published by First Base Solutions Geospatial Experts.

8. CONCLUSIONS

8.a.i. Whether Phase Two ESA Required Before Record of Site Condition Submitted

Based on the findings of the Phase One ESA, a Phase Two ESA is recommended to evaluate the environmental quality of the soil and groundwater on the Phase One Property.

The building on the Phase One Property was developed around in the early 1900s. Due to the age of the structures it is possible that asbestos containing materials (ACMs) are present in building materials such as vinyl floor tiles, acoustic ceiling tiles, and drywall joint compound, pipe insulation, etc. Ontario Regulation 278/05 of the Occupational Health & Safety Act requires that the owner of any building with the potential to contain ACM conduct an inventory of potential materials. All identified ACM must be managed and/or disposed of in accordance with the Act, and building tenants must be made aware of such materials that they may come into contact with. Prior to renovation or demolition of the building a Designated Substance Survey will be required.

It should be noted that general environmental management and housekeeping practices were reviewed as part of this assessment with respect to their impact on the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

Freedom of Information records requests have been forwarded to the Ministry of Environment. The client will be made aware of any records identified by the file search requests, when a response is received.

Phase One Property information obtained through historical records and databases reviewed as part of this investigation are subject to the nature and accuracy of the records provided to SPL. As a result of changes or additional details within these records or databases the conclusions of this Phase One ESA may be affected.

8.a.ii. Record of Site Condition Based on Phase One Environmental Assessment Alone

Based on the findings of this investigation, a Record of Site Condition (RSC) under O.Reg. 153/04, as amended cannot be filed based solely on the Phase One Environmental Site Assessment.

8.a.iii. Signatures

This report was conducted under the supervision of David Lewis who is considered a Qualified Person with the Ministry of the Environment as defined under Ontario Regulation 153.

The company SPL Consultants Limited (SPL) was incorporated in Ontario in April 2009. The firm consists of over 180 Engineers, Professional Geoscientists, Hydrogeologists, and Technicians in 4 offices located in Vaughan, Cambridge, Markham and Ottawa. The principals and the team members bring many years of experience in geotechnical, pavement and environmental fields.

Eric Wong is an Environmental Officer with SPL. Eric obtained a Bachelors in Chemical Engineering from Queen's University. He has conducted Phase One Environmental Site Assessments (ESA), Phase Two Environmental Soil, Soil and Groundwater Remediation and Groundwater Investigations (ESGI) and (ESA) since 2011.

Melissa Clement is a Project Manager with SPL. Melissa has a Bachelors of Science in Environmental Science from the University of Guelph and a post-graduate diploma in Environmental Engineering Applications from Conestoga College and has conducted Phase One and Two Environmental Site Assessments since 2010.

David Lewis, P.Eng., is a Senior Consultant with SPL and has a Bachelors Degree in Engineering and is a recognized Professional Engineer in Ontario. David has conducted and managed hundreds of environmental investigations including Phase One ESA's, Phase Two ESA's and Remediation work with the Federal Government at various sites across Ontario.

SPL Consultants Limited

Prepared by:



Eric Wong, B. Eng
Environmental Officer

Reviewed by:



Melissa Clement, B. Sc. (Env)
Project Manager



David Lewis, P.Eng.
Principal Engineer

EW; mc/dl

9. LIMITATIONS

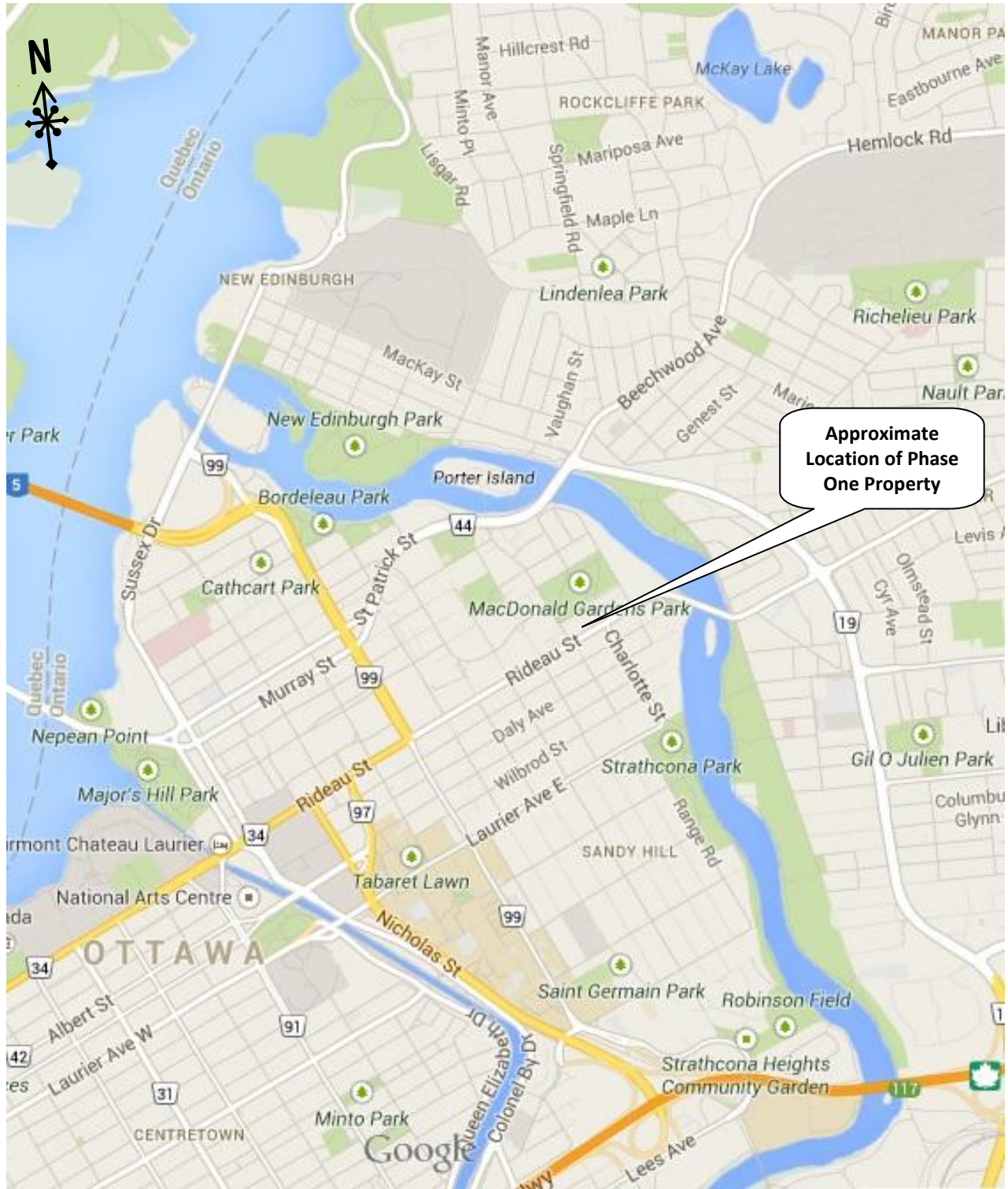
SPL has performed this site assessment in accordance with local generally accepted professional practices and procedures at the time of the assessment within the scope of Phase One Environmental Site Assessments under O. Reg 153/04 as amended. As such, the assessment does not include any sampling or testing for potential contaminants such as asbestos, PCBs, radon gas, or airborne pollutants, etc. Occupancy use, codes, rules, and procedures change rapidly with time in the environmental engineering field and the reader is advised to update the findings and recommendations on a regular basis. The report herein comprises a statement of professional opinion based on visual observation only and the reader is advised that visual observation is not effective in determining all conditions that affect environmental compliance. These services are not subject to any express or implied warranties and none should be inferred.

This report was prepared for the account of Codeau Building Ltd. The material in this report reflects SPL's judgment in light of the information available to it at the time of preparation. Any use, which a Third Party not noted above makes of this report, or any reliance on decisions to be made based on it, are the responsibility of such Third Parties. SPL Consultants Limited accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

10. REFERENCES

1. Topographic Maps - Ontario Base Map Series
2. The Canadian County Atlas 1977
3. Library and Archives Canada
4. Catalogue of Canadian Fire Insurance Plans 1875-1975
5. Dangerous Goods Accident Information System
6. Google Earth
7. Government of Ontario Environmental Registry
8. Metropolitan Toronto City Directories
9. Ministry of Natural Resources Biodiversity Explorer
10. MOE Certificates of Approval Database
11. MOE Environmental Monitoring and Reporting Branch Well Records
12. National Pollutant Release Inventory (NPRI)
13. Niagara Escarpment Plan Maps
14. Oak Ridges Moraine Conservation Plan Land Use Designation Map
15. Occupational Health and Safety Act
16. O.Reg 153/04 as amended
17. Technical Standards and Safety Authority
18. Waste Disposal Site Inventory

DRAWINGS



© Google Maps



SPL Consultants Limited
Geotechnical Environmental Materials Hydrogeology

146 Colonnade Road, Unit 17
Ottawa, Ontario K2E 7Y1

T: 613.228.0065 F: 613.228.0025

SITE LOCATION PLAN

Scale:
~1:44,200

Date:
November 2013

Project:
1912-710

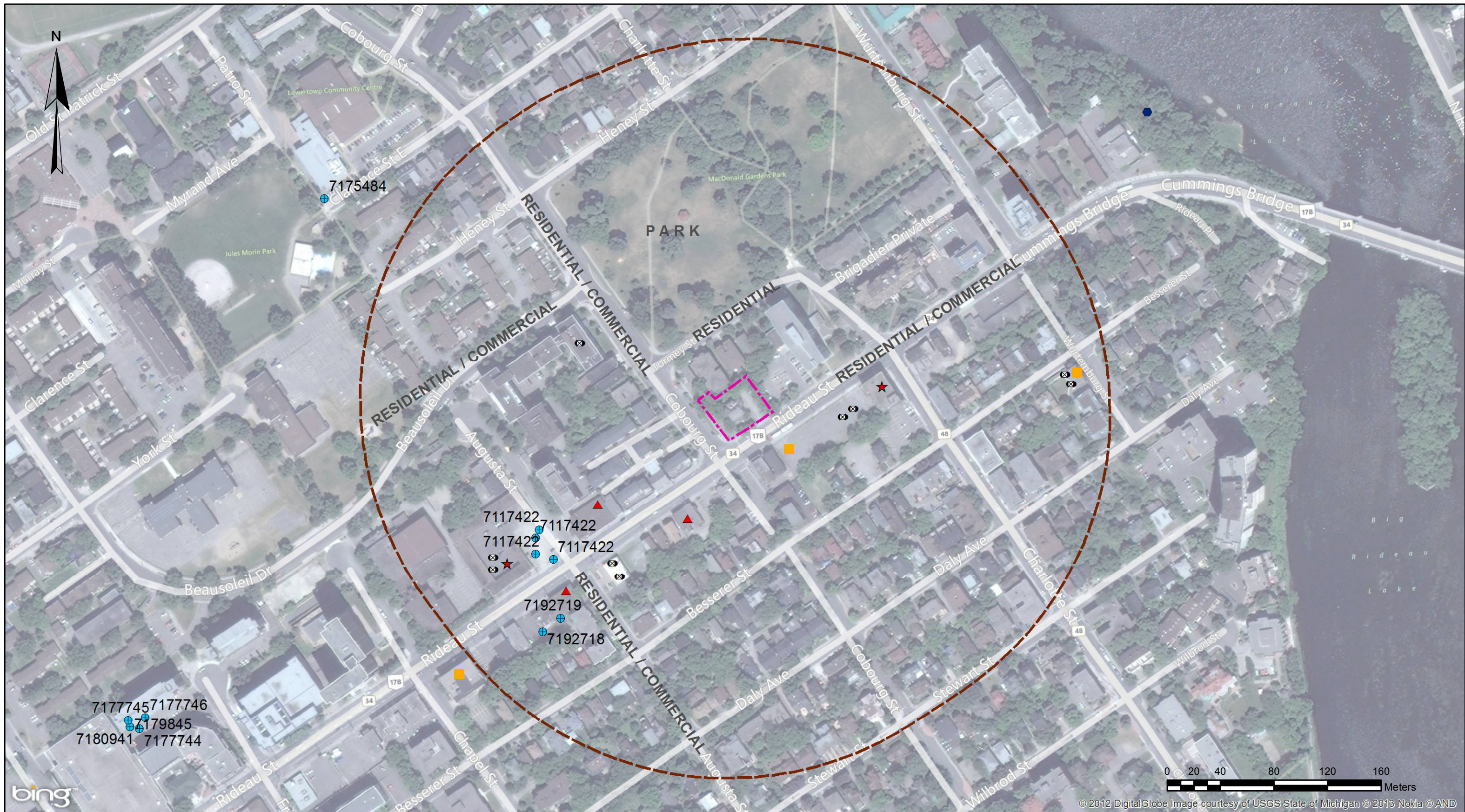
**PHASE 1 ENVIRONMENTAL SITE
ASSESSMENT
541 AND 545 RIDEAU STREET,
OTTAWA, ONTARIO**

Prepared For: Codeau Building Ltd

Prepared By:
EW

Reviewed By:
DL

Drawing No.
1




LEGEND:

-  250m Study Area
-  Phase One Site
-  HWIS
-  Waste Disposal Site
-  MOE Water Well
-  Former UST
-  Former Automotive Garage
-  Former Dry Cleaners

Note: This drawing should be read in conjunction with the accompanying report.

Source: Golden Horseshoe GIS Database 2002

Client: CODEAU BUILDING LTD.		Project No.: 1912-710	Drawing No.: 2
Drawn: RA	Approved: DL	Title: CONCEPTUAL SITE MODEL	
Date: November 2013	Scale: As Shown	Project: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 541 & 545 RIDEAU STREET, OTTAWA	
Original Size: Tabloid	Rev: 0	 SPL Consultants Limited Geotechnical • Environmental • Materials • Hydrogeology	

APPENDIX A
SURVEY

**SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of**

**PART OF LOTS 36 AND 37
(North Rideau Street)
REGISTERED PLAN 43586
CITY OF OTTAWA**
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

NOTE: Centreline of Construction and Concrete Curb added
October 18, 2012

Scale 1 : 250



Metric

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

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, the Land Titles Act and the regulations made under them.
2. The survey was completed on the 8th day of August, 2012.

Date _____ V. Andrew Shelp
Ontario Land Surveyor

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: August 16, 2012

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
Dharma Developments ("The Client"), their solicitors,
mortgagees, and other related parties, permission to use original, signed, sealed
copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

- Denotes Survey Monument Planted
- " Survey Monument Found
- SIB " Standard Iron Bar
- SSIB " Short Standard Iron Bar
- IB " Iron Bar
- CP " Concrete Pin
- (WIT) " Witness
- (AOG) " Annis, O'Sullivan, Vollebakk Ltd.
- Meas. " Measured
- Acc. " Accepted
- N/S " North/South
- BF " Board Fence
- CLF " Chain Link Fence
- C/L " Centreline
- Prop. " Proportioned
- Com. " Commercial Sign
- Gas " Gas Meter
- o b " Bollard
- (P1) " Registered Plan 43586
- (P2) " (632) Plan, April 26, 1960
- (P3) " (AOG) Plan, February 14, 1973
- (P4) " Plan 5R-5528
- (P5) " Plan 5R-5754
- (P6) " Plan 4R-4198
- (P7) " Carleton Condominium Plan 335
- (P8) " (1287) Plan, November 1, 1985
- (P9) " (725) Plan, April 29, 1987
- (P10) " (1175) Plan, August 24, 1988
- OHW " Overhead Wires

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

1846694

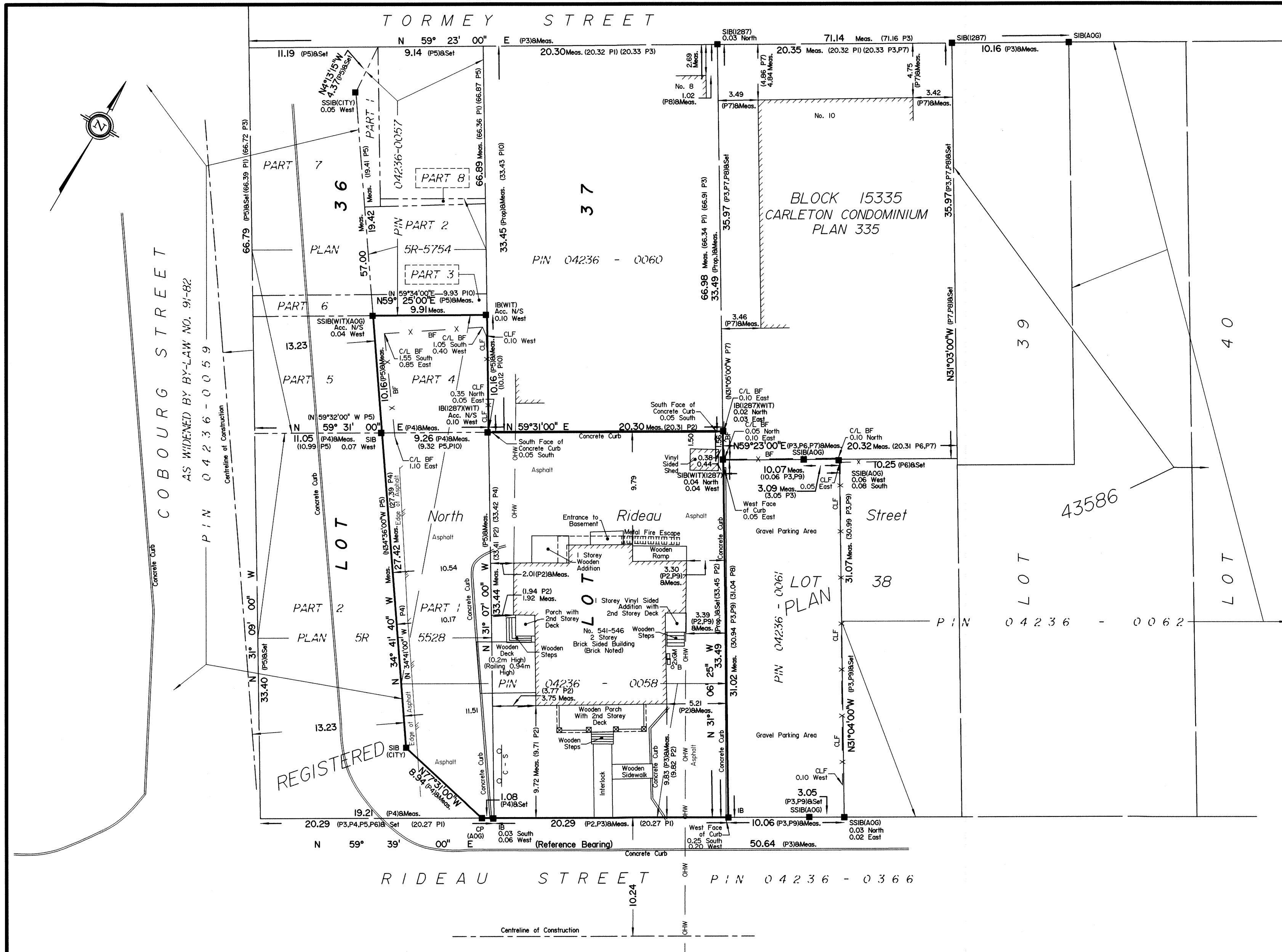


THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3).

Bearings are astronomic, derived from the northerly limit of Rideau Street shown to
be N 59°39'00" E on Plan by (AOG) dated February 14th, 1973.

© Annis, O'Sullivan, Vollebakk Ltd. 2012. "THIS PLAN IS PROTECTED BY COPYRIGHT"

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aosvld.com



Y:\2012\13119-12\FINAL\13119-12 Dharma Pt. Lts. 36,37 Pt. 43586 D F2.dwg, 18/10/2012 8:56:13 AM, KIP 7700 Bmrd.dwg

APPENDIX B
OCCUPANCY SEARCH HISTORICAL AND CURRENT

A summary of the current and past uses are shown below. The current uses and property uses were obtained during site reconnaissance from public access ways. The historical occupants were obtained from the City Directories unless otherwise noted (e.g. FIPs and County Atlas).

TABLE 8: CURRENT AND PAST USES OF THE PHASE ONE PROPERTY AND NEIGHBOURING PROPERTIES

Address	Direction from Phase One Property	Occupants
541 Rideau Street	Phase One Property	-Residential (1904, 1990)
545 Rideau Street (formerly 547 Rideau Street)		-Vacant (1904 to 1912) -Residential (1917, 1922, 1930, 1935, 1940, 1945, 1952) -Rubin's Paint and Hardware (1953, 1960) -No listing (1965, 1970, 1975, 1980, 1985, 1990)
8 Tormey	North Adjacent Property	-Residential (1904, 1912, 1917, 1922) -Apartment (1930-1990)
542 Rideau St	South Adjacent Properties	-Residential (1904, 1912) -Vacant (1922,, 1930, 1935) -Apartment (1940-1990)
544 Rideau St		-Residential (1904, 1912) -Condon Apartment (1917, 1922, 1930, 1935, 1940, 1945, 1950, 1955, 1960) -Paprika Restaurant (1965, 1970, 1970) -Yakatori Restaurant (1980 , 1985) -Passage to India (1990)
531-535 Rideau St	West Adjacent Property	-Residential (1904, 1912) -Vacant (1917, 1922, 1930, 1935, 1940) -Radmore Veterinary (1945 - 1970) -No listing (1975, 1980, 1985, 1990)
160 Charlotte Street	East adjacent Property	-No listing (1904 to 1980) -Condominium (1985, 1990)
Tormey St	North Neighboring Properties	-Residential (1904-1990)
450 – 530 Rideau St	West Neighboring Properties	-Residential/commercial (1904-1990)
450 Rideau St		-Residential (1904 – 1935) -Royal Service Station (1940, 1945) -Graham Service Station (1950-1965) -Supertest Service Station (1970, 1975) -Caisse Populaire Laurier D'Ottawa Committee (1980, 1985) -Office Building (1990)
478 Rideau St		-Residential (1904-1930) -Parkers Cleaner and Dyer (1935, 1940, 1945, 1950, 1955, 1960) -Commercial (1965-1990)
497 Rideau St		-Residential (1904-1960) -Craig's Cleaner (1965, 1970) -House Hobby Ltd (1975, 1980) -Vacant (1985, 1990)

512 Rideau St		-Residential (1904, 1912, 1917) -Chinese Laundry (1922, 1930, 1935, 1940, 1945) -Vacant (1950) -Residential (1955-1965) -Domus Building Cleaning Ltd (1970) -Typewriter Shop (1975, 1980) -Commercial (1985, 1990)
344 – 419 Daly Ave	South	-Residential (1904-1970)
494 to 551 Besserer St	Southeast	-Residential (1904-1970)
392 – 481 Besserer St	Southwest	-Residential (1904-1970)
450 – 530 Rideau St	West of Neighboring Properties	-Residential/commercial (1904-1990)
451 Rideau St		-Residential (1904 – 1935) -Royal Service Station (1940, 1945) -Graham Service Station (1950-1965) -Supertest Service Station (1970, 1975) -Caisse Populaire Laurier D'Ottawa Committee (1980, 1985) -Office Building (1990)
478 Rideau St		-Residential (1904-1930) -Parkers Cleaner and Dyer (1935, 1940, 1945, 1950, 1955, 1960) -Commercial (1965-1990)
497 Rideau St		-Residential (1904-1960) -Craig's Cleaner (1965, 1970) -House Hobby Ltd (1975, 1980) -Vacant (1985, 1990)
512 Rideau St		-Residential (1904, 1912, 1917) -Chinese Laundry (1922, 1930, 1935, 1940, 1945) -Vacant (1950) -Residential (1955-1965) -Domus Building Cleaning Ltd (1970) -Typewriter Shop (1975, 1980) -Commercial (1985, 1990)
130 – 201 Augusta St		-Residential/Commercial (1904, 1912, 1917, 1922, 1930, 1935, 1940) -Residential (1945-1970)
80 – 221 Cobourg St		-Residential (1904-1970)
1 - 425 Charlotte St		-Residential (1904-1970)
560 Rideau St		-Man Don Auto Sales (1975, 1980) -Four One Seven Jeep Eagle (1985, 1990)
600 Rideau St		-Residential (1910-1945) -Gadbois Service Station (1945-1960) -Standard Auto Glass (1965, 1970, 1975) -Casanova Unisex (1980, 1985) -First Real Estate (1990)
544 – 616 Rideau St	-Residential/commercial (1904-1990)	

APPENDIX C
REGULATORY INQUIRIES

Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Eric Wong SPL Consultants Limited 6221 Highway 7, Unit 16 Vaughan, ON L4H 0K8 Email Address: mclement@splconsultants.ca			FOI Request No.	Date Request Received
			Fee Paid \$ ~ ACCT ~ CHQ ~ VISA/MC ~ CASH	
Telephone/Fax Nos. Tel 519-856-0065 Fax 519-856-0025	Your Project/Reference No. 1912-710	Signature of Requester	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)				
541 and 545 Rideau Street, Ottawa, Ontario				
Present Property Owner(s) and Date(s) of Ownership N/A				
Previous Property Owner(s) and Date(s) of Ownership N/A				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			all years	
Orders			all years	
Spills			all years	
Investigations/prosecutions ▶ Owner and tenant information must be provided			all years	
Waste Generator number/classes			all years	
Certificates of Approval ▶ Proponent information must be provided 1987 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
			SD	Specify Year(s) Requested
air - emissions			x	all years
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)			x	all years
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations			x	all years
waste water - industrial discharge			x	all years
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites			x	all years
waste systems	- haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction		x	all years
pesticides - licenses			x	all years

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

APPENDIX D
AERIAL PHOTOGRAPHS



© National Archives

 **SPL Consultants Limited**
Geotechnical Environmental Materials Hydrogeology

6221 Highway 7 West, Unit 16
Vaughan, ON L4H 0K8
T: 905-856-0065 F: 905-856-0025

AERIAL PHOTOGRAPH: 1933

Scale:
~1:15,600

Date:
November 2013

Project:
1912-710

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

**541 AND 545 RIDEAU STREET,
OTTAWA, ONTARIO**

Prepared For: Codeau Building Ltd

Prepared By:
EW

Reviewed By:
DL

Drawing No.
D-1



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SPL Consultants Limited
 Geotechnical Environmental Materials Hydrogeology

146 Colonnade Road, Unit 17
 Ottawa, Ontario K2E 7Y1
 T: 613.228.0065 F: 613.228.0025

AERIAL PHOTOGRAPH: 1965

Scale:
 ~1:15,600

Date:
 November 2013

Project:
 1912-710

**PHASE 1 ENVIRONMENTAL SITE
 ASSESSMENT**
**541 AND 545 RIDEAU STREET,
 OTTAWA, ONTARIO**

Prepared For: Codeau Building Ltd

Prepared By:
 EW

Reviewed By:
 DL

Drawing No.
D-2



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SPL Consultants Limited
 Geotechnical Environmental Materials Hydrogeology

146 Colonnade Road, Unit 17
 Ottawa, Ontario K2E 7Y1
 T: 613.228.0065 F: 613.228.0025

AERIAL PHOTOGRAPH: 1976

Scale:
 ~1:15,600

Date:
 November 2013

Project:
 1912-710

**PHASE 1 ENVIRONMENTAL SITE
 ASSESSMENT
 541 AND 545 RIDEAU STREET,
 OTTAWA, ONTARIO**

Prepared For: Codeau Building Ltd

Prepared By:
 EW

Reviewed By:
 DL

Drawing No.
D-3



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146 Colonnade Road, Unit 17
Ottawa, Ontario K2E 7Y1

T: 613.228.0065 F: 613.228.0025

AERIAL PHOTOGRAPH: 1991

Scale:
~1:15,600

Date:
November 2013

Project:
1912-710

**PHASE 1 ENVIRONMENTAL SITE
ASSESSMENT**
**541 AND 545 RIDEAU STREET,
OTTAWA, ONTARIO**

Prepared For: Codeau Building Ltd

Prepared By:
EW

Reviewed By:
DL

Drawing No.
D-4



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 Geotechnical Environmental Materials Hydrogeology

146 Colonnade Road, Unit 17
 Ottawa, Ontario K2E 7Y1
 T: 613.228.0065 F: 613.228.0025

SATELLITE IMAGE: 2011

Scale:
 ~1:15,600

Date:
 November 2013

Project:
 1912-710

**PHASE 1 ENVIRONMENTAL SITE
 ASSESSMENT**
**541 AND 545 RIDEAU STREET,
 OTTAWA, ONTARIO**

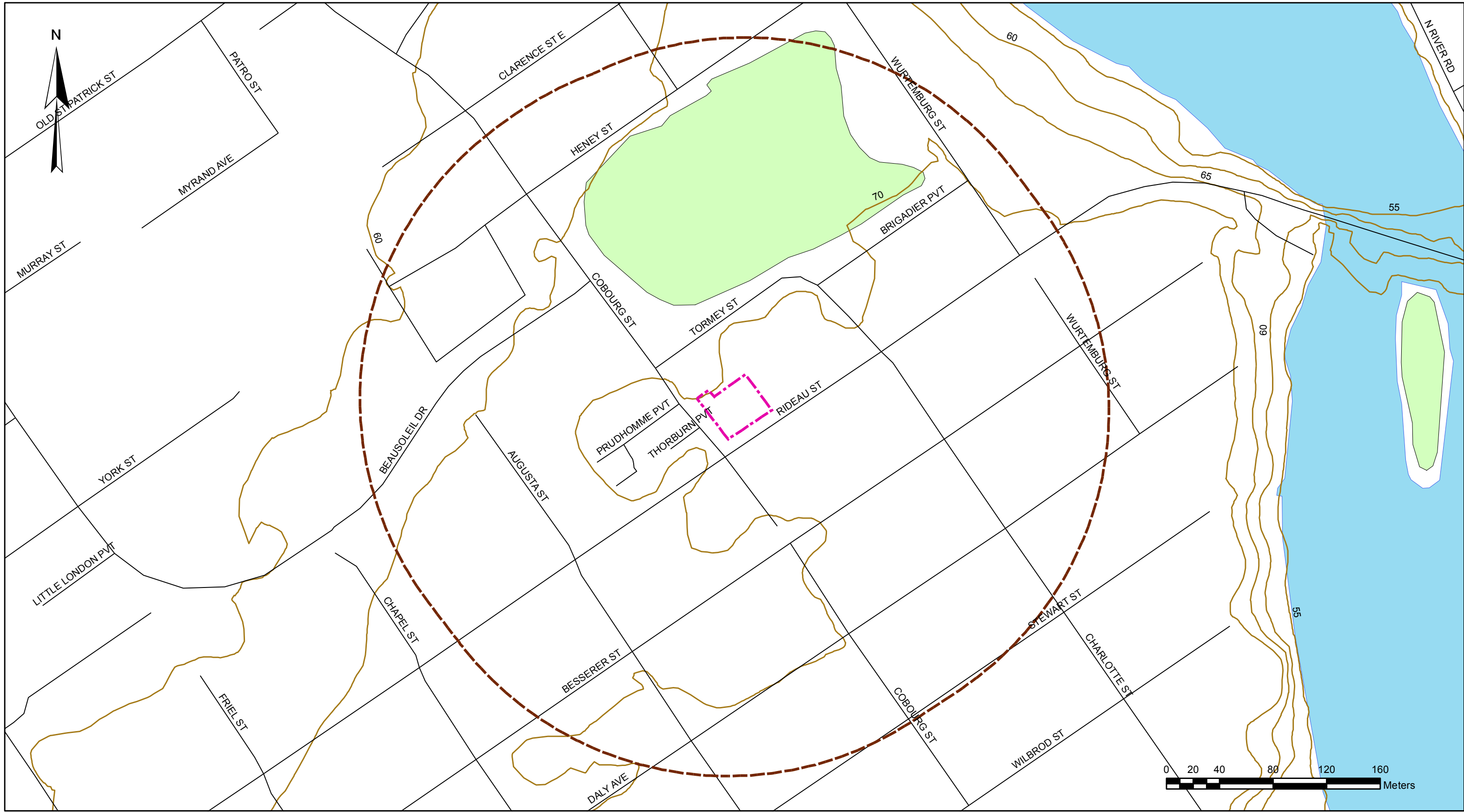
Prepared For: Codeau Building Ltd

Prepared By:
 EW

Reviewed By:
 DL

Drawing No.
D-5

APPENDIX E
TOPOGRAPHIC MAP




LEGEND:

-  Phase One Site
-  250m Study Area
-  Roads
-  Contour Line
-  Waterbody
-  Wooded Areas

Note: This drawing should be read in conjunction with the accompanying report.

Source: Golden Horseshoe GIS Database 2002

Client: CODEAU BUILDING LTD.		Project No.: 1912-710	Drawing No.: Appendix D
Drawn: RA	Approved: DL	Title: TOPOGRAPHIC MAP	
Date: November 2013	Scale: As Shown	Project: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 541 & 545 RIDEAU STREET, OTTAWA	
Original Size: Tabloid	Rev: 0	 SPL Consultants Limited <small>Geotechnical • Environmental • Materials • Hydrogeology</small>	

APPENDIX F
SITE PHOTOGRAPHS



1. View of the Phase One Property, facing north.



2. View of the Phase One Property, facing east.



3. View of the parking area on the east portion of the Phase One Property



4. View of the natural gas fired boiler located in the basement of building on the Phase One Property.



5. View of the ground floor (currently vacant, former commercial use) of the building on the Phase One Property.



6. View of fluorescent lights observed in the building on the Phase One Property.



7. View of paint cans and household chemical products observed in the building on the Phase One Property.



8. View of the basement of the building on the Phase One Property.



9. View of water staining observed on the exterior of the building on the Phase One Property.



10. View of Rideau Street, facing east.



11. View of Rideau Street, facing west.



12. View of south adjoining properties along Rideau Street, facing south.