



May 2016

## REPORT ON

# Phase I Environmental Site Assessment Oblates Property, 175 Main Street Ottawa, Ontario

**Submitted to:**

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Ottawa, Ontario  
K2C 0P9

Attention to: Mr. Steve Cunliffe

REPORT



**Report Number:** 14-1122-0005 (1100)

**Distribution:**

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## Executive Summary

Golder Associates Ltd. (Golder) was retained by 175 Main Street Regional Inc. (Regional) to conduct a Phase I Environmental Site Assessment (Phase I ESA) at the Oblates property located at 175 Main Street in Ottawa, Ontario, ("Site" or "Phase One Property"). It is understood that the Phase I ESA in accordance with the requirements of Schedule D of Ontario Regulation 153/04 (O.Reg. 153/04) as amended is required for the Site to meet the City of Ottawa official plan requirements that all Phase I ESAs for Site Plan Approval be completed in accordance with Ontario Reg. 153/04 (as amended) and for the purpose of a Brownfield Application with the City of Ottawa. It is understood that the Site is proposed to be redeveloped as a medium density residential development. The current and proposed Site land use is residential. Given that there is no change in the land use from less sensitive to more sensitive; there is no mandatory requirement for filing of a Record of Site Condition (RSC) for the Site from a provincial regulation (O.Reg 153/04) standpoint. However, given that Areas of Potential Environmental Concern (APECs) were identified at the Site during this Phase I ESA, filing of a RSC is expected to be required by the City of Ottawa as part of the Site Plan Approval and for the purpose of an application under the Brownfields Redevelopment Program with the City.

*The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.*

The Phase I ESA was completed in accordance with the requirements of Schedule D of O. Reg. 153/04 as amended and included a review of available current and historical information on the Site and surrounding properties, a Site reconnaissance, interviews, evaluation of readily available information, and reporting, subject to the limitations outlined in Section 8.0 of this report. Since the Site development in 1885, the Site has been always used for residential purposes and, as such, is not considered an enhanced investigation property as defined by O. Reg. 153/04 (as amended).

The Site is located at 175 Main Street in Ottawa, Ontario and is located between Main Street and the west bank of the Rideau River, and approximately between Springhurst Avenue and Clegg Street. Based on the survey plan provided by Regional, the legal description of the Site is Part of Lot "H", Concession "D", (Rideau Front), Geographic Township of Nepean, City of Ottawa, Parts 1 to 11, part of PIN 04203-0761 and PIN 04203-0757. The Site has an area of 10.8 hectares (26.8 acres). At the time of the Site visit on March 7, 2014, the Site was occupied by the main Oblates Residence (Deschâtelets) complex and was used as a residence and archive storage for the convent's priests and St. Paul University students. The main Oblates Residence (Deschâtelets) building was built in 1885 and building additions/extensions were added to the main Deschâtelets building throughout the 1920s, 1940s, 1948, 1950, and 1958. The total building area is 14,511 m<sup>2</sup> (156,200 sq. ft.). The older main parts of the complex built in 1885 and the entrance way off Main Street have heritage designation. The exterior areas are landscaped grassed and treed areas and access driveways. Since the Site development in 1885 until present, the Site has been used by the Religious Order of the Oblates of Mary Immaculate as a convent and the operations carried out at the Site have been related to residential type activities. General convent's vehicle maintenance including oil changes and minor repairs were performed in a small garage building attached to the northwest side of the Deschâtelets building. The garage has been in operation since the 1940s until present. A historical gasoline





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100,000 litre (L) underground storage tank (UST) was previously located in the north part of the Site and west of the laundry/workshop building, which was used to fuel the vehicles of the convent's residents. The UST was reportedly decommissioned in the 1980s. No reports or data are available to confirm whether or not the UST was removed or whether or not soil and/or groundwater sampling and analysis were completed following the tank removal.

There is a pronounced slope of the land downwards from west to east and from south to north. The south part of the Site, (south of the archive/gym building) is significantly higher in elevation than the north part due to filling activities which reportedly occurred sometime between 1902 and 1922 to prevent flooding. The Site was filled from the Rideau River's edge up to the south side of the Deschâtelets building. It is understood that the fill was comprised of concrete, some asphalt, brick, ash, and potentially refuse. In addition, ash originating from the historical coal burning used as the fuel for convent heating before switching to natural gas in 1950 was reportedly deposited on the Site in the past.

At the time of the Phase I ESA, the neighbouring properties within the Phase I Study Area south, west and north of the Site were used for residential, institutional/community and parkland purposes. The Rideau River is located east of the Site.

Based on the information obtained during the Phase I ESA, the following APECs were identified at the Site:

- **APEC 1** – The former presence of a gasoline 100,000 L UST and a pump associated with the former presence of a private fuel station on the Site;
- **APEC 2** – The presence of fill containing construction debris, asphalt, concrete and potentially some refuse in the southern part of the Site, and within the southeast part of the Site along the west bank of the Rideau River;
- **APEC 3** – The presence of fill containing ash originating from the historical coal burning was reportedly deposited on the Site;
- **APEC 4 (a, b, c, and d)** – The presence of pole mounted transformers in use near the laundry/workshop building in the north part of the Site;
- **APEC 4 (e, f and g)** – The presence of transformers in use in a Hydro Ottawa vault in the basement of the main building on the Site;
- **APEC 5** - The presence of a private garage on the Site where oil changes, maintenance and minor repairs are performed for the convent's vehicles;
- **APEC 6** – Diesel containing AST used to fuel the backup generator;
- **APEC 7** – Diesel containing AST used to fuel landscaping and maintenance equipment;
- **APEC 8** – The presence of the former St Paul's University Dump on the lands southwest of the site and potentially extending on to the Site;
- **APEC 9 (resulting from PCA 4)** – Lees Avenue closed landfill (L-28) on the lands adjacent to the northeast of the Site;



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- **APEC 10 (resulting from PCA 5)** – Former industrial site, Royal Canadian Engineers Workshop (group II site) with previously identified oil seeps near the Rideau River;
- **PCA 1** – Former retail service outlet, approximately 100 m north of the western section of the Site, assumed to be cross gradient;
- **PCA 2** – Former Riverside Drive Landfill (L-10), approximately 100 m to the east of the Site, separated from the Site by the Rideau River;
- **PCA 3** – Former industrial site, Currie Products Ltd., and an associated landfill (L-12). Located 350m northeast of the Site, assumed to be cross and down gradient of the Site.
- **PCA 4** – Lees Avenue closed landfill (L-28) on the lands adjacent to the northeast of the Site
- **PCA 5** – Former industrial site, Royal Canadian Engineers Workshop (group II site) with previously identified oil seeps near the Rideau River

A Phase II ESA is required to be completed for the Site to investigate the potential for subsurface impacts to soil and groundwater at the Site related to the identified APECs and potentially contaminating activities (PCAs).

In addition to the above mentioned APECs, given that the Site buildings were constructed between 1885 and 1958, building related issues associated with the potential presence of asbestos-containing materials (ACMs), polychlorinated biphenyls (PCBs) and lead containing paints were identified at the Site. Potential ACM in the form of paring cement was noted on the piping insulation in the main Oblates Residence (Deschâtelets) complex. It is understood that a designated substances survey is planned to be completed at the Site prior to any building demolition or renovations.



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## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

### 1.0 INTRODUCTION

#### 1.1 Phase I Property Information

Golder Associates Ltd. (Golder) was retained by 175 Main Street Regional Inc. (Regional) to conduct a Phase I Environmental Site Assessment (Phase I ESA) at the Oblates property located at 175 Main Street in Ottawa, Ontario, ("Site" or "Phase One Property") in accordance with the requirements stipulated in the Ontario Regulation 153/04 (O. Reg. 153/04) as amended.

The Site is located between Main Street and the west bank of the Rideau River, and approximately between Springhurst Avenue and Clegg Street; St. Paul's University adjoins the Site on the west side. The Site has an area of 10.8 hectares (26.8 acres). The Site is occupied by the main Oblates Residence (Deschâtelets) complex and is used as a residence and archive storage for the convent's priests and St. Paul University students. The Main Oblates Residence (Deschâtelets) building was built in 1885 and building additions/extensions were added to the main Deschâtelets building throughout the 1920s, 1940s, 1948, 1950, and 1958. The older main parts of the complex built in 1885 and the entrance way off Main Street have heritage designation. The exterior areas are landscaped grassed and treed areas and access driveways.

The Site is bounded by residential houses and Convent de Sacre Coeur to the north, by residential houses and sport fields to the south, St. Paul University, residential houses and retail buildings to the west and Rideau River to the east.

Based on the survey plan provided by Regional, the legal description of the Site is Part of Lot "H", Concession "D", (Rideau Front), Geographic Township of Nepean, City of Ottawa, Parts 1 to 11, part of PIN 04203-0761 and PIN 04203-0757.

The general Site location is shown on Figure 1.

Contact information for the Site including the current Site owner is as follows:

#### Phase I ESA Property Information

Address	Current Site Owner/Description	Contact Information
175 Main Street, Ottawa, Ontario	Greystone Village Inc.  (Name changed from 175 Main Street Regional Inc. to Greystone Village Inc. on July 8, 2015)	Mr. Steve Cunliffe  Greystone Village Inc. 1737 Woodward Drive, 2nd Floor Ottawa, ON K2C 0P9  Tel: (613) 230-2100 ext. 7302 Fax:(613) 230-2962  Email: <a href="mailto:scunliffe@regionalgroup.com">scunliffe@regionalgroup.com</a>

It is understood that based on the approved Community Design Plan, the Site is proposed to be redeveloped with a medium density residential development. The Site plan is shown on Figure 2. A plan of survey for the Site is provided in Appendix A.



## **2.0 SCOPE OF INVESTIGATION**

A Phase I ESA is a preliminary qualitative assessment of the environmental condition of a property, based on a review of current activities and historical information for the Site and also a review of relevant and readily available environmental information for the surrounding properties within 250 metres radius of the boundaries of the Site (collectively referred as "Phase I Study Area").

According to Ontario Regulation (O.Reg. 153/04) the objectives of a Phase I ESA are to:

- 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 I Study Area.
- 2) To assess the need for Phase II Environmental Site work.
- 3) To provide a basis for carrying out any Phase II Environmental Site work.
- 4) 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.
- 5) To identify and report on evidence of actual and/or potential contamination on the Site from current and historical activities at the Site or from adjacent properties.

The Phase I ESA was completed in accordance with O. Reg. 153/04, as amended for the purposes of filing a Record of Site Condition pursuant to *Ontario Regulation 153/04 – Records of Site Condition – Part XV.1 of the Act*, made under the *Environmental Protection Act* in order to meet the City of Ottawa Official Plan requirements that all Phase I ESAs for Site Plan Approval be completed in accordance with Ontario Reg.153/04 (as amended) and for the purpose of an application under the Brownfield Redevelopment Program with the City of Ottawa.

Since the Site development in 1885, the Site has been always used for residential purposes and as such, is not considered an enhanced investigation property as defined by O. Reg. 153/04 (as amended).



## **3.0 HISTORICAL RECORDS REVIEW**

### **3.1 General**

#### **3.1.1 Phase I Study Area Determination**

For the purpose of this Phase I ESA, the Phase I Study Area is defined as the Site and the area within approximately 250 metres of the boundaries of the Site. Based on Golder's review of the historical and current information completed as part of the Phase I ESA for the area surrounding the Site and observations made during the Site visit, it was concluded that assessing information pertaining to properties within 250 metres of the Site was sufficient to achieve the objective of the Phase I ESA.

#### **3.1.2 First Developed Use Determination**

According to information obtained in interviews and documentation reviewed (discussed in the next sections of this report), the Site was first developed with the main Oblates Residence (Deschâtelets) building in 1885. Building additions/extensions were added to the main Deschâtelets building throughout the 1920s, 1940s, 1948, 1950, and 1958. No aerial photographs, fire insurance plans or street directory records were available for the time period when the Site was first developed (1880s). As such, the following rationale was used to determine the date of the first developed use of the Phase I property:

- Mr. Yvon Quesnel (Maintenance Supervisor for the past forty-one (41) years at the Site) and Father Normand Brule (priest at Oblates Residence) indicated that the Site was first developed with the main Deschâtelets building in 1885. The Site was purchased by Les Oeuvres Oblates de l'Ontario in the 1880s and Les Oeuvres Oblates de l'Ontario has been the only Site owner before the Site was purchased by 175 Main Street Regional Inc. in 2014; and,
- Site photographs for years 1902, 1926 and 1941 from the Deschâtelets' Archives were provided to Golder for review as part of the Phase I ESA. The review of the Site photographs and 1922 aerial photograph for the Site indicated that the Site has been developed with the Deschâtelets building and the associated auxiliary structures since 1902 and has been occupied by the Deschâtelets building to the present, with the addition of new buildings or demolition of auxiliary structures over the years.

#### **3.1.3 Review of Fire Insurance Maps and Reports**

Research was carried out at the National Archives in Ottawa, Ontario to review fire insurance plans (FIP) or drawings for the Site. Fire insurance plans (FIP) from 1925 (revised 1948) and 1956 were available for the Site. The review of the FIP indicated the following:





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### Summary of FIPs Review

Date of the FIPs	Description of Structures and Other Improvements	Issues of Potential Environmental Concern
1925 (revised 1948)	<p><b>Site</b> – On the 1925 FIP the Site is occupied by St. Joseph's Scholasticate Oblates Father main building and additional auxiliary structures. The north and east wings to the main building are under construction. The northeast part of the building is occupied by a convent and a laundry. A separate structure located north of the main building is a carriage house. Coal storage and two boilers are shown in a structure located east of the main building and connected to the building with a tunnel. A separate structure, which appears to be used as a residence for the Oblates' priests, is located southeast of the main building in close proximity to the Rideau River. Holy Family Church is located on the northwest part of the Site along the south side of Oblates Avenue. No aboveground or underground storage tanks were shown on the Site or surrounding lands. The surrounding lands are occupied as follows:</p> <p><b>South</b></p> <ul style="list-style-type: none"> <li>■ Clegg Street followed by open land.</li> </ul> <p><b>East</b></p> <ul style="list-style-type: none"> <li>■ Rideau River.</li> </ul> <p><b>North</b></p> <ul style="list-style-type: none"> <li>■ Residential houses, Convent De Sacre Coeur, Springhurst Avenue followed by residential houses.</li> <li>■ Royal Canadian Engineers Work Shop (northeast of the Site).</li> <li>■ Currie Products Ltd. Power Steam Light Electricity with 1 tar tank and five other tanks (northeast of the Site).</li> </ul> <p><b>West</b></p> <ul style="list-style-type: none"> <li>■ Main Street followed by residential houses.</li> <li>■ University Seminary University of Ottawa (currently St. Paul University) containing a dormitory, a chapel, a nun's residence and two boilers is located west of the south portion of the Site.</li> </ul>	<p>Former storage and burning of coal on Site is considered a potentially contaminating activity (PCA) associated with ash generation and potential on-Site disposal of the ash. In addition, the former presence of two industrial sites (Currie Products Ltd and Royal Canadian Engineers Work Shop) on the lands northeast of the Site are considered as two off-Site PCAs.</p>



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Date of the FIPs	Description of Structures and Other Improvements	Issues of Potential Environmental Concern
1956	<p><b>Site</b> – On the 1956 FIP the Site is still occupied by St. Joseph's Scholasticate Oblates Father building. A structure shown as a garage is attached to the northwest part of the building. The coal storage building observed on the 1925 FIP does not appear on the 1956 FIP. The separate structure located north of the main building shown as a carriage house in the 1925 FIP is shown as a maintenance department on the 1956 FIP. The Holy Family Church located on the northwest part of the Site, along the south side of Oblates Avenue and the separate residential structure located southeast of the main building, near the Rideau River observed on the 1925 FIP are still present on the Site.</p> <p>The surrounding lands are occupied as follows:</p> <p><b>South</b></p> <ul style="list-style-type: none"><li>■ As per the 1925 FIP.</li></ul> <p><b>East</b></p> <ul style="list-style-type: none"><li>■ Rideau River.</li></ul> <p><b>North</b></p> <ul style="list-style-type: none"><li>■ Residential houses, Convent De Sacre Coeur, Springhurst Avenue followed by residential houses.</li><li>■ Gasoline service station with two USTs is located at the northeast corner of Main Street and Springhurst Avenue (approximately 100 metres north of the west part of the Site).</li></ul> <p><b>West</b></p> <ul style="list-style-type: none"><li>■ As per the 1925 FIP.</li></ul>	<p>The presence of a private garage on the Site is considered a PCA.</p> <p>Given that the off-Site gasoline service station is located hydraulically cross-gradient of the Site (inferred groundwater flow direction is east, towards Rideau River) and that the Site is separated by Springhurst Avenue, building structures and Oblates Avenue, this off-Site PCA is not considered to be an issue of potential environmental concern for the Site.</p>

### 3.1.4 Chain of Title

Chain of Title information was not ordered for the Site as the other available records reviewed as part of this Phase I ESA meet the Phase I ESA objectives. It is considered that the information to be provided in a Chain of Title would not contribute additional environmental information relevant to the Phase I ESA.

Based on the information obtained from other records, the Site was purchased by Les Oeuvres Oblates de l'Ontario in the 1880s and Les Oeuvres Oblates de l'Ontario has been the only Site owner until June 2014 when Regional purchased the Site.



### **3.1.5 Review of Street Directories**

Golder ordered a street directory search from EcoLog Environmental Risk Information Services Ltd. (EcoLog ERIS) for the years 1939, 1944, 1949, 1954, 1959, 1964, 1969, 1974, 1984, 1988/89, 1994/95, 2001/02, 2005/06, 2011 for the Site and surroundings properties. The review of the street directories indicated the following:

- The Site was first listed in 1974 as a multi-tenant residence. Between 1974 and 1994/95 the Site was listed as a multi-tenant residence, between 2001/02 and 2005/06 as St. Paul University and in 2011 was listed again as a multi-tenant residence.
- The surrounding lands were first listed in 1949 as residential and were listed throughout the years as residential, institutional (OC Catholic School Board, St. Paul University) and retail commercial properties (Nelson Drugs, Alpha Food Market, Mac's Milk).
- Sacred Heart Convent located at 15 Oblates Avenue was listed from 1959 to 1988/89 and St. Paul University located at 223 Main Street was listed from 1974 to 2011.

The review of the street directories did not identify PCAs on the Site or surrounding lands that can result in areas of potential environmental concern (APECs) on the Site.

### **3.1.6 Environmental Reports**

There were no previous environmental reports for the Site.

## **3.2 Environmental Source Information**

### **3.2.1 Ministry of the Environment and Climate Change Correspondence**

The Ministry of Environment (MOE) was contacted (refer to copy of correspondence in Appendix B) to provide an Index Report with respect to active orders and approvals for the Site as detailed below:

- Active orders under the Environmental Protection Act (EPA), the Ontario Water Resources Act (OWRA), and the Pesticides Act (PA); and,
- Approvals under Sections 9 and 39 of the EPA as well as Sections 52 and 53 of the OWRA.

A formal response from MOE was received by Golder on April 5, 2014. The review of the MOE response indicated that no Active Orders or Certificate of Approvals have been issued for the Site.

### **3.2.2 Ministry of Natural Resources Areas of Natural Significance**

A request to the Ministry of Natural Resources (MNR) was sent on February 28, 2014 and a follow-up request was sent on July 7, 2014 (refer to copy of correspondence in Appendix B). Records requested included any information relating to areas of natural significance in the vicinity of the Site, as well as any other environmental concerns that may be related to the Site and surrounding area within 250 metres of the Site.



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The MNR responded to Golder's request on July 11, 2014. The MNR indicated that the following Threatened (THR) and/or Endangered (END) species have potential to be present on the Site or in close proximity to it:

- Chimney Swift (THR)
- Pale-bellied Frost Lichen (END)
- Blanding's Turtle (THR)
- Butternut (END)

### 3.2.3 Technical Standards and Safety Authority Correspondence

The Technical Standards and Safety Authority (TSSA) was contacted via e-mail (refer to copy of correspondence in Appendix B) to determine if any commercial fuel USTs were registered on the Site or on the surrounding properties within 250 metres of the Site.

The TSSA replied on February 28, 2014 and indicated that the TSSA have no records for any fuel underground storage tanks on the Site or surrounding properties.

### 3.2.4 City of Ottawa Correspondence

Golder forwarded a request to the City of Ottawa (City) (refer to copy of correspondence in Appendix B), for the following information:

- Active orders under the EPA, the OWRA, and the PA;
- Approvals;
- Reports relating to environmental concerns;
- Records of non-compliance or regulatory concerns;
- Dumping infractions, spills or discharges to the environment;
- Violations of sewer use or environmental by-laws;
- Historic information related to landfill or dump sites on or in proximity to the Site; and,
- Any other environmental information.

A formal response from the City was received by Golder on April 24, 2014. Based on the review of the response the following was noted:

- The information obtained from the Internal Department Circulation indicated that the Site is located within 500 metres of two former landfills, Ur-10-Riverside Drive (Between Billing Bridge and Hurdman) and Ur-28-Lees Avenue (Old Armoury), jointly owned by the City of Ottawa and others. A data gap analysis was conducted on the City-owned portion of both former landfills to identify any potential human health risks associated with either site's current land use; none were identified. The Site is also located within 500 metres of former landfills Ur-12-Lees Avenue (near Hurdman Bridge) and Ur-36- north of Lees Avenue (lot 6, concession D). The City of Ottawa has no information on the current environmental conditions of either site as both former landfills are under private ownership.



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- Based on the review of the information obtained from the City of Ottawa Historical Land Use Inventory (HLUI) the following is noted:
  - The Site was listed as Oblate Fathers located at 175 Main Street in 2005;
  - The surrounding lands were occupied by Canadian Medical Laboratories (194 Main Street), Ottawa Carleton Regional Municipality (160 Lees Avenue), Immaculata High School with a waste generator number ON0426414, Cain Brick Company (259 Main Street), and Government of Canada (motor vehicles wholesale) located on Lees Avenue with a waste generator number ON0046555;
  - Royal Canadian Engineers machine workshop located on Brunswick Street (approximately 50 metres northeast of the Site) was operating between 1948 and 1956;
  - Currie Products and Hamilton Tar Products Co. Ltd. located at 170 Lees Avenue (approximately 350 metres northeast of the Site) were operating as petroleum and coal gas production industries between 1930 and 1950 with a waste generator number ON1161300. It was indicated that 1 AST and 6 USTs containing tar were present on this property; and,
  - Unnamed closed waste disposal site identified as #1102 of closed sites in the MOE inventory (page 134) with UTM coordinates 445870E and 5028130N. It was indicated that the former waste disposal site operated between 1920 and 1991. The closed waste disposal site was shown to be located east and northeast of the Site.

Based on the review of the City's response, PCAs associated with the former presence of landfills and industrial facilities on adjacent lands northeast of the Site may have resulted in APECs on the Site.

### 3.2.5 City of Ottawa Document Review

Prior to the 2001 amalgamation, the City did not have a consolidated database of environmental concerns for City properties and typically referred all inquiries to the *1988 Mapping and Assessment of Former Industrial Sites, City of Ottawa, Intera Technologies Ltd.* (hereafter known as the "1988 Intera Report"). This report describes an inventory and assessment study of former industrial sites that were active in the former (prior to the 2001 amalgamation) City of Ottawa from 1850 to 1984 that likely produced or handled hazardous wastes and materials. The sites were subsequently screened to identify higher priority sites which were subdivided into Group I, Group II and Group III sites.

- Group I Sites – Sufficient evidence to indicate that wastes are present on-Site and that there is a high potential for environmental impact.
- Group II Sites – Sufficient evidence to indicate that wastes are likely remnant on-Site.
- Group III Sites – Unlikely that significant quantities of waste exist at the Site today and therefore the potential for environmental impact is minimal.

The review of the 1988 Intera Report indicated the presence of one site within approximately 250 metres of the Site as summarized below:



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

INTERA IDENTIFIED FORMER INDUSTRIAL SITES		
Name	Distance from the Site	Address
<b>Group I Site</b>		
Currie Products Ltd.	Approximately 350 metres northeast of the Site.	170 Lees Avenue
<b>Group II Site</b>		
Royal Canadian Engineers Workshops.	Approximately 50 metres northeast of the Site.	31 Brunswick Avenue

In addition, the 1988 Intera Report identified the following former landfills within 500 metres of the Site:

- L-28 – Lees Avenue (old Armoury). The former landfill is located on adjacent lands to the northeast of the Site, at the northwest bank of the Rideau River, bounded by Lees Avenue to the north, Chestnut Avenue to the west, and the property line between 170 and 180 Lees Avenue to the east. There is the possibility that the southwest part of the closed landfill may have extended onto the northeast corner of the Site. It is reported that the refuse was comprised mainly of cinder and ash with some brick, glass and metal fragments and is likely 1 to 2 metres deep. The landfill was closed in the late 1930s.
- L-10 – Riverside Drive. The former Riverside Drive landfill is located approximately 100 metres east of the Site and across the Rideau River. As such, the presence of this former landfill is not considered a PCA that may result in an APEC on the Site.
- L-12 – Lees Avenue (near Hurdman Bridge). The former landfill is located at 170 Lees Avenue approximately 350 metres northeast of the Site and is associated with the former Currie Products Ltd. coal tar distillation plant. It was indicated that coal tar distillation using a batch process was performed on this property between 1922 and 1949 and that coal tar has been documented seeping into the lower parking garage of the current high rise buildings and along the sewer bedding material to the Rideau River.

The presence of the former Group II industrial site and the former Lees Avenue (L-28) closed landfill on adjacent lands northeast of the Site are considered PCAs, which may have resulted in an APEC on the Site.

### 3.2.6 Review of the 2004 City of Ottawa Waste Disposal Sites Inventory

The review of the *2004 City of Ottawa Waste Disposal Sites Inventory* as described in the report entitled “*Old Landfill Management Strategy, Phase 1-Identification of Sites, City of Ottawa, Ontario*”, completed by Golder for the City of Ottawa, dated October 2004 indicated the following:

- Former landfill identified as Ur-28 - Lees Avenue (old Armoury) is located on adjacent lands northeast of the Site. This landfill corresponds to the landfill identified in the Intera report - L-28 mentioned above. The 2004 City of Ottawa Waste Disposal Site Inventory report indicates that the area of the Lees Avenue former landfill is 4.5 ha and that the estimated waste thickness is 2 to 3 metres of ash fill underlain by up to 3 metres of garbage fill. The former landfill was active between 1906 and 1930.

As noted above, the presence of a former landfill on adjacent lands northeast of the Site is considered a PCA that may have resulted in an APEC on the Site.



### **3.2.7 MOE Waste Disposal Site Inventory, June 1991**

A search of the 1991 MOE (*Waste Disposal Site Inventory*) indicated the presence of the following closed waste disposal sites:

- St. Paul University closed waste disposal site located on the northeast corner of the Site. Based on other sources of information (interview, EcoLog ERIS report) and the location of St. Paul University in respect to the Site, it is considered that the former St. Paul University disposal site was most likely a dump that was located on the adjacent lands southwest of the Site in the area where St. Paul University is located and possibly partially on the southwest part of the Site.
- L-10- Riverside Drive located approximately 100 metres east of the Site and across the Rideau River. As such, the presence of this former landfill is not considered a PCA that may result in an APEC on the Site. This former landfill was also identified in the 1988 Intera Report discussed in section 3.2.5 of the report;

The presence of the former St. Paul University dump southwest of the Site and potentially partially on the southwest part of the Site is considered an APEC.

### **3.2.8 Inventory of Coal Gasification Plant Waste Sites in Ontario, April 1987**

A review of the (*Inventory of Coal Gasification Plant Waste Sites in Ontario*) (250 metres radius from the Site) was carried out. The latter classification includes tar distillation plants, creosoting plants, roofing felt and tarred paper products manufacturers, by-product charcoal and coke oven plants of the iron and steel industry, industrial manufactured gas plants, and wood distillation plants.

The review indicated that there are no registered former coal gasification plants or industrial sites producing and/or using coal tar or related tars on the Site or within 250 metres of the Site. The former Currie Products Ltd. coal tar distillation plant was located at 170 Lees Avenue, approximately 350 metres northeast of the Site. This site was identified as L-12 in the 1988 Intera Report and the City HLUI.

### **3.2.9 MOE Database on PCB Storage Sites, 2000**

Based on a search (250 metre radius from Site) of the MOE database of Polychlorinated Biphenyls (PCB) Storage Sites, the Site is not a registered PCB Storage Site and no registered PCB Storage Sites are known to be located on the Site or within approximately 250 metres of the Site.

### **3.2.10 MOE Database on Brownfields Environmental Site Registry - Records of Site Condition (RSC)**

A search of the brownfields environmental Site registry was carried out for the Site to determine whether a Record of Site condition (RSC) has been filed for the Site. The search indicated that no RSC has been filed for the Site.

### **3.2.11 EcoLog ERIS**

Golder contracted the services of EcoLog ERIS to conduct a search of their federal, provincial and private sector databases for information on the Site and surrounding area within 250 metres of the Site. The complete EcoLog ERIS report, including a brief description of each of the databases searched for this Phase I ESA, is included in Appendix C. The following is a summary of the findings as identified within the EcoLog ERIS report for the Site and for the surrounding properties within the Phase I Study Area:





### **On-Site**

The review of the EcoLog ERIS report indicated that there were no records for the Site except that Les Missionnaires Oblates De M.1. was listed in the “*Ontario Regulation 347 Waste Generators Summary*” as a registered hazardous waste generator (generator number ON0926100) for waste oils and lubricants from 1986 to 2005.

### **Surrounding Properties within the Phase I Study Area**

The databases that list properties within 250 metres of the Site were searched and the following records were found:

- St. Paul University dump identified in the MOE landfill database as MOEE 1108 is located on adjacent land southwest of the Site where St. Paul University is present and potentially partially on the southwest part of the Site. The dump was reportedly closed in 1938.
- Less than 15 L of furnace oil reportedly spilled on the ground in January 1993 at the Petro-Canada at 15 Oblates Avenue behind Sacred Heart Convent (approximately 50 metres north of the west part of the Site). It was indicated that an environmental impact due to the spill is possible.
- Gasoline leaking into a manhole was reported to occur at 117 Springhurst Avenue (approximately 60 metres north of the Site) in June, 2010. It was indicated that environmental impact due to the spill is not anticipated.
- Kone Inc. (Elevator and Escalator Installation Contractors) located at 223 Main Street was listed as a registered hazardous waste generator for oil skimmings and sludges in 2009.

The presence of the former St. Paul University dump on the adjacent lands southwest of the Site and potentially partially on the southwest part of the Site is considered to be a PCA that may result in an APEC on the Site.

Given the small quantity of the reported furnace oil spill (less than 15 L) and the distance between the Site and reported spill, it is considered that the likelihood for subsurface impacts at the Site due to the spill is low.

## **3.3 Physical Settings Sources**

### **3.3.1 Aerial Photographs**

Aerial photographs for the Site for years 1958, 1965, 1976, 1991, 1999, 2002, 2005, 2007, 2008, 2010 and 2011 from the City of Ottawa geo-map (<http://maps.ottawa.ca/geoOttawa/>) were reviewed on-line. An aerial photograph for year 1936 was also obtained from the National Air Photo Library (NAPL) in Ottawa, Ontario in order to help develop an understanding of the history of the development of the Site and surrounding properties (within 250 metres). An aerial photo of the Ottawa East area for year 1922 was obtained from an online source ([http://history.ottawaeast.ca/HTML%20Documents/Airphoto\\_Study/1922/Earliest%20Air%20Photograph.htm](http://history.ottawaeast.ca/HTML%20Documents/Airphoto_Study/1922/Earliest%20Air%20Photograph.htm)), which provides an oblique view of the Site from the west. In addition to aerial photographs, historical Site photographs for years 1902, 1926 and 1941 from the Deschâtelets' Archives were provided to Golder for review as part of this Phase I ESA. Golder selected aerial photographs based on availability and date intervals, in order to help develop an understanding of the history of the development of the Site and surrounding properties (within 250 metres). Information obtained from the review of relevant aerial photographs is summarized in the table below. Copies of the aerial photographs for 1922, 1936, 1958, 1965, 1976, 1991, 1999, 2005 and 2011 are presented in Appendix D.





## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

Date and Photograph Number	Site	Surrounding Properties
1922	The Site is developed with Deschâtelets building, auxiliary structures, entrance driveways and green/ landscaped areas. A separate building which appears to be a church is located at the northwest part of the Site along the north Site boundary.	<b>North:</b> Residential properties and vacant land <b>East:</b> Rideau River. <b>South:</b> Green space with scattered houses. <b>West:</b> Main Street followed by residential houses. St. Paul University building is visible on adjacent land west of the Site.
1936	Similar to 1922 aerial photograph.	<b>North:</b> Convent de Sacre Coeur, residential properties and vacant land. <b>East:</b> Similar to 1922 aerial photograph. <b>South:</b> Similar to 1922 aerial photograph with the addition of residential house along Main Street southwest of the Site. <b>West:</b> Similar to 1922 aerial photograph.
1958	Similar to 1948 aerial photograph with the addition of more buildings to the main Deschâtelets building.	<b>North:</b> Similar to 1936 aerial photograph. The lands northeast of the Site are developed with industrial/commercial type buildings (Royal Engineers Workshops). Currie Products coal tar distillation plant is visible further to the northeast. <b>East:</b> Similar to 1936 aerial photograph. <b>South:</b> Similar to 1936 aerial photograph with the addition of more residential houses southwest of the Site. <b>West:</b> Similar to 1936 aerial photograph with the addition of more structures associated with St. Paul University and more residential houses west of Main Street.
1965	Similar to 1958 aerial photograph, however, the church building located at the northwest part of the Site appears to be demolished.	<b>North:</b> Similar to 1958 aerial photograph. <b>East:</b> Similar to 1958 aerial photograph. <b>South:</b> Similar to 1958 aerial photograph. <b>West:</b> Similar to 1958 aerial photograph.
1976	Similar to 1965 aerial photograph. It appears that some of the auxiliary structures were demolished.	<b>North:</b> Similar to 1965 aerial photograph. Currie Products coal tar distillation plant located northeast of the Site is demolished and only a few structures most likely associated with Royal Engineers Workshops are visible on this aerial photograph. <b>East:</b> Similar to 1965 aerial photograph. <b>South:</b> Similar to 1965 aerial photograph. <b>West:</b> Similar to 1965 aerial photograph.
1991	Similar to 1976 aerial photograph.	<b>North:</b> Similar to 1976 aerial photograph. <b>East:</b> Similar to 1976 aerial photograph. <b>South:</b> Similar to 1976 aerial photograph. <b>West:</b> Similar to 1976 aerial photograph with the addition of more buildings associated with St. Paul University.



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

Date and Photograph Number	Site	Surrounding Properties
1999	Similar to 1991 aerial photograph. Some land disturbance appears in the southeast part of the Site.	<b>North:</b> Similar to 1991 aerial photograph. The land northeast of the Site occupied by industrial buildings is cleared. <b>East:</b> Similar to 1991 aerial photograph. <b>South:</b> Similar to 1991 aerial photograph. <b>West:</b> Similar to 1991 aerial photograph.
2005	Similar to 1999. The areas that appeared disturbed in 1999 are now grassed.	<b>North:</b> Similar to 1999 aerial photograph. <b>East:</b> Similar to 1999 aerial photograph. <b>South:</b> Similar to 1999 aerial photograph. <b>West:</b> Similar to 1999 aerial photograph.
2011	Similar to 2005.	<b>North:</b> Similar to the 2005 aerial photograph. <b>East:</b> Similar to the 2005 aerial photograph. <b>South:</b> Similar to the 2005 aerial photograph. <b>West:</b> Similar to the 2005 aerial photograph.

The review of the aerial and Site photographs indicated that the Site has been developed with the Deschâtelets building and the associated auxiliary structures since 1902 and has been occupied by the Deschâtelets building to the present, with the addition of new buildings or demolition of auxiliary structures over the years. The 1902 Site photograph shows a view of the east side of the Site with the Deschâtelets building and auxiliary structures and the west bank of the Rideau River. The 1922 aerial photo shows the east part of the Site in filled to protect the Site from flooding. Based on the Site photographs from 1902 and 1922, it appears that the east part of the Site along the riverbank was filled after 1902 and prior to 1922. The surrounding lands were developed prior to 1936 and were occupied by a convent and residential properties to the north, Rideau River to the east, green space and residential houses to the south and St. Paul University and residential houses to the west.

The review of the historical Site photographs identified a PCA at the Site associated with the unknown composition and quality of the fill material used to infill the east part of the Site sometime between 1902 and 1922.

### 3.3.2 Topography, Hydrology, Geology

The following table outlines the results of the records review conducted to identify topographic, geologic and hydrogeological conditions at the Site. A topographic map showing the Site area is provided on Figure 3. Refer to Section 5.0 for additional information on Site features, as observed at the time of the Site reconnaissance.

Topic	Conditions	Comment/Source
Subsurface Soils.	Fine-textured glaciomarine deposits: silt and clay.	Map 1506A, <i>Surficial Geology</i> , Ottawa, Ontario, Belanger J. R., Urban Geology of the National Capital Area, Geological Survey of Canada, Open file D3256, 2001.



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

Topic	Conditions	Comment/Source
Type of Bedrock.	Billings formation - shale, minor limestone.	Map 1508A. <i>Generalized Bedrock Geology</i> , Ottawa, Ontario, Belanger J. R., Urban Geology of the National Capital Area, Geological Survey of Canada, Open file D3256, 2001.
Depth to Bedrock.	Between 25 and 50 metres in the western part of the Site near Main Street and between 15 and 25 metres in the remaining parts.	Map 1508A. <i>Generalized Bedrock Geology</i> , Ottawa, Ontario, Belanger J. R., Urban Geology of the National Capital Area, Geological Survey of Canada, Open file D3256, 2001.
Depth to Groundwater.	Unknown. It is expected to be between 3 and 4 metres below ground surface.	Based on the general knowledge of the subsurface conditions in the area.
Slope of Site Ground Surface.	There is a pronounced slope of the land downwards from west to east and from south to north. The south part of the Site, (south of the archive/gym building) is significantly higher in elevation than the north part, possibly in part due to filling activities that reportedly occurred sometime between 1902 and 1922 to prevent flooding. The Site Representative indicated that the fill was comprised of concrete, some asphalt, ashes, and potentially refuse.	Visual observation, interview, Figure 3 (Topographic Map).
Inferred Near Surface Groundwater Flow.	To the east towards the Rideau River located along the east Site boundary.	Figure 3 (Topographic Map) and Site observations.
Topography of Site and Surrounding Area.	The north part of the Site is lower than the south part. The surrounding lands are generally flat and the overall slope is downwards to the east.	Visual observation, Figure 3 (Topographic Map).
Site Grade Relative to the Adjoining Properties.	The Site is at grade with the lands north and west of the Site and above the grade of the surrounding lands to the south (Clegg Street) and east (Rideau River).	Visual observation.



### **3.3.3 Fill Materials**

During the Phase I ESA Site visit, it was observed that the part of the Site south of the archive/gym building is above the grade of the remaining parts of the Site and that fill berms are constructed along the south Site boundary. Based on the information obtained from the historical Site photographs and the interview with Mr. Yvon Quesnel (Maintenance Supervisor for the past forty-one (41) years at the Site), fill was historically placed on the Site south of the archive/gym building and along the bank of the Rideau River (east side of the Site) to prevent flooding. The fill reportedly consisted of construction debris (concrete, some asphalt, brick, glass, etc.), potentially refuse and ash. The Site was filled from the Rideau River's edge up to the south side of the Deschâtelets building. The filling was reportedly permitted by the City of Ottawa in order to prevent flooding that was occurring yearly right up to the St. Paul University property. Based on the historical Site photographs from 1902 and 1922, the east part of the Site appears to have been filled between 1902 and 1922.

In addition, the Site Representative indicated that ash originating from the historical coal burning was spread on the Site.

The presence of fill containing construction debris, asphalt, concrete, potentially some refuse and ash at the south and east parts of the Site is considered a PCA that may result in an APEC on the Site.

### **3.3.4 Water Bodies**

The Rideau River is located east of the Site and runs parallel to the east Site boundary. It is understood that a 30 to 40 metre wide land strip along the Rideau River will not be part of the development area of the Site.

### **3.3.5 Well Records**

Based on the information provided by the EcoLog ERIS report, no wells are present on the Site or surrounding lands within 250 metres of the Site. Based on the MOE water well inventory, there are four records of water wells within 250 metres of the Site. The wells were drilled in 2007 and 2008 for monitoring purposes and were completed to depths ranging between 4.5 and 13.10 metres below ground surface (mbgs). No information regarding the static water levels measured in the wells was provided.

## **3.4 Site Operating Records**

Since the Site was developed in 1885 with the Main Oblates Residence (Deschâtelets) building the Site has always been used as a residence and archive storage for the convent's priests and later on for a residence for the St. Paul University students. As such, the Site is not considered an enhanced investigation property as defined by O. Reg. 153/04 and no Site operating records would be available for Golder for review.



## **4.0 INTERVIEWS**

Mr. Yvon Quesnel, who has been a Maintenance Supervisor for the past forty-one (41) years at the Site and Father Normand Brule, completed a Phase I ESA interview form on February 26, 2014. In addition, Mr. Yvon Quesnel (the Site Representative) was interviewed during the Site visit completed by Golder on March 7, 2014. Based on the information provided by the Site Representative and Father Normand Brule, the following information pertinent to the Phase I ESA was obtained:

- The Site was purchased by Les Oeuvres Oblates de l'Ontario in the 1880s and Les Oeuvres Oblates de l'Ontario has been the only Site owner. The Site is currently used as a residence and archive storage for Les Oblates and St. Paul University students;
- The Site was first developed with the main Oblates Residence (Deschâtelets) building in 1885. Prior to the Site development with the Oblates Residence, the Site was vacant land. Building additions/extensions were added to the main Deschâtelets building throughout the 1920s, 1940s, 1948, 1950, and 1958. Since the Site was first developed in 1885 until present, it has been used by the Religious Order of the Oblates of Mary Immaculate as a convent with associated auxiliary buildings;
- A private fuel station with an associated gasoline UST was historically located at the Site, west of the laundry/woodshop building. The fuel station was used only by the convent's residents to fuel their vehicles. The UST associated with the former private fuel station was fibreglass with a capacity of 100,000 L. The UST was reportedly removed in the 1980s. No reports or data are available to confirm whether or not soil and/or groundwater sampling and analysis was completed following the tank removal;
- General convent vehicle maintenance including oil changes and minor repairs is performed in the garage building attached to the northwest side of the Deschâtelets building. The garage has been in operation since the 1940s;
- No hazardous waste is generated or stored on the Site except for used oil from the oil changing carried out at the garage. The used oil is collected in plastic drums and pails and stored in the former coal storage area for pick up by a contracted company approximately every two years. In the 1940s, the used oil was reportedly disposed of by using it on the roads outside of the Site boundaries as a dust suppressant;
- No spills of chemical products, liquid waste or hydrocarbons have occurred on the Site;
- No manufacturing or processing operations have been carried out at the Site;
- Historically the Site buildings were heated with coal and associated boilers. The ash generated from the coal burning was deposited on the Site prior to the early 1950s when the Site switched to natural gas;
- Fill was historically placed on the Site, south of the archive/gym building and along the bank of the Rideau River (east side of the Site). It was indicated that the fill consisted of concrete coming from the dismantling of the OVALE Stadium, the cement base of Sedes Sapientiae (now St-Paul University), which was deemed unacceptable due to effects of wintertime pouring, fill from the excavation of the National Arts Centre, some asphalt and potentially garbage. The Site was filled from the Rideau River's edge up to the south side of the Deschâtelets building. The filling was reportedly permitted by the City of



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## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

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Ottawa in order to prevent flooding that was occurring yearly right up to St-Paul's University property. Note: based on the aerial photography the east part of the Site appears to have been filled between 1905 and 1922, which brings the sources of fill described into question (unless they were placed later to raise the land even further);

- Two diesel aboveground storage tanks (ASTs) are present on the Site. The two ASTs are associated with the backup generator and lawn mower and are located in the former coal storage area and the laundry/woodshop building, respectively. The ASTs were installed in 1997, have a capacity of 900 L and are single walled. No spills or leaks associated with the ASTs have occurred on the Site;
- The Site is connected to the municipal water supply and sanitary and storm sewer system; and,
- A retail fuel outlet was formerly located at the northeast corner of Main Street and Springhurst Avenue (approximately 100 metres north of the west part of the Site). The retail fuel outlet was decommissioned in the early 2000s.

Based on the information obtained from the interview, the following PCAs were identified that may have resulted in APECs on the Site: 1) The presence of the fill containing construction debris and potentially some refuse; 2) The presence of ash deposited on the Site at the time when coal was used for convent heating fuel; 3) The former presence of a gasoline UST associated with the former private fuel station; and, 4) The presence of a vehicle maintenance/repair garage on the Site since the 1940s and the unknown housekeeping practices at that time.



## **5.0 SITE RECONNAISSANCE**

### **5.1 General Requirements**

Ms. Maria Staneva, a due diligence assessor at Golder, conducted a Site visit on March 7, 2014. The duration of the Site visit was approximately five hours. The Site visit included a tour of the Site. Sections 4.2 to 4.14 present the observations made during the Site visit. The Site visit was documented with photographs and additional notes.

The Site is not considered an enhanced investigation property as defined by O. Reg. 153/04 (as amended).

At the time of the Site visit, the weather conditions were clear and the temperature was approximately -15°C. The Site visit included a walk-around the Site. No evidence of stains, sheens or stressed vegetation was observed at the Site by Golder at the time of the Site visit. Photographs of some of the features noted during the Site visit are attached in Appendix E.

The Site visit also included a cursory observation of neighbouring properties from the Site and publicly accessible areas.

### **5.2 Site Specific Observations at Phase I Property**

At the time of the Site visit, the Site was occupied by the main Oblates Residence (Deschâtelets) complex and was used as a residence and archive storage for the convent's priests and St. Paul University students.

The specific observations made during the Site reconnaissance are presented herein.

#### **5.2.1 Phase One Property Details**

<b>Topic</b>	<b>Observations</b>	<b>Comment/Source</b>
<b>Site Area</b>	The approximate area of the Site is 10.8 ha (26.8 acres).	Survey plan.
<b>Building Area(s)</b>	Total building area: 14, 511 m <sup>2</sup> (156,200 sq. ft.).	Appraisal report completed for the Site in 2011 by others.
<b>Number and Age of Buildings on the Site</b>	<ul style="list-style-type: none"><li>■ Main Oblates Residence (Deschâtelets) building (5 storeys) – built in 1885 and used as a priest residence.</li><li>■ North and South wing extensions to the main building (4 storeys) – built in the 1920s and used as a priest residence and office space.</li><li>■ Old Convent (4 storeys) attached to the main building - built in the 1940s, occupied by convent and offices.</li><li>■ Old Chapel attached to the main building – built in the 1930s, occupied by an old chapel, dining room, kitchen, and residences.</li></ul>	Site Representative, Site observations.





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Topic	Observations	Comment/Source
	<ul style="list-style-type: none"> <li>Boiler room, backup generator room and former coal storage - attached to the Old Convent –built in 1950 (not confirmed). It is suspected that the year of construction is prior to 1950 when the building was heated with coal. Currently is used for storage of drums and pails with used oil, building maintenance materials and equipment, lawn mowers and tool storage, a backup generator and associated diesel AST.</li> <li>Garage attached to the north side of the main building – built in 1940, used for general maintenance, minor repair and oil changes of Oblates residents' vehicles.</li> <li>Archives and gym building annex to the main building (2 storeys) – built in 1958, 2/3 of the building is used for archives and 1/3 is occupied by a gym.</li> <li>Laundry, woodshop and lawn mower storage – stand-alone building – built in 1948, used as a laundry and press room, a woodshop, lawn mower storage, diesel AST used to fuel the lawn mower.</li> </ul>	
Approximate Percentage of Site Covered by Buildings	10%	Based on visual observations.
Approximate Percentage of Site Consisting of Landscaped/Grassed/Bare Ground Areas	82%	Based on visual observations.
Approximate Percentage of Site Consisting of Paved or Other Sealed Surface Materials	8%	Based on visual observations.
Number of Floors (include all levels, whether above or below ground)	From one to 5 storeys and one basement level only at the two wings (north and south) attached to the Main Oblates building.	Based on visual observations.
Number of Levels Below Ground Level	One basement level only at the North and South wings attached to the Main Oblates building.	Based on visual observations.
Number and Details of all Aboveground Storage Tanks (ASTs)	Two diesel containing ASTs are located on the Site. One of the ASTs is located at the northeast corner of the former coal storage room and is used to fuel the back-up generator located in the same area.	Site observations, Site Representative.





## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

Topic	Observations	Comment/Source
	<p>The second AST is located in the northeast part of the laundry/woodshop building and is used to fuel the Site lawn mower. Both ASTs were installed in 1997, have a capacity of 900 L each and are single walled.</p> <p>The ASTs were installed on the concrete floors with no secondary containment. No evidence of spills or leaks was noted in the area of the ASTs or in the area of the fill pipes during the Site visit. In addition, the Site Representative indicated that there were no spills or leaks on the Site associated with the presence of the two ASTs.</p>	
<b>Number and Details of all Underground Storage Tanks (USTs)</b>	<p>No evidence (fill/vent pipes extending through walls or slabs/ground surface, no staining or any obvious odours) was observed during the Site visit to indicate the current presence or former presence of fuel or chemical USTs. In addition, the Site Representative indicated that there are no USTs currently present on the Site. However, he indicated that a gasoline UST was historically located at the Site, west of the laundry/woodshop building. The UST was reportedly fibreglass with a capacity of 100,000 L and was associated with a former private fuel station used only by the convent's residents to fuel their vehicles. The UST was reportedly removed in the 1980s.</p> <p>No reports or data are available to confirm whether or not soil and/or groundwater sampling and analysis were completed following the tank removal.</p>	Site observations, Site Representative.
<b>Potable and Non-Potable Water Sources</b>	The Site is connected to the municipal water supply. There are no non-potable sources on the Site.	Site observations, Site Representative.
<b>Utility Lines Present (i.e. Electrical, Natural Gas, other)</b>	No utility drawings are available for the Phase I Property. Given Golder's understanding of the Phase I Property, the absence of these layout drawings does not represent a significant deviation.	
<b>Entry and Exit Points for Site Buildings</b>	There are several interconnected buildings at the Site each with one or more entrance and exit points.	Site observations.
<b>Existing and Former Heating System(s) (include fuel type / source)</b>	<p>The Site is heated with hot water via three natural gas fired boilers located in the boiler room.</p> <p>Only the archive building is heated with two natural gas fired rooftop HVAC units.</p> <p>Historically the Site buildings were heated with coal and associated boilers. The ash generated from the coal burning was reportedly deposited on the Site prior to the early 1950s when the Site switched to natural gas.</p>	Site observations, Site Representative.



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

Topic	Observations	Comment/Source
<b>Existing and Former Cooling System(s) (include fuel type / source)</b>	No cooling systems are present at the Site with the exception of the archive building, which is cooled with the two natural gas fired roof top units. Black and McDonald reportedly maintain the HVAC units.	Site observations, Site Representative.
<b>Drains, Pits, Trenches and Sumps (include current use, if any, and former use)</b>	<p>A concrete lined contained vehicle service pit is located in the garage building. As previously mentioned, minor repairs and maintenance (oil changes) of the priests' vehicles is carried out at this building. There is no outflow from the pit. Some oily staining was noted on the concrete floor of the service pit at the time of the Site visit. Absorbent material was placed at the stained area.</p> <p>It was observed that the concrete floor of the pit was generally in good condition with no cracks or breaches.</p> <p>A floor drain is located in the garage. The floor drain collects wash water from the garage floor and reportedly discharges to the municipal sanitary sewer.</p> <p>A sump is located in the boiler room. No sheen or odour was observed on the water in the sump at the time of the Site visit. The sump was reportedly cleaned up every 2-3 years by a licenced company.</p>	Site observations, Site Representative.
<b>Unidentified Substances</b>	None identified.	Site observations.
<b>Stains or Corrosion Located near a Potential Discharge Location</b>	None.	Site observations.
<b>Location of any Current and Former Wells</b>	There are no current or former water wells on the Site.	Site Representative.
<b>Sanitary/Process Wastewater Receptor</b>	<p>No process water is generated at the Site. Wash water generated from washing of the garage floor is discharged to the municipal sanitary sewer.</p> <p>The domestic wastewater from the buildings is discharged to the municipal sanitary sewer.</p>	Site observations, Site Representative.
<b>Sanitary Sewer Connection</b>	Unknown.	
<b>Septic Systems</b>	No septic system is located on the Site.	Site Representative.
<b>Storm Water Flow</b>	The storm water is collected in catch basins on the Site, which discharges to the storm sewer.	Site observations.
<b>Storm Sewer Connection</b>	Unknown.	



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

Topic	Observations	Comment/Source
<b>Ground Cover (i.e. grass, gravel, soil, or pavement, etc.)</b>	The majority of the exterior areas of the Site are covered with grass and trees. The Site entrance road off Main Street and the areas around the buildings are asphalt covered.	Site observations.
<b>Current or Former Railway Lines or Spurs</b>	None observed or reported.	Site observations and aerial photographs.
<b>Presence of Stained Soil, Vegetation, or Pavement</b>	No presence of stained soil, vegetation or pavement was observed at the time of the Site visit.	Site observations.
<b>Presence of Stressed Vegetation</b>	None observed.	Site observations.
<b>Presence of Fill and/or Debris Materials</b>	<p>Fill was historically placed on the Site, south of the archive/gym building and along the bank of the Rideau River (east side of the Site). The fill reportedly consisted of construction debris (concrete, some asphalt, brick, and glass), potentially refuse and ash. The Site was filled from the Rideau River's edge up to the south side of the Deschâtelets building.</p> <p>In addition, the Site Representative indicated that ash originating from the historical coal burning was deposited on the Site.</p> <p>Currently the surface of the filled areas is covered with grass and trees.</p>	Site observations, Site Representative.
<b>Potentially Contaminating Activity</b>	No potential contaminating activities associated with the current Site activities were identified at the Site at the time of the Site visit with the exception of the small scale convent's vehicle repair and maintenance activities carried out at the garage building.	Site observations.
<b>Operations at the Property</b>	Residential related activities and minor auto repair/maintenance operations carried out at the garage building.	Site observations.
<b>Hazardous Materials (usage, storage, and removal)</b>	<p>Several 20 L pails and 200 L plastic drums with used oil and antifreeze were observed in the former coal storage room located adjacent to the boiler room.</p> <p>The containers and drums were stored within a concrete bermed area over the concrete floor of the storage room. In addition, pails with lubricants, oils, and destainer were stored on the concrete floor in the coal storage room. A number of drums and pails (~10-15) with oils, lubricants, and antifreeze with capacities between 20 L and 80 L are stored on the concrete floor in the vehicle service pit in the garage building.</p>	Site observations, Site Representative.



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

Topic	Observations	Comment/Source
	<p>No evidence of spills or leaks associated with the storage and handling of these materials was observed during the Site visit with the exception of some oily staining noted on the concrete floor of the service pit as previously discussed.</p> <p>Used oils and antifreeze stored in the former coal storage room are reportedly picked up every 2 years by a licenced company for off-Site disposal.</p>	
<b>Staining or Evidence of Upset in Hazardous Waste Storage Areas</b>	No staining or evidence of upset was observed in the areas where the hazardous wastes (waste oils/lubricants) were stored in the former coal storage.	Site observation.
<b>Products Manufactured at the Site</b>	No manufacturing activities have been carried out at the Site.	Site observations.
<b>By-Products and Wastes at the Site</b>	No by-products or wastes were observed or reported to be generated at the Site during the site visit except the waste oil and antifreeze which is stored in drums and pails in the former coal storage building for pick up and disposal by a licensed company.	Site observations, Site Representative.
<b>Raw Material Handling and Storage Locations at the Site</b>	No raw materials were observed to be stored or handled on-Site during the site visit.	Site observations, Site Representative.
<b>Chemical Use and Storage</b>	Several pails with lubricants, oils, destainer and general building maintenance chemicals were stored on the concrete floor in the coal storage room. Also, 10 to 15 drums and pails with oils, lubricants, and antifreeze with capacities between 20 L and 80 L are stored on the concrete floor in the vehicle service pit in the garage building.	Site observations, Site Representative.
<b>Details of Drums, Totes, and Bins</b>	The chemicals were stored in plastic pails with a volume of 20 L and in metal and plastic drums with volume between 80 and 200 L.	Site observations.
<b>Oil/Water Separators</b>	None identified.	Site observations.
<b>Grease Traps Present</b>	A grease trap is located in the kitchen in the Main Oblates Residence.	Site Representative.
<b>Vehicle and Equipment Maintenance Areas</b>	General convent's vehicle maintenance including oil change and minor repairs is performed in the garage building attached to the northwest side of the Deschâtelets building. The garage has been in operation since the 1940s when it was built until present.	Site observations, Site Representative.



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

Topic	Observations	Comment/Source
Spills, staining	No evidence of discharges or upsets of chemicals were observed on-Site at the time of the Site visit with the exception of some oily staining noted on the concrete floor of the service pit in the garage building. The pit is contained and has concrete walls and floor. The walls and the floor were noted to be in good condition with no cracks and breaches. Granular absorbent material was placed in the stained areas.	Site observation.
Liquid Discharge Points	Wash water from the garage floor is collected through a floor drain that reportedly discharges to the municipal sanitary sewer.	Site observation.
Hydraulic Lift Equipment	None identified.	Site observation.
Elevators on-Site (Use and Type)	There are two cable elevators in the Main Oblates Residence.	Site observation, Site Representative.

### 5.2.2 Enhanced Investigation Property

Since the Site development in 1885 with the Main Oblates Residence (Deschâtelets) building, the Site has been always used for residential purposes (for the convent's priests and later on as a residence for the St. Paul University students). As such, the Site is not considered to be an enhanced investigation property as stipulated in O. Reg. 153/04 (as amended). Although the Site is not considered to be an enhanced investigation property, the investigation was conducted in a manner consistent with the requirements for enhanced investigation properties as described in subsection 13(3) of O.Reg. 153/04 (as amended) and is presented above in section 5.2.1 of the report.

### 5.3 Asbestos-Containing Materials (ACMs)

Topic	Observations/Findings	Source/Comment
Potential Friable ACMs and Potential Non-Friable ACMs	Based on the years of the building construction (between 1885 and 1958), it is Golder Associates' opinion that ACMs may present at the Site given that the use of friable ACMs was discontinued in the late 1970s/early 1980s. Potential asbestos paring cement insulation on the pipe elbows was noted in the boiler room. Prior to any construction/demolition activities, suspect building materials will need to be tested for asbestos according the O.Reg. 278/05 to confirm the presence/absence of asbestos in these materials. All ACMs should be abated prior to renovation or demolition activities.	Site observation.



## 5.4 Polychlorinated Biphenyls (PCB) Containing Materials and Equipment

Topic	Observations/Findings	Source/Comment
Electricity Source	Hydro Ottawa.	Site observation.
Polychlorinated Biphenyls (PCB) Containing Materials and Equipment	<p>Based on the year of buildings construction (between 1885 and 1958), it is Golder Associates opinion that the fluorescent light ballasts within the buildings may contain PCBs, since the use of PCB-containing materials in products, equipment, machinery, electrical transformers and capacitors was discontinued in the early 1980s.</p> <p>It is expected that the majority of the fluorescent light ballasts within the buildings were replaced over the years with new non-PCB containing ballasts.</p> <p>There are three electrical transformers located in a transformer room in the basement. The Site Representative indicated that the transformers are new (installed in 2014). As such, it is considered that the transformers are not PCB containing. In addition, there are four pole mounted transformers near the laundry/workshop building.</p> <p>No elevator hydraulic systems were present on the Site at the time of the Site visit.</p>	Site observations, Site Representative.

## 5.5 Special Attention Items

Topic	Observations/Findings	Source/Comment
Lead-Based Paints (LBPs)	<p>Based on the year of the building construction (between 1885 and 1958), lead-based paints and lead pipes may be present in the Site buildings. No sampling of any material (for the presence of lead) was carried out as part of this Phase I ESA. Although the buildings were repainted since the buildings were constructed, it is possible that the original paint layer may be lead-containing. The piping in the buildings is copper, however lead solder may be present on the water pipe joints. Lead related issues should be dealt with if demolition or renovation is undertaken.</p>	Site observations.
Ozone-Depleting Substances (ODSs)	No ODS were observed on the Site.	Site observations.
Radon Gas	<p>The bedrock at the Site (shale, minor limestone) is radon gas producing. However, given that the depth to the bedrock is between 25 and 50 metres where the buildings are constructed and that the basement is not occupied, radon is not considered an issue of potential environmental concern. However, only actual testing of radon gas concentration could determine if it is an actual health concern.</p>	Site observations.





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Topic	Observations/Findings	Source/Comment
<b>Mould</b>	No evidence of mould was observed during the Site visit. No areas of possible current sources of mould (i.e., recent water damage, poor housekeeping or poor ventilation) were identified or reported during the Site visit.	Site observations.
<b>Pesticides and Herbicides</b>	No pesticides or herbicides are currently used on the Site. In addition, no mixing or storing of pesticides and herbicides is conducted at the Site.  No information was available to indicate whether or not pesticides or herbicides were historically applied to the Site. According to the EcoLog ERIS report, the Site is not registered in the Pesticide Register database.	Site observation.  EcoLog ERIS report.
<b>Mercury Containing Equipment</b>	No mercury containing equipment was observed on the Site.	Site observation.
<b>Radioactive materials</b>	No radioactive isotopes were observed or reported to be used on-Site. No equipment that may contain radioactive isotopes was observed or reported on-Site during the Site visit.	Site observation.

### 5.6 Surrounding Land Use within 250 metres of the Site

During the Site visit, a visual reconnaissance of the outdoor operations of the surrounding land use within 250 metres of the Site was carried out. The visual reconnaissance was conducted from the Site and publicly accessible areas and identified land uses that may potentially impact the Site.

The surrounding properties include residential houses, community uses (church and university) and green spaces, as presented on Figure 2. The references to cross-gradient and down-gradient below are in relation to the inferred direction of local groundwater flow, which as described in section 3.3.2 is eastward towards the Rideau River.

#### North (inferred cross-gradient)

- Residential houses, Convent Scare Coeur, Springhurst Avenue followed by residential development.

#### East (inferred down-gradient)

- Rideau River followed by vacant land.

#### South (Inferred cross-gradient)

- Clegg Street followed by sports fields and residential houses.

#### West (Inferred up-gradient)

- St. Paul University campus followed by Main Street.
- Residential houses and some retail and office buildings.
- Immaculata High School (northwest).



No current industrial complexes, retail fuel outlets or dry cleaning facilities were observed within 250 metres of the Site. In addition, no historical dry cleaning facilities were identified to have been present within 250 of the Site. A former Petro Canada retail fuel outlet was located at the northeast corner of Main Street and Springhurst Avenue (approximately 100 metres north of the western portion of the Site). The retail fuel outlet was reportedly decommissioned in the early 2000s. Given the distance between the Site and the former gas station, and that the gas station was located hydraulically cross gradient of the Site; its presence is not considered to be a PCA that would result in an APEC on the Site.

## **5.7 Written Description of Investigation**

The Site has an area of 10.8 hectares (26.8 acres) is located between Main Street and the west bank of the Rideau River, and approximately between Springhurst Avenue and Clegg Street; St. Paul's University adjoins the Site on the west side. The access to the Site is via Main Street. At the time of the Site visit on March 7, 2014 the Site was occupied by the main Oblates Residence (Deschâtelets) complex and was used as a residence and archive storage for the convent's priests and St. Paul University students. The main Oblates Residence (Deschâtelets) building was built in 1885 and building additions/extensions were added to the main Deschâtelets building throughout the 1920s, 1940s, 1948, 1950, and 1958. The older main parts of the complex built in 1885 and the entrance way off Main Street have heritage designation. The total building area is 14,511 m<sup>2</sup> (156,200 sq. ft.). The exterior areas are grassed and treed lands. At the time of the Site visit, the operations carried out at the Site were residential related activities. In addition, general convent vehicle maintenance including oil changes and minor repairs are performed in a small garage building attached to the northwest side of the Deschâtelets building. The garage has been in operation since the 1940s until present. On-Site convent vehicle fuelling was carried out at the Site prior to the 1980s. A historical gasoline UST was previously located west of the laundry/workshop building, which was used to fuel the vehicles of the convent's residents. The former UST was reported to be made of fibreglass and had a capacity of 100,000 L. The UST was reportedly decommissioned in the 1980s. No reports or data are available to confirm whether or not the UST was removed or whether or not soil and/or groundwater sampling and analysis were completed following the tank removal.

No evidence (fill/vent pipes extending through walls or slabs/ground surface, no staining or any obvious odours) was observed during the Site visit to indicate the current presence of fuel or chemical USTs. In addition, the Site Representative indicated that there are no current USTs on the Site.

Two diesel-containing ASTs were noted on the Site at the time of the Site visit. One of the ASTs is located at the northeast corner of the former coal storage room and is used to fuel the back-up generator located in the same area. The second AST is located in the northeast part of the laundry/woodshop building and is used to fuel the Site lawn mower. Both ASTs were installed in 1997, have a capacity of 900 L and are single walled. The ASTs were installed on the concrete floors with no secondary containment. No evidence of spills or leaks was noted in the area of the ASTs or in the area of the fill pipes. In addition, the Site Representative indicated that there were no spills or leaks on the Site associated with the presence of the two ASTs.

The garage building annexed to the north side of the main building is used for general maintenance including oil changes and minor repairs of the Oblates' vehicles. A service pit with concrete floor and walls is located in the garage. There are no drains from the pit's floor. Some minor oily staining was observed on the concrete floor of the service pit. The floor in the garage is concrete with one floor drain which reportedly discharges to the





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## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

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municipal sanitary sewer system. There was no oil/water separator in the garage. At the time of the Site visit, the garage was noted to be clean and well maintained. No staining or evidence of spills was noted in the garage with the exception of the minor oily staining noted on the concrete floor in the service pit.

Used oil from the oil changing in the garage is collected in plastic 200 L drums and 20 L pails that are transported to the former coal storage room for storage and then picked up by a contracted company approximately every two years.

There is a pronounced slope of the land downwards from west to east and from south to north. The south part of the Site, (south of the archive/gym building) is significantly higher in elevation than the north part, in part due to filling activities that reportedly occurred sometime between 1902 and 1922 to prevent flooding. In addition, fill berms were observed along the south Site boundary. The Site was filled from the Rideau River's edge up to the south side of the Deschâtelets building. The Site Representative indicated that the fill was comprised of concrete, some asphalt, brick, ash, and potentially garbage. In addition, ash originated from the historical coal burning used as the fuel for convent heating before switching to natural gas in 1950 was reportedly deposited on the Site in the past.

The Rideau River is located east of the Site and runs parallel to the east Site boundary. It is understood that a 30 to 40 metre wide land strip along the Rideau River is outside the site area to be developed.

No evidence of stained soil, discoloration or stressed vegetation was observed at the Site at the time of the Site visit.

The surrounding property use is mainly for residential, institutional / community and parkland purposes.

Based on the observations made during the Phase I ESA Site visit on March 7, 2014, no potentially contaminating activities associated with the current Site operations were identified at the Site.

However, the following PCAs associated with the former activities carried out at the Site were identified that may have resulted in APECs on the Site: 1) presence of the fill containing construction debris and potentially some refuse; 2) presence of ash deposited on the Site at the time when coal was used for convent heating fuel; 3) former presence of a gasoline UST associated with the former private fuel station; and, 4) presence of a vehicle maintenance/repair garage on the Site since the 1940s and the unknown housekeeping practises at that time.



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

Review and evaluation of information

### 5.8 Current and Past Uses of the Site

The following table summarizes the property uses of the Site over time:

Year	Name of the Owner	Description of Property Use	Property Use	Other Observations from Aerial photographs, FIPs, etc.
Prior to 1885	Unknown.	Vacant land. No operations have been carried out at the Site.	Agriculture or Other.	Interview.
1885 to June 2014	Les Oeuvres Oblates de l'Ontario.	<p>The Site has been occupied by Oblates Residence (Deschâtelets) complex since 1885 until present (2014) and has been used as a residence and archive storage for the convent's priests and St. Paul University students.</p> <p>Operations carried out at the Site were related to residential activities. In addition, general convent vehicle maintenance including oil changes and minor repairs was performed in a small garage building attached to the northwest side of the Deschâtelets building. The garage has been in operation since the 1940s until present.</p> <p>On-Site convent vehicle fuelling was carried at the Site prior to 1980s. The former UST associated with the fuelling was reported to be made of fibreglass and had a capacity of 100,000 L. The UST was reportedly decommissioned in the 1980s.</p>	Residential.	Based on the information obtained from the interview, the Site was first developed with the main Deschâtelets building in 1885 and was owned and occupied by Les Oeuvres Oblates de l'Ontario since then until present. The Site photographs from 1902, 1926 and 1936 and aerial photographs from 1922 and 1936 show the Site developed with the Deschâtelets building and the associated auxiliary structures prior to 1902. The FIPs from 1925 and 1956 also show the Site as occupied by the Deschâtelets complex.
June 2014 to July 2015	175 Main Street Regional Inc.	As above.	Residential.	As above.
July 2015 to Present	Greystone Village Inc. (Owner name change)	As above.	Residential.	As above.



## 5.9 Potentially Contaminating Activities

Based on the information presented above, the following represents a list and description of potentially contaminating activities identified within the Phase I ESA Study Area as outlined below:

Location	Potentially Contaminating Activities	Description of Potentially Contaminating Activities	Source of Information
On Site	Former presence of a gasoline UST and a pump associated with the former presence of a private fuel station on the Site.	A historical gasoline UST was previously located west of the laundry/workshop building, which was used to fuel the vehicles of the convent's residents. The former UST was reported to be made of fibreglass and had a capacity of 100,000 L. The UST was reportedly decommissioned in the 1980s. No reports or data are available to confirm whether or not the UST was removed or whether or not soil and/or groundwater sampling and analysis were completed following the tank removal.	Interview.
On Site	Presence of fill of unknown composition and quality.	Fill containing construction debris (concrete, some asphalt, brick, and glass), potentially garbage and ash was placed in the south part of the Site, and within the southeast part of the Site along the west bank of the Rideau River. The infilling most likely occurred between 1902 and 1922 to prevent Site flooding.	Interview, historical aerial and Site photographs, EcoLog ERIS report.
On Site	Fill of unknown composition and possible presence of ash.	Ash originating from the historical coal burning was reportedly deposited on the Site in the past. Based on the location of the former coal storage area and boiler in the east end of the convent, it is assumed that the ash would have been spread in the adjacent land area.	Interview.
On Site	Auto-repair activities.	The small private garage located on the Site since the 1940s to the present was used for oil changes, maintenance and minor repairs for the convent's vehicles. Given that the housekeeping practices in the garage in the 1940s are unknown, the presence of the garage is considered to be a PCA.	Interview, Site observations.



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**OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON**

Location	Potentially Contaminating Activities	Description of Potentially Contaminating Activities	Source of Information
On Site	Transformers	Three transformers were reportedly present in a transformer room in the basement of the building on Site. There are four pole mounted transformers near the laundry/workshop building.	Interview, Site observations.
On Site	Diesel containing fuel storage tank used to fuel a backup generator	An AST is located at the northeast corner of the former coal storage room and is used to fuel the back-up generator located in the same area. The AST was installed on the concrete floor with no secondary containment. No evidence of spills or leaks was noted in the area of the AST or in the area of the fill pipes. In addition, the Site Representative indicated that there were no spills or leaks on the Site associated with the presence of the AST.	Interview, Site observations.
On Site	Diesel containing fuel storage tank used to fuel the landscaping maintenance equipment	An AST is located in the northeast part of the laundry/workshop building and is used to fuel the Site landscaping and maintenance equipment. The AST was installed on the concrete floor with no secondary containment. No evidence of spills or leaks was noted in the area of the AST or in the area of the fill pipes. In addition, the Site Representative indicated that there were no spills or leaks on the Site associated with the AST.	Interview, Site observations.
Off Site to the west of the southern part of the site (adjacent, up gradient)	Former St. Paul dump	The former St. Paul University dump was reportedly located on the adjacent lands southwest of the Site and possibly partially on the southwest part of the Site. The location of the former St. Paul University dump may coincide with the filled area in the southwest part of the Site.	Interview, historical aerial and Site photographs, EcoLog ERIS report.



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

Location	Potentially Contaminating Activities	Description of Potentially Contaminating Activities	Source of Information
Off Site to the northeast of the site (adjacent, cross gradient)	Lees Avenue closed landfill L-28 on adjacent lands just to the northeast of the Site.	Lees Avenue closed landfill L-28 (Old Armoury) is located on adjacent lands to the northeast of the Site. There is the possibility that the southwest part of the closed landfill may have extended onto the northeast corner of the Site. It is reported that the refuse at the closed landfill was comprised mainly of cinder and ash with some brick, glass and metal fragments. The landfill L-28 was closed in the late 1930s.	FIPs, MOE waste disposal site inventory, City of Ottawa HLUI and City of Ottawa documents review.
Off Site to the northeast of the site (50 m northeast, cross gradient)	Former presence of an industrial site, Royal Canadian Engineers Workshops	A Group II industrial site, Royal Canadian Engineers Workshops was located 50 m northeast of the Site. Group II sites are identified when there is sufficient evidence to indicate that wastes are likely remnant on the property. Oily seepage was noted on this property at the time of the classification (Intera report completed in 1988) which led to a designation of group II.	FIPs, MOE waste disposal site inventory, City of Ottawa HLUI and City of Ottawa documents review.
Off Site to the north of the western part of the Site (100 m north, cross gradient)	Former retail fuel outlet.	A former retail fuel outlet was located at the northeast corner of the intersection of Main Street and Springhurst Avenue. Given that the off-Site gasoline service station is located hydraulically cross-gradient of the Site (inferred groundwater flow direction is east, towards Rideau River) and that the Site is separated by Springhurst Avenue, building structures and Oblates Avenue, this off-Site PCA is not considered to be an issue of potential environmental concern for the Site.	Interview, historical aerial and Site photographs, EcoLog ERIS report.



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Location	Potentially Contaminating Activities	Description of Potentially Contaminating Activities	Source of Information
Off Site to the east of the Site (100m to the east, downgradient)	Former Riverside Drive Landfill L-10.	A former landfill L-10, Riverside Drive landfill is located 100 m to the east of the Site across the Rideau River from the Site. As such, this off-Site PCA is not considered to be an issue of potential environmental concern for the Site.	Interview, historical aerial and Site photographs, EcoLog ERIS report.
Off Site to the northeast of the site (350 m northeast, cross gradient)	Former presence of an industrial site, Currie Products Ltd. (L-12)	A Group I industrial site, Currie Products Ltd. was located 350 m northeast of the Site. Group I sites are identified when there is sufficient evidence to indicate that wastes are present on the property and that there is a high potential for environmental impact. Given that it is located hydraulically cross-gradient of the Site (inferred groundwater flow direction is east, towards Rideau River) and the distance from the Site this off-Site PCA is not considered to be an issue of potential environmental concern for the Site.	FIPs, MOE waste disposal site inventory, City of Ottawa HLUI and City of Ottawa documents review.



## 5.10 Areas of Potential Environmental Concern (APECs)

The following summarizes the findings of the Phase I ESA based on the available information. Figure 3 indicates the location of identified APECs.

Area of Potential Environmental Concern (APEC)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA) and Description of the Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (groundwater, soil and/or sediment)
1. APEC 1 - Former presence of a gasoline UST and a pump associated with the former presence of a private fuel station on the Site.	North part of the Site, west of the laundry/workshop building.	<b>#28.</b> Gasoline and associated products storage in fixed tanks.  A historical gasoline UST was previously located west of the laundry/workshop building, which was used to fuel the vehicles of the convent's residents. The former UST was reported to be made of fibreglass and had a capacity of 100,000 L. The UST was reportedly decommissioned in the 1980s. No reports or data are available to confirm whether or not the UST was removed or whether or not soil and/or groundwater sampling and analysis were completed following the tank removal.	On-Site.	PHC F1-F4, BTEX.	Soil and groundwater.
2. APEC 2 - Presence of fill of unknown composition and quality	South part of the Site, and within the southeast part of the Site along the west bank of Rideau River.	<b>#30</b> Importation of Fill Material of Unknown Quality.  Fill containing construction debris, asphalt, concrete, brick and potentially some refuse was reportedly placed in the south part of the Site, and within the southeast part of the Site along the west bank of the Rideau River to prevent flooding.	On-Site and off-Site.	PHC F1-F4, BTEX, PAH, metals.	Soil and groundwater.





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Area of Potential Environmental Concern (APEC)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA) and Description of the Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (groundwater, soil and/or sediment)
3. APEC 3 - Fill of unknown composition and possible presence of ash.	It is assumed to be in the area east of the convent where the former coal storage and boilers were located; however it may have been deposited on other parts of the Site as well.	<b>#9</b> Coal Gasification Ash originating from historical coal burning was reportedly deposited on the Site.	On-Site.	PAH, metals.	Soil and groundwater.
4. APEC 4a, b, c, and d - Presence of transformers across the site	Pole mounted transformers located in the northern section of the Site	<b>#55</b> Transformer Manufacturing, Processing and Use There are four pole mounted transformers near the laundry/workshop building.	On-Site.	PHC F1-F4, BTEX, PCB.	Soil and groundwater
4. APEC 4 e, f, and g - Presence of transformers across the site	Pad mounted transformers located in a Hydro Ottawa owned transformer room	<b>#55</b> Transformer Manufacturing, Processing and Use Four transformers were reportedly present in a transformer room in the basement of the building on Site.	On-Site.	PHC F1-F4, BTEX, PCB.	Soil and groundwater
5. APEC 5 - Presence of a private garage on the Site.	At the garage annexed to the north side of the main building.	<b>#28</b> Gasoline and Associated Products Storage in Fixed Tanks A small private garage located on the Site since the 1940s to the present was used for oil changes, maintenance and minor repairs for the convent's vehicles. Given that the housekeeping practices in the garage in the past are unknown, the presence of the garage is considered to be an APEC.	On-Site.	PHC F1-F4, VOC, PAH, metals.	Soil and groundwater.



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

Area of Potential Environmental Concern (APEC)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA) and Description of the Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (groundwater, soil and/or sediment)
6. APEC 6 – Diesel containing AST associated with backup generator	Diesel containing fuel storage tank used to fuel a backup generator	<b>#28</b> Gasoline and Associated Products Storage in Fixed Tanks  An AST is located at the northeast corner of the former coal storage room and is used to fuel the back-up generator located in the same area.	On-Site.	PHC F1-F4, BTEX.	Soil and groundwater.
7. APEC 7 – Diesel containing AST used to fuel landscaping and maintenance equipment	Diesel containing fuel storage tank used to fuel the landscaping and maintenance equipment	<b>#28</b> Gasoline and Associated Products Storage in Fixed Tanks  An AST is located in the northeast part of the laundry/woodshop building and is used to fuel the Site landscaping and maintenance equipment.	On-Site.	PHC F1-F4, BTEX.	Soil and groundwater.
8. APEC 8 - Former St. Paul dump may have extended onto the southwest corner of the Site.	Southwest part of the Site.	<b>#58</b> Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.  The former St. Paul University dump was reportedly located on the adjacent lands southwest of the Site and potentially may have extended onto the southwest part of the Site.	On-Site and off-Site.	PHC F1-F4, BTEX, PAH, metals.	Soil and groundwater.



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

Area of Potential Environmental Concern (APEC)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA) and Description of the Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (groundwater, soil and/or sediment)
9. APEC 9 - Lees Avenue closed landfill L-28 on adjacent lands just to the northeast of the Site. (PCA 4 on figures)	Northeast corner of the Site.	<p><b>#58</b> Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.</p> <p>The former landfill L-28 (Old Armoury) is located on adjacent lands to the northeast of the Site, at the northwest bank of the Rideau River, bounded by Lees Avenue to the north, Chestnut Avenue to the west, and the property line between 170 and 180 Lees Avenue to the east. There is the possibility that the southwest part of the closed landfill may have extended onto the northeast corner of the Site.</p> <p>It is reported that the refuse at the landfill was comprised mainly of cinder and ash with some brick, glass and metal fragments and is likely 1 to 2 metres deep. The landfill was closed in the late 1930s.</p>	Off-Site.	PHC F1-F4, BTEX, PAH, metals.	Soil and groundwater.



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

Area of Potential Environmental Concern (APEC)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA) and Description of the Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (groundwater, soil and/or sediment)
10. APEC 10 - Former industrial site – Royal Canadian Engineers Workshop (PCA 5 on figures)	Northeast corner of the Site.	<p><b>#58</b> Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.</p> <p>Group II former industrial site (Royal Canadian Engineers Workshops) was located approximately 50 m northeast of the Site.</p> <p>Oily seepage was noted on this property during the classification (Intera report completed in 1988) which led to a designation of group II.</p>	Off-Site.	PHC F1-F4, BTEX, PAH, metals.	Soil and groundwater.

### Notes

PHC F1-F4 - petroleum hydrocarbon fractions F1 to F4  
 BTEX- benzene, toluene, ethylbenzene, xylenes  
 VOC – volatile organic compounds (include BTEX)  
 PAHs-Polycyclic Aromatic Hydrocarbons  
 UST - underground storage tank

In addition to the above mentioned APECs, given that the Site buildings were constructed between 1885 and 1958, building-related issues associated with the potential presence of ACMs, PCBs and lead containing paints were identified at the Site. Potential ACM in the form of paring cement was noted on the piping insulation in the main Oblates Residence (Deschâtelets) complex. It is understood that a designated substances survey is planned to be completed at the Site prior to any building demolition or renovations.

## 5.11 Conceptual Site Model

A Conceptual Site Model (CSM) of the Phase I Study Area (as required by O.Reg. 153/04) is presented in a series of Figures 1 to 8 (Figure 1: Key Plan, Figure 2: Site Plan and Areas of Potential Environmental concern, Figure 3: Topographic Map, Figure 4: Area of Natural and Scientific Interest map, Figure 5: Bedrock Geology Map, Figure 6: Surficial Geology Map, Figure 7: Trend to Depth to Bedrock and Figure 8: Physiography Map) showing:

- Existing buildings and structures;
- Water bodies and areas of natural significance located in the Phase I Study Area;
- Drinking water wells on the Phase I Property;
- Roads (including names) within the Phase I Study Area;



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

- Uses of properties adjacent to the Phase I Property;
- Areas where any PCA has occurred in the Phase I Study Area (including any storage tanks); and,
- APECs on the Phase I ESA Property associated with the PCAs.

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

- The Site is located at 175 Main Street in Ottawa, Ontario and has an area of 10.8 hectares (26.8 acres). At the time of the Phase I ESA, the Site was occupied by the main Oblates Residence (Deschâtelets) complex and was used as a residence and archive storage for the convent's priests and St. Paul University students. The main Oblates Residence (Deschâtelets) building was built in 1885 and building additions/extensions were added to the main Deschâtelets building throughout the 1920s, 1940s, 1948, 1950, and 1958. The total building area is 14, 511 m<sup>2</sup> (156,200 sq.ft.). The older main parts of the complex built in 1885 and the entrance way off Main Street have heritage designation. The exterior areas were landscaped grassed and treed lands and access driveways. Since the Site development in 1885 until present, the Site has been used by the Religious Order of the Oblates of Mary Immaculate as a convent and the operations carried out at the Site have been related to residential type activities. General convent vehicle maintenance including oil changes and minor repairs was performed in a small garage building attached to the northwest side of the Deschâtelets building (APEC 5). The garage has been in operation since the 1940s until present. A historical gasoline UST was previously located at the north part of the Site and west of the laundry/workshop building, which was used to fuel the vehicles of the convent's residents (APEC 1). The former UST was reported to be made of fibreglass and had a capacity of 100,000 L. The UST was reportedly decommissioned in the 1980s. No reports or data are available to confirm whether or not the UST was removed or whether or not soil and/or groundwater sampling and analysis were completed following the tank removal.
- There is a pronounced slope of the land downwards from west to east and from south to north. The south part of the Site, (south of the archive/gym building) is significantly higher in elevation than the north part due to filling activities which reportedly occurred sometime between 1902 and 1922 to prevent flooding. The Site was filled from the Rideau River's edge up to the south side of the Deschâtelets building. It is understood that the fill was comprised of concrete, some asphalt, brick, ash, and potentially garbage (APEC 2 and APEC 3). In addition, ash originating from the historical coal burning was reportedly deposited on the Site in the past.
- Seven transformers were identified on the site, four were pole mount transformers near the laundry/workshop building (APEC 4a, 4b, 4c, and 4d) and three were reportedly located in a transformer vault in the basement of the main building (APEC 4e, 4f and 4g).
- Two diesel containing ASTs were identified on the Site. One of the ASTs was used to fuel the backup generator (APEC 6) and the other AST was used to fuel landscape and maintenance equipment (APEC 7).
- Four former landfills were identified within 350 m of the Site:
  - St. Paul's University Dump was located on adjacent lands to the southwest of the site (APEC 8);



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

- Lee's Avenue (Old Armoury) Landfill (L-28) is present on adjacent lands to the northeast of the Site (APEC 9 / PCA 9);
- Former Riverside Drive Landfill is present approximately 100 m east of the Site, across the Rideau River (PCA 2)
- Lees Avenue (near Hurdman Bridge) Landfill (L-12) is present approximately 350 m northeast of the Site (PCA 3) and is associated with the former industrial site Currie Product Ltd.
- There were two former industrial sites within the study area of the Phase I ESA:
  - Former Group II industrial site – Royal Canadian Engineers Workshop – with oil seeping noted during the classification process completed in 1988 (APEC 10 / PCA 5)
  - Former Group I industrial site – Currie Products Ltd. – with an associated landfill (L-12) (PCA 3)
- A former retail fuel outlet was present approximately 100 m to the north of the western section of the Site (PCA 1)
- Surface water runoff is towards catch basins, which are connected to the municipal storm sewer system, or overland towards the Rideau River.
- Potable water on the Site is provided by the municipal drinking water system. No drinking water wells are present on the Site or on the Phase I ESA Study area.
- The Rideau River is located east of the Site and runs along the east Site boundary. It is understood that the 30 metre wide land strip along the Rideau River is not part of the development area of the Site. As such, the development portion of the Site does not include all or part of a water body and is not adjacent to a water body or include land that is within 30 metres of a water body.
- At the time of the Phase I ESA, the neighbouring properties within the Phase One Study Area south, west and north of the Site were used for residential, community and parkland purposes and the Rideau River is located to the east.
- The subsurface conditions at the Site consist of fill, underlain by silty clay and clayey silt, overlying glacial till. The thickness of the fill is expected to be between 1-2 metres at the north part of the Site to 7-8 metres at the south part of the Site where fill berms along the south Site boundary are located. Based on the information obtained, the fill placed on the Site contains ash, cinders and pieces of asphalt, brick, concrete, wood and/or metal and potentially some refuse. Depth to the bedrock is expected to range between 25 and 50 metres in the western part of the Site near Main Street and between 15 and 25 metres in the remaining parts. The depth to the water table is expected to be between 3 and 4 mbgs and to be in the overburden.
- Groundwater is anticipated to flow to the east towards the Rideau River located east of the Site.
- The following APECs and PCAs for the Site have been identified:
  - **APEC 1** – The former presence of a gasoline 100,000 L UST and a pump associated with the former presence of a private fuel station on the Site;



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

- **APEC 2** – The presence of fill containing construction debris, asphalt, concrete and potentially some refuse in the southern part of the Site, and within the southeast part of the Site along the west bank of the Rideau River;
- **APEC 3** – The presence of fill containing ash originating from the historical coal burning was reportedly deposited on the Site;
- **APEC 4** (a, b, c, and d) – The presence of pole mounted transformers in use near the laundry/workshop building in the north part of the Site;
- **APEC 4** (e, f and g) – The presence of transformers in use in a Hydro Ottawa vault in the basement of the main building on the Site;
- **APEC 5** - The presence of a private garage on the Site where oil changes, maintenance and minor repairs are performed for the convent's vehicles;
- **APEC 6** – Diesel containing AST used to fuel the backup generator;
- **APEC 7** – Diesel containing AST used to fuel landscaping and maintenance equipment;
- **APEC 8** – The presence of the former St Paul's University Dump on the lands southwest of the site and potential extended on to the Site;
- **APEC 9 / PCA 4** – Lees Avenue closed landfill (L-28) on the lands adjacent to the northeast of the Site;
- **APEC 10 / PCA 5** – Former industrial site, Royal Canadian Engineers Workshop (group II site) with previously identified oil seeps near the Rideau River;
- **PCA 1** – Former retail service outlet, approximately 100 m north of the western section of the Site, assumed to be cross gradient;
- **PCA 2** – Former Riverside Drive Landfill (L-10), approximately 100 m to the east of the Site, separated from the Site by the Rideau River; and,
- **PCA 3** – Former industrial site, Currie Products Ltd., and an associated landfill (L-12). Located 350m northeast of the Site, assumed to be cross and down gradient of the Site.

### 5.12 Uncertainty and Absence of Information

There were no material deviations to the Phase I ESA requirements set out in O. Reg. 153/04 (as amended) that would cause uncertainty or absence of information that would affect the validity of the findings of this assessment.





## **6.0 CONCLUSIONS**

Based on the information obtained during the Phase I ESA the APECs and PCAs for the Site have been identified:

- **APEC 1** – The former presence of a gasoline 100,000 L UST and a pump associated with the former presence of a private fuel station on the Site;
- **APEC 2** – The presence of fill containing construction debris, asphalt, concrete and potentially some refuse in the southern part of the Site, and within the southeast part of the Site along the west bank of the Rideau River;
- **APEC 3** – The presence of fill containing ash originating from the historical coal burning was reportedly deposited on the Site;
- **APEC 4** (a, b, c, and d) – The presence of pole mounted transformers in use near the laundry/workshop building in the north part of the Site;
- **APEC 4** (e, f and g) – The presence of transformers in use in a Hydro Ottawa vault in the basement of the main building on the Site;
- **APEC 5** - The presence of a private garage on the Site where oil changes, maintenance and minor repairs are performed for the convent's vehicles;
- **APEC 6** – Diesel containing AST used to fuel the backup generator;
- **APEC 7** – Diesel containing AST used to fuel landscaping and maintenance equipment;
- **APEC 8** – The presence of the former St Paul's University Dump on the lands southwest of the site and potential extended on to the Site;
- **APEC 9 / PCA 4** – Lees Avenue closed landfill (L-28) on the lands adjacent to the northeast of the Site;
- **APEC 10 / PCA 5** – Former industrial site, Royal Canadian Engineers Workshop (group II site) with previously identified oil seeps near the Rideau River;
- **PCA 1** – Former retail service outlet, approximately 100 m north of the western section of the Site, assumed to be cross gradient;
- **PCA 2** – Former Riverside Drive Landfill (L-10), approximately 100 m to the east of the Site, separated from the Site by the Rideau River; and,
- **PCA 3** – Former industrial site, Currie Products Ltd., and an associated landfill (L-12). Located 350m northeast of the Site, assumed to be cross and down gradient of the Site.

Details regarding the PCAs, APECs, rationale used to identify these activities as PCAs, contaminants of potential environmental concern and the sources used to identify the PCAs are provided in sections 6.2 and 6.3 of this report.



In addition to the above mentioned APECs, given that the Site buildings were constructed between 1885 and 1958, building-related issues associated with the potential presence of ACMs, PCBs and lead containing paints were identified at the Site. Potential ACM in the form of paring cement was noted on the piping insulation in the main Oblates Residence (Deschâtelets) complex. It is understood that a designated substances survey is planned to be completed at the Site prior to any building demolition or renovations.

## **6.1 Need for Phase II ESA**

Based on the findings of the Phase I ESA, further investigation in the form of Phase II ESA is required at the Site in order to assess the potential for soil and groundwater quality impacts related to the identified APECs and PCAs.

## **6.2 Filing of Record of Site Condition (RSC)**

Considering that the Site is used for residential purposes and is proposed to be redeveloped with residential buildings (residential land use), there is no change in the land use. As such, there is no mandatory requirement for filing of a RSC for the Site from a provincial perspective. However, given that APECs were identified at the Site and that the Site will be redeveloped with residential buildings, filing of a RSC will be required by the City of Ottawa as part of the Site Plan Approval, as well as, for the purpose of filing an application for the Brownfield Redevelopment Program with the City.

Based on the findings of the Phase I ESA, a Phase II ESA is required to assess soil and groundwater quality at the Site before a Record of Site Condition can be filed.



## **7.0 LIMITATIONS AND USE OF REPORT**

This report was prepared for the exclusive use of 175 Main Street Regional Inc. / Greystone Village Inc. This report is intended to provide an assessment of the potential environmental conditions of the Site located at 175 Main Street, Ottawa, Ontario. The Report summarizes Golder's review of available data in accordance with the principal components of CSA Z768-01 *Phase I Environmental Site Assessment*, as well as Ontario Regulation 153/04 *Records of Site Condition*, as amended. The Report is based on data and information collected at the time of this assessment, and must be considered in its entirety. It is based solely on the conditions on the Site encountered at the time of the Site visit on March 7, 2014, as reported herein. Except as otherwise may be requested, Golder disclaims any obligation to update this Report for events taking place, or with respect to information that becomes available to Golder after the time during which Golder conducted the work. No soil, water, liquid, gas, product or chemical sampling and analytical testing other than that described herein at or in the vicinity of the Site was conducted as part of this Work.

In evaluating the property, Golder has relied in good faith on information provided by other individuals, companies or government agencies noted in the Report. Golder has assumed that the information provided is factual and accurate and Golder has not independently verified the accuracy or completeness of such information. Golder accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this Report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted. Golder makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to periodic amendment. In addition, regulatory statutes are subject to interpretation and these interpretations may change over time.

The scope and the period of Golder's assessment are described in this Report, and are subject to restrictions, assumptions and limitations.

Golder did not perform a complete assessment of all possible conditions or circumstances that may exist at the Site. Conditions may therefore exist which were not detected given the nature of the inquiry Golder was retained to undertake with respect to the Site. Accordingly, additional environmental studies and actions may be required. In addition, it is recognized that the passage of time affects the information provided in the Report. Golder's opinions are based upon information that existed at the time of the writing of the Report. It is understood that the services provided for in the scope of work allowed Golder to form no more than an opinion of the actual conditions at the Site at the time the Site was visited, and cannot be used to assess the effect of any subsequent changes in any laws, regulations, the environmental quality of the Site or its surroundings. Asbestos and mould surveys were not performed. If a service is not expressly indicated, do not assume it has been provided.

Any use which a third party makes of this Report, or any reliance on or decisions to be made based on it, are the sole responsibility of the third parties. Golder disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

Should you have any questions concerning this report, or the limitations set herein, please do not hesitate to contact our office.



## **8.0 QUALIFICATIONS OF THE ASSESSORS**

### ***Tony Lyon, B. Eng., EIT. Environmental Engineer In Training***

Tony Lyon is an Environmental Site Assessor/Environmental Engineer In Training with Golder Associates in Ottawa. He has bachelor degrees in environmental engineering and economics. He is responsible for project managing and conducting numerous environmental site assessment Phase I, Phase II and Phase III in accordance with the federal and provincial requirements (Reg. 153/04) including conducting contaminated site investigations, interviews, site visits, obtaining and reviewing historical and regulatory records, report writing, project management and proposal preparation. He is involved in developing and managing work programs for Phase II and III ESA including design and implementation of a sampling and analysis plan, identifying the presence/absence and delineation of contamination, results interpretation and report writing, developing remedial action plans and remedial options evaluation, developing Phase I and Phase II ESA conceptual site models in accordance with O.Reg.153/04, and filing RSCs with the MOE.

### ***Tim Robertson, P. Eng., Environmental Engineer/Associate – Senior Reviewer***

Tim Robertson is an Associate and Environmental Engineer with Golder. With more than 19 years' experience, Tim is responsible for the technical oversight and project direction for Brownfield redevelopments, contaminated site assessments, remediation and risk management plans. Tim is involved with all aspects of project delivery including project management, health and safety, cost estimation, stakeholder engagement and project planning and forecasting.



## PHASE I ENVIRONMENTAL SITE ASSESSMENT OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

### 9.0 REFERENCES

The following is a list of persons contacted and references reviewed for the purposes of preparing this report:

Source	Date
Canadian Standards Association Document Z768-01 (R2006) 'Phase I – Environmental Site Assessments'.	November 2001.
Ontario Regulation 153/04 as amended.	October 2011.
MOE Guide for Completing Phase One Environmental Site Assessment under Ontario Regulation 153/04.	June 2011.
Map 1506A, <i>Surficial Geology</i> , Ottawa, Ontario, Belanger J. R., Urban Geology of the National Capital Area, Geological Survey of Canada, Open file D3256, 2001.	2001.
Map 1508A, <i>Generalized Bedrock Geology</i> , Ottawa, Ontario, Belanger J. R., Urban Geology of the National Capital Area, Geological Survey of Canada, Open file D3256, 2001.	2001.
<i>Golder Associates Ltd. GIS Database</i> (Reference - Digital Basemap Data supplied by DMTI Spatial Inc., Canmap, 2006).	2006.
Aerial Photographs - - National Air Photo Library and City of Ottawa geo-map ( <a href="http://maps.ottawa.ca/geoOttawa/">http://maps.ottawa.ca/geoOttawa/</a> ), <a href="http://history.ottawaeast.ca/HTML%20Documents/Airphoto_Study/1922/Earliest%20Air%20Photograph.htm">http://history.ottawaeast.ca/HTML%20Documents/Airphoto_Study/1922/Earliest%20Air%20Photograph.htm</a> .	1922, 1936, 1958, 1965, 1976, 1991, 1999, 2002, 2005, 2007, 2008, 2010 and 2011.
Historical Site photographs from the Deschâtelets' Archives.	1902, 1926 and 1941.
Fire Insurance Plans- National Archives in Ottawa, Ontario.	1925 (revised 1948), 1956.
Street Directories - EcoLog Environmental Risk Information Services.	1939, 1944, 1949, 1954, 1959, 1964, 1969, 1974, 1984, 1988/89, 1994/95, 2001/02, 2005/06, 2011.
EcoLog Environmental Risk Information Services.	March 7, 2014.
Ontario Ministry of the Environment and Climate Change.	April 5, 2014.
City of Ottawa.	April 24, 2014.
Ministry of Natural Resources (MNR).	July 11, 2014.
Technical Standards and Safety Authority.	February 28, 2014.



## **10.0 STATEMENT OF COMPLETION**

We confirm that this Phase I Environmental Site Assessment was conducted in a manner consistent with the expected standard of care for the consulting industry in Ontario. The findings and conclusions presented herein are based on our review of relevant and readily available information, as noted in this Report.

We trust that the information presented in this report meets your current requirements. Should you have any questions or concerns, please do not hesitate to contact the undersigned.



## **11.0 CLOSURE**

We trust this report is complete and in order for your use. If we can be of any additional assistance, please contact the undersigned.

### **GOLDER ASSOCIATES LTD.**

Tony Lyon, EIT  
Environmental Consultant

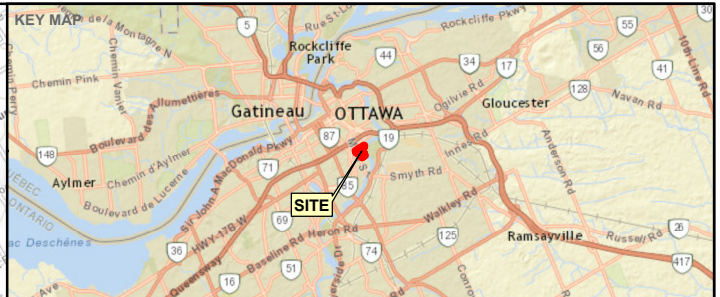
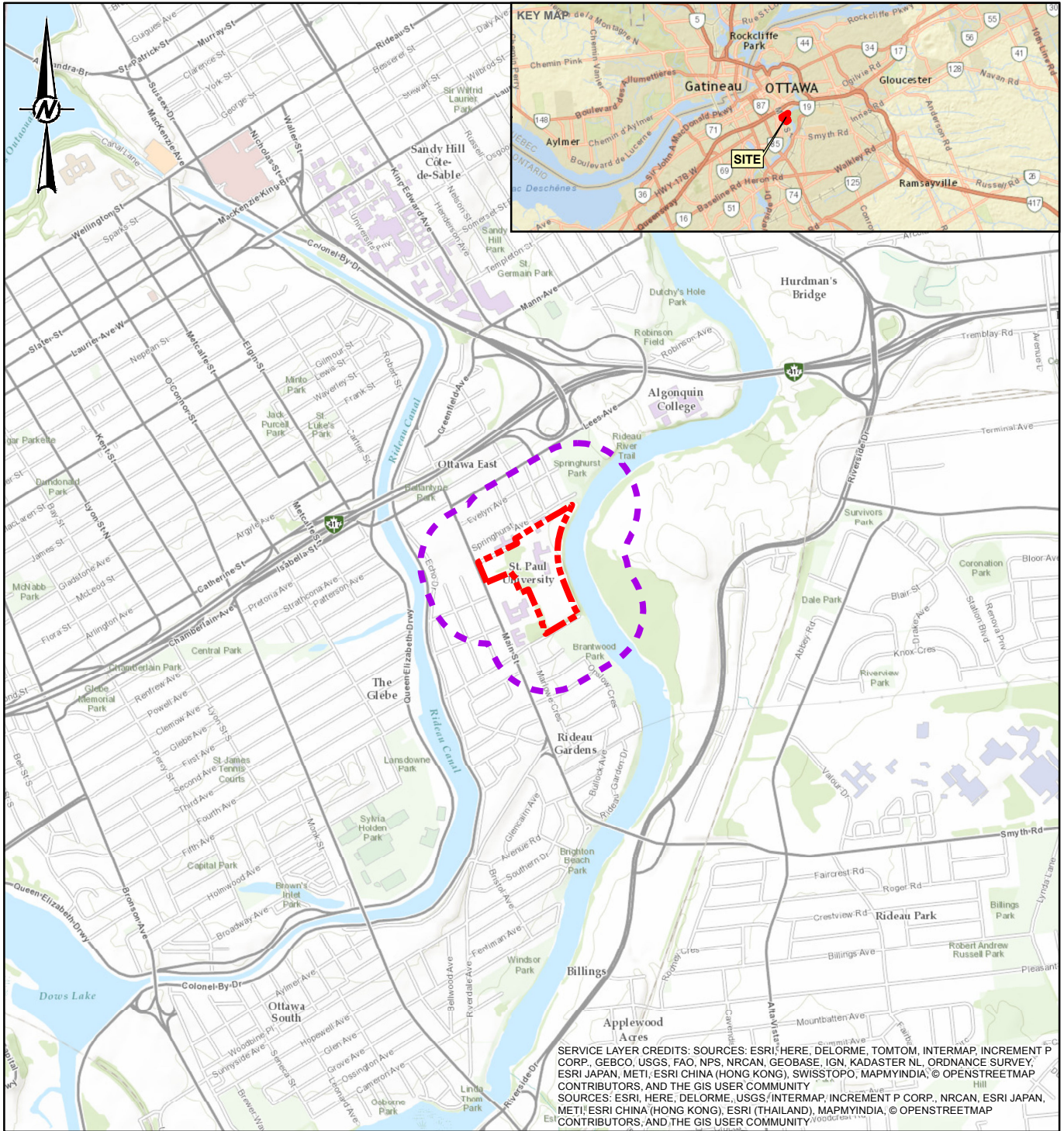
Tim Robertson, P.Eng., QP ESA, QP<sub>ESA</sub>  
Environmental Engineer/Principal

TL/MS/TDR/PAS/BGS/ca/hw

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parcels\RPT Phase I ESA 175 Main Street Oblates.doc

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- LEGEND**
- PHASE ONE STUDY AREA
  - APPROXIMATE SITE BOUNDARY

**NOTES**

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

**REFERENCE**

PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: MTM ZONE 9 VERTICAL DATUM: CGVD28

**CLIENT**  
GREYSTONE VILLAGE INC.

**PROJECT**  
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

**TITLE**  
**KEY PLAN**

<b>CONSULTANT</b>	YYYY-MM-DD	2016-05-01
	PREPARED	BR
	DESIGN	MS
	REVIEW	MS
	APPROVED	TDR

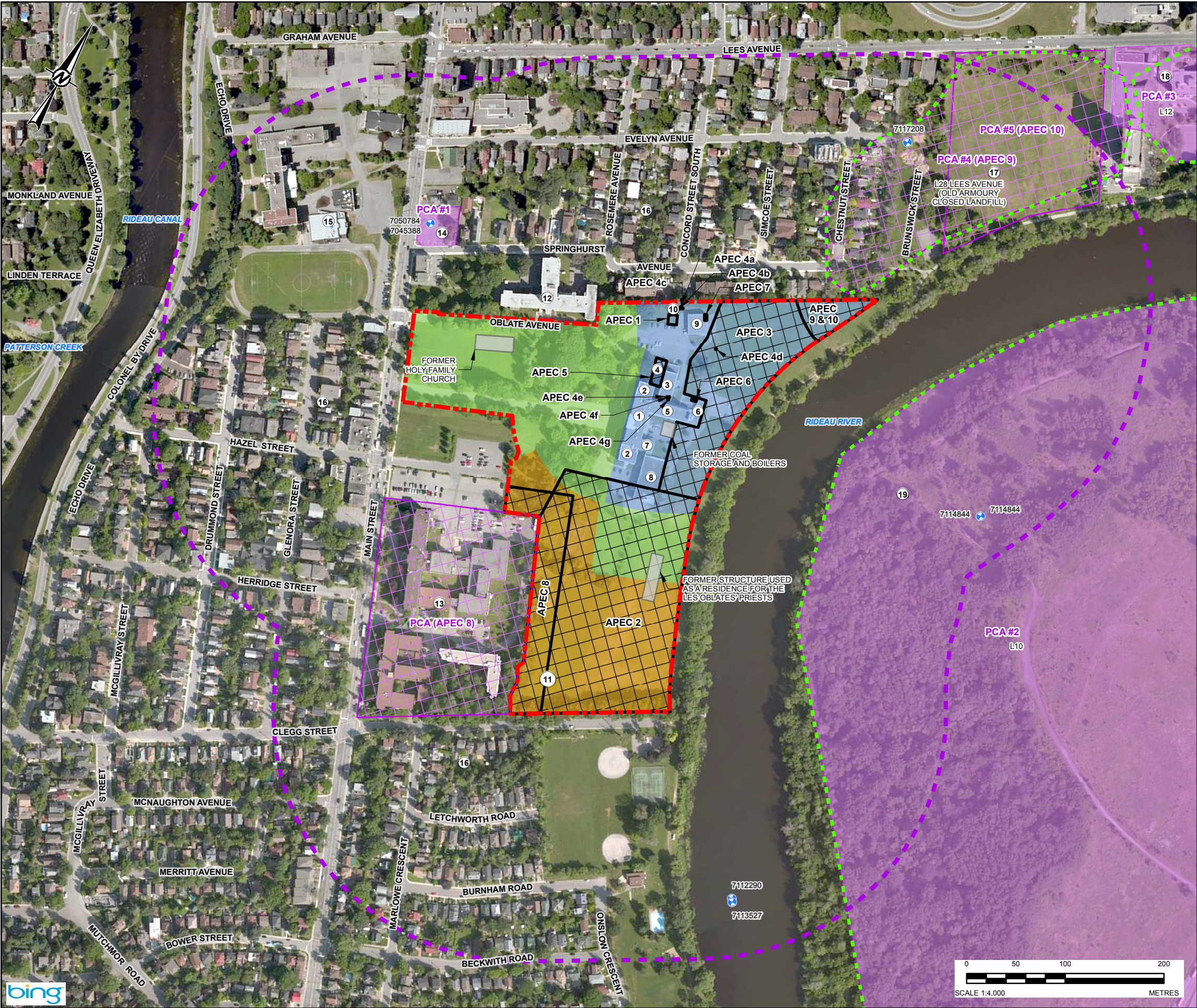


<b>PROJECT</b> 1525113	<b>PHASE</b> 1000/1	<b>Rev.</b> 0	<b>FIGURE</b> <b>1</b>
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Path: N:\Active\Spatial\_L\MTM\_The\_Regional\_Group\RegionalGroup\Oblates\GIS\MXDs\1525113\1000\_1\HSES\1525113-1000-1-HS-0001.mxd

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: 25mm





**LEGEND**

- MOE WATER WELL LOCATION
- PHASE ONE STUDY AREA
- APPROXIMATE FORMER LANDFILL SITE BOUNDARY
- APPROXIMATE SITE BOUNDARY
- RSC #1
- RSC #2
- RSC #3
- APEC LOCATION

APEC 1 - FORMER GASOLINE UST AND A PUMP  
APEC 2 - FILL CONTAINING CONSTRUCTION DEBRIS, ASPHALT, CONCRETE AND POTENTIALLY SOME REFUSE  
APEC 3 - FILL OF UNKNOWN COMPOSITION AND POSSIBLE PRESENCE OF ASH REPORTEDLY SPREAD ON THE SITE ORIGINATING FROM THE HISTORICAL COAL BURNING USED AS THE FORMER CONVENT HEATING FUEL BEFORE SWITCHING  
APEC 4A,4B,4C,4D - POLE MOUNT TRANSFORMERS  
APEC 4E,4F,4G - TRANSFORMERS  
APEC 5 - GARAGE SINCE 1940  
APEC 6 - DIESEL CONTAINING AST ASSOCIATED WITH BACKUP GENERATOR  
APEC 7 - DIESEL CONTAINING AST USED TO FUEL LANDSCAPING EQUIPMENT  
APEC 8 - FORMER PRESENCE OF ST. PAUL UNIVERSITY DUMP ON THE ADJACENT LANDS SOUTHWEST OF THE SITE AND PARTIALLY ON THE SOUTHWEST PART OF THE SITE  
PCA #4 / APEC 9 - LEES AVENUE CLOSED LANDFILL (L-28)  
PCA #5 / APEC 10 - FORMER PRESENCE OF THE GROUP II INDUSTRIAL SITE - ROYAL CANADIAN ENGINEERS WORKSHOP

- OFF-SITE PCA RESULTING IN APEC FOR THE SITE
- PCA LOCATION (NOT RESULTING IN APEC FOR THE SITE)

PCA #1 - FORMER RETAIL FUEL OUTLET  
PCA #2 - FORMER RIVERSIDE DRIVE LANDFILL (L-10)  
PCA #3 - FORMER GROUP I INDUSTRIAL SITE CURRIE PRODUCTS LTD. AND ASSOCIATED LANDFILL (L-12)

1. MAIN OBLATES RESIDENCE (DESCHATELETS) BUILDING, BUILT IN 1885, 5 STOREYS, USED FOR PRIEST RESIDENCE  
2. NORTH AND SOUTH WINGS EXTENSIONS BUILT IN 1920, 4 STOREYS, USED FOR PRIEST RESIDENCE  
3. CONVENT/OFFICES BUILT IN 1940, 4 STOREYS  
4. GARAGE BUILT IN 1940 AND USED FOR GENERAL SMALL MAINTENANCE AND OIL CHANGE OF OBLATES RESIDENTS' VEHICLES  
5. OLD CONVENT- OLD CHAPEL, DINING ROOM, KITCHEN, AND RESIDENCES BUILT IN 1950  
6. BOILER ROOM, FORMER COAL STORAGE (CURRENTLY USED FOR STORAGE OF DRUMS WITH USED OIL, LAWN MOWERS AND TOOLS STORAGE), A BACKUP GENERATOR AND ASSOCIATED DIESEL ABOVEGROUND STORAGE TANK (AST)  
7. LIBRARY/OFFICES BUILT IN 1950  
8. ARCHIVES AND GYM BUILDING BUILT IN 1958 (2 STOREYS)  
9. LAUNDRY, WOODSHOP AND LAWN MOWER STORAGE BUILT IN 1948. DIESEL AST IS LOCATED IN THIS BUILDING.  
10. LOCATION OF THE FORMER GASOLINE UNDERGROUND STORAGE TANK AND A PUMP ASSOCIATED WITH THE FORMER PRIVATE FUEL STATION  
11. FORMER CEMETERY, REMOVED IN 1975/76  
12. CONVENT DE SACRE COEUR  
13. ST. PAUL UNIVERSITY  
14. FORMER RETAIL FUEL OUTLET  
15. IMMACULATA HIGH SCHOOL  
16. RESIDENTIAL HOUSES  
17. FORMER INDUSTRIAL SITE, GROUP II- ROYAL CANADIAN ENGINEERS WORKSHOPS  
18. INTERA FORMER INDUSTRIAL SITE, GROUP I- CURRIE PRODUCTS LTD.  
19. FORMER RIVERSIDE DRIVE LANDFILL L-10

**NOTES**  
THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.  
**REFERENCE**  
BING MAPS AERIAL, JUNE 2013,(C) 2010 MICROSOFT CORPORATION AND ITS DATA SUPPLIERS. LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES. © QUEENS PRINTER 2011  
DATUM: NAD 83, COORDINATE SYSTEM: MTM ZONE 9 VERTICAL DATUM: CGVD28

**CLIENT**  
GREYSTONE VILLAGE INC.

**PROJECT**  
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT,  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

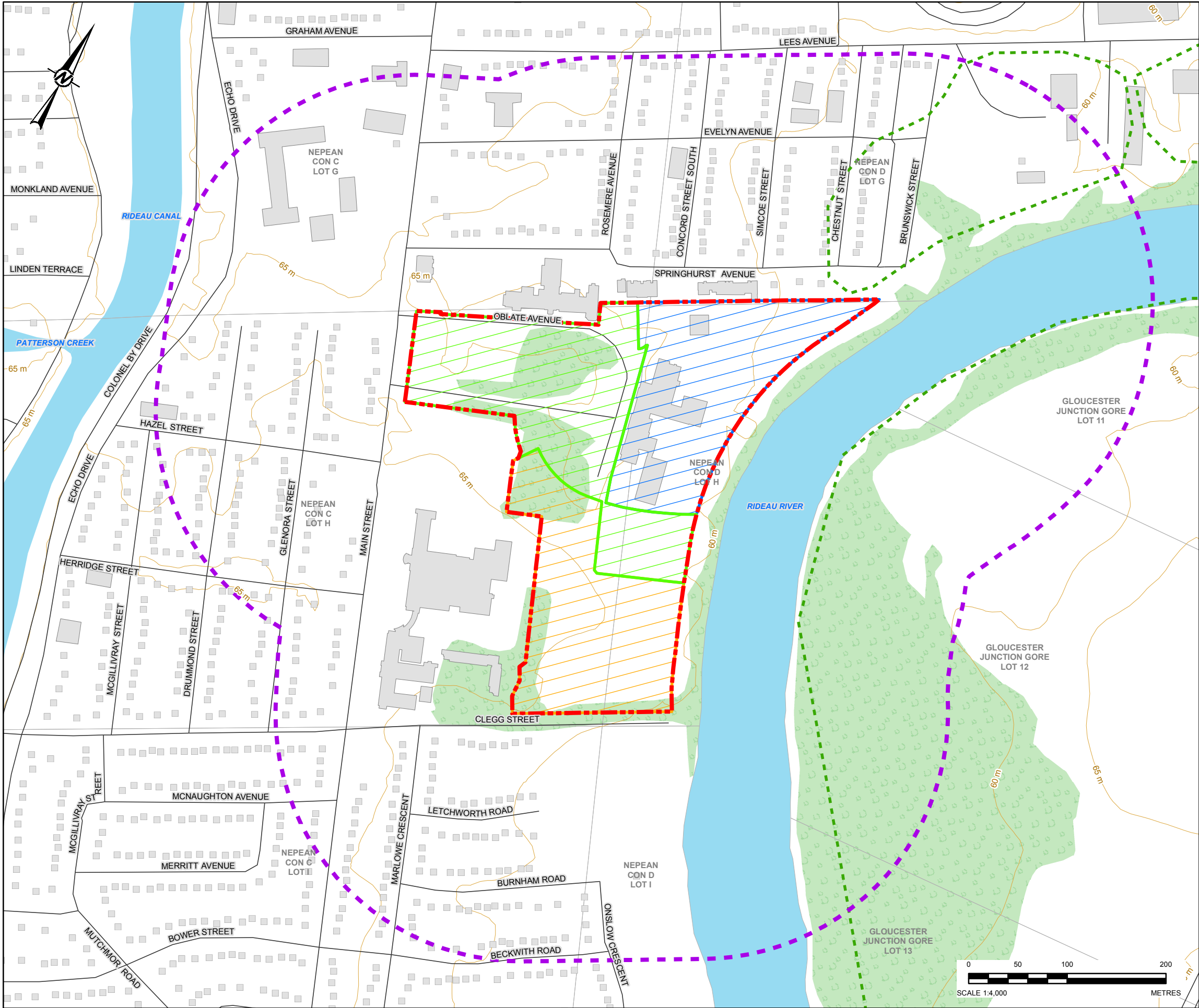
**TITLE**  
SITE PLAN AND AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

CONSULTANT	YYYY-MM-DD	2016-05-01
PREPARED	BR	
DESIGN	MS	
REVIEW	MS	
APPROVED	TDR	

**PROJECT No.** 1525113      **PHASE** 1000/1      **Rev.** 0      **FIGURE** 2



Path: N:\Active\Spatial\_M\The\_Regional\_Group\RegionalGroup\Ottawa\GIS\MapDocs\1525113\PH\_1000\_AudPhases\Reg153\_04\_Phases\1525113\_1000-145-0003.mxd



**LEGEND**

- BUILDING POINT
- ROAD
- TOPOGRAPHIC CONTOUR, m
- TOWNSHIP/CONCESSION/LOT
- WATERBODY
- BUILDING FOOTPRINT
- WOODED AREA
- APPROXIMATE FORMER LANDFILL SITE BOUNDARY
- PHASE ONE STUDY AREA
- APPROXIMATE SITE BOUNDARY
- RSC #1
- RSC #2
- RSC #3

**NOTES**

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

**REFERENCE**

LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2011  
DATUM: NAD 83, COORDINATE SYSTEM: MTM ZONE 9 VERTICAL DATUM: CGVD28

**CLIENT**

GREYSTONE VILLAGE INC.

**PROJECT**

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT,  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

**TITLE**

**TOPOGRAPHIC MAP**

CONSULTANT	YYYY-MM-DD	2016-05-01
	PREPARED	BR
	DESIGN	MS
	REVIEW	MS
	APPROVED	TDR

PROJECT No.  
1525113

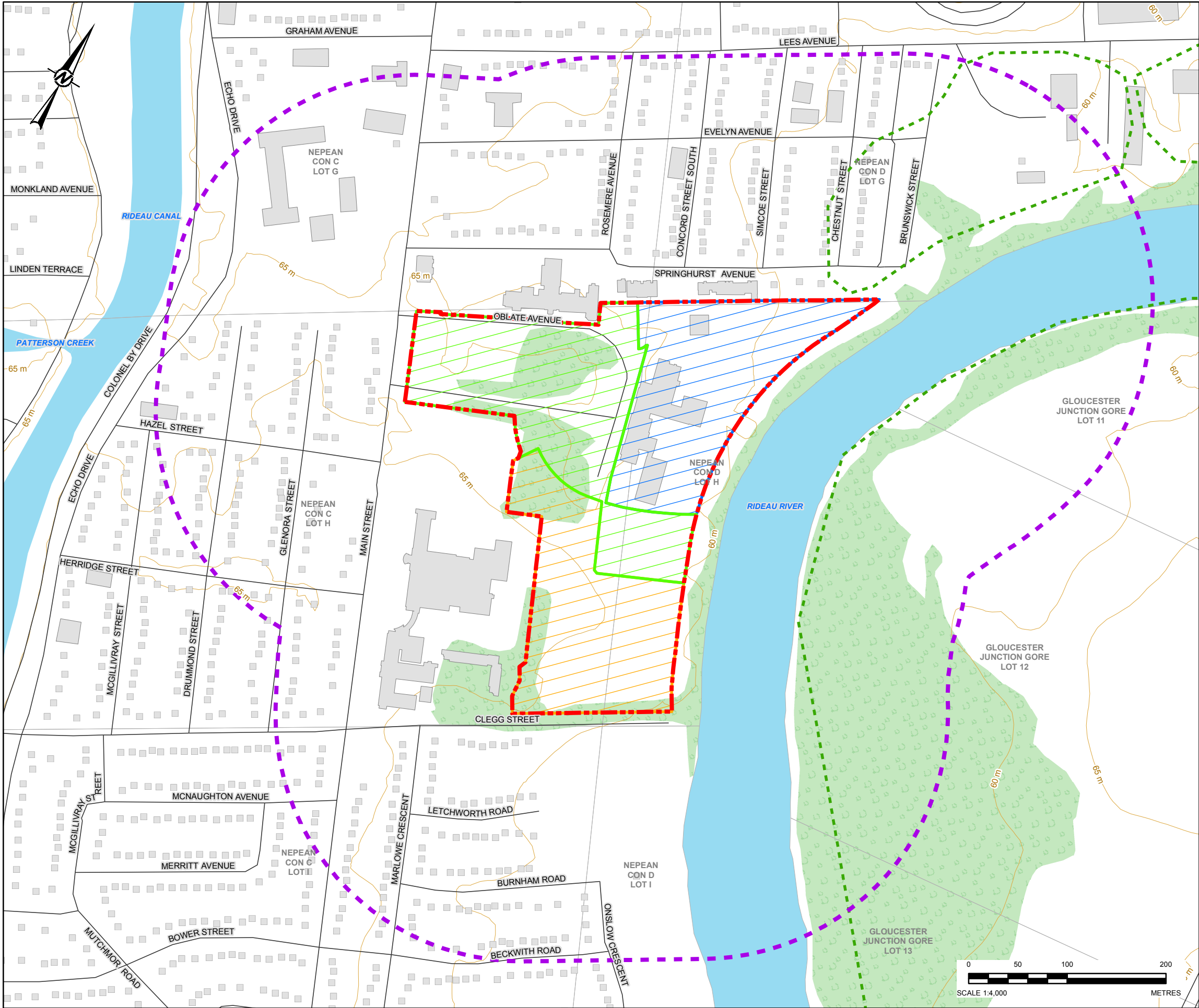
PHASE  
1000/1

Rev.  
0

FIGURE  
**3**

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 25mm

Path: N:\Active\Spatial\_M\The\_Regional\_Group\RegionalGroup\Ottawa\GIS\MapDocs\1525113\PH\_1000\_AudPhases\Reg153\_04\_Phases\1525113\_1000-145-0004.mxd



- LEGEND
- BUILDING POINT
  - ROAD
  - TOPOGRAPHIC CONTOUR, m
  - TOWNSHIP/CONCESSION/LOT
  - WATERBODY
  - BUILDING FOOTPRINT
  - WOODED AREA
  - APPROXIMATE FORMER LANDFILL SITE BOUNDARY
  - PHASE ONE STUDY AREA
  - APPROXIMATE SITE BOUNDARY
  - RSC #1
  - RSC #2
  - RSC #3

NOTES  
THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

REFERENCE  
LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2011  
DATUM: NAD 83, COORDINATE SYSTEM: MTM ZONE 9 VERTICAL DATUM: CGVD28

CLIENT  
GREYSTONE VILLAGE INC.

PROJECT  
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT,  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

TITLE  
**AREA OF NATURAL AND SCIENTIFIC INTEREST (ANSI)**

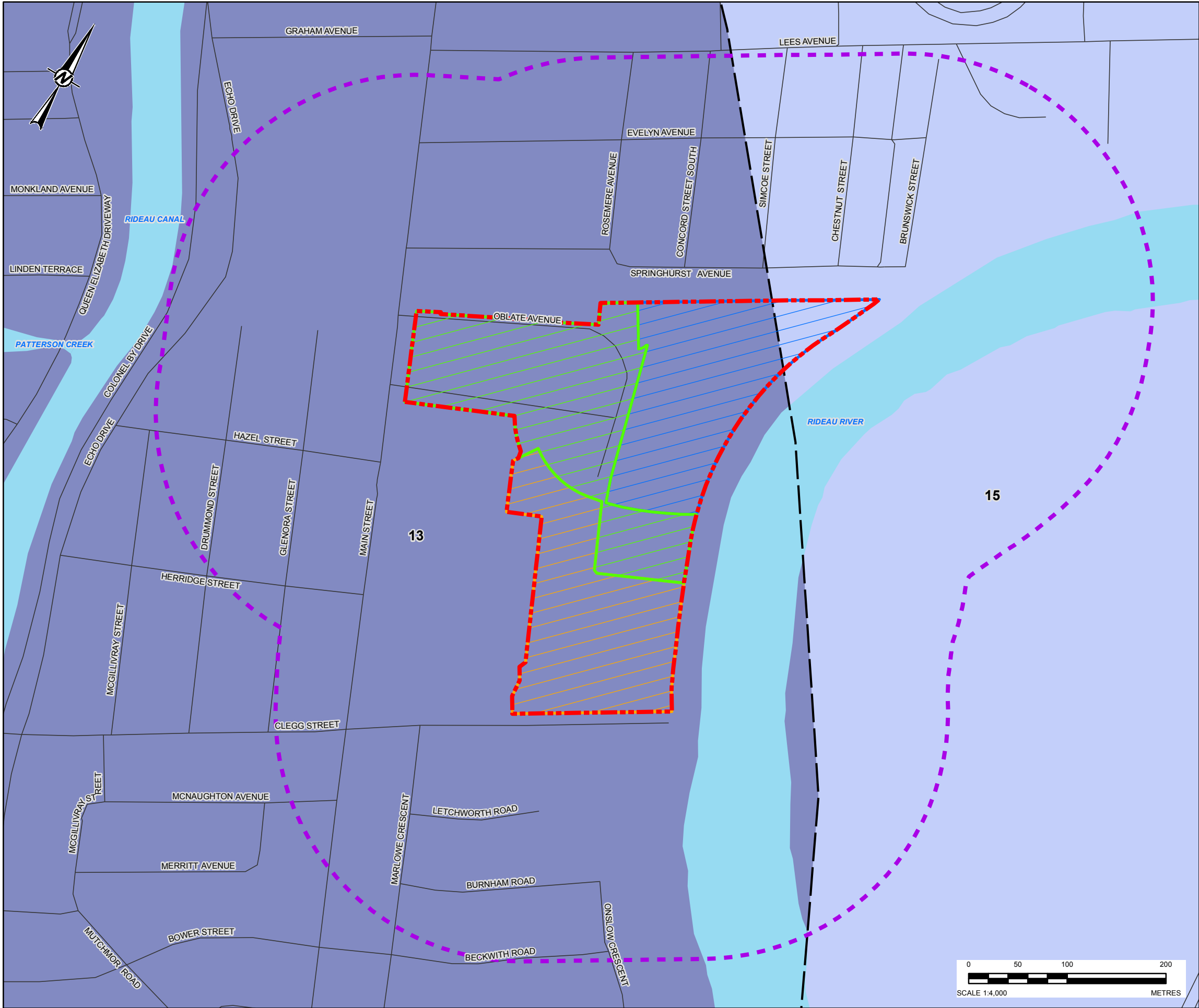
CONSULTANT	YYYY-MM-DD	2016-05-01
	PREPARED	BR
	DESIGN	MS
	REVIEW	MS
	APPROVED	TDR

PROJECT No. 1525113 PHASE 1000/1 Rev. 0

FIGURE 4

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 25mm

P:\01 - Active\Spatial - M\The\_Regional\_Group\RegionalGroup\Ottawa\GIS\MapDocs\1525113\Ph1\002\_Aud\Ph1ESa\Reg153\_04\_Ph1ESa1525113-1000-145-0005.mxd



**LEGEND**

ROAD

WATERBODY

PHASE ONE STUDY AREA

FAULT LINE

APPROXIMATE SITE BOUNDARY

RSC #1

RSC #2

RSC #3

**BEDROCK GEOLOGY**

15: CARLSBAD FORMATION - SHALE AND LIMESTONE

13: BILLINGS FORMATION - SHALE, MINOR LIMESTONE

**NOTES**

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

**REFERENCE**

ARMSTRONG, D.K. AND DODGE, J.E.P. PALEOZOIC GEOLOGY MAP OF SOUTHERN ONTARIO; ONTARIO GEOLOGICAL SURVEY, MISCELLANEOUS RELEASE--DATA 219. AND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2011 DATUM: NAD 83, COORDINATE SYSTEM: MTM ZONE 9 VERTICAL DATUM: CGVD28

**CLIENT**

GREYSTONE VILLAGE INC.

**PROJECT**

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT,  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

**TITLE**

**BEDROCK GEOLOGY**

CONSULTANT	YYYY-MM-DD	2016-05-01
PREPARED	BR	
DESIGN	MS	
REVIEW	MS	
APPROVED	TDR	

PROJECT No.  
1525113

PHASE  
1000/1

Rev.  
0

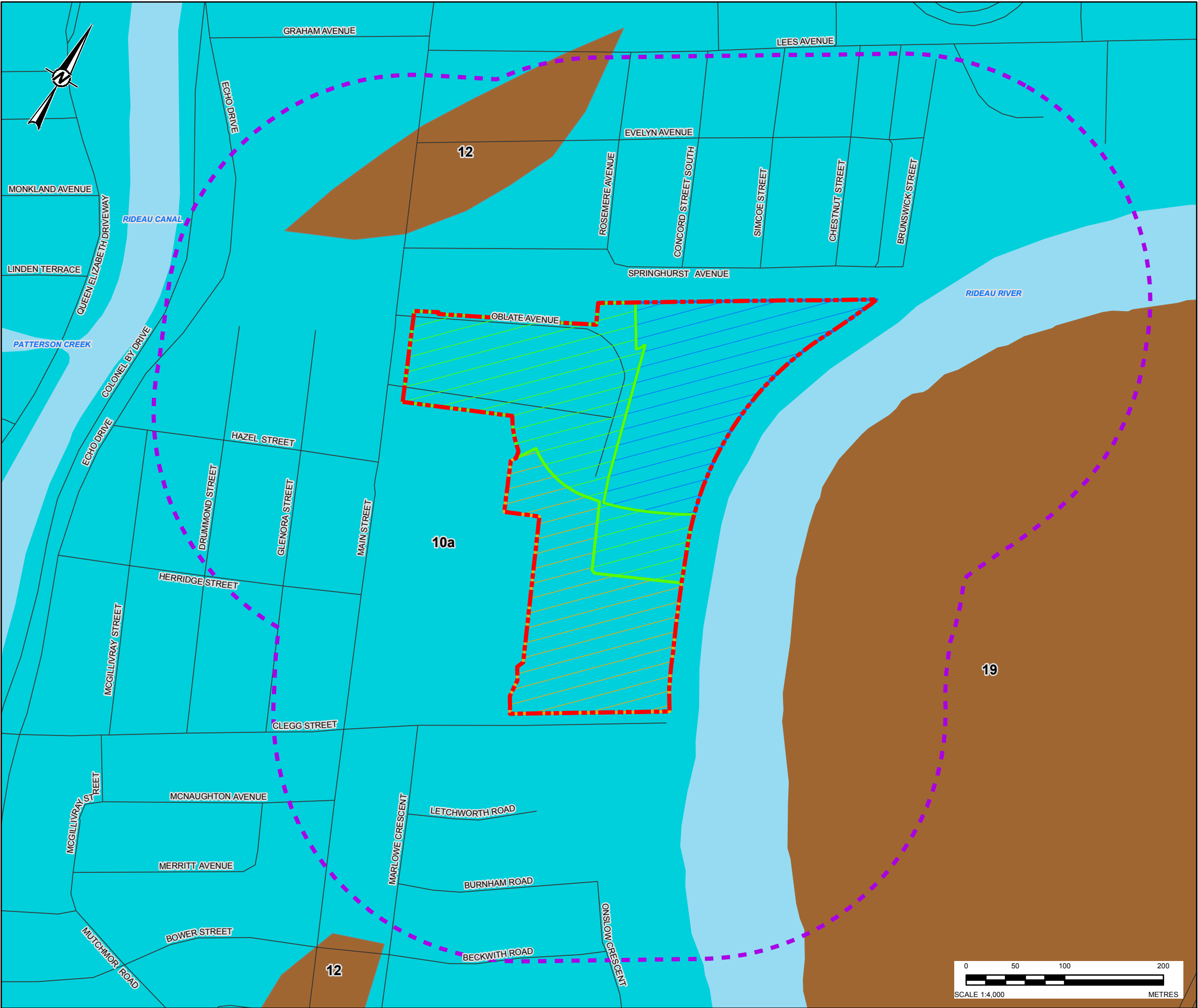
FIGURE  
**5**

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 25mm





P:\01 - Active\Spatial - M\The\_Regional\_Group\RegionalGroup\Ottawa\GIS\MapDocs\1525113\Ph1\_000\_Aud\Ph1ESa\Reg153\_04\_Ph1ESa\1525113-1000-145-0006.mxd



LEGEND

- ROAD
- WATERBODY
- PHASE ONE STUDY AREA
- APPROXIMATE SITE BOUNDARY
- RSC #1
- RSC #2
- RSC #3

SURFICIAL GEOLOGY

- 10A. FINE-TEXTURED GLACIOMARINE DEPOSITS: SILT AND CLAY, MINOR SAND AND GRAVEL; MASSIVE TO WELL LAMINATED
12. OLDER ALLUVIAL DEPOSITS: CLAY, SILT, SAND, GRAVEL, MAY CONTAIN ORGANIC REMAINS
19. MODERN ALLUVIAL DEPOSITS: DAY, SILT, SAND, GRAVEL, MAY CONTAIN ORGANIC REMAINS

NOTES

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

REFERENCE

ONTARIO GEOLOGICAL SURVEY 2003. SURFICIAL GEOLOGY OF SOUTHERN ONTARIO; ONTARIO GEOLOGICAL SURVEY, MISCELLANEOUS RELEASE--DATA 128. PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE WITH THE ONTARIO MINISTRY OF NORTHERN DEVELOPMENT AND MINES © QUEEN'S PRINTER FOR ONTARIO, 2011. AND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEEN'S PRINTER 2011 DATUM: NAD 83, COORDINATE SYSTEM: MTM ZONE 9 VERTICAL DATUM: CGVD28

CLIENT

GREYSTONE VILLAGE

PROJECT

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT, OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

TITLE

SURFICIAL GEOLOGY

CONSULTANT



YYYY-MM-DD	2016-05-01
PREPARED	BR
DESIGN	MS
REVIEW	MS
APPROVED	TDR

PROJECT No.  
1525113

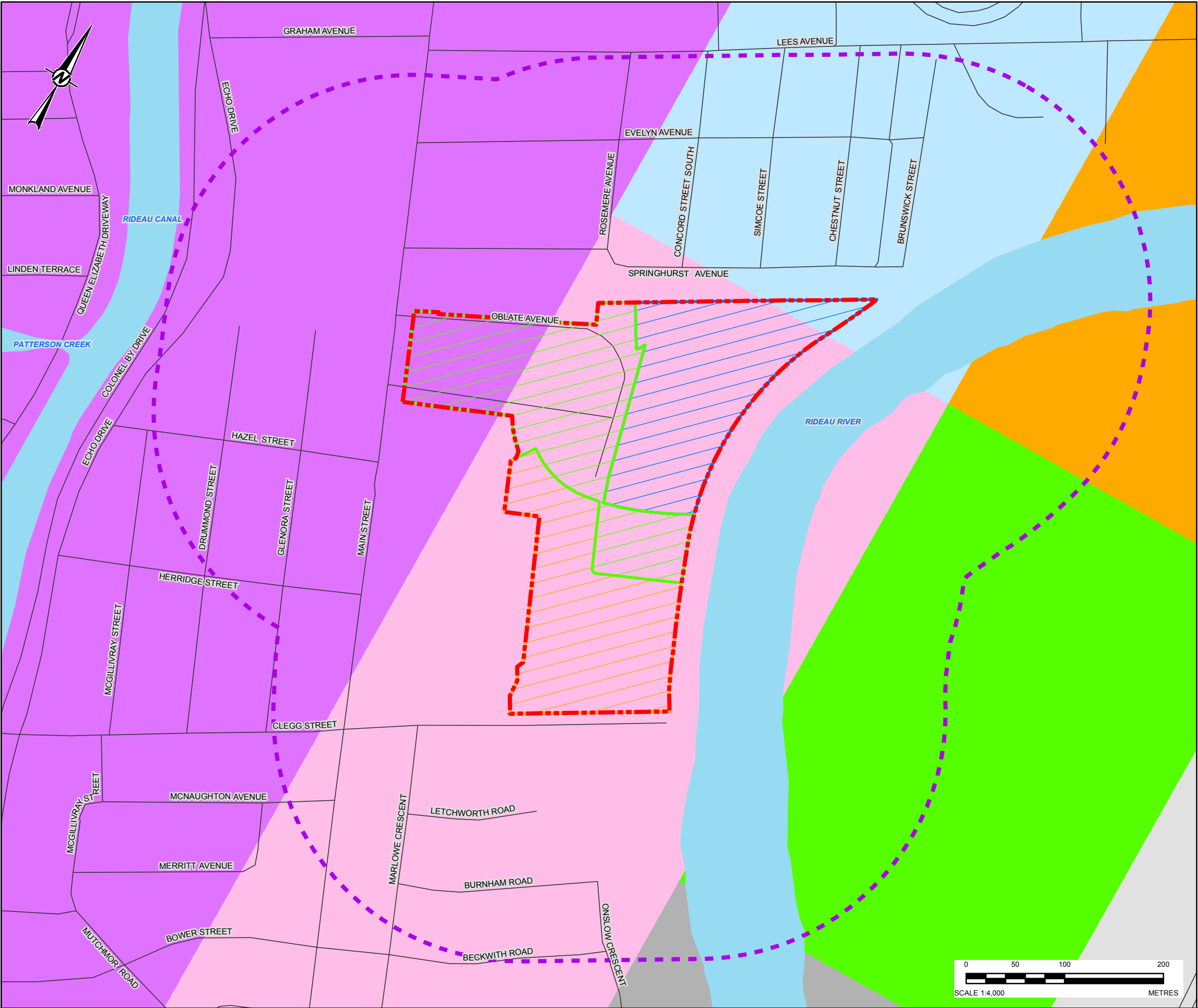
PHASE  
1000/1

Rev.  
0

FIGURE  
6

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 25mm

P:\01 - Active\Spatial - M\The\_Regional\_Group\RegionalGroup\Ottawa\GIS\MapDocs\1525113\PH\_002\_Aud\PHIESa\Reg153\_04\_PHIESA\1525113-1000-145-0007.mxd



**LEGEND**

ROAD

WATERBODY

PHASE ONE STUDY AREA

APPROXIMATE SITE BOUNDARY

RSC #1

RSC #2

RSC #3

**TREND IN DEPTH TO BEDROCK (METRES)**

0

>0 - 2

2 - 3

3 - 5

5 - 10

10 - 15

15 - 25

25 - 50

50 - 150

150 - 262

**NOTES**

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

**REFERENCE**

BEDROCK TOPOGRAPHY AND OVERBURDEN THICKNESS MAPPING, SOUTHERN ONTARIO, ONTARIO GEOLOGICAL SURVEY, MISCELLANEOUS RELEASE - DATA 207.  
LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2011  
DATUM: NAD 83, COORDINATE SYSTEM: MTM ZONE 9 VERTICAL DATUM: CGVD28

**CLIENT**

GREYSTONE VILLAGE INC.

**PROJECT**

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT,  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

**TITLE**

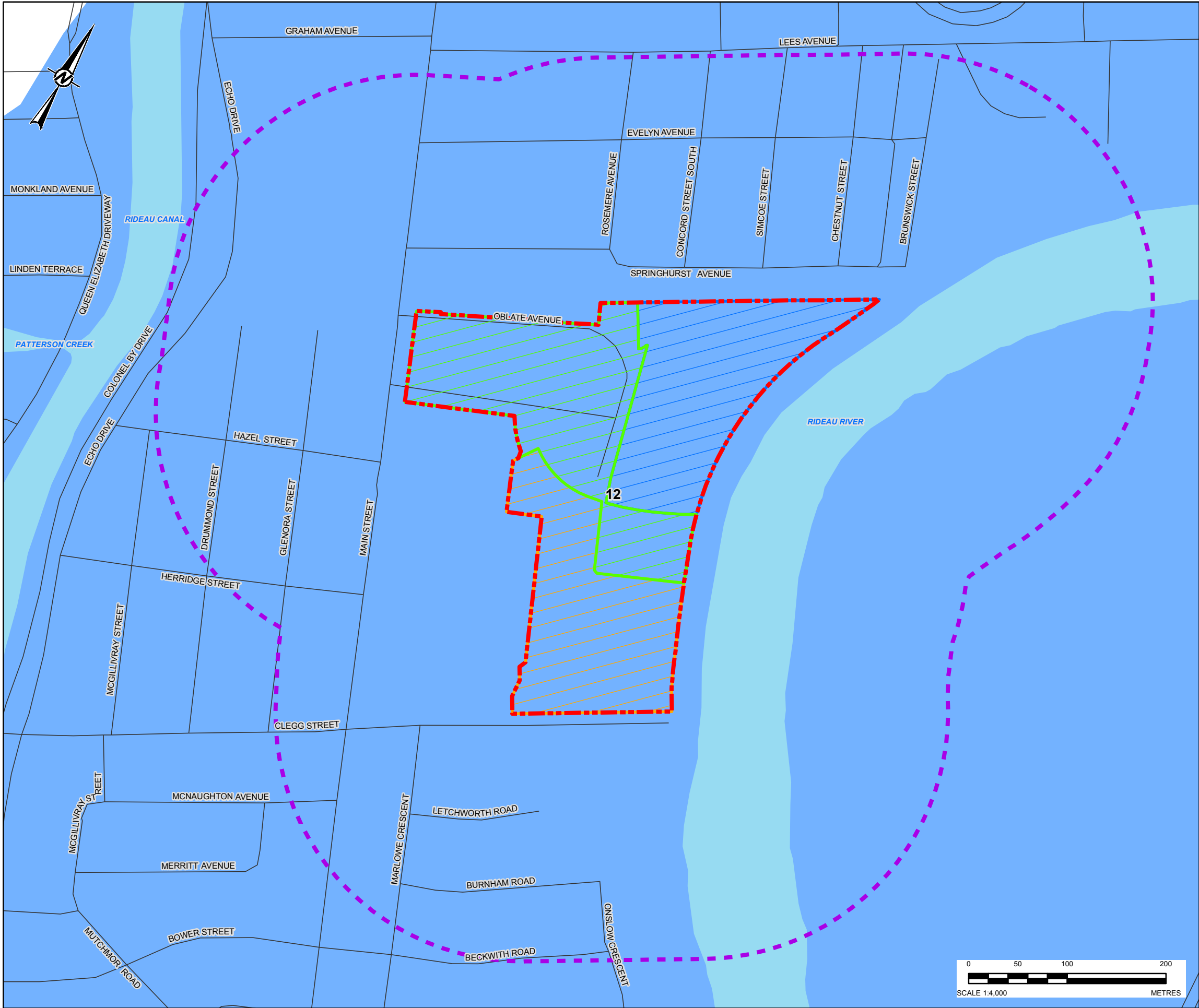
**TREND IN DEPTH TO BEDROCK**

CONSULTANT	YYYY-MM-DD	2016-05-01
	PREPARED	BR
	DESIGN	MS
	REVIEW	MS
	APPROVED	TDR

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 25mm



Path: N:\Active\Spatial\_M\The\_Regional\_Group\RegionalGroup\Ottawa\GIS\MXDs\1525113\Ph\_1002\_Aud\PHIESA\Reg153\_04\_PHIESA1525113-1000-145-0008.mxd



**LEGEND**

ROAD

WATERBODY

PHASE ONE STUDY AREA

APPROXIMATE SITE BOUNDARY

RSC #1

RSC #2

RSC #3

**PHYSIOGRAPHY**

12: CLAY PLAINS

**NOTES**

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

**REFERENCE**

CHAPMAN, L.J. AND PUTNAM, D.F. 2007. PHYSIOGRAPHY OF SOUTHERN ONTARIO; ONTARIO GEOLOGICAL SURVEY, MISCELLANEOUS RELEASE--DATA 228 ISBN 978-1-4249-5158-1. LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2011 DATUM: NAD 83, COORDINATE SYSTEM: MTM ZONE 9 VERTICAL DATUM: CGVD28

**CLIENT**

GREYSTONE VILLAGE INC.

**PROJECT**

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT,  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

**TITLE**

**PHYSIOGRAPHY**

CONSULTANT	YYYY-MM-DD	2016-05-01
	PREPARED	BR
	DESIGN	MS
	REVIEW	MS
	APPROVED	TDR

**PROJECT No.**  
1525113

**PHASE**  
1000/1

**Rev.**  
0

**FIGURE**  
8

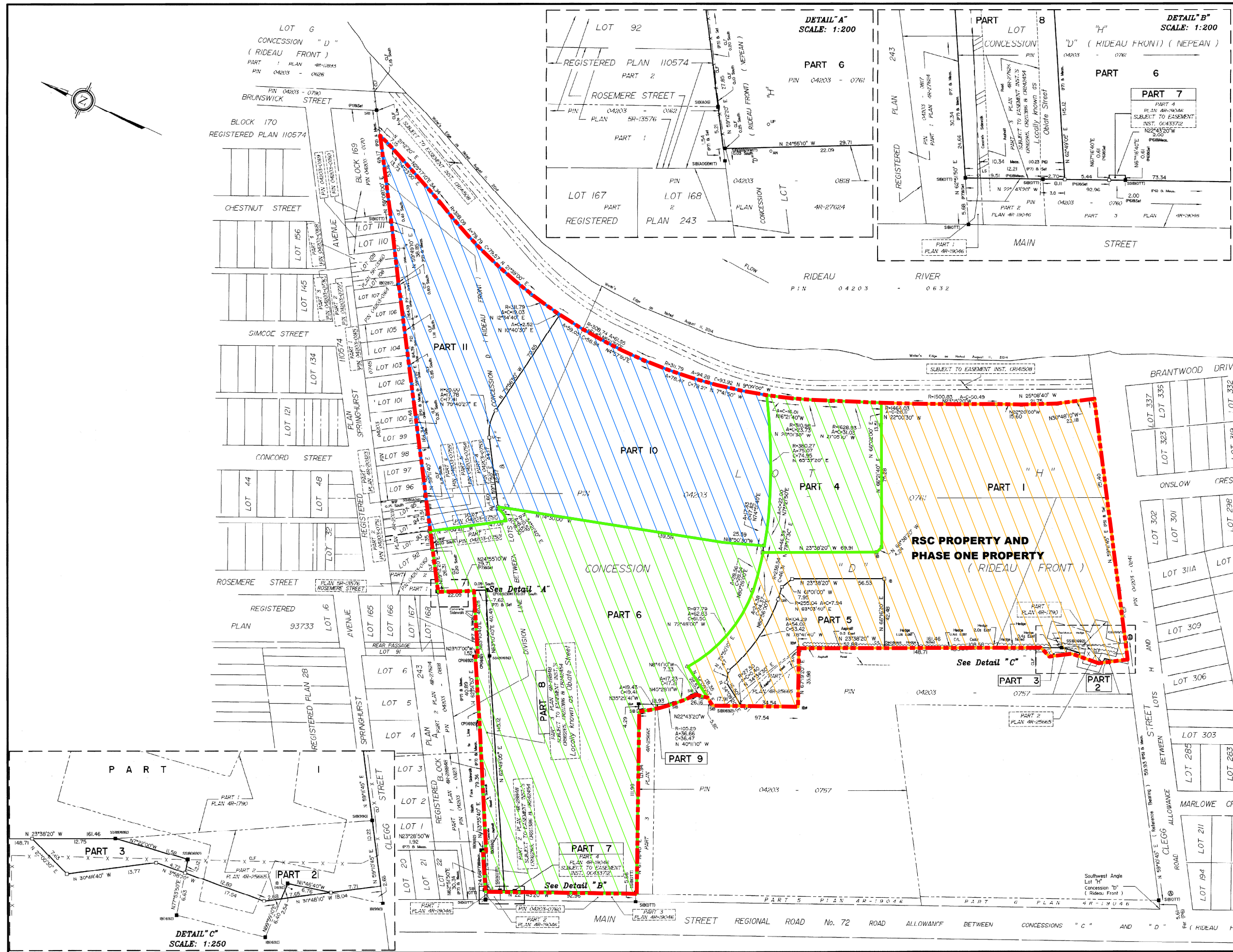
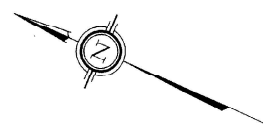


IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 25mm



# **APPENDIX A**

## **Plan of Survey**



PLAN 4R-29138  
RECEIVED AND DEPOSITED  
DATE: Nov 18/2015  
DATE: Nov 18/2015

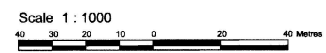
ANDRE ROY  
ONTARIO LAND SURVEYOR

JAMIE M. ANNIS  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA-CITATION NO. 4.

SCHEDULE			
PART	LOT	CONCESSION	PIN
1			PART OF 04203-0761
2			PART OF 04203-0757
3			
4			
5	PART OF "H"	"D" (RIDEAU FRONT)	PART OF 04203-0761
6			
7			
8			
9			PART OF 04203-0757
10			PART OF 04203-0761
11			

Part 7 is subject to Easement Instrument OC433712  
Part 8 is subject to Easement Instrument CR92265, CR211386 & CR242454  
Parts 1, 4, 5, 6, 7, 8, 9, 10 and 11 comprise part of PIN 04203-0761  
Parts 2, 3 and 11 comprise part of PIN 04203-0757

**PLAN OF SURVEY OF  
PART OF LOT "H"  
CONCESSION "D"  
(RIDEAU FRONT)**  
Geographic Township of Nepean  
City of OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



Distances and coordinates shown on this plan are in metres and can be converted to feet by dividing by 0.3048

**Surveyor's Certificate**  
I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.  
2. The survey was completed on the 13th day of November, 2015.  
Nov 18/2015  
Date  
André Roy  
Ontario Land Surveyor

- Notes & Legend**
- | Denotes | Survey Monument Planted           |
|---------|-----------------------------------|
| —       | Survey Monument Found             |
| SIB     | Standard Iron Bar                 |
| IB      | Short Standard Iron Bar           |
| IBS     | Iron Bar                          |
| IBD     | Round Iron Bar                    |
| CP      | Concrete Pin                      |
| (WIT)   | Witness                           |
| (AOG)   | Annis, O'Sullivan, Vollebakk Ltd. |
| Meas    | Measured                          |
| CLF     | Chain Link Fence                  |
| WIF     | Wrought Iron Fence                |
| (P1)    | Registered Plan 110574            |
| (P2)    | Plan 4R-11893                     |
| (P3)    | (1692) Plan, January 17, 2008     |
| (P4)    | Plan 5R-13578                     |
| (P5)    | Plan 4R-29060                     |
| (P6)    | Plan 4R-19048                     |
| (P7)    | Plan 4R-27624                     |
| (D1)    | Inst. CR376341                    |
| (D2)    |                                   |

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999941.  
Bearings are grid bearings, derived from the northern limit of Glegg Street, shown to be N 59°10'45" E on Plan 4R-25886 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).  
Coordinates are derived from Can-Nel 3.0 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).  
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.  
01919680005 Northing 5027191.26 Easting 361496.76  
01919680105 Northing 5024915.16 Easting 373971.85  
Point A Northing 5029941.70 Easting 369281.56  
Point B Northing 5030023.67 Easting 369418.90  
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

**ANNIS, O'SULLIVAN, VOLLEBAKK LTD.**  
14 Oronoque Road, Suite 500  
Nepean, Ont. K2E 7S8  
Phone: (613) 727-0850 Fax: (613) 727-1079  
Email: annis@anniss.com



# **APPENDIX B**

## **Regulatory Responses**



---

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON**

---

## **City of Ottawa Response**





File Number: C10-01-14-0107

April 23, 2014

Maria Staneva  
Golder Associates  
32 Steacie Drive  
Ottawa, ON

*Sent via email [mstaneva@golder.com]*

Dear Ms. Staneva,

**Re: Information Request  
175 Main Street, Ottawa, Ontario ("Subject Property")**

**Internal Department Circulation**

The Planning and Growth Management Department has the following information in response to your request for information regarding the Subject Property:

- The Disposals & Environmental Remediation Unit notes the Subject Property is within 500m of two former landfills, Ur-10 – Riverside Drive (Between Billings Bridge and Hurdman) and Ur-28 – Lees Avenue (Old Armoury), jointly owned by the City of Ottawa and others. A data gap analysis was conducted on the City-owned portion of both former landfills to identify any potential human health risks associated with either site's current land use, however none were identified. The subject property is also within 500m of former landfills Ur-12 – Lees Avenue (near Hurdman Bridge) and Ur-36 – North of Lees Avenue (Lot 6, Con. D). The City of Ottawa has no information on the current environmental conditions of either site as both former landfills are under private ownership.

**Search of Historical Land Use Inventory**

**This acknowledges receipt of the signed Disclaimer regarding your request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the Subject Property.**

*Shaping our future together  
Ensemble, formons notre avenir*

City of Ottawa  
Infrastructure Services and Community  
Sustainability Department  
Planning and Growth Management Branch  
  
110 Laurier Avenue West, 4th Floor  
Ottawa, ON K1P 1J1  
Tel: (613) 580-2424 ext. 14743  
Fax: (613) 560-6006  
www.ottawa.ca

Ville d'Ottawa  
Services d'infrastructure et Viabilité des  
collectivités  
Direction de l'approbation des demandes  
d'aménagement et d'infrastructure  
  
110, avenue Laurier Ouest, 4e étage  
Ottawa (Ontario) K1P 1J1  
Tél.: (613) 580-2424 ext. 14743  
Télééc: (613) 560-6006  
www.ottawa.ca

A search of the HLUI database revealed the following information:

- There is one activity associated with the Subject Property: Activity Number 9448.

The HLUI database was also searched for activity associated with properties located within 50m of the Subject Property. The search revealed the following:

- There are nine activities associated with properties located within 50m of the Subject Property: Activity Number 14515, 10180, 11879, 14515, 4040, 6190, 6923, 2599, and 2724.

Please note that Activity Numbers 2724 and 11879 have a PIN Certainty of "2". This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the Subject Property or on certain properties within 50m of the Subject Property. All database entries with a PIN Certainty of "2" require independent verification as to their precise location.

A site map has been included to show the location of the Subject Property as well as the location of all the activities noted above, including the HLUI database's location of the Activity Numbers with a PIN Certainty of "2".

Additional information may be obtained by contacting:

#### **Ontario's Environmental Registry**

The Environmental Registry found at <http://www.ebr.gov.on.ca/ERS-WEB-External/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using key words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

#### **The Ontario Land Registry Office**

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House  
161 Elgin Street 4th Floor  
Ottawa ON K2P 2K1  
Tel: (613) 239-1230  
Fax: (613) 239-1422



Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database is provided on an "as is" basis with no representation or warranty by the City with respect to the information's accuracy or exhaustiveness in responding to the request.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Property. You may wish to contact the Ontario Ministry of Environment for additional information.

If you have any further questions or comments, please contact John Bernier at 613-580-2424 ext. 14743 or [HLUI@ottawa.ca](mailto:HLUI@ottawa.ca)

Sincerely,



David Wise, MUP, MCIP, RPP  
Program Manager  
Development Review (Suburban Services) - West  
Planning and Growth Management Department

DW/JB

Attach: 12

cc: File no. C10-01-14-0107

**CITY OF OTTAWA**

HLUI ID: \_\_6799AA

AREA (Square Metres): 1079.682

Report: RPTC\_OT\_DEV0122

Run On: 04 Apr 2014 at: 14:14:49

**Study Year**  
2005**PIN**  
041260124**Multi-NAIC**  
N**Multiple Activities**  
N

Activity ID: 2599 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 041260124

Name: CANADIAN MEDICAL LABORATORIES LIMITED

Address: 194 MAIN STREET, OTTAWA

Facility Type: Medical and Other Health Laboratories

Comments 1: SUITE B2

Comments 2:

Generator Number: ON0245132

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

**NAICS SIC**

621510 0

**Company Name****Year of Operation**

CANADIAN MEDICAL LABORATORIES LIMITED

c. 2001

CML HEALTHCARE INC.

c. 2003

CANADIAN MEDICAL LABORATORIES LIMITED

c. 2005

CANADIAN MEDICAL LABORATORIES LIMITED

c. 2000



CITY OF OTTAWA  
HLUI ID: \_\_679BNI  
AREA (Square Metres): 107936.102

Report: RPTC\_OT\_DEV0122  
Run On: 04 Apr 2014 at: 14:07:43

Study Year  
2005

PIN  
042030218

Multi-NAIC  
Y

Multiple Activities  
N

Activity ID: 9448 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042030218

Name: OBLATE FATHERS

Address: 175 MAIN STREET, OTTAWA

Facility Type: Air Transport Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Property Assessment

NAICS	SIC
611310	0
611210	0
611610	0
611510	0

Company Name

OBLATE FATHERS

Year of Operation

c. 2005

**CITY OF OTTAWA**

HLUI ID: \_\_679F98

AREA (Square Metres): 3135.167

Report: RPTC\_OT\_DEV0122

Run On: 04 Apr 2014 at: 14:08:06

Study Year  
1998PIN  
042030161Multi-NAIC  
YMultiple Activities  
N

---

Activity ID: 14515 Multiple PINS: Y

PIN Certainty: 1 Previous Activity ID(s) : 6190, 6060, 6064, 6082, 6077, 6084, 6094, 6095, 6098, 6099, 6102, 6103, 6105, 6108, 6109, 6110, 6111, 6112, 6115, 6117, 6121, 6122, 6124, 6125, 6127, 6129, 6130, 6190, 6191, 6192, 6193, 6198, 6200, 6202, 6203, 6238, 6240, 6243, 6245, 6280, 6282, 6284, 62

Related PINS: 041330051

Name: UNNAMED WASTE DISPOSAL SITE

Address: , OTTAWA

Facility Type: Other Utility Industries n.e.c.

Comments 1: UTM = 445870E, 5028130N, map 31G/5. Site #X1102 of closed sites in the MOE inventory (pg134).

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: 1991-WDSI/WMB/MOE; RBE 1992; MC Staff, 19/02/99; 1922DMD-TM-Ottawa-Sheet #14, 1948DND-ASE-NTS-31G/5, 1967-EMR-SMB-NTS-31G/5-7th ed., 1985-EMR-SMB-NTS-31G/5-11th ed., City of Gloucester-File #8-400-Box 130;

HL References 2: City of Gloucester File # 6-79A: Subject-Health/Dumping -Box 75 -28/12/64; 1938-39-DND-ASE-NTS-31B/13W-2nd ed., 1964-DND-MCE-NTS-31B/13-3rd ed., 1976-EMR-SMB-NTS-31B/13-4th ed., 1979-EMR-SMB-NTS-31B/13-5th ed.

HL References 3:

NAICS	SIC
562210	499
221330	499
221320	499
562920	499
562990	499

**CITY OF OTTAWA**

HLUI ID: \_\_679F98

AREA (Square Metres): 3135.167

Report: RPTC\_OT\_DEV0122

Run On: 04 Apr 2014 at: 14:08:06

**Study Year**  
1998**PIN**  
042030161**Multi-NAIC**  
Y**Multiple Activities**  
N**Company Name****Year of Operation**

Unnamed Waste Disposal Site	c. <1991
Unnamed Waste Disposal Site	c. 1953
Unnamed Waste Disposal Site	c. 1946
Unnamed Waste Disposal Site	c. 1924
Unnamed Waste Disposal Site	c. 1958
Unnamed Waste Disposal Site	c. 1979
Unnamed Waste Disposal Site	c. 1965
Unnamed Waste Disposal Site	c. 1974
Unnamed Waste Disposal Site	c. 1920-1931
Unnamed Waste Disposal Site	c. 1973
Unnamed Waste Disposal Site	c. 1927
Unnamed Waste Disposal Site	c. 1966-1991
Unnamed Waste Disposal Site	c. 1947
Unnamed Waste Disposal Site	c. 1976
Unnamed Waste Disposal Site	c. 1940
Unnamed Waste Disposal Site	c. 1962
Unnamed Waste Disposal Site	c. 1926
Unnamed Waste Disposal Site	c. 1944
Unnamed Waste Disposal Site	c. 1972
Unnamed Waste Disposal Site	c. 1935
Unnamed Waste Disposal Site	c. 1921-1945
Unnamed Waste Disposal Site	c. 1977
Unnamed Waste Disposal Site	c. 1947
Unnamed Waste Disposal Site	c. 1950
Unnamed Waste Disposal Site	c. 1981
Unnamed Waste Disposal Site	c. 1971
Unnamed Waste Disposal Site	c. 1963
Unnamed Waste Disposal Site	c. <1990
Unnamed Waste Disposal Site	c. 1964
Unnamed Waste Disposal Site	c. 1920
Unnamed Waste Disposal Site	c. 1938
Unnamed Waste Disposal Site	c. 1929



CITY OF OTTAWA

HLUI ID: \_\_679F98

AREA (Square Metres): 3135.167

Report: RPTC\_OT\_DEV0122

Run On: 04 Apr 2014 at: 14:08:06

**Study Year**  
1998

**PIN**  
042030161

**Multi-NAIC**  
Y

**Multiple Activities**  
N

---

Unnamed Waste Disposal Site

c. 1966

**CITY OF OTTAWA**

HLUI ID: \_\_670IQR

AREA (Square Metres): 33363.298

Report: RPTC\_OT\_DEV0122

Run On: 04 Apr 2014 at: 14:10:40

Study Year  
1998PIN  
042030626Multi-NAIC  
YMultiple Activities  
Y

Activity ID: 10180 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042030626

Name: OTTAWA-CARLTON, REGIONAL MUNICIPALITY OF

Address: 160 LEES AVENUE, OTTAWA

Facility Type: General Administrative Services

Comments 1:

Comments 2:

Generator Number: ON0303128

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2003 PID

NAICS SIC

913910 0

**Company Name**

OTTAWA-CARLTON, REGIONAL MUNICIPALITY OF

**Year of Operation**

c. 2003





CITY OF OTTAWA

HLUI ID: \_\_670IQR

AREA (Square Metres): 33363.298

Report: RPTC\_OT\_DEV0122

Run On: 04 Apr 2014 at: 14:10:40

Study Year  
1998

PIN  
042030626

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 11879

Multiple PINS: N

PIN Certainty: 2

Previous Activity ID(s) : 5078

Related PINS: 042030626

Name: ROYAL CANADIAN ENGINEERS

Address: BRUNSWICK STREET, OTTAWA

Facility Type: Machine Shop Industry

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: FIP1901,vol2; FIP1912,vol2; FIP1922,vol2; FIP1948-234-1249, M.1948, M.1955; FIP1956-234-4-1249

HL References 2:

HL References 3:

NAICS	SIC
333619	308
336310	308
332710	308
336350	308

Company Name

Royal Canadian Engineers

Year of Operation

c. 1948-1956



CITY OF OTTAWA  
HLUI ID: \_\_670IQR  
AREA (Square Metres): 33363.298

Report: RPTC\_OT\_DEV0122  
Run On: 04 Apr 2014 at: 14:10:40

Study Year  
1998

PIN  
042030626

Multi-NAIC  
Y

Multiple Activities  
Y

---

Activity ID: 4040 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s) : 5668  
Related PINS: 042030628  
Name: HAMA INVESTMENTS LIMITED  
Address: 170 LEES AVENUE, OTTAWA  
Facility Type: Other Petroleum and Coal Products Industries  
Comments 1:  
Comments 2:  
Generator Number: ON1161300  
Storage Tanks: 1 vertical above ground , and 6 underground tanks which contain tar  
HL References 1: M.1900 - M.1980; S.1958, S.1961, S.1964, S.1965; FIP1901,vol2; FIP1912,vol2; FIP1922,vol2; FIP1948-234-1249; FIP1956-234-4-1249; PID1994, Intera-1988b  
HL References 2:  
HL References 3: 2000 PID

NAICS	SIC
324121	0
324121	369

Company Name	Year of Operation
Ontario Inc.	c. 1994
HAMA INVESTMENTS LIMITED	c. 2000
Hamilton Tar Products Co. Ltd	c. 1930
Currie Products Ltd.	c. 1940-1950



CITY OF OTTAWA

HLUI ID: \_\_670IQR

AREA (Square Metres): 33363.298

Report: RPTC\_OT\_DEV0122

Run On: 04 Apr 2014 at: 14:10:40

Study Year  
1998

PIN  
042030626

Multi-NAIC  
Y

Multiple Activities  
Y

---

Activity ID: 6190 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s) : 6884  
Related PINS: 042030626  
Name: GOVERNMENT OF CANADA  
Address: LEES AVENUE, OTTAWA  
Facility Type: Motor Vehicles, Wholesale  
Comments 1: Generator #ON0046555  
Comments 2: 158 to 160  
Generator Number:  
Storage Tanks:  
HL References 1: M.1960, M.1970, M.1980; PID1994  
HL References 2:  
HL References 3:

NAICS	SIC
415110	551
415120	551
911110	811
415190	551
811111	551
811310	551

**Company Name**

Department of National Defence  
Government of Canada

**Year of Operation**

c. 1960  
c. 1994



CITY OF OTTAWA

HLUI ID: \_\_6799A9

AREA (Square Metres): 34806.660

Report: RPTC\_OT\_DEV0122

Run On: 04 Apr 2014 at: 14:06:30

Study Year  
2005

PIN  
041260046

Multi-NAIC  
Y

Multiple Activities  
N

Activity ID: 6923 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 041260046

Name: IMMACULATA HIGH SCHOOL

Address: 140 MAIN STREET, OTTAWA

Facility Type: Elementary and Secondary Education

Comments 1: IMMACULATA HIGH SCHOOL

Comments 2:

Generator Number: ON0426414

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

NAICS	SIC
-------	-----

611110	0
611310	0
611610	0
611210	0
611510	0

Company Name	Year of Operation
--------------	-------------------

IMMACULATA HIGH SCHOOL	c. 2005
IMMACULATA HIGH SCHOOL	c. 2003
IMMACULATA HIGH SCHOOL	c. 2000
IMMACULATA HIGH SCHOOL	c. 2001



CITY OF OTTAWA

HLUI ID: \_\_679G0M

AREA (Square Metres): 19035.898

Report: RPTC\_OT\_DEV0122

Run On: 04 Apr 2014 at: 14:07:18

Study Year  
1998

PIN  
042030220

Multi-NAIC  
Y

Multiple Activities  
N

Activity ID: 2724 Multiple PINS: N  
PIN Certainty: 2 Previous Activity ID(s) : 3045  
Related PINS: 042030220

Name: CAIN BRICK COMPANY LIMITED

Address: 259 MAIN STREET, OTTAWA

Facility Type: Clay Products Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950

HL References 2:

HL References 3:

NAICS	SIC
327110	351
327120	351

Company Name

Cain Brick Company Ltd.

Year of Operation

c. 1910




Scale 1: n/a

175 Main Street  
Ottawa, ON  
File # C10-01-14-0107  
John Bernier



ID# = Activity Identification Number

 = Subject Site

Overview



## **MOE Request and Response**



**DATE** February 2014**TO** Ministry of the Environment**PROJECT No.** 14-1122-0005 (1000)**FAX No.** 613-521-5437**FROM** Maria Staneva**TOTAL PAGES** 2 (Including cover sheet)**EMAIL** mstaneva@golder.com**RE: INFORMATION REQUEST  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
175 MAIN ROAD, OTTAWA, ONTARIO**

We are in the process of preparing a Phase I Environmental Site Assessment for the property noted above. For your reference we have included a site plan showing the location of the site.

It is requested that the Ministry provide an Index Review Report with respect to the following:

- Active Orders under the Environmental Protection Act (EPA), the Ontario Water Resources Act (OWRA), and the Pesticides Act (PA); and,
- Approvals under Sections 9 and 39 of the EPA as well as Sections 52 and 53 of the OWRA.

Your usual prompt attention to this matter is appreciated. Should you have any questions please contact our office.

**GOLDER ASSOCIATES LTD.****MS**

\\golder.gds\gal\ottawa\active\2014\1122 - clg\14-1122-0005 regional group oblates property ottawa\phase 1100 - update phase i esa to o reg 153\appendix b reg responses\moe agency request.docx

Hard copy to follow by mail: ☐ Yes ☒ No

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**Golder Associates Ltd.**

32 Steacie Drive, Kanata, Ontario, Canada K2K 2A9

Tel: +1 (613) 592 9600 Fax: +1 (613) 592 9601 www.golder.com

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**Ministry of the Environment**

Ottawa District Office

2430 Don Reid Drive  
Ottawa ON K1H 1E1

Tel: (613) 521-3450

Fax: (613) 521-5437

**Ministère de l'Environnement**

Bureau du district d'Ottawa

2430, promenade Don Reid  
Ottawa (Ontario) K1H 1E1

Tél. : (613) 521-3450

Télec. : (613) 521-5437

OTT File No: **10740****INDEX REVIEW REPORT  
COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

Attention: <b>Maria Staneva</b> <b>Golder Associates</b>	Your File: 14-1122-00005 Date Received: February 28, 2014
---	--

**PROPERTY OWNER AND LOCATION**

Present Owner:		
Past Owners:		
Location:	Municipality:	<b>Ottawa</b>
	Address:	<b>175 Main Road</b>
	Lot	Concession

**INDEX OF NAMES FOR ORDERS**

We have searched the <i>Ottawa</i> District Index Record of Active Orders under the Environmental Protection Act (EPA), Ontario Water Resources Act (OWRA) and the Pesticides Act (PA) issued to: and the following information has been found:	
<input checked="" type="checkbox"/>	Check here if no Active Orders are outstanding
Date of Search: April 4, 2014	

## INDEX OF NAMES FOR APPROVALS

We have requested a search of the Index Record of names of all persons to whom approvals have been issued, maintained by the Director, Approvals Branch and the Regional Director, *Eastern Region*, and the District Manager, *Ottawa District*, under Section 19 EPA and Section 13 OWRA and the following information has been provided :

<u>Type</u>	<u>Number</u>	<u>Issued To</u>	<u>Issue Date</u>
Section 9 EPA (Air)			
Section 39 EPA (Waste Management)			
Section 52 OWRA (Water)			
Section 53 OWRA (Municipal/Private/ Industrial Sewage)			
Other			

☒ Check here if no Approvals have been issued.

Date of Search: March 20, 2014

Please note that all Environmental Compliance Approvals (ECAs) can be viewed on the ministry's web page at <http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en>

### **Please Note:**

- 1) The information provided above is based solely on the name(s) of the present and past owners provided by you.
- 2) The Index Record of Names to whom approvals have been issued, maintained by the Regional Director and District Manager, has been searched back to 1993.
- 3) The Index Record of Names to whom approvals have been issued, maintained by the Director of Environmental Assessment and Approvals, has been searched back to 1985.
- 4) If an inspection of the Orders and/or Approvals identified is required please contact this office.
- 5) A search of our records does NOT indicate whether there are:
  - other uses for which an approval may have been required, nor
  - other uses on the property or in the vicinity that may affect the suitability of the property, for the use proposed to be made of it.If a comprehensive knowledge of the property and the nearby lands and their environmental condition is required, you must examine them and other relevant records yourself, with the aid of a qualified person, if needed.
- 6) Please advise your colleagues that responses to requests for searches always take some time. As a result MOE may not be able to meet deadlines imposed by other parties on real estate and other transactions.

Signature:   
Contact Name: Johanne Veilleux  
Title: Administrative Assistant

Address: Ministry of the Environment  
2430 Don Reid Drive  
Ottawa, ON K1H 1E1

Phone: (613) 521-3450 Ext 221

Date: April 4, 2014



---

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON**

---

## **MNR Request and Response**



## Natural Areas and Features Information Request Form

### Contact Information

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Owner \_\_\_\_\_ Consultant \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_

**\*All red fields are mandatory**

*This includes X & Y Coordinates.*

*Please see \_\_\_\_\_ for assistance.*

### Site Information

Project Name: \_\_\_\_\_

Township: \_\_\_\_\_ Lot: \_\_\_\_\_ Concession: \_\_\_\_\_

X: \_\_\_\_\_ Y: \_\_\_\_\_ Address: \_\_\_\_\_

*\*\*If more than 1 site, please provide all individual coordinates in an attached spreadsheet*

### Type of Proposal

- ☐ Severance / Zoning ☐ Drains / Roads / Culverts  
☐ Hydroline clearing ☐ Small Scale Projects (less than 5 hectares)  
☐ RE Projects ☐ Large Scale Projects (5 hectares or greater)  
☐ Aggregate Project Other: \_\_\_\_\_

### Attachments

**\*\*\*Please attach a Site Map showing the area of interest**

☐ Picture ☐ Map(s) ☐ Engineered Drawings Other: \_\_\_\_\_

### Request

I would like to request the following information for the property identified above:

To better respond to your request please briefly outline the purpose for which this information is required (e.g. proposed development, lot severance, etc. or attach details):

**Date of works proposed:** \_\_\_\_ / \_\_\_\_ / \_\_\_\_

*Personal information contained in this form is collected in order to fulfill your request, respond to your inquiries and for other administration purposes. With regard to the personal information it collects, the ministry is bound by privacy protection rules under the Freedom of Information and Protection of Privacy Act and takes all necessary steps to safeguard personal information collected.*

**Please Note:** This request **MUST** be made by the property owner or by someone acting on their behalf.  
 Depending on the nature of the request, it may take 6-8 weeks to respond to your inquiry.  
 If the request does not include the mandatory information, it may delay response time.

**I have read the above and agree to all Terms and Conditions**

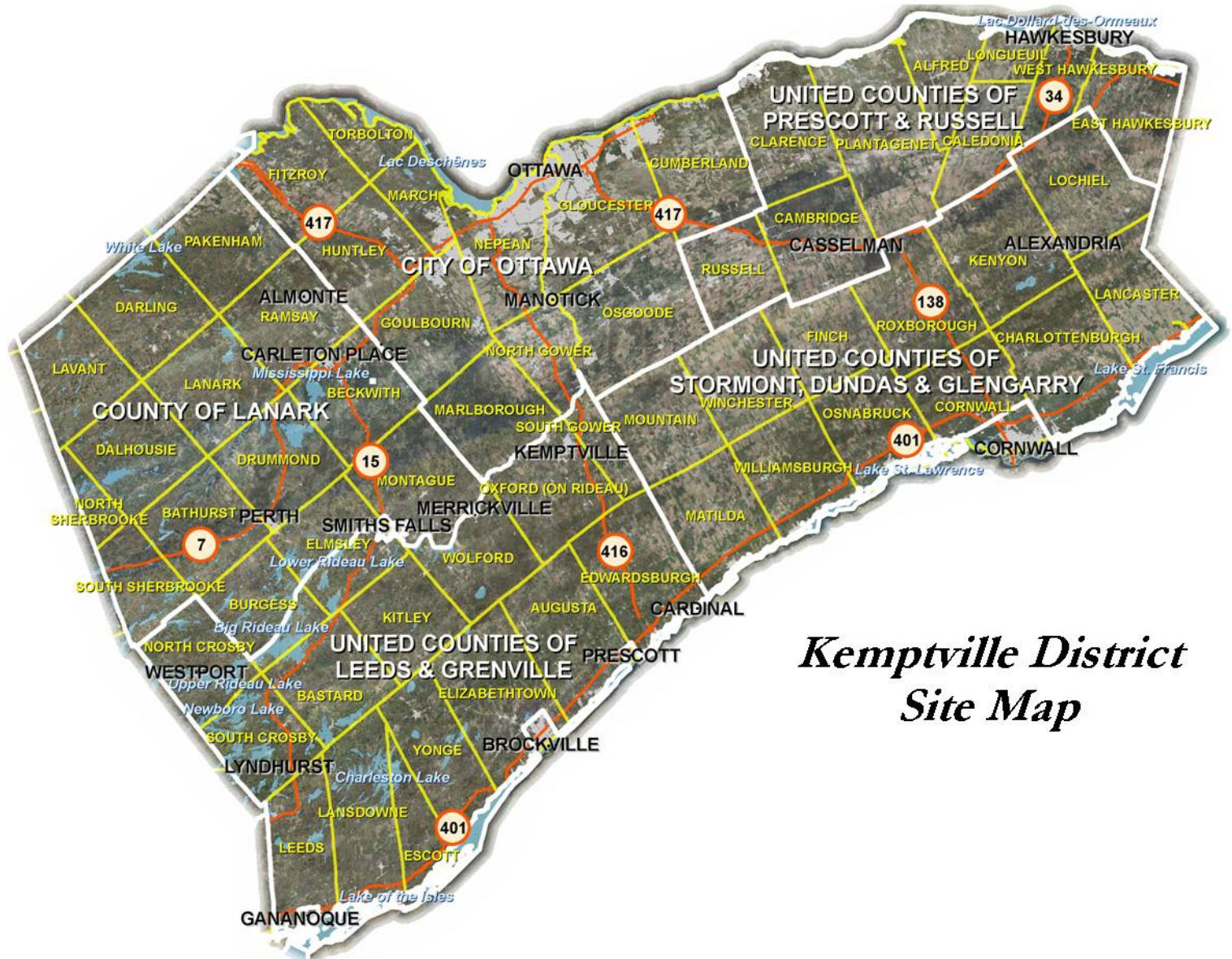
Please forward the completed form to:

OR Fax: 613-258-3920

Attention: Information Requests  
 10 Campus Drive, Postal Bag 2002  
 Kempeville, ON K0G 1J0

MNR File Number: \_\_\_\_\_





## Kemptville District Site Map

### How to get X, Y coordinates from Google Maps (2 options):


- 1.) Right-click on the map, at the point of interest, and select 'What's here?'.  
-The Latitude & Longitude of the mouse click, in decimal degrees, will automatically appear in the Search box.

OR

- 2.) Click on 'Maps Labs' in Google Maps.  
-The following window will appear:

[Maps Labs](#) - [Help](#)

Google Maps - ©2012 Google - [Terms of Use](#)

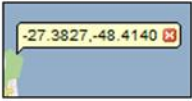


**LatLng Tooltip**  
Marcelo C

Displays a tooltip next to the mouse cursor showing the latlng directly underneath it. Press SHIFT to activate tooltip.

☐ Enable

☒ Disable



**LatLng Marker**  
Marcelo C

Adds an option to the context menu that lets you drop a mini marker showing the latlng of the position that the cursor was pointing at when the context menu was evoked

☐ Enable

☒ Disable

**Important:** To save your enabled Labs for next time, you must [sign in](#) to your Google account.

- Enable the LatLng Tooltip and then Save Changes.
- Now every time the **SHIFT** button is pressed in Google Maps, a Tool tip will appear with the Latitude and Longitude of the mouse location in decimal degrees.

**Ministry of Natural Resources**

Kemptville District  
P.O. Box 2002  
10 Campus Drive  
Kemptville, ON K0G 1J0

Tel.: (613) 258-8204  
Fax.: (613) 258-3920

**Ministère des Richesses naturelles**

District de Kemptville  
CP 2002  
10 Campus Drive  
Kemptville, ON K0G 1J0

Tél.: (613) 258-8204  
Téléc.: (613) 258-3920

Fri. Jul 11, 2014

Maria Staneva  
Golder  
32 Steacie Drive  
Kanata, Ontario  
K2K 2A9  
(613) 592-9600  
mstaneva@golder.com

Attention: Maria Staneva

**Subject:** Information Request  
**Project Name:** Phase I ESA, 175 Main Road  
**Site Address:** 175 Main Road, Ottawa, ON  
**Our File No.** 2014\_NEP-2716

**Natural Heritage Values**

The Ministry of Natural Resources (MNR) Kemptville District has carried out a preliminary review of the area in order to identify any potential natural resource and natural heritage values.

The MNR works closely with partner agencies and local municipalities in order to establish concurrent approval process and to achieve streamlined and efficient service delivery. The MNR strongly encourages all proponents to contact partner agencies (e.g. MOE, Conservation Authority, etc.) and appropriate municipalities early on in the planning process. This provides the proponent with early knowledge regarding agency requirements and approval timelines.

Natural heritage features and values contribute to the province's rich biodiversity and provide habitat for a variety of species. The following Natural Heritage values were identified:

- Fish Nursery, Rock Bass Nursery Area
- Fish Nursery, Walleye Nursery Area

Municipal Official Plans contain additional information related to natural heritage features. Please see the local municipal Official Plan for more information such as specific policies and direction

pertaining to activities which may impact natural heritage features. For planning advice or Official Plan interpretation, please contact the local municipality.

Where natural values and natural hazards exist (e.g., floodplains), there may be additional approvals and permitting required from the local Conservation Authority. The MNR strongly recommends contacting the local Conservation Authority for further information and approvals. Please see the MNR Kemptville Information Guide (2012) for contact information pertaining to Conservation Authorities located within the Kemptville District area.

For additional information and online mapping tools, please see the Natural Heritage Information Centre (NHIC), where additional data and files can be downloaded in both list and digital format. In addition sensitive species information can be requested and accessed through the NHIC at [NHICrequests@ontario.ca](mailto:NHICrequests@ontario.ca).

## Water

Where the site is adjacent to or contains a watercourses or waterbodies, additional considerations apply. If any in-water works are to occur, there are timing restriction periods for which work in water can take place (see below). Appropriate measures should be taken to minimize and mitigate impact on water quality and fish habitat, including:

- including the installation of sediment and erosion control measures;
- avoiding removal alteration or covering of substrates used for fish spawning, feeding, over-wintering or nursery areas; and
- debris control measures should be put in place to manage falling debris (e.g. spalling).

A work permit from the MNR may be required pending further details regarding the proposed works. No encroachment on the bed or banks of the waterbody (e.g. abutments, embankments, etc.) is permitted until MNR approval and clearance has been issued. In order for MNR staff to determine when a work permit is required, additional information can include:

- Detailed drawings (existing and proposed)
- Location mapping
- Registered Plan survey
- Site photographs
- Public Lands Act Forms - application forms, ownership form and landowner notification form.

The MNR does not have any water quality or quantity data available. We recommend that the Ministry of the Environment be contacted for such data along with the local Conservation Authority. For further information regarding fish habitat and protocols, please refer to the following interagency, document, *Fish Habitat Referral Protocol for Ontario* at: <http://www.mnr.gov.ca/264110.pdf>

## Timing restriction periods in MNR Kemptville District\*:

- |             |  |
|-------------|--|
| Warmwater   | → March 15 – June 30                                       |
|             | → March 15 – July 15 for St. Lawrence River & Ottawa River |
| Coldwater   | → October 1 – May 31                                       |
| Mixed lakes | → October 1 – June 30 (Big Rideau & Charleston)            |



*\* Please note: Additional timing restrictions may apply as it relates to Endangered and Threatened Species, including works in both water and wetland areas.*

	FISH SPECIES	TIMING WINDOW
<b>Spring:</b>	Walleye	March 15 to May 31
	Northern Pike	March 15 to May 31
	Lake Sturgeon	May 1 to June 30
	Muskellunge	March 15 to May 31
	Largemouth/Smallmouth Bass	May 1 to July 15
	Rainbow Trout	March 15 to June 15
	Other/Unknown Spring Spawning Species	March 15 to July 15

	FISH SPECIES	TIMING WINDOW
<b>Fall:</b>	Lake Trout	October 1 to May 31
	Brook Trout	October 1 to May 31
	Pacific Salmon	September 15 to May 31
	Lake Whitefish	October 15 to May 31
	Lake Herring	October 15 to May 31
	Other/Unknown Fall Spawning Species	October 1 to May 31

Additional approvals and permits may be required for the proposed works as it relates to the Fisheries Act. Please contact your local Conservation Authority and the Department of Fisheries and Oceans to determine requirements and next steps. Where the Fisheries Act is triggered and habitat compensation, mitigation measures or best management practices are being considered; as the MNR is charged with the management of Provincial fish populations, the MNR requests ongoing involvement in such discussions in order to ensure population conservation. Furthermore, local Conservation Authorities may also have additional approvals for works in and adjacent to water and wetland features. Finally, Transport Canada's Navigable Waters Protection Division may require review and approval of the proposed project. Please contact these local agencies directly for more information.

As per the Natural Heritage Reference Manual (Section 13; OMNR 2010) the MNR strongly recommends that an Ecological Site Assessment be carried out to more thoroughly determine the presence of natural heritage features, and Species at Risk and their habitat located on site. The MNR can provide survey methodology for particular species at risk and their habitats. In addition, the local planning authority may have more details pertaining to the requirements of the assessment process, which will result in allow for the municipality to make planning decisions which are consistent with the Provincial Policy Statement (2005).

### **Species at Risk**

With the new Endangered Species Act (ESA, 2007) in effect, it is important to understand which species and habitats exist in the area and the implications of the legislation. A review of the Natural Heritage Information Centre (NHIC) and internal records and aerial photograph interpretation indicate that there is a potential for the following Threatened (THR) and/or Endangered (END) species on the site or in proximity to it:

- Chimney Swift (THR)

- Pale-bellied Frost Lichen (END)
- Blanding's Turtle (THR)
- Butternut (END)

All Endangered and Threatened species receive individual protection under section 9 of the ESA and receive general habitat protection under Section 10 of the ESA, 2007. Thus any potential works should consider disturbance of possible important habitat (e.g. nesting sites). Please note that as of June 30, 2013 general habitat protection applies to all Threatened and Endangered species. The habitat of these listed species is protected from damage and destruction and certain activities may require authorization(s) under the ESA. Please keep this date in mind when planning any species and habitat surveys

Species receiving General Habitat protection:

- Blanding's Turtle (THR)
- Butternut (END)
- Chimney Swift (THR)
- Pale-bellied Frost Lichen (END)

If the proposed activity is known to have an impact on the species mentioned above or any other SAR, an authorization under the Endangered Species Act, 2007 (ESA) may be required. It is recommended that MNR Kemptville be contacted prior to any activities being carried out to discuss potential survey and mitigation measures to avoid contravention of the ESA.

Habitat has been identified within the project area that appears suitable for one or more species listed by SARO as Special Concern (SC). In Addition, one or more Special Concern species has been documented to occur either on the site or nearby. Species listed as Special Concern are not protected under the ESA, 2007. However, please note that some of these species may be protected under the Fish and Wildlife Conservation Act. Species of Special Concern for consideration:

- Milksnake (SC)
- Snapping Turtle (SC)
- Northern Map Turtle (SC)
- Peregrine Falcon (SC)

If any of these or any other species at risk are discovered throughout the course of the work, and/or should any species at risk or their habitat be potentially impacted by on site activities, MNR should be contacted immediately and operations be modified to avoid any negative impacts to species at risk or their habitat until further direction is provided by MNR.

Please note that information regarding species at risk is based on documented occurrences only and does not include an interpretation of potential habitat within or in proximity to the site in question. Although this data represents the MNR's best current available information, it is important to note that a lack of information for a site does not mean that additional features and values are not present. i.e.: Species at Risk (SAR) or their habitat could still be present at the location or in the immediate area. It is the responsibility of the proponent to ensure that species at risk are not killed, harmed, or harassed; or their habitat is not damaged or destroyed through the activities carried out on the site. The MNR continues to strongly encourage ecological site

assessments to determine the potential for SAR habitat and occurrences. When a SAR or potential habitat for a SAR does occur on a site, it is recommended that the proponent contact the MNR for technical advice and to discuss what activities can occur without contravention of the Act. If an activity is proposed that will contravene the ESA (such as Section 9 or 10), the proponent must contact the MNR to discuss the potential for a permit (Section 17). For specific questions regarding the Endangered Species Act (2007) or SAR, please contact a district Species at Risk Biologist at [sar.kemptville@ontario.ca](mailto:sar.kemptville@ontario.ca). For more information regarding the ESA (2007), please see attached ESA Information Sheet.

As of July 1, 2013, the approvals processes for a number of activities that have the potential to impact SAR or their habitat were changed in an effort to streamline approvals processes while continuing to protect and sustainably manage Ontario's natural resources. For those activities that require registration with the Ministry, businesses and individuals will be able to do so through a new online system. The online system will also include information to help guide individuals and businesses through the new processes. For further information on which activities are authorized through this new online registration process and how to apply, please refer to the following website: [http://www.mnr.gov.on.ca/en/About/2ColumnSubPage/STDPROD\\_104342.html](http://www.mnr.gov.on.ca/en/About/2ColumnSubPage/STDPROD_104342.html). General inquiries may be directed towards Kemptville District MNR, while questions and comments involving the new online forms can be directed to the Registry Approvals Service Centre (RASC) at 1-855-613-4256 or [mnr.rasc@ontario.ca](mailto:mnr.rasc@ontario.ca).

Please note: The advice in this letter may become invalid if:

- The Committee on the Status of Species at Risk in Ontario (COSSARO) re-assesses the status of the above-named species OR adds a species to the SARO List such that the section 9 and/or 10 protection provisions apply to those species.
- Additional occurrences of species are discovered.
- Habitat protection comes into force for one of the above-mentioned species through the creation of a habitat regulation (see general habitat protection above).

**This letter is valid until: Sat. Jul 11, 2015**

MNR is streamlining and automating its approvals processes for natural resource-related activities. Some activities that may otherwise contravene the ESA may be eligible to proceed without a permit from MNR provided that regulatory conditions are met for the ongoing protection of species at risk and their habitats. There are regulatory provisions for projects that have attained a specified level of approval prior to, or shortly after, the specified species or its habitat became protected under the ESA. These requirements include registering the activity with the Ministry of Natural Resources, taking steps to immediately minimize adverse effects on species and habitat, and developing a mitigation plan. Anyone intending to use this regulatory provision is strongly advised to review Ontario Regulation 242/08 under the Endangered Species Act, 2007 for the full legal requirements.

For more information please check out the following link <http://www.ontario.ca/environment-and-energy/development-and-infrastructure-projects-and-endangered-or-threatened-species>

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# Endangered Species Act, 2007 & Species At Risk in Ontario

## Background

Endangered Species Act: [http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes-07e06\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes-07e06_e.htm)

Species at Risk in Ontario List: [www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/246809.html](http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/246809.html)

The Endangered Species Act (ESA) 2007 protects both species and habitat. Section 9 of the ESA “prohibits killing, harming, harassing, capturing, possessing, collecting, buying, selling, trading, leasing or transporting species that are listed as threatened, endangered or extirpated”. Section 10 of the ESA, 2007 prohibits damaging or destroying habitat of endangered or threatened species. Protected habitat is either based on general definition in the Act or prescribed through a regulation. The ESA 2007 defines general habitat as an area on which the species depends, directly or indirectly, to carry on its life processes, including reproduction, rearing, hibernation, migration or feeding.

It is important to be aware that changes may occur in both species and habitat protection. The ESA applies to listed species on the Species at Risk in Ontario List (SARO). The Committee on the Status of Species in Ontario (COSSARO) meets regularly to evaluate species for listing and/or re-evaluate species already listed. As a result, species’ designations may change that could in turn change the level of protection they receive under the ESA 2007. Also, habitat protection provisions for a species may change e.g. if a species-specific habitat regulation comes into effect. The regulation would establish the area that is protected as habitat for the species.

Information with respect to SAR can be found in the online database at the Natural Heritage Information Centre (NHIC) - <http://nhic.mnr.gov.on.ca/nhic.cfm> . The NHIC compiles, maintains and distributes information on species at risk and updates its information on a regular basis. We encourage you to routinely check the NHIC database to obtain the most up to date SAR information for proposed work locations. However, while the NHIC database is the best available source of data, even when there are no known occurrences documented at a site, there is a possibility that SAR may occur at a proposed work location.

All data represents the MNR’s best current available information, it is important to note that a lack of occurrence at a site does not mean that there are no Species at Risk (SAR) at the location. The MNR continues to encourage ecological site assessments to determine the potential for other SAR occurrences. When a SAR does occur on a proposed site, it is recommended that the proponent contact the MNR for technical advice and to discuss what activities can occur without contravention of the Act. If an activity is proposed that will contravene the Act (such as Section 9 or 10), the proponent must contact the MNR to discuss the potential for application of certain permits (Section 17) or agreement (Regulation 242/08). For specific questions regarding the Endangered Species Act (2007) or species at risk, please contact a district Species at Risk Biologist at [sar.kemptville@ontario.ca](mailto:sar.kemptville@ontario.ca).

The MNR would like to advise, by way of this letter, that we continue to be circulated on information with regards to this project. If you have any questions or require clarification please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Kerry Reed". The script is cursive and fluid.

Kerry Reed  
SAR Biologist  
[kerry.reed@ontario.ca](mailto:kerry.reed@ontario.ca)

Encl.\  
-ESA Infosheet  
-NHIC/LIO Infosheet

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## Natural Heritage Information Centre

## Land Information Ontario

Natural Heritage Information Centre: <http://nhic.mnr.gov.on.ca/>

Biodiversity Explorer (mapping): <https://www.biodiversityexplorer.mnr.gov.on.ca/nhicWEB/main.jsp>

Land Information Ontario: <http://www.mnr.gov.on.ca/en/Business/LIO/index.html>

Ontario Geospatial Data Exchange: [http://www.mnr.gov.on.ca/en/Business/LIO/2ColumnSubPage/STEL02\\_167959.html](http://www.mnr.gov.on.ca/en/Business/LIO/2ColumnSubPage/STEL02_167959.html)

LIO Make-a-Map: [http://www.mnr.gov.on.ca/en/Business/LIO/2ColumnSubPage/STDPROD\\_068999.html](http://www.mnr.gov.on.ca/en/Business/LIO/2ColumnSubPage/STDPROD_068999.html)

Ontario Maps: [http://www.mnr.gov.on.ca/en/Business/LIO/2ColumnSubPage/STDPROD\\_068512.html](http://www.mnr.gov.on.ca/en/Business/LIO/2ColumnSubPage/STDPROD_068512.html)

The **Natural Heritage Information Centre** (NHIC) compiles, maintains and distributes information on natural species, plant communities and spaces of conservation concern in Ontario. This information is stored in a spatial database used for tracking this information. The Centre also has a library with conservation-related literature, reports, books, and maps, which are accessible for conservation applications, land use planning, and natural resource management. The NHIC website makes much of this information available through the internet.

### Natural Heritage Information Centre

300 Water Street, 2nd Floor, North Tower  
P.O. Box 7000, Peterborough, ON, K9J 8M5  
Tel.:(705) 755-2159 Fax:(705) 755-2168

**Land Information Ontario** (LIO) manages key provincial datasets. LIO makes these and hundreds of other data sets available to registered users at no charge. LIO also coordinates public and private sector organizations to collect high resolution satellite imagery for Ontario providing significant cost savings for all partners. Technical bulletins, newsletters and more are available online. More details regarding Ontario imagery and data can be searched, ordered and accessed online.

LIO's Ontario Geospatial Data Exchange (OGDE) allows more than 400 public sector organizations to easily share and use digital geographic information under a single legal agreement. Membership is available to eligible public organizations at no costs.

Through the website, Maps & Map Tools are made available, including online mapping software: LIO Make-a-Map.

### Land Information Ontario

[lio@ontario.ca](mailto:lio@ontario.ca)

LIO Support Team: (705) 755-1878

Or for specifics, see online at:

[http://www.mnr.gov.on.ca/en/Business/LIO/2ColumnSubPage/STDPROD\\_068510.html](http://www.mnr.gov.on.ca/en/Business/LIO/2ColumnSubPage/STDPROD_068510.html)

Additional Information pertaining to NHIC, LIO and other Natural Heritage and Data and Information tools is available in the MNR Kemptville Information Request Guide (2012).



## **TSSA Request and Response**

## Dumas, Melissa

---

**From:** plal@tssa.org on behalf of Public Information Services  
<publicinformationsservices@tssa.org>  
**Sent:** Friday, February 28, 2014 2:11 PM  
**To:** Staneva, Maria  
**Subject:** Re: TSSA Request for information

Hi Maria:

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail ([publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Thank you and have a great day!

Prem  
Public Information Services

"Putting Public Safety First"

Technical Standards and Safety Authority  
14th Floor, Centre Tower  
3300 Bloor Street West  
Toronto, ON M8X 2X4

Toll-Free: 1-877-682-8772  
Email: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)  
Web Site: [www.tssa.org](http://www.tssa.org)

On Fri, Feb 28, 2014 at 1:54 PM, Staneva, Maria <[Maria\\_Staneva@golder.com](mailto:Maria_Staneva@golder.com)> wrote:

Hi Sarah,

Could you please review your records to determine if any bulk fuel underground storage tanks (USTs) were registered on or near the addresses listed below. Also could you check if there are records of fuel spills, accidents or incidents on these addresses in Ottawa, ON.

175, 223, 249, 140, 196 Main Street

15 Oblates Avenue

130, 140, 152, 102 Springhursts Avenue.



Thank you!

Maria

---

**Maria Staneva (M.Eng., P.Eng.)** | Environmental Engineer | **Golder Associates Ltd.**

32 Steacie Drive, Kanata, Ontario, Canada K2K 2A9

**T:** [+1 \(613\) 592 9600](tel:+16135929600) | **D:** [+1 613 592 9600 x4237](tel:+16135929600x4237) | **F:** [+1 \(613\) 592 9601](tel:+16135929601) | **C:** [+1 613-868-2595](tel:+16138682595) | **E:**

[Maria\\_Staneva@golder.com](mailto:Maria_Staneva@golder.com) | [www.golder.com](http://www.golder.com)

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# **APPENDIX C**

## **EcoLog ERIS Report, Street Directories**



# DATABASE REPORT

**Project Property:** *Ph. I ESA, Oblates property  
175 Main St  
Ottawa ON K1S1C3  
Standard Report*

**Report Type:**

**Order #:** *20140228022*

**Requested by:** *Golder Associates Ltd.*

**Date:** *March 7, 2014*

**Ecolog ERIS Ltd.**  
Environmental Risk Information  
Service Ltd. (ERIS)  
A division of Glacier Media Inc.  
P: 1.866.517.5204  
E: [info@erisinfo.com](mailto:info@erisinfo.com)  
**[www.erisinfo.com](http://www.erisinfo.com)**

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# Executive Summary

## Property Information:

**Project Property:** *Ph. I ESA, Oblates property  
175 Main St Ottawa ON K1S1C3*

**Coordinates:**

<b>Latitude:</b>	<i>45.409969</i>
<b>Longitude:</b>	<i>-75.675053</i>
<b>UTM Northing:</b>	<i>5,028,715.99</i>
<b>UTM Easting:</b>	<i>447,176.33</i>
<b>UTM Zone:</b>	<i>UTM Zone 18T</i>

**Elevation:** *218 FT  
66.46 M*

## Order Information:

<b>Order No.:</b>	<i>20140228022</i>
<b>Date Requested:</b>	<i>11/03/2014</i>
<b>Requested by:</b>	<i>Golder Associates Ltd.</i>
<b>Report Type:</b>	<i>Standard Report</i>

## Additional Products:

**City Directory Search** *Subject Site plus 8 Adjacent Properties*

# Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
<a href="#">AAGR</a>	Abandoned Aggregate Inventory	Y	0	0	0
<a href="#">AGR</a>	Aggregate Inventory	Y	0	0	0
<a href="#">AMIS</a>	Abandoned Mine Information System	Y	0	0	0
<a href="#">ANDR</a>	Anderson's Waste Disposal Sites	Y	0	1	1
<a href="#">AUWR</a>	Automobile Wrecking & Supplies	Y	0	0	0
<a href="#">BORE</a>	Borehole	Y	0	0	0
<a href="#">CA</a>	Certificates of Approval	Y	0	0	0
<a href="#">CFOT</a>	Commercial Fuel Oil Tanks	Y	0	0	0
<a href="#">CHEM</a>	Chemical Register	Y	0	0	0
<a href="#">COAL</a>	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
<a href="#">CONV</a>	Compliance and Convictions	Y	0	0	0
<a href="#">CPU</a>	Certificates of Property Use	Y	0	0	0
<a href="#">DRL</a>	Drill Hole Database	Y	0	0	0
<a href="#">EASR</a>	Environmental Activity and Sector Registry	Y	0	0	0
<a href="#">EBR</a>	Environmental Registry	Y	0	0	0
<a href="#">ECA</a>	Environmental Compliance Approval	Y	0	0	0
<a href="#">EEM</a>	Environmental Effects Monitoring	Y	0	0	0
<a href="#">EHS</a>	ERIS Historical Searches	Y	0	0	0
<a href="#">EIS</a>	Environmental Issues Inventory System	Y	0	0	0
<a href="#">EXP</a>	List of TSSA Expired Facilities	Y	0	0	0
<a href="#">FCON</a>	Federal Convictions	Y	0	0	0
<a href="#">FCS</a>	Contaminated Sites on Federal Land	Y	0	0	0
<a href="#">FOFT</a>	Fisheries & Oceans Fuel Tanks	Y	0	0	0
<a href="#">FST</a>	Fuel Storage Tank	Y	0	0	0
<a href="#">FSTH</a>	Fuel Storage Tank - Historic	Y	0	0	0
<a href="#">GEN</a>	Ontario Regulation 347 Waste Generators Summary	Y	5	1	6
<a href="#">HINC</a>	TSSA Historic Incidents	Y	0	0	0
<a href="#">IAFT</a>	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
<a href="#">INC</a>	TSSA Incidents	Y	0	0	0
<a href="#">LIMO</a>	Landfill Inventory Management Ontario	Y	0	0	0
<a href="#">MINE</a>	Canadian Mine Locations	Y	0	0	0
<a href="#">MNR</a>	Mineral Occurrences	Y	0	0	0
<a href="#">NATE</a>	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
<a href="#">NCPL</a>	Non-Compliance Reports	Y	0	0	0
<a href="#">NDFT</a>	National Defence & Canadian Forces Fuel Tanks	Y	0	0	0
<a href="#">NDSP</a>	National Defence & Canadian Forces Spills	Y	0	0	0
<a href="#">NDWD</a>	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
<a href="#">NEES</a>	National Environmental Emergencies System (NEES)	Y	0	0	0

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.25 km</b>	<b>Total</b>
<a href="#">NPCB</a>	National PCB Inventory	Y	0	0	0
<a href="#">NPRI</a>	National Pollutant Release Inventory	Y	0	0	0
<a href="#">OGW</a>	Oil and Gas Wells	Y	0	0	0
<a href="#">OOGW</a>	Ontario Oil and Gas Wells	Y	0	0	0
<a href="#">OPCB</a>	Inventory of PCB Storage Sites	Y	0	0	0
<a href="#">ORD</a>	Orders	Y	0	0	0
<a href="#">PAP</a>	Canadian Pulp and Paper	Y	0	0	0
<a href="#">PCFT</a>	Parks Canada Fuel Storage Tanks	Y	0	0	0
<a href="#">PES</a>	Pesticide Register	Y	0	0	0
<a href="#">PINC</a>	TSSA Pipeline Incidents	Y	0	0	0
<a href="#">PRT</a>	Private and Retail Fuel Storage Tanks	Y	0	0	0
<a href="#">PTTW</a>	Permit to Take Water	Y	0	0	0
<a href="#">REC</a>	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
<a href="#">RSC</a>	Record of Site Condition	Y	0	0	0
<a href="#">RST</a>	Retail Fuel Storage Tanks	Y	0	0	0
<a href="#">SCT</a>	Scott's Manufacturing Directory	Y	0	0	0
<a href="#">SPL</a>	Ontario Spills	Y	0	2	2
<a href="#">SRDS</a>	Wastewater Discharger Registration Database	Y	0	0	0
<a href="#">TANK</a>	Anderson's Storage Tanks	Y	0	0	0
<a href="#">TCFT</a>	Transport Canada Fuel Storage Tanks	Y	0	0	0
<a href="#">VAR</a>	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
<a href="#">WDS</a>	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
<a href="#">WDSH</a>	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
<a href="#">WWIS</a>	Water Well Information System	Y	0	0	0
<b>Total:</b>			<b>5</b>	<b>4</b>	<b>9</b>

## Executive Summary: Site Report Summary – Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
<a href="#">2</a>	GEN	LES MISSIONNAIRES OBLATS DE M.1.	175 RUE MAIN, EDIFICE DESCHATELETS OTTAWA ON K1S 1C3	SSE/127.8	-0.69	<a href="#">11</a>
<a href="#">2</a>	GEN	LES MISSIONNAIRES OBLATS DE M.1.	175 RUE MAIN OTTAWA ON K1S 1C3	SSE/127.8	-0.69	<a href="#">11</a>
<a href="#">2</a>	GEN	LES MISSIONNAIRES OBLATS DE M. I.	EDIFICE DESCHATELETS 175 RUE MAIN OTTAWA ON K1S 1C3	SSE/127.8	-0.69	<a href="#">11</a>
<a href="#">2</a>	GEN	LES MISSIONNAIRES OBLATS DE M.1. 24-413	175 RUE MAIN, EDIFICE DESCHATELETS OTTAWA ON K1S 1C3	SSE/127.8	-0.69	<a href="#">11</a>
<a href="#">2</a>	GEN	LES MISSIONNAIRES OBLATS DE M. I.	175 RUE MAIN OTTAWA ON K1S 1C3	SSE/127.8	-0.69	<a href="#">12</a>



## Executive Summary: Site Report Summary – Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev Diff m	Page Number
<a href="#">1</a>	ANDR	St Paul Univ Dump (alt)	Ottawa ON K1S 1C5	S/94.3	-0.49	<a href="#">12</a>
<a href="#">3</a>	SPL	PETRO-CANADA	15 OBLATT AVE. BEHIND SACRED HEART CONVENT TANK TRUCK (CARGO)	WNW/165.8	-0.65	<a href="#">12</a>
<a href="#">4</a>	SPL	City of Ottawa	OTTAWA CITY ON 117 Springhurst Ave Ottawa ON K1S 0E3	NNW/179.3	-3.15	<a href="#">13</a>
<a href="#">5</a>	GEN	KONE Inc	223 MAIN ST ottawa ON K1S 1C4	SW/201.3	0.60	<a href="#">13</a>

## Executive Summary: Summary By Data Source

### ANDR - Anderson's Waste Disposal Sites

A search of the ANDR database, dated 1860s-Present has found that there are 1 ANDR 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>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
St Paul Univ Dump (alt)	Ottawa ON K1S 1C5	S	94.30	1

### GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jul 2013 has found that there are 6 GEN site(s) within approximately 0.25 Kilometers of the project property.

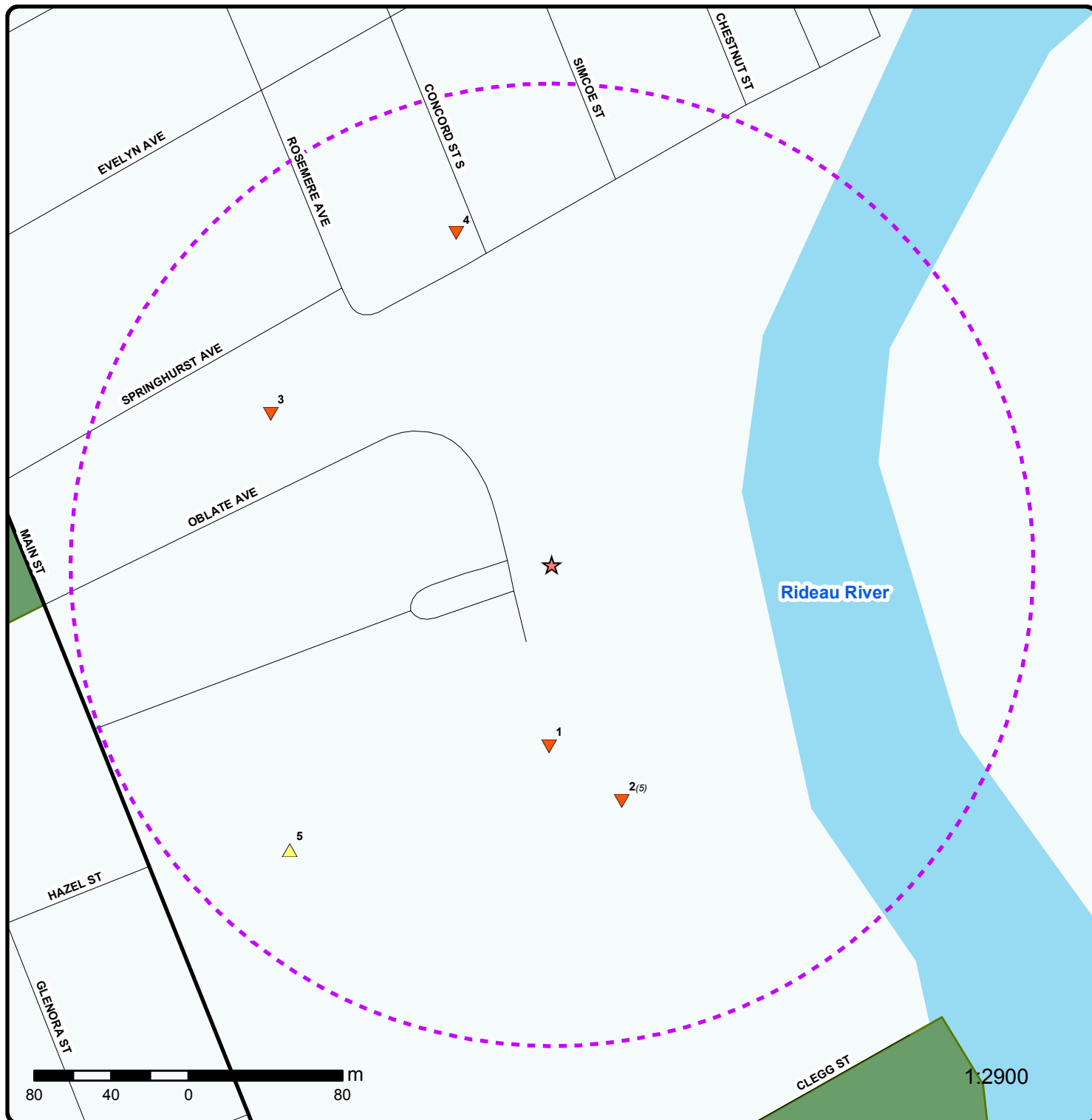
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
KONE Inc	223 MAIN ST ottawa ON K1S 1C4	SW	201.29	5
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
LES MISSIONNAIRES OBLATS DE M.1.	175 RUE MAIN OTTAWA ON K1S 1C3	SSE	127.80	2
LES MISSIONNAIRES OBLATS DE M. I.	EDIFICE DESCHATELETS 175 RUE MAIN OTTAWA ON K1S 1C3	SSE	127.80	2
LES MISSIONNAIRES OBLATS DE M. I.	175 RUE MAIN OTTAWA ON K1S 1C3	SSE	127.80	2
LES MISSIONNAIRES OBLATS DE M.1.	175 RUE MAIN, EDIFICE DESCHATELETS OTTAWA ON K1S 1C3	SSE	127.80	2
LES MISSIONNAIRES OBLATS DE M.1. 24-413	175 RUE MAIN, EDIFICE DESCHATELETS OTTAWA ON K1S 1C3	SSE	127.80	2

### SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2013 has found that there are 2 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>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>

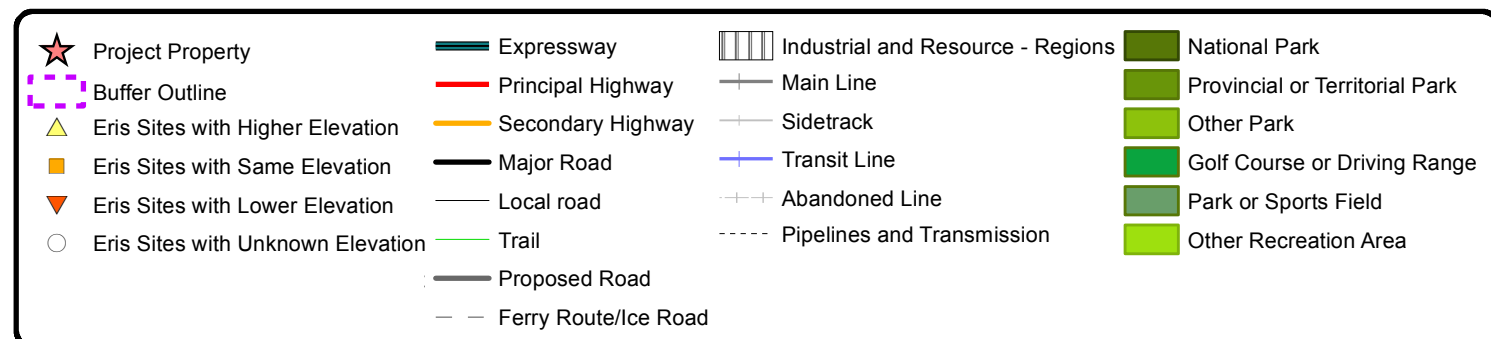
PETRO-CANADA	15 OBLATT AVE. BEHIND SACRED HEART CONVENT TANK TRUCK (CARGO)	WNW	165.82	3
City of Ottawa	OTTAWA CITY ON 117 Springhurst Ave Ottawa ON K1S 0E3	NNW	179.34	4



## Map

Address: 175 Main St, Ottawa, ON, K1S1C3

Order No: 20140228022





75°41'W

75°40'W

45°25'N

45°25'N

45°24'N

45°24'N



## Aerial

Order No: 20140228022

**Address: 175 Main St, Ottawa, ON, K1S1C3**

Source: ESRI World Imagery, Updated December 2012

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## Detail Report

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
2	1 of 5	SSE/127.8	65.8	LES MISSIONNAIRES OBLATS DE M.1. 175 RUE MAIN, EDIFICE DESCHATELETS OTTAWA ON K1S 1C3	<a href="#">GEN</a>
SIC Code:		0000			
SIC Description:		*** NOT DEFINED ***			
Generator #:		ON0926100			
Approval Yrs:		86,87,88,89,90			
--- Details ---					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
2	2 of 5	SSE/127.8	65.8	LES MISSIONNAIRES OBLATS DE M.1. 175 RUE MAIN OTTAWA ON K1S 1C3	<a href="#">GEN</a>
SIC Code:		9811			
SIC Description:		RELIGIOUS ORGAN.			
Generator #:		ON0926100			
Approval Yrs:		92,93,97,98			
--- Details ---					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
2	3 of 5	SSE/127.8	65.8	LES MISSIONNAIRES OBLATS DE M. I. EDIFICE DESCHATELETS 175 RUE MAIN OTTAWA ON K1S 1C3	<a href="#">GEN</a>
SIC Code:					
SIC Description:					
Generator #:		ON0926100			
Approval Yrs:		02,03,04,05			
--- Details ---					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
2	4 of 5	SSE/127.8	65.8	LES MISSIONNAIRES OBLATS DE M.1. 24-413 175 RUE MAIN, EDIFICE DESCHATELETS OTTAWA ON K1S 1C3	<a href="#">GEN</a>
SIC Code:		9811			
SIC Description:		RELIGIOUS ORGAN.			
Generator #:		ON0926100			
Approval Yrs:		94,95,96			
--- Details ---					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<b>2</b>	<b>5 of 5</b>	<b>SSE/127.8</b>	<b>65.8</b>	<b>LES MISSIONNAIRES OBLATS DE M. I. 175 RUE MAIN OTTAWA ON K1S 1C3</b>	<a href="#"><b>GEN</b></a>
<b>SIC Code:</b>		9811			
<b>SIC Description:</b>		RELIGIOUS ORGAN.			
<b>Generator #:</b>		ON0926100			
<b>Approval Yrs:</b>		99,00,01			
<b>--- Details ---</b>					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<b>1</b>	<b>1 of 1</b>	<b>S/94.3</b>	<b>66.0</b>	<b>St Paul Univ Dump (alt)  Ottawa ON K1S 1C5</b>	<a href="#"><b>ANDR</b></a>
<b>Legal Description:</b>		Gloucester			
<b>Location Description:</b>		St Paul University, W of Main St*, S of Springhurst Ave*, N of Clegg*			
<b>Municipality:</b>		Ottawa City			
<b>Current Municipality:</b>		Ottawa City			
<b>RM:</b>		Ottawa-Carleton Region			
<b>Facility:</b>		Dump			
<b>Date Active:</b>		1938			
<b>Date Begun:</b>					
<b>Date Complete:</b>		1938			
<b>Area (Ha):</b>					
<b>Landfill Type:</b>					
<b>Group Name:</b>		Rideau River			
<b>Operated By:</b>		St Paul University			
<b>Serial:</b>		MOEE 1108 (alt)			
<b>NTS:</b>		31G05			
<b>Diameter (m):</b>					
<b>Waste Type:</b>					
<b>UTM X Nad 27:</b>		447150			
<b>UTM Y Nad 27:</b>		5028400			
<b>UTM Zone:</b>		18			
<b>Historical Summary:</b>		St Paul Univ Dump (alt) This datapoint created to express a plausible alternate position for MOEE 1108 (St Paul Univ) whose UTM coordinates seem incorrect. This datapoint takes a centroid on St Paul University. 1965 Military Town Plan ASE 306 Not marked, High School [1965 Military Town Plan Ottawa-Hull ASE 306 Edition 1 (produced 1965)]. 1968 NTS Map 31G05 Not marked, High School [1968 NTS Map Ottawa-Hull Sheet 31G05 edition 7 (air photos 1967, publication 1968 )]. 1973 Military Town Plan MCE 306 Not marked, High School [1973 Military Town Plan Ottawa-Hull MCE 306 Edition 2 (information 1972, produced 1973)]. 1976 NTS Map 31G05 Not marked, Schools [1976 NTS Map Ottawa-Hull Sheet 31G05 edition 8 (air photos 1975, culture check 1975, information 1975, publication 1976 )]. 1982 Military Town Plan MCE 306 Not marked, St Paul University [1982 Military Town Plan Ottawa-Hull MCE 306 Edition 5 (information 1980, produced 1982)]. *[1992] MapArt Corporation Ontario, Towns and Cities [Street Atlas].			
<b>3</b>	<b>1 of 1</b>	<b>WNW/165.8</b>	<b>65.8</b>	<b>PETRO-CANADA 15 OBLATT AVE. BEHIND SACRED HEART CONVENT TANK TRUCK (CARGO) OTTAWA CITY ON</b>	<a href="#"><b>SPL</b></a>
<b>Ref No.:</b>		81005			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance m</i>	<i>Elevation m</i>	<i>Site</i>	<i>DB</i>
<b>Incident Dt:</b> 1/18/1993 <b>MOE Reported Dt:</b> 1/18/1993 <b>Contaminant Name:</b> <b>Contaminant Quantity:</b> <b>Incident Summary:</b> PETRO-CANADA-<15L FURNACE OIL ONTO GROUND, NOZZLE FELL OFF DRIVER'S HAND. <b>Incident Cause:</b> PIPE/HOSE LEAK <b>Incident Reason:</b> ERROR <b>Nature of Impact:</b> Soil contamination <b>Receiving Medium:</b> LAND <b>Environmental Impact:</b> POSSIBLE					
<b>4</b>	<b>1 of 1</b>	<b>NNW/179.3</b>	<b>63.3</b>	<b>City of Ottawa 117 Springhurst Ave Ottawa ON K1S 0E3</b>	<a href="#"><b>SPL</b></a>
<b>Ref No.:</b> 1680-865M2B <b>Incident Dt:</b> <b>MOE Reported Dt:</b> 6/5/2010 <b>Contaminant Name:</b> GASOLINE <b>Contaminant Quantity:</b> 0 other - see incident description <b>Incident Summary:</b> Ottawa: gasoline leaking on manhole <b>Incident Cause:</b> Discharge Or Bypass To A Watercourse <b>Incident Reason:</b> Spill <b>Nature of Impact:</b> <b>Receiving Medium:</b> <b>Environmental Impact:</b> Not Anticipated					
<b>5</b>	<b>1 of 1</b>	<b>SW/201.3</b>	<b>67.1</b>	<b>KONE Inc 223 MAIN ST ottawa ON K1S 1C4</b>	<a href="#"><b>GEN</b></a>
<b>SIC Code:</b> 238291 <b>SIC Description:</b> Elevator and Escalator Installation Contractors <b>Generator #:</b> ON5363847 <b>Approval Yrs:</b> 2009  <b>--- Details ---</b> <b>Waste Code:</b> 251 <b>Waste Description:</b> OIL SKIMMINGS & SLUDGES					



## *Unplottable Summary*

DB	Company Name/Site Name	Address	City	Zip
<a href="#">CA</a>	Petro-Canada		Ottawa ON	
<a href="#">NEES</a>	PETRO-CANADA		OTTAWA CITY ON	
<a href="#">NEES</a>	PETRO-CANADA		OTTAWA CITY ON	
<a href="#">NEES</a>	PETRO-CANADA		OTTAWA CITY ON	
<a href="#">NEES</a>	PETRO-CANADA		OTTAWA CITY ON	
<a href="#">NEES</a>	PETRO-CANADA		OTTAWA CITY ON	
<a href="#">NEES</a>	PETRO-CANADA		OTTAWA CITY ON	
<a href="#">SPL</a>	PETRO-CANADA	SERVICE STATION	OTTAWA CITY ON	

# Unplottable Report

---

**Site:** Petro-Canada  
Ottawa ON

**Database:**  
[CA](#)

**Certificate #:** 5607-79YMZ8  
**Application Year:** 2008  
**Issue Date:** 2/12/2008  
**Approval Type:** Industrial Sewage Works  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

---

**Site:** PETRO-CANADA  
OTTAWA CITY ON

**Database:**  
[NEES](#)

**Incident Date:** 10/19/88  
**Contaminant:** GASOLINE  
**Amount:** 0  
**Units:** Unknown  
**Quantity:**  
**Cause:** Unknown  
**Source:** Service Station  
**Reason:**  
**Sector:** Petroleum

---

**Site:** PETRO-CANADA  
OTTAWA CITY ON

**Database:**  
[NEES](#)

**Incident Date:** 4/15/89  
**Contaminant:** GASOLINE  
**Amount:** 0  
**Units:** Overflow  
**Quantity:**  
**Cause:** Unknown  
**Source:** Service Station  
**Reason:**  
**Sector:** Petroleum

---

**Site:** PETRO-CANADA  
OTTAWA CITY ON

**Database:**  
[NEES](#)

**Incident Date:** 6/11/88  
**Contaminant:** GASOLINE  
**Amount:** 0

**Units:** Valve, Fitting Leak  
**Quantity:**  
**Cause:** Unknown  
**Source:** Service Station  
**Reason:**  
**Sector:** Petroleum

---

**Site:** PETRO-CANADA  
OTTAWA CITY ON

**Database:**  
[NEES](#)

**Incident Date:** 10/6/88  
**Contaminant:** GASOLINE  
**Amount:** 0  
**Units:** Pipe Leak  
**Quantity:**  
**Cause:** Error  
**Source:** Service Station  
**Reason:**  
**Sector:** Petroleum

---

**Site:** PETRO-CANADA  
OTTAWA CITY ON

**Database:**  
[NEES](#)

**Incident Date:** 8/4/88  
**Contaminant:** OTHER OIL  
**Amount:** 0  
**Units:** Underground Tank Leak  
**Quantity:**  
**Cause:** Damage by Equipment  
**Source:** Service Station  
**Reason:**  
**Sector:** Petroleum

---

**Site:** PETRO-CANADA  
OTTAWA CITY ON

**Database:**  
[NEES](#)

**Incident Date:** 2/6/88  
**Contaminant:** HEATING OIL  
**Amount:** 0  
**Units:** Container Leak  
**Quantity:**  
**Cause:** Equipment Failure  
**Source:** Tank Truck  
**Reason:**  
**Sector:** Petroleum

---

**Site:** PETRO-CANADA  
OTTAWA CITY ON

**Database:**  
[NEES](#)

**Incident Date:** 8/4/88  
**Contaminant:** PERCHLOROETHYLENE  
**Amount:** 0  
**Units:** Underground Tank Leak  
**Quantity:**  
**Cause:** Damage by Equipment  
**Source:** Service Station

**Reason:**  
**Sector:**

Petroleum

---

**Site:** **PETRO-CANADA**  
**SERVICE STATION OTTAWA CITY ON**

***Database:***  
**SPL**

**Ref No.:** 30833  
**Incident Dt:** 2/12/1990  
**MOE Reported Dt:** 2/12/1990  
**Contaminant Name:**  
**Contaminant Quantity:**  
**Incident Summary:** PETRO CANADA SERVICE STN.FURANCE OIL LEAK.  
**Incident Cause:** OTHER CONTAINER LEAK  
**Incident Reason:** CORROSION  
**Nature of Impact:** Soil contamination  
**Receiving Medium:** LAND  
**Environmental Impact:** POSSIBLE

## Appendix: Database Descriptions

*Ecolog Environmental Risk Information Services Ltd can search the following databases. The extent of Historical information varies with each database and current information is determined by what is publicly available to Ecolog ERIS at the time of update. **Note:** Databases denoted with " \* " indicates that the database will no longer be updated. See the individual database description for more information.*

### **Abandoned Aggregate Inventory:**

Sept 2002\*

Provincial

[AAGR](#)

The MAAP Program maintains a database of all abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.\*

### **Aggregate Inventory:**

Up to Aug 2012

Provincial

[AGR](#)

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

### **Abandoned Mine Information System:**

1800-Feb 2013

Provincial

[AMIS](#)

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

### **Anderson's Waste Disposal Sites:**

1860s-Present

Private

[ANDR](#)

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

### **Automobile Wrecking & Supplies:**

2001-Jun 2010

Private

[AUWR](#)

This database provides an inventory of all known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

### **Borehole:**

1875-Aug 2011

Provincial

[BORE](#)

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

**Certificates of Approval:**

1985-Oct 30, 2011\*

Provincial

[CA](#)

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

**Commercial Fuel Oil Tanks:**

1948-Apr 2013

Provincial

[CFOT](#)

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

**Chemical Register:**

1992, 1999-Jun 2010

Private

[CHEM](#)

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

**Inventory of Coal Gasification Plants and Coal Tar Sites:**

Apr 1987 and Nov 1988\*

Provincial

[COAL](#)

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.\*

**Compliance and Convictions:**

1989-2013

Provincial

[CONV](#)

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

**Certificates of Property Use:**

1994-2013

Provincial

[CPU](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

**Drill Hole Database:**

1886-Jun 2013

Provincial

[DRL](#)

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

**Environmental Activity and Sector Registry:**

Oct 31 2011-Dec 2013

Provincial

[EASR](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.

**Environmental Registry:**

1994-2013

Provincial

[EBR](#)

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

**Environmental Compliance Approval:**

Oct 31, 2011-Jan 2014

Provincial

[ECA](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For CofA's prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

**Environmental Effects Monitoring:**

1992-2007\*

Federal

[EEM](#)

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

**ERIS Historical Searches:**

1999-Mar 2013

Private

[EHS](#)

EcoLog ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

**Environmental Issues Inventory System:**

1992-2001\*

Federal

[EIS](#)

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

**List of TSSA Expired Facilities:**

Current to May 2013

Provincial

[EXP](#)

This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

**Federal Convictions:**

1988-Jun 2007\*

Federal

[FCON](#)

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

**Contaminated Sites on Federal Land:**

June 2000-Jan 2014

Federal

[FCS](#)

The Federal Contaminated Sites Inventory includes information on all known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

**Fisheries & Oceans Fuel Tanks:**

1964-Sept 2003

Federal

[FOFT](#)

Fisheries & Oceans Canada maintains an inventory of all aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

**Fuel Storage Tank:**

2010-May 2013

Provincial

[FST](#)

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

**Fuel Storage Tank - Historic:**

Pre-Jan 2010\*

Provincial

[FSTH](#)

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

**Ontario Regulation 347 Waste Generators Summary:**

1986-Jul 2013

Provincial

[GEN](#)

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

**TSSA Historic Incidents:**

2006-June 2009

Provincial

[HINC](#)

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

**Indian & Northern Affairs Fuel Tanks:**

1950-Aug 2003\*

Federal

[IAFT](#)

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.



**TSSA Incidents:**

June 2009-Apr 2013

Provincial

[INC](#)

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

**Landfill Inventory Management Ontario:**

2012

Provincial

[LIMO](#)

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

**Canadian Mine Locations:**

1998-2009

Private

[MINE](#)

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

**Mineral Occurrences:**

1846-Apr 2013

Provincial

[MNR](#)

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the planimetric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

**National Analysis of Trends in Emergencies System (NATES):**

1974-1994\*

Federal

[NATE](#)

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

**Non-Compliance Reports:**

1994-2012

Provincial

[NCPL](#)

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

<b><u>National Defence &amp; Canadian Forces Fuel Tanks:</u></b>	Up to May 2001*	Federal	<a href="#">NDFT</a>
The Department of National Defence and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.			
<b><u>National Defence &amp; Canadian Forces Spills:</u></b>	Mar 1999-Aug 2010	Federal	<a href="#">NDSP</a>
The Department of National Defence and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.			
<b><u>National Defence &amp; Canadian Forces Waste Disposal Sites:</u></b>	2001-Apr 2007*	Federal	<a href="#">NDWD</a>
The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.			
<b><u>National Environmental Emergencies System (NEES):</u></b>	1974-2003*	Federal	<a href="#">NEES</a>
In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for all previous Environment Canada spill datasets. NEES is composed of the historic datasets 'or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.			
<b><u>National PCB Inventory:</u></b>	1988-2008*	Federal	<a href="#">NPCB</a>
Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.			
<b><u>National Pollutant Release Inventory:</u></b>	1993-2011	Federal	<a href="#">NPRI</a>
Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.			
<b><u>Oil and Gas Wells:</u></b>	1988-2013	Private	<a href="#">OGW</a>
The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at <a href="http://www.nickles.com">www.nickles.com</a> .			

**Ontario Oil and Gas Wells:**

1800-Jul 2013

Provincial

[OOGW](#)

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, well cap date, licence no., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

**Inventory of PCB Storage Sites:**

1987-Oct 2004

Provincial

[OPCB](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

**Orders:**

1994-2013

Provincial

[ORD](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

**Canadian Pulp and Paper:**1999, 2002, 2004, 2005,  
2009

Private

[PAP](#)

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

**Parks Canada Fuel Storage Tanks:**

1920-Jan 2005\*

Federal

[PCFT](#)

Canadian Heritage maintains an inventory of all known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

**Pesticide Register:**

1988-Jun 2013

Provincial

[PES](#)

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

**TSSA Pipeline Incidents:**

June 2009-Mar 2012

Provincial

[PINC](#)

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

**Private and Retail Fuel Storage Tanks:**

1989-1996\*

Provincial

[PRT](#)

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

**Permit to Take Water:**

1994-2013

Provincial

[PTTW](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

**Ontario Regulation 347 Waste Receivers Summary:** 1986-2012 Provincial [REC](#)  
 Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

**Record of Site Condition:** 1997-Sept 2001, Oct 2004-Jan 2014 Provincial [RSC](#)  
 The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.  
 RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

**Retail Fuel Storage Tanks:** 1999-Jun 2010 Private [RST](#)  
 This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

**Scott's Manufacturing Directory:** 1992-Mar 2011 Private [SCT](#)  
 Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

**Ontario Spills:** 1988-Jun 2013 Provincial [SPL](#)  
 This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

**Wastewater Discharger Registration Database:** 1990-2011 Provincial [SRDS](#)  
 Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

**Anderson's Storage Tanks:** 1915-1953\* Private [TANK](#)  
 The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

**Transport Canada Fuel Storage Tanks:** 1970-Mar 2007 Federal [TCFT](#)  
 With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

**TSSA Variances for Abandonment of Underground Storage Tanks:**

Current to Jun 2013

Provincial

[VAR](#)

The TSSA, Under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

**Waste Disposal Sites - MOE CA Inventory:**

1970-Jan 2014

Provincial

[WDS](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

**Waste Disposal Sites - MOE 1991 Historical Approval Inventory:**

Up to Oct 1990\*

Provincial

[WDSH](#)

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

**Water Well Information System:**

1955-May 2013

Provincial

[WWIS](#)

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

## Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries". All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and were included as reference.



<b>City Directory Information Source</b>
Vernon's Ottawa, ON City Directory

<b>PROJECT NUMBER:</b> 20140228022	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year:</b> 2011	
<b>Site Listing:</b>	-Multi Tenant Office
<b>Adjacent Properties:</b>	
<b>140 Main Street</b>	-OC Catholic School Board
<b>(1)49 Main Street</b>	-Address Not Listed
<b>196 Main Street</b>	-Super Sun Inc.
<b>223 Main Street</b>	-St. Paul University
<b>15 Oblates Avenue</b>	-Multi Tenant Res
<b>130 Springhur(st) Avenue</b>	-Multi Tenant Res
<b>140 Springhur(st) Avenue</b>	-Address Not Listed
<b>152 Springhur(st) Avenue</b>	-Res (1 tenant)

<b>PROJECT NUMBER:</b> 20140228022	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year:</b> 2005/06	
<b>Site Listing:</b>	-St. Paul University
<b>Adjacent Properties:</b>	
<b>140 Main Street</b>	-OC Catholic School Board
<b>(1)49 Main Street</b>	-Address Not Listed

<b>196 Main Street</b>	-Super Sun Inc.
<b>223 Main Street</b>	-St. Paul University
<b>15 Oblates Avenue</b>	-Multi Tenant Res
<b>130 Springhur(st) Avenue</b>	-Multi Tenant Res
<b>140 Springhur(st) Avenue</b>	-Address Not Listed
<b>152 Springhur(st) Avenue</b>	-Res (1 tenant)

<b>PROJECT NUMBER: 20140228022</b>	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year: 2001/02</b>	
<b>Site Listing:</b>	-St. Paul University
<b>Adjacent Properties:</b>	
<b>140 Main Street</b>	-OC Catholic School Board
<b>(1)49 Main Street</b>	-Address Not Listed
<b>196 Main Street</b>	-Super Sun Inc.
<b>223 Main Street</b>	-St. Paul University
<b>15 Oblates Avenue</b>	-Multi Tenant Res
<b>130 Springhur(st) Avenue</b>	-Multi Tenant Res
<b>140 Springhur(st) Avenue</b>	-Address Not Listed
<b>152 Springhur(st) Avenue</b>	-Res (1 tenant)

<b>PROJECT NUMBER: 20140228022</b>	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year: 1994/95</b>	
<b>Site Listing:</b>	-Multi Tenant Office
<b>Adjacent Properties:</b>	

<b>140 Main Street</b>	-OC Catholic School Board
<b>(1)49 Main Street</b>	-Address Not Listed
<b>196 Main Street</b>	-Alpha Food Market
<b>223 Main Street</b>	-St. Paul University
<b>15 Oblates Avenue</b>	-Multi Tenant Res
<b>130 Springhur(st) Avenue</b>	-Multi Tenant Res
<b>140 Springhur(st) Avenue</b>	-Res (1 tenant)
<b>152 Springhur(st) Avenue</b>	-Res (1 tenant)

<b>PROJECT NUMBER:</b> 20140228022	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year:</b> 1988/89	
<b>Site Listing:</b>	-Multi Tenant Res
<b>Adjacent Properties:</b>	
<b>140 Main Street</b>	-Address Not Listed
<b>(1)49 Main Street</b>	-Address Not Listed
<b>196 Main Street</b>	-Alpha Food Market
<b>223 Main Street</b>	-St. Paul University
<b>15 Oblates Avenue</b>	-Sacred Heart Convent
<b>130 Springhur(st) Avenue</b>	-Multi Tenant Res
<b>140 Springhur(st) Avenue</b>	-Res (1 tenant)
<b>152 Springhur(st) Avenue</b>	-Res (1 tenant)

<b>PROJECT NUMBER:</b> 20140228022	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year:</b> 1984	
<b>Site Listing:</b>	-Multi Tenant Res
<b>Adjacent Properties:</b>	
<b>140 Main Street</b>	-Address Not Listed
<b>(1)49 Main Street</b>	-Address Not Listed
<b>196 Main Street</b>	-Alpha Food Market
<b>223 Main Street</b>	-St. Paul University
<b>15 Oblates Avenue</b>	-Sacred Heart Convent
<b>130 Springhur(st) Avenue</b>	-Multi Tenant Res
<b>140 Springhur(st) Avenue</b>	-Res (1 tenant)
<b>152 Springhur(st) Avenue</b>	-Res (1 tenant)

<b>PROJECT NUMBER:</b> 20140228022	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year:</b> 1974	
<b>Site Listing:</b>	-Multi Tenant Res
<b>Adjacent Properties:</b>	
<b>140 Main Street</b>	-Address Not Listed
<b>(1)49 Main Street</b>	-Address Not Listed
<b>196 Main Street</b>	-Mac's Milk
<b>223 Main Street</b>	-St. Paul University
<b>15 Oblates Avenue</b>	-Sacred Heart Convent
<b>130 Springhur(st) Avenue</b>	-Multi Tenant Res

<b>140 Springhur(st) Avenue</b>	-Res (1 tenant)
<b>152 Springhur(st) Avenue</b>	-Res (1 tenant)

<b>PROJECT NUMBER: 20140228022</b>	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year: 1969</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>140 Main Street</b>	-Address Not Listed
<b>(1)49 Main Street</b>	-Address Not Listed
<b>196 Main Street</b>	-Nelson Drugs
<b>223 Main Street</b>	-Address Not Listed
<b>15 Oblates Avenue</b>	-Sacred Heart Convent
<b>130 Springhur(st) Avenue</b>	-Address Not Listed
<b>140 Springhur(st) Avenue</b>	-Res (1 tenant)
<b>152 Springhur(st) Avenue</b>	-Address Not Listed

<b>PROJECT NUMBER: 20140228022</b>	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year: 1964</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>140 Main Street</b>	-Address Not Listed
<b>(1)49 Main Street</b>	-Address Not Listed
<b>196 Main Street</b>	-Nelson Drugs
<b>223 Main Street</b>	-Address Not Listed

<b>15 Oblates Avenue</b>	-Sacred Heart Convent
<b>130 Springhur(st) Avenue</b>	-Address Not Listed
<b>140 Springhur(st) Avenue</b>	-Res (1 tenant)
<b>152 Springhur(st) Avenue</b>	-Address Not Listed

<b>PROJECT NUMBER: 20140228022</b>	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year: 1959</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>140 Main Street</b>	-Address Not Listed
<b>(1)49 Main Street</b>	-Address Not Listed
<b>196 Main Street</b>	-Nelson Drugs
<b>223 Main Street</b>	-Address Not Listed
<b>15 Oblates Avenue</b>	-Sacred Heart Convent
<b>130 Springhur(st) Avenue</b>	-Address Not Listed
<b>140 Springhur(st) Avenue</b>	-Res (1 tenant)
<b>152 Springhur(st) Avenue</b>	-Address Not Listed

<b>PROJECT NUMBER: 20140228022</b>	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year: 1954</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>140 Main Street</b>	-Address Not Listed



<b>(1)49 Main Street</b>	-Address Not Listed
<b>196 Main Street</b>	-Address Not Listed
<b>223 Main Street</b>	-Address Not Listed
<b>15 Oblates Avenue</b>	-Address Not Listed
<b>130 Springhur(st) Avenue</b>	-Address Not Listed
<b>140 Springhur(st) Avenue</b>	-Res (1 tenant)
<b>152 Springhur(st) Avenue</b>	-Address Not Listed

<b>PROJECT NUMBER: 20140228022</b>	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year: 1949</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>140 Main Street</b>	-Address Not Listed
<b>(1)49 Main Street</b>	-Address Not Listed
<b>196 Main Street</b>	-Address Not Listed
<b>223 Main Street</b>	-Address Not Listed
<b>15 Oblates Avenue</b>	-Address Not Listed
<b>130 Springhur(st) Avenue</b>	-Address Not Listed
<b>140 Springhur(st) Avenue</b>	-Res (1 tenant)
<b>152 Springhur(st) Avenue</b>	-Address Not Listed

<b>PROJECT NUMBER: 20140228022</b>	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year: 1944</b>	
<b>Site Listing:</b>	-Address Not Listed

<b>Adjacent Properties:</b>	
<b>140 Main Street</b>	-Address Not Listed
<b>(1)49 Main Street</b>	-Address Not Listed
<b>196 Main Street</b>	-Address Not Listed
<b>223 Main Street</b>	-Address Not Listed
<b>15 Oblates Avenue</b>	-Address Not Listed
<b>130 Springhur(st) Avenue</b>	-Address Not Listed
<b>140 Springhur(st) Avenue</b>	-Address Not Listed
<b>152 Springhur(st) Avenue</b>	-Address Not Listed

<b>PROJECT NUMBER:</b> 20140228022	
<b>Site Address:</b>	175 Main St. Ottawa, ON
<b>Year:</b> 1939	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>140 Main Street</b>	-Address Not Listed
<b>(1)49 Main Street</b>	-Address Not Listed
<b>196 Main Street</b>	-Address Not Listed
<b>223 Main Street</b>	-Address Not Listed
<b>15 Oblates Avenue</b>	-Address Not Listed
<b>130 Springhur(st) Avenue</b>	-Address Not Listed
<b>140 Springhur(st) Avenue</b>	-Address Not Listed
<b>152 Springhur(st) Avenue</b>	-Address Not Listed

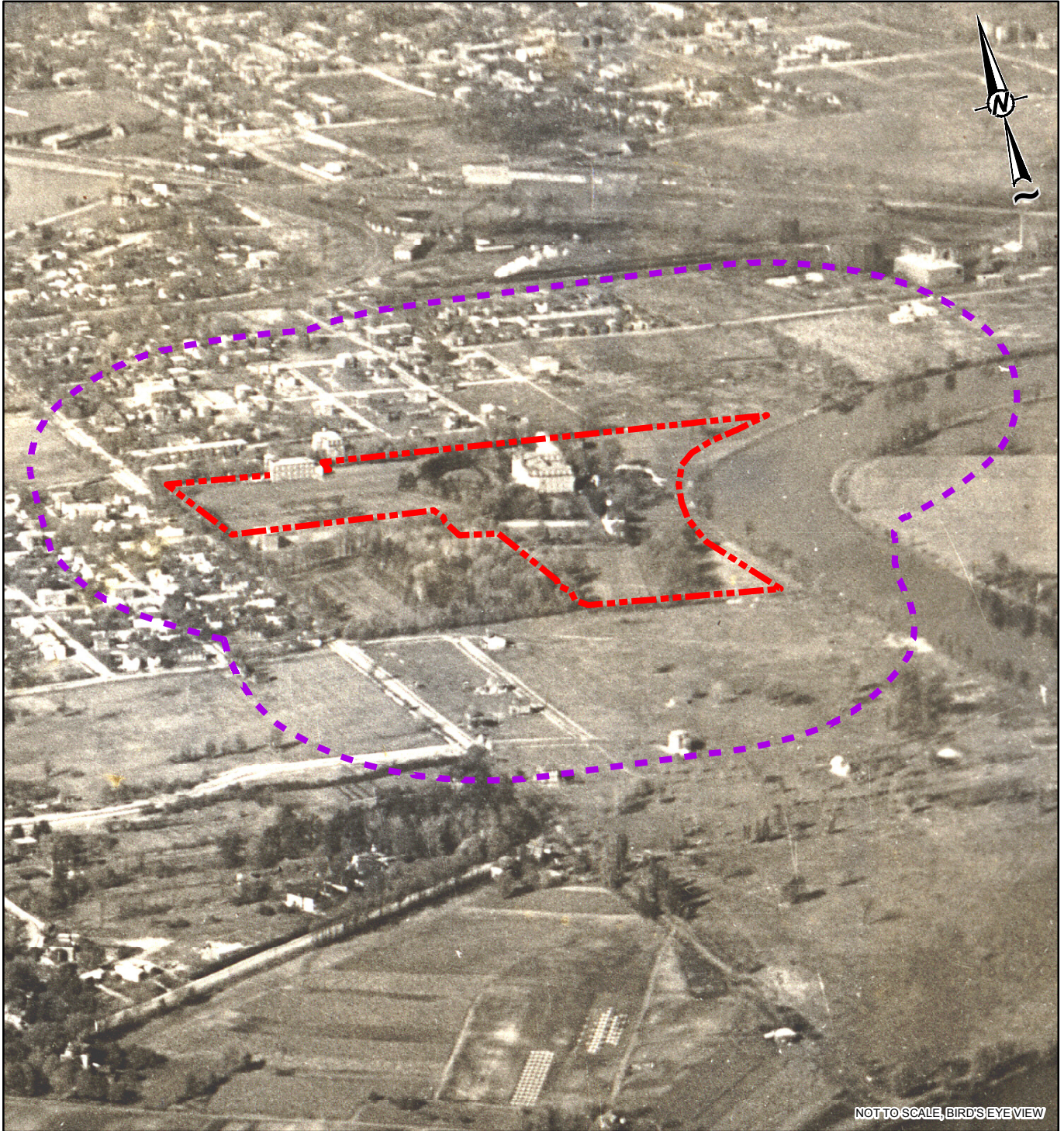
-All listings for businesses were listed as they are in the city directory.  
 -Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory



# **APPENDIX D**

## **Aerial Photographs**





NOT TO SCALE, BIRD'S EYE VIEW

CLIENT  
GREYSTONE VILLAGE INC.

PROJECT  
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

TITLE  
**1922 AERIAL PHOTO**

CONSULTANT

YYYY-MM-DD 2016-05-01

PREPARED BR

DESIGN MS

REVIEW MS

APPROVED TDR





PROJECT  
1525113

PHASE  
1000/1

Rev.  
0

APPENDIX  
**D1**

#### LEGEND

-  APPROXIMATE PHASE ONE STUDY AREA
-  APPROXIMATE SITE BOUNDARY

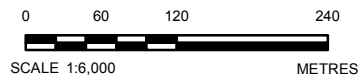
#### NOTES

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

#### REFERENCE

1922 AERIAL PHOTO, NAPL - HA20. - NOT GEO-REFERENCED, BIRD'S EYE VIEW.





LEGEND

- APPROXIMATE PHASE ONE STUDY AREA
- APPROXIMATE SITE BOUNDARY

NOTES

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

REFERENCE

1938 AERIAL PHOTO, NAPL - A6352-36, SCALE 10000.  
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: MTM  
ZONE 9 VERTICAL DATUM: CGVD28

CLIENT  
GREYSTONE VILLAGE INC.

PROJECT  
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON

TITLE  
**1938 AERIAL PHOTO**

CONSULTANT



YYYY-MM-DD 2016-05-01

PREPARED BR

DESIGN MS

REVIEW MS

APPROVED TDR

PROJECT  
1525113

PHASE  
1000/1

Rev.  
0

APPENDIX  
**D2**





0 60 120 240  
SCALE 1:6,000 METRES

#### LEGEND

- APPROXIMATE PHASE ONE STUDY AREA
- APPROXIMATE SITE BOUNDARY

#### NOTES

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

#### REFERENCE

1958 AERIAL PHOTO, CITY OF OTTAWA.  
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: MTM  
ZONE 9 VERTICAL DATUM: CGVD28

CLIENT  
**GREYSTONE VILLAGE INC.**

PROJECT  
**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON**

TITLE  
**1958 AERIAL PHOTO**

CONSULTANT



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DESIGN MS

REVIEW MS

APPROVED TDR

PROJECT  
1525113

PHASE  
1000/1

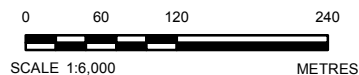
Rev.  
0

APPENDIX  
**D3**

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM:  
25mm



Path: N:\ActiveSpatial\1\MTM\_Regional\_Group\RegionalGroup\Oblates\GIS\MXDs\1525113\13000\_14HS-D4.mxd



#### LEGEND

- APPROXIMATE PHASE ONE STUDY AREA
- APPROXIMATE SITE BOUNDARY

#### NOTES

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

#### REFERENCE

1965 AERIAL PHOTO, NAPL, A30010-14.  
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: MTM  
ZONE 9 VERTICAL DATUM: CGVD28

CLIENT  
**GREYSTONE VILLAGE INC.**

PROJECT  
**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON**

TITLE  
**1965 AERIAL PHOTO**

CONSULTANT



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DESIGN MS

REVIEW MS

APPROVED TDR

PROJECT  
1525113

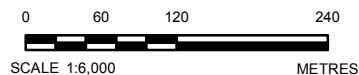
PHASE  
1000/1

Rev.  
0

APPENDIX  
**D4**

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM:  
25mm





LEGEND

- APPROXIMATE PHASE ONE STUDY AREA
- APPROXIMATE SITE BOUNDARY

NOTES

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

REFERENCE

1976 AERIAL PHOTO, CITY OF OTTAWA.  
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: MTM  
ZONE 9 VERTICAL DATUM: CGVD28

CLIENT  
**GREYSTONE VILLAGE INC.**

PROJECT  
**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON**

TITLE  
**1976 AERIAL PHOTO**

CONSULTANT



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REVIEW MS

APPROVED TDR

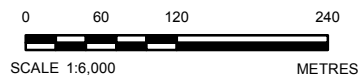
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1525113

PHASE  
1000/1



Rev.  
0

APPENDIX  
**D5**





#### LEGEND

-  APPROXIMATE PHASE ONE STUDY AREA
-  APPROXIMATE SITE BOUNDARY

#### NOTES

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

#### REFERENCE

1991 AERIAL PHOTO, CITY OF OTTAWA.  
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: MTM  
ZONE 9 VERTICAL DATUM: CGVD28

CLIENT  
**GREYSTONE VILLAGE INC.**

PROJECT  
**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON**

TITLE  
**1991 AERIAL PHOTO**

CONSULTANT



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PREPARED BR

DESIGN MS

REVIEW MS

APPROVED TDR

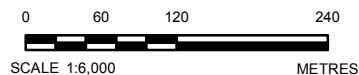
PROJECT  
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PHASE  
1000/1



Rev.  
0

APPENDIX  
**D6**





#### LEGEND

-  APPROXIMATE PHASE ONE STUDY AREA
-  APPROXIMATE SITE BOUNDARY

#### NOTES

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

#### REFERENCE

1999 AERIAL PHOTO, CITY OF OTTAWA.  
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: MTM  
ZONE 9 VERTICAL DATUM: CGVD28

CLIENT  
**GREYSTONE VILLAGE INC.**

PROJECT  
**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON**

TITLE  
**1999 AERIAL PHOTO**

CONSULTANT



YYYY-MM-DD 2016-05-01

PREPARED BR

DESIGN MS

REVIEW MS

APPROVED TDR

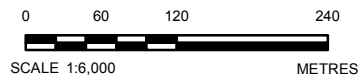
PROJECT  
1525113

PHASE  
1000/1



Rev.  
0

APPENDIX  
**D7**





**LEGEND**

-  APPROXIMATE PHASE ONE STUDY AREA
-  APPROXIMATE SITE BOUNDARY

**NOTES**

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

**REFERENCE**

2005 AERIAL PHOTO, CITY OF OTTAWA.  
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: MTM  
ZONE 9 VERTICAL DATUM: CGVD28

CLIENT  
**GREYSTONE VILLAGE INC.**

PROJECT  
**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON**

TITLE  
**2005 AERIAL PHOTO**

CONSULTANT



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DESIGN MS

REVIEW MS

APPROVED TDR

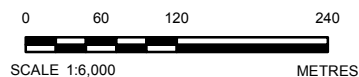
PROJECT  
1525113

PHASE  
1000/1



Rev.  
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APPENDIX  
**D8**





#### LEGEND

-  APPROXIMATE PHASE ONE STUDY AREA
-  APPROXIMATE SITE BOUNDARY

#### NOTES

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT NO. 1525113/1000/1.

#### REFERENCE

2011 AERIAL PHOTO, CITY OF OTTAWA.  
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: MTM  
ZONE 9 VERTICAL DATUM: CGVD28

CLIENT  
**GREYSTONE VILLAGE INC.**

PROJECT  
**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT  
OBLATES PROPERTY, 175 MAIN STREET, OTTAWA, ON**

TITLE  
**2011 AERIAL PHOTO**

CONSULTANT



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PROJECT  
1525113

PHASE  
1000/1

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APPENDIX  
**D9**





# **APPENDIX E**

## **Site Photographs**





## APPENDIX E - Site Photographs

### Oblates Property, 175 Main Street, Ottawa, Ontario



**Photograph 1:** View of the front entrance of the Site looking east.



**Photograph 2:** View of the adjacent lands west of the Site (St. Paul University) looking southwest.



## APPENDIX E - Site Photographs

### Oblates Property, 175 Main Street, Ottawa, Ontario



**Photograph 3:** View of the adjacent lands across Main Street west of the Site looking west.



**Photograph 4:** View of the northeast part of the Site and adjacent lands northeast of the Site looking northeast.





## APPENDIX E - Site Photographs

### Oblates Property, 175 Main Street, Ottawa, Ontario



**Photograph 5:** View of the adjacent lands north of the Site (Convent de Sacre Coeur) looking west.



**Photograph 6:** View of Clegg Street located adjacent and parallel to the south Site boundary looking west.



## APPENDIX E - Site Photographs

### Oblates Property, 175 Main Street, Ottawa, Ontario



**Photograph 7:** View of the main Deschâtelets building and the North and South wings Site looking north.



**Photograph 8:** View of the southeast side of the Site looking northwest.





## APPENDIX E - Site Photographs

### Oblates Property, 175 Main Street, Ottawa, Ontario



**Photograph 9:** View of rear side (east) of the Site looking west.



**Photograph 10:** View of the north part of the Site looking south.





## APPENDIX E - Site Photographs

### Oblates Property, 175 Main Street, Ottawa, Ontario



**Photograph 11:** View of the Site entrance road off Main Street looking west, towards Main Street.



**Photograph 12:** View of the east facade of the laundry/workshop building looking west.



## APPENDIX E - Site Photographs

### Oblates Property, 175 Main Street, Ottawa, Ontario



**Photograph 13:** View of the garage building attached to the north side of the main building looking south.



**Photograph 14:** View of the boiler room.





## APPENDIX E - Site Photographs

### Oblates Property, 175 Main Street, Ottawa, Ontario



**Photograph 15:** View of the former coal storage room.



**Photograph 16:** View of the diesel AST located in the former coal storage room and used to fuel the backup generator.



## APPENDIX E - Site Photographs

### Oblates Property, 175 Main Street, Ottawa, Ontario



**Photograph 17:** View of the waste oil containers stored in the former coal storage room for pick up and off-Site disposal.



**Photograph 18:** View of the water in the sump located in the boiler room.





## APPENDIX E - Site Photographs

### Oblates Property, 175 Main Street, Ottawa, Ontario



**Photograph 19:** View of the interior of the laundry/workshop building.



**Photograph 20:** View of the interior of the Old Chapel.





## APPENDIX E - Site Photographs

### Oblates Property, 175 Main Street, Ottawa, Ontario



**Photograph 21:** View of the interior of the Archives.



**Photograph 22:** View of the interior of the garage building.



## APPENDIX E - Site Photographs

### Oblates Property, 175 Main Street, Ottawa, Ontario



**Photograph 23:** View of the maintenance pit located in the garage, the staining on the concrete floor and the oils/lubricants stored in containers in the pit.



**Photograph 24:** View of the potential ACMs in the form of paring cement insulation on piping in the boiler room.

\\golder.gds\gal\Ottawa\Active\2014\1122 - CLG\14-1122-0005 Regional Group Oblates Property Ottawa\Phase 1100 - Update Ph I ESA to O Reg 153\1 Ph I ESA updated\_RSC parcels\Appendix E Site photographs\Appendix E site photos 175 Main Street.doc

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