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**Phase I-Environmental Site Assessment**

Part of 263 Greensway Avenue  
Ottawa, Ontario

Prepared For  
Manor Park Management

May 7, 2018  
Report: PE4258-1

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## **EXECUTIVE SUMMARY**

### **Assessment**

A Phase I-Environmental Site Assessment (ESA) was carried out for part of the property addressed 263 Greensway Avenue, in the City of Ottawa, Ontario. The Phase I Property comprises the eastern portion of a larger residential property; it should be noted that the residential apartment building has civic address 267 Greensway Avenue. The purpose of the Phase I-ESA was to research the past and current use of the site and study area and to identify environmental concerns with the potential to have impacted the subject property.

Based on the available historical information sources, the Phase I Property was first developed as early as 1950, as part of a residential property. The subject land was developed with a private parking garage structure and paved parking lot associated with the residential apartment building adjacent to the west. According to the 1956 FIP, the northeast and southeast corners of the garage structure were occupied by an office or workshop and a residential dwelling.

Adjacent properties to the south, along Montreal Road, were developed as early as the 1920's, for residential, commercial and/or industrial purposes. The Canadian National Railway was present to the east of the Phase I Property, running parallel to the subject land. The adjacent properties and neighbouring properties to the north and further to the west were developed for residential purposes in the 1950's. The former CNR line to the east, former W.R. Cummings Feed Mill & Elevator industry situated immediately south of the Phase I Property (with coal storage along the northern property line) and possible former dry cleaning operation at 101 Montreal Road, are considered to have resulted in APECs on the Phase I Property. Other historical PCAs identified in the Phase I Study Area are not considered to have resulted in APECs on the Phase I Property based on their separation distances in combination with their orientations with respect to the subject land.

Following the historical review, a site visit was conducted. Based on the findings of the site visit, no on-site PCAs were identified. However, based on a previous subsurface investigation conducted in 2012, impacted fill material is known to exist beneath the Phase I Property and is considered to represent an APEC potentially across the subject land.

At the time of the site visit, the current use of the adjacent and neighbouring properties within the Phase I ESA Study Area were observed from publicly accessible areas. A variety of off-site PCAs were identified, however none were considered to have the potential to impact the subject land based on their separation distances and/or orientations with respect to the Phase I Property.

## **Conclusion**

Based on the findings of the Phase I-ESA, it is our opinion that **a Phase II-ESA is required for the Phase I Property.**



## **1.0 INTRODUCTION**

At the request of Manor Park Management, Paterson Group (Paterson) conducted a Phase I-Environmental Site Assessment (Phase I-ESA) for part of the property addressed 263 Greensway Avenue in the City of Ottawa, Ontario. The Phase I Property comprises the eastern portion of a larger parcel of land addressed 236 Greensway Avenue. It should be noted that the existing residential apartment building on the western portion has civic address 267 Greensway Avenue. The purpose of this Phase I-ESA was to research the past and current use of the site and study area to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I-ESA by Mr. Anand Aggarwal of Manor Park Management. Mr. Aggarwal can be contacted by telephone at 613-745-6881.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains all of our findings and results of the environmental conditions at this site.

This Phase I-ESA report has been prepared in general accordance with Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act), and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I-ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

## 2.0 PHASE I PROPERTY INFORMATION

Address:	Part of 263 Greensway Avenue, Ottawa, Ontario
Legal Description:	Part of Lots 4, 5 & 6, Block 1, Registered Plan 29, Formerly City of Vanier, City of Ottawa
Property Identification Numbers:	04236-0174
Location:	The subject site is located between Greensway Avenue and the Vanier Parkway, approximately 30m north of Montreal Road, in the City of Ottawa. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 26' 05" N, 75° 40' 01" W
<b>Site Description:</b>	
Configuration:	Irregular
Site Area:	0.27 ha (approximate)
Zoning:	R4O – Residential 4 <sup>th</sup> Density Zone, Floodplain Area
Current Use:	The Phase I Property is occupied by a paved parking lot and small landscaped areas.
Services:	The Phase I Property is located in a municipally serviced area.

### **3.0 SCOPE OF INVESTIGATION**

The scope of work for this Phase I-Environmental Site Assessment was as follows:

- ☐ Determine the historical activities on the subject site and study area by conducting a review of readily available records, reports, photographs, plans, mapping, databases and regulatory agencies;
- ☐ Investigate the existing conditions present at the subject site and study area by conducting site reconnaissance;
- ☐ Conduct interviews with persons knowledgeable of current and historic operations on the subject property, and if warranted, neighbouring properties;
- ☐ Present the results of our findings in a comprehensive report in general accordance with the requirements of Ontario Regulation 269/11 amending O.Reg. 153/04 made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- ☐ Provide a preliminary environmental site evaluation based on our findings;
- ☐ Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

## **4.0 RECORDS REVIEW**

### **4.1 General**

#### **Phase I-ESA Study Area Determination**

A radius of approximately 250 m was determined to be appropriate as a Phase I ESA study area for this assignment. Properties outside the 250 m radius are not considered to have impacted the subject land, based on their significant distance from the site.

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

The chain of title indicates the entire parcel of land comprising the Phase I Property was originally owned by Gideon Olmstead and sold as parcels to private individuals in 1870, 1895 and 1903. The Chain of Title indicates that part of Parcel 4 was reportedly owned by Clairon Construction Co. from 1945 through 1950. Otherwise, the land was always owned by private individuals until the entire property was purchased by L. Petegorsky Realty Limited in 1951. The property was sold to the current property owner, 1479151 Ontario Inc. (Manor Park Management), in 2012.

The earliest aerial photograph from 1928 shows the Phase I Property as vacant unused land. In a subsequent 1950 aerial photograph, the Phase I Property and adjacent land to the west appear to be under construction. A 1956 FIP shows the adjacent land to the west as developed with a residential apartment building, while the subject land was developed with an associated parking garage structure. The Phase I Property is considered to have been first developed in the 1950's for residential purposes.

#### **Fire Insurance Plans**

The 1956 fire insurance plans (FIPs) were reviewed for the Phase I Study Area. According to the FIPs, the Phase I Property formed part of the property addressed 267 Greensway Avenue and was occupied by a parking garage structure. According to the FIP, northeastern and southeastern units of the structure (267B and 267H), housed an office and a residential dwelling respectively. No potentially contaminating activities were identified on the Phase I Property from a review of the FIPs.

Adjacent and neighbouring properties within the Phase I Study Area were used for a combination of residential and commercial purposes, with some industrial land use. Properties to the north and west of the Phase I Property were occupied by residential dwellings.

The property to the east was occupied by the Canadian Pacific Railway (CPR) and spur lines, travelling in an approximate north-south direction. The Grandmaitre Coal Yard was present further to the east. The adjacent property to the south was occupied by W.R. Cummings Feed Mill & Elevator, with coal storage along the northern property line, immediately south of the Phase I Property.

The rail lines and coal storage are considered to be potentially contaminating activities (PCAs) and are considered to represent areas of potential environmental concern (APECs) on the Phase I Property based on their proximity to the subject land. Other PCAs within the Phase I Study Area include bulk fuel storage, retail fuel outlets and automotive service garages, the Capital Carbon & Ribbon Co. and an aluminum sash manufacturer. These PCAs are not considered to represent APECs on the Phase I Property based on their separation distances and/or orientations with respect to the subject land. All PCAs are outlined on Drawing PE4258-2 – Surrounding Land Use Plan.

### City of Ottawa Street Directories

City directories were reviewed in approximately 10 year intervals from 1920 to 2010. The Phase I Property was first listed as a residential apartment building in the 1950's. Adjacent and neighbouring properties within the Phase I Study Area were first listed in the 1950's, primarily as residential dwellings or commercial business, with some industrial operations, since 1950's.

The city directory review did not identify any potentially contaminating activities on the Phase I Property. Several PCAs were identified on the adjacent and neighbouring properties within the Phase I Study Area. Potentially contaminating activities identified from a review of the City Directories are presented in Table 1 and depicted on Drawing PE4258-2 – Surrounding Land Use Plan.

<b>Table 1: Potentially Contaminating Activities City Directories Review Summary</b>				
<b>Address</b>	<b>Listing</b>	<b>Years Listed</b>	<b>Potentially Contaminating Activity</b>	<b>Represents an Area of Potential Environmental Concern</b>
<b>Montreal Road</b>				
1	Various Retail Fuel Outlets and/or Automotive Service Garages	1940 to present	Retail fuel outlet/ automotive service	No
2	Esso Service Station	1970-1980	Retail fuel outlet	No
11	Superior Cleaners	1950	Dry cleaning	No
23	Transformers	2010	Transformers	No
63	Eastview Cleaners	1960	Dry cleaning	No
73	Bernard Mullin Auto Garage	1940	Automotive service	No
90	Automobiles Services de Serrures	2010	Automotive Service	No

<b>Table 1 Continued: Potentially Contaminating Activities City Directories Review Summary</b>				
101	Yee Top Laundry	1950	Possible dry cleaning activities	Yes
120	Esso, Texaco	1980, 1990, 2000	Retail fuel outlet	No
137	Vanier Service Station	1960, 1970	Retail fuel outlet	No
<b>Montgomery Street</b>				
299	Automatic Transmission Services McCormick Garage	1970, 1980, 1990, 2000, 2010	Automotive Service	No
<b>Palace Street</b>				
319	Belise Automobile Garage	1960	Automotive Service	No

The past use of the adjacent properties to the south for possible dry cleaning activities is considered to represent an area of potential environmental concern (APEC) on the Phase I Property. The remaining off-site PCAs noted above are not considered to represent areas of potential environmental concern (APECs) on the Phase I Property based on their separation distances and/or orientations with respect to the subject land.

### **Chain of Title**

Plan 29 was registered on July 4, 1870 by Gideon Olmstead. Between 1870 and 1903, the separate lots (Lots 4, 5 and 6) were sold to various private individuals. Part of Lot 4 was owned by Clairon Construction Company from 1945 through 1950; otherwise the Phase I Property was entirely owned by private individuals through 1951, when L. Petegorsky Realty Limited purchased the land. The realty company owned the land through 2012 when it was sold to 1479151 Ontario Ltd., the current property owner. It is considered likely that Clairon Construction Company developed the property based on a 1950 aerial photograph in which the Phase I Property and/or the adjacent property to the west was under construction.

Based on the chain of title review, no potentially contaminating activities (PCAs) were identified on the Phase I Property.

### **Survey Plan**

A survey plan, prepared by Fairhall, Moffatt & Woodland Limited and dated May 17, 2016, was reviewed as part of this assessment. The survey plan encompasses the larger property addressed 263 Greensway Avenue, which includes the Phase I Property. As noted previously, the residential apartment building has civic address 267 Greensway Avenue. A sketch showing the separation of the Phase I Property from the larger residential property, prepared in April of 2018, was also reviewed. Copies of the plans are provided in Appendix 1.

## **Previous Engineering Reports**

The following report was reviewed as part of the Phase I ESA:

- ❑ “Phase I – II Environmental Site Assessment, Existing Residential Property, 20 to 80 Mark Avenue and 267 Greensway Avenue, Ottawa, Ontario”, prepared by Paterson Group and dated May 28, 2012.

Based on the findings of the Phase I ESA, a Phase II ESA was recommended for 263 and 267 Greensway Avenue to address potential soil and groundwater impacts from a historical off-site drycleaners at 101 Montreal Road, adjacent to the south.

Based on the findings of the Phase II ESA, fill material impacted with metal, benzene, toluene, ethylbenzene and xylene (BTEC) and petroleum hydrocarbon parameters (PHCs) was identified on the subject parcel of land. The groundwater beneath the subject parcel of land was not investigated at the time.

## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on March 22, 2018. The subject site was not listed in the NPRI database. Properties within the Phase I Study Area were not listed in the NPRI.

### **PCB Inventory**

A search of the national PCB waste storage sites was conducted. No PCB waste storage sites were identified within the Phase I Study Area.

### **Ontario Ministry of Environment and Climate Change (MOECC) Instruments**

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. Based on the MOECC response dated March 22, 2018, no records were located responsive to the request. A copy of the MOECC response is provided in Appendix 2.

### **MOECC Coal Gasification Plant Inventory**

The Ontario Ministry of Environment and Climate Change document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified on the subject site or within the Phase I Study Area.

### **MOECC Incident Reports**

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOE for the site or adjacent properties. Based on the MOECC response dated March 22, 2018, no records were located responsive to the request. A copy of the MOECC response is provided in Appendix 2.

### **MOECC Waste Management Records**

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. Based on the MOECC response dated March 22, 2018, no records were located responsive to the request. A copy of the MOECC response is provided in Appendix 2.

### **MOECC Submissions**

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOECC. Based on the MOECC response dated March 22, 2018, no records were located responsive to the request. A copy of the MOECC response is provided in Appendix 2.

### **MOECC Brownfields Environmental Site Registry**

A search of the MOECC Brownfields Environmental Site Registry (ESR) was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) were filed for the Phase I Property. There are no RSCs listed for properties within the Phase I Study Area.

### **MOECC Waste Disposal Site Inventory**

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. The MOECC document did not identify any landfill sites in the Phase I Study Area.

### **Areas of Natural Heritage and Significance Interest**

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on March 22, 2018. The search did not identify any provincially significant life sciences or earth sciences areas of natural heritage and scientific interest within the Phase I Study Area.



## Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on April 6, 2018, to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. Based on the TSSA response received April 6, 2018, there are no records for the Phase I Property.

A record of three (3) active underground fuel storage tanks (USTs) and a cylinder exchange was identified for the retail fuel outlet at 120 Montreal Road, approximately 50m south of the Phase I Property. Based on the separation distance across Montreal Road, the retail fuel outlet it is not considered to represent an APEC on the subject land. No other records were identified. A copy of the TSSA correspondence is provided in Appendix 2.

## City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I-Identification of Sites, City of Ottawa”, was reviewed. No landfill sites were identified within the Phase I Study Area.

## City of Ottawa Historical Land Use Inventory (HLUI)

A requisition form was sent to the City of Ottawa to request information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property. Based on the response letter from the City of Ottawa, dated April 5, 2018 there are no activities associated with the Phase I Property. There are 22 activities associated with the neighbouring properties within the Phase I Study Area. These activities are identified in Table 2 and are further discussed below.

<b>Table 2: Potentially Contaminating Activities HLUI Database</b>				
<b>Address</b>	<b>Activity Number</b>	<b>Years Listed (approximate)</b>	<b>Potentially Contaminating Activity</b>	<b>Represents an Area of Potential Environmental Concern?</b>
Mark Avenue				
69	1039	2005	Alcyon Limousine Service	No
Montreal Road				
79	4388	1961	Department of Public Printing and Stationary	No
80	11540	1930 to 1999	Reliance Motor Service Ltd.	No
81	1804 9311	2005 2001	Beechwood Upholstery Meuble en Vrac (furniture sales)	No No
82	10918	1946 1941	Parfield Oils Ltd. Duncan McArthur Auto Service Station	No No
94	271	1961 to 2001	Vanier Cleaners	No
100	2846	1941-1990	Cartier Garage	No
112	11539	1951	Reliance Motor Court	No
115	14905	1951-1966	WM. R. Cummings Ltd.- food and feed industries	Yes
120	265	1951-2001	ESSO Car Wash and Gas Bar	No

<b>Table 2 Continued: Potentially Contaminating Activities HLUI Database</b>				
<b>Address</b>	<b>Activity Number</b>	<b>Years Listed (approximate)</b>	<b>Potentially Contaminating Activity</b>	<b>Represents an Area of Potential Environmental Concern?</b>
131	4909	1951-1966	Donat Granmaitre Coal	No
137	5058	1961-1971	Eastview Service Station	No
138	1192	1946-1971	BA Oil Co. Service Station	No
Kendall Avenue				
269	12438	1956-1966	Shell Oil Co. Relay Depot	No
	14292	1956-1971	Universal Log Loaders Ltd.	No
	8895	1956-1971	Meade Welding Works	No
Kipp Street				
-	2394	1940-1953	Clairson Lumber	No
North River Road				
102	9832	1950	Noffke Press Commercial Printing Industries	No
No Municipal Address				
-	7555	1909-1934	Kingsview Park Landfill	No
-	14515	-	Unnamed Waste Disposal Site	No

Activity 14905 (WM. R. Cummings Ltd.) is considered to represent an APEC on the Phase I Property based on the industrial nature of the historical operations, in combination with its proximity adjacent to the subject land. Otherwise, the aforementioned activities are not considered to represent APECs on the Phase I Property, due to their respective separation distances and/or orientation with respect to the subject land.

As per the City response letter, the Phase I Property is situated within 500m of former landfill sites known to have heavy metals in the soil at concentrations exceeding the applicable MOECC standards. According to the MOECC Waste Disposal Site Inventory and City of Ottawa Landfill Document discussed above, former landfill sites area situated further north and northwest of the Phase I Property. Based on their separation distances of over 250m and orientations down- or cross-gradient with respect to the subject land, the former landfill sites are not considered to represent APECs on the Phase I Property.

## 4.3 Physical Setting Sources

### Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate 10 year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

- 1928 (City of Ottawa, geoOttawa) The Phase I Property appears to be vacant, undeveloped land. A possible footpath transects the site in an approximate east-west direction.

Adjacent properties to the north and west are also vacant and undeveloped. A railway line is present to the east followed by apparent residential dwellings. Apparent commercial structures are present to the south, fronting onto Montreal Road.

1945      The Phase I Property appears to remain vacant, although the quality of the photograph is poor. No significant changes appear to have been made to the adjacent and neighbouring properties.

1950      The Phase I Property and adjacent property to the west appear to be under construction. Residential properties have been constructed along both sides of Greensway Avenue, north of the Phase I Property. Residential buildings have also been constructed along Mark Avenue, further west of the Phase I Property. An apparent commercial or industrial structure is present east of the rail line, further east of the Phase I Property. No other significant changes appear to have been made to the adjacent and neighbouring properties.

1965      (City of Ottawa, geoOttawa) The Phase I Property has been developed with an apparent garage structure associated with the residential apartment building on the adjacent property to the west. The adjacent and neighbouring properties appear to remain unchanged.

1976      The Phase I Property appears to remain unchanged from the previous photograph. The property immediately to the south of the Phase I Property appears to be vacant and used as a parking lot. The former railway easement to the east of the Phase I Property has been redeveloped with the Vanier Parkway. Properties to the east of the Phase I Property, across the Vanier Parkway, appear to have been redeveloped for commercial or residential purposes.

No other significant changes appear to have been made to the adjacent and neighbouring properties.

1985      No significant changes appear to have been made to the Phase I Property. The adjacent property to the south has been redeveloped for commercial purposes. A property further to the northeast of the site, across the Vanier Parkway, has been developed for apparent residential purposes. Otherwise, the adjacent and neighbouring properties appear to remain unchanged from the previous photograph.

- 1999 The Phase I Property, adjacent and neighbouring properties appear to remain unchanged from the previous photograph.
- 2008 (City of Ottawa website) No significant changes appear to have been made to the Phase I Property or adjacent and neighbouring properties.
- 2014 (City of Ottawa website) The Phase I Property, adjacent and neighbouring properties appear to remain unchanged from the previous photograph.

Laser copies of selected aerial photographs reviewed are included in Appendix 1.

### **Topographic Maps**

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography generally slopes down towards the Rideau River, the closest body of water to the Phase I Property, located approximately 300m to the west. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

### **Physiographic Maps**

The Ontario Geological Survey publication ‘The Physiography of Southern Ontario, Third Edition’ was reviewed as a part of this assessment. According to the publication and attached mapping, the site is situated within the Ottawa Valley Clay Plains physiographic region, described as “clay plains interrupted by ridges of rock or sand”. Mapping shows the subject site as situated in an area of limestone and till plains.

### **Geological Maps**

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, the bedrock in the area of the subject site consists of shale of the Billings Formation. Overburden soils are shown as glacial till, with a drift thickness on the order of 2 to 5 m.

### **Water Well Records**

The online interactive well record mapping system was accessed on March 22, 2018. No well records were identified for the Phase I Property. One domestic potable well record, dated 1951, was identified for a property within the Phase I Study Area. Two commercial well records were identified for the former Eastview Theatre (air conditioning) and former Capital Carbon and Ribbon Co. (cooling plant). The wells were installed in 1949 and 1951 respectively. The aforementioned wells were installed within shale or limestone bedrock.

Records of 22 monitoring wells were identified for the following properties within the Phase I Study Area: 42 Montreal Road, 90 to 92 Montreal Road, 149 Montreal Road, 268 Durocher Street, 285 Palace Road, 307 Montgomery Street, River Road at Wayling Avenue, and an unnamed property. The monitoring wells were installed between 2004 and 2017 and were generally installed within till overburden or shale bedrock.

### **Water Bodies and Areas of Natural Significance**

No water bodies or Areas of Natural Significance are present on the Phase I Property. The closest water body is the Rideau River, located approximately 300m west of the subject land. No areas of natural significance are known to exist within the Phase I Study Area.

## **5.0 INTERVIEWS**

Mr. Conrad, the property manager, was interviewed at the time of the site visit. Mr. Conrad has managed the property for approximately six years. He indicated that the Phase I Property was previously occupied by a parking garage structure that was demolished approximately 5 years ago. The Phase I Property was reportedly repaved at this time. Mr. Conrad was unaware of any potential environmental concerns with respect to the Phase I Property or the adjacent and neighbouring properties.

The information obtained in these interviews is consistent with site information obtained from other sources and is considered to be valid.

## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

The site visit was conducted on March 22, 2018, between 12:00 and 1:00 PM. Weather conditions were sunny, with a temperature of approximately 5° C. Personnel from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I-ESA study area were also assessed at the time of the site visit, from publicly accessible areas.

## **6.2 Specific Observations at Phase I Property**

### **Buildings and Structures**

There are no buildings or structures on the Phase I Property. The majority of the Phase I Property consists of a paved parking lot, with landscaped areas along the north, east and southern property limits. The Phase I Property was previously occupied by a private garage structure, the footprint of which is depicted on Drawing PE4258-1 – Site Plan, in the Figures section of this report.

### **Underground Utilities**

The Phase I Property is situated in a municipally serviced area. Underground utilities on the Phase I Property include telephone and a storm sewer. Approximate locations of buried services are shown on Drawing PE4258-1 – Site Plan.

### **Site Features**

The Phase I Property is not developed with any building structures. It is a vacant piece of land that exists as part of a larger residential property. The majority of the subject land is occupied by a paved parking lot, while small areas along the northern, eastern and southern property limits are landscaped.

Drainage on site consists primarily of sheet drainage to a catch basin located in the parking lot, with some surficial infiltration across the landscaped areas. No standing water or evidence of surficial staining was observed on the exterior of the Phase I Property at the time of the site visit. It should be noted that large piles of snow covered the northern and southeastern portions of the subject land at the time of the site visit.

No aboveground storage tanks (ASTs) or signs of underground storage tanks (USTs) were observed on the Phase I Property at the time of the site visit.

No other underground structures were noted on the Phase I Property. No wells or private sewage systems were observed onsite, nor are any expected to be present, as the site is located in a municipally-serviced area. Waste is not currently generated on the Phase I Property.

No evidence of recent excavation was observed on the Phase I Property. No evidence of current or former railway or spur lines on the subject land were observed at the time of the site visit. There were no unidentified substances observed on the exterior of the Phase I Property. The above-noted site features are shown on Drawing PE4258-1 - Site Plan.

## **Fill Material**

No obvious signs of fill material were noted at the time of the site visit. Fill material was identified on the Phase I Property during a previous Phase II ESA below the pavement structure, to depths ranging from approximately 1.5 to 2.4m below grade. The fill material generally consisted of brown silty sand with gravel, with fragments of brick, mortar, concrete and coal. Based on analytical testing conducted at the time of the previous Phase II ESA, metal parameters were identified in the fill material at concentrations exceeding the 2011 MOECC Table 3 standards.

## **Phase I Study Area**

An inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site visit. Land use adjacent to the Phase I Property was as follows:

- ☐ North – Residential dwellings;
- ☐ South – Commercial (Tim Horton's restaurant) followed by Montreal Road;
- ☐ East – Vanier Parkway followed by residential and commercial (used car lot, restaurant, physiotherapy clinic); and
- ☐ West – Residential apartment building (267 Greensway Avenue) followed by Mark Avenue.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the Phase I Property. Land use within the Phase I Study Area is shown on Drawing PE4258-2 – Surrounding Land Use Plan in the Figures section of this report, following the text.



## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Land Use History

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

<b>Table 3 Land Use History</b>				
<b>Year</b>	<b>Name of Owner</b>	<b>Description of Property Use</b>	<b>Property Use</b>	<b>Other Observations from Aerial Photos, FIPs, etc.</b>
<b>Plan 29</b>				
Plan Registered 1870	Gideon Olmstead	Unknown	Agricultural or Other	No information available for this time period.
<b>Part of Lot 4, Plan 29</b>				
1870 to 1929	Eleanor Olmstead Hannah Olmstead Charles Olmstead	Unknown	Agricultural or Other	Limited information from this time period. Phase I Property not listed in City Directories. Based on 1928 aerial photograph, Phase I Property is vacant, with the exception of a possible foot path.
1929 to 1930	Henry C. Monk, Reginal D. Steers, trading as H.C. Monk & Company	Unknown	Agricultural or Other	Limited information from this time period; based on a 1928 aerial photograph, the Phase I Property is vacant, with the exception of a possible foot path.
1930 to 1933	Henry C. Monk, John Graham, Reginald D. Steers, trustees of the Rideau Land Syndicate	Unknown	Agricultural or Other	No information from this time period.
1933 to 1945	Thomas Wayling	Unknown	Agricultural or Other	Based on aerial photograph dated 1945, the Phase I Property remains vacant.
1945 to 1950	Peter A. Leclair, cob. As Clairon Construction Co.	Unknown; possibly under construction in 1950	Residential	Based on a 1950 aerial photograph, the Phase I Property and adjacent land to the east appear to be under construction.
1950 to 1951	Jeanette Pelcovits	Under construction for residential purposes	Residential	As noted above, based on a 1950 aerial photograph, the Phase I Property and adjacent land to the east appear to be under construction.
<b>Part of Lot 5, Plan 29</b>				
1870 to 1895	Isabel Marlow	Vacant, unused land	Agricultural or Other	No information available for this time period.



<b>Table 3 Continued Land Use History</b>				
<b>Year</b>	<b>Name of Owner</b>	<b>Property Use</b>	<b>Description of Property Use</b>	<b>Other Observations from Aerial Photos, FIPs, etc.</b>
1895 to 1914	Sarah A. Porter	Vacant, unused land	Agricultural or Other	No information available for this time period.
1914 to 1949	George H.A. Collins Jane A.E.Collins	Vacant, unused land	Agricultural or Other	Limited information from this time period; based on a 1928 aerial photograph, the Phase I Property is vacant, with the exception of a possible foot path. Based on aerial photograph dated 1945, the Phase I Property remains vacant.
1949 to 1950	Leon Petergorsky	Unknown; possibly under construction in 1950	Residential	Based on a 1950 aerial photograph, the Phase I Property and adjacent land to the east appear to be under construction.
<b>Part of Lot 6, Plan 29</b>				
1870-1903	Gideon Olmstead	Unknown	Agricultural or Other	No information available for this time period.
1903 to 1905	William Coombs, Joseph Coombs, Augusta Moxley, Aurthur Coombs	Unknown	Agricultural or Other	No information available for this time period.
1905 to 1925	E.G. Laverdure	Unknown	Agricultural or Other	No information available for this time period.
1925 to 1930	Emile Laverdure	Vacant, unused land	Agricultural or Other	Limited information from this time period; based on a 1928 aerial photograph, the Phase I Property is vacant, with the exception of a possible foot path.
Jan. 17, 1950 to Jan. 27, 1950	R. Clarke Cummings	Vacant, unused land	Agricultural or Other	No information from this specific time period.
Jan. 27, 1950 to May 17, 1950	Leon Petegorsky	Vacant, unused land	Agricultural or Other	No information from this specific time period.
<b>Parts of Lots 4, 5 and 6, Plan 29</b>				
1951 to 2012	L. Petergorsky Realty Limited	Residential	Residential	Based on a 1956 FIP, the Phase I Property was occupied by a parking lot and private garage structure associated with the adjacent residential apartment building to the west. No changes were noted to land use in subsequent 1976, 1985, 1999 and 2011 aerial photographs.
2012 to present	1479151 Ontario Inc.	Residential	Paved parking lot	The garage structure previously on the Phase I Property is no longer present.

## Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs)

Poor quality fill material was identified on the Phase I Property during a previous investigation, resulting in an APEC on the subject land. Otherwise, no historical or current PCAs were identified on the Phase I Property.

Several historical off-site PCAs were also considered to result in APECs on the Phase I Property. The PCAs and resulting APECs are presented in Table 4 and on Drawing PE4258-1 – Site Plan.

<b>Table 4 Area of Potential Environmental Concern</b>					
<b>Area of Potential Environmental Concern</b>	<b>Location of Area of Potential Environmental Concern with respect to Phase I Property</b>	<b>Potentially Contaminating Activity</b>	<b>Location of PCA (on-site or off-site)</b>	<b>Contaminants of Potential Concern</b>	<b>Media Potentially Impacted (Groundwater, Soil, and/or Sediment)</b>
APEC 1	Potentially across the Phase I Area	Item 30 – Importation of Fill Material of Unknown Quality	On-site	BTEX PHCs (F <sub>1</sub> -F <sub>4</sub> ) PAHs Metals	Soil, Groundwater
APEC 2	Southeastern portion of the Phase I Property	Other – previously identified BTEX/VOC and PHC impacts	On-site	BTEX VOCs PHCs (F <sub>1</sub> -F <sub>4</sub> )	Soil, Groundwater
APEC 3	Southern portion of the Phase I Property	Item 37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Off-site	VOCs	Soil, Groundwater
APEC 4	Southern portion of the Phase I Property	Other: former industry (W.R. Cummings Feed Mill & Elevator) with coal storage along the northern property line	Off-site	PAHs Metals	Soil, Groundwater
APEC 5	Eastern portion of the Phase I Property	Item 46 – Rail Yards, Tracks and Spurs	Off-site	PAHs Metals	Soil, Groundwater

Other historical or existing off-site PCAs identified within the Phase I Study Area, were not considered to result in APECs on the subject land based on their separation distances and/or orientations with respect to the Phase I Property.

All historical or existing PCAs identified within the Phase I Study Area are illustrated on Drawing PE4258-2 – Surrounding Land Use Plan in the Figures section of this report, following the text. The PCAs considered to have resulted in APECs are presented in red, while those not considered to have resulted in APECs on the subject land are present in green.

### **Contaminants of Potential Concern (CPCs)**

As noted in Table 4, contaminants of potential concern identified for the soil and groundwater beneath the Phase I Property, include the following:

- ☐ benzene, toluene, ethylbenzene and xylenes (BTEX);
- ☐ petroleum hydrocarbons (PCHs, fractions F1-F4);
- ☐ volatile organic compounds (VOCs);
- ☐ polynuclear aromatic hydrocarbons (PAHs); and
- ☐ metals (including hydride forming compounds, mercury and boron, available).

## **7.2 Conceptual Site Model**

### **Geological and Hydrogeological Setting**

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, the bedrock in the area of the subject site consists of shale of the Billings Formation. Overburden soils are shown as glacial till, with a drift thickness on the order of 2 to 5 m. The findings of the 2012 subsurface investigation on the Phase I Property confirms the reported geological conditions.

The regional groundwater flow is expected to be towards to the west, towards the Rideau River.

### **Buildings and Structures**

There are no buildings or structures on the Phase I Property. The majority of the Phase I Property consists of a paved parking lot, with landscaped areas along the north, east and southern property limits. The Phase I Property was previously occupied by a private parking garage structure, the footprint of which is depicted on Drawing PE4258-1 – Site Plan, in the Figures section of this report.

## **Water Bodies**

No water bodies or Areas of Natural Significance are present on the Phase I Property. The closest water body is the Rideau River, located approximately 300m west of the subject land.

## **Areas of Natural Significance**

No areas of natural significance were identified on the site or in the Phase I ESA Study Area.

## **Drinking Water Wells**

The MOECC online interactive well record mapping system was accessed on March 22, 2018. No well records were identified for the Phase I Property. One domestic potable well record, dated 1951, was identified for a property within the Phase I Study Area. Two commercial well records were identified for the former Eastview Theatre (air conditioning) and former Capital Carbon and Ribbon Co. (cooling plant). The wells were installed in 1949 and 1951 respectively. The aforementioned wells were installed within shale or limestone bedrock.

## **Monitoring Well Records**

Records of 22 monitoring wells were identified for the following properties within the Phase I Study Area: 42 Montreal Road, 90 to 92 Montreal Road, 149 Montreal Road, 268 Durocher Street, 285 Palace Road, 307 Montgomery Street, River Road at Wayling Avenue, and an unnamed property. The monitoring wells were installed between 2004 and 2017 and were generally installed within till overburden or shale bedrock. These properties are not considered to pose a concern to the subject land based on their separation distances or orientations with respect to the Phase I Property.

## **Neighbouring Land Use**

Neighbouring land use in the Phase I Study Area consists of residential and commercial land use.

## **Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs)**

Existing or historical PCAs that are considered to have resulted in five (5) APECs on the Phase I Property, are presented in Table 1 above.

Other historical or existing off-site PCAs identified within the Phase I-ESA study area are presented on Drawing PE4258-2 – Surrounding Land Use Plan in the Phase I ESA. Based on their separation distances and/or orientations with respect to the Phase I Property, these PCAs are not considered to represent APECs on the Phase I Property.

### **Contaminants of Potential Concern (CPCs)**

As presented in Table 1, CPCs associated with the APECs identified on the Phase I Property include BTEX, PHCs, VOCs, PAHs and metals (including hydride forming compounds, Hg and CrVI) in the soil and groundwater.

### **Assessment of Uncertainty and/or Absence of Information**

The information available for review as part of the preparation of this Phase I-ESA is considered to be sufficient to conclude that there are PCAs on the Phase I Property and within the Phase I Study Area which may have impacted the subject site. The presence of PCAs was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

## **8.0 CONCLUSIONS**

### **Assessment**

A Phase I-Environmental Site Assessment (ESA) was carried out for part of the property addressed 263 Greensway Avenue, in the City of Ottawa, Ontario. The Phase I Property comprises the eastern portion of a larger residential property; it should be noted that the residential apartment building has civic address 267 Greensway Avenue. The purpose of the Phase I-ESA was to research the past and current use of the site and study area and to identify environmental concerns with the potential to have impacted the subject property.

Based on the available historical information sources, the Phase I Property was first developed as early as 1950, as part of a residential property. The subject land was developed with a private parking garage structure and paved parking lot associated with the residential apartment building adjacent to the west. According to the 1956 FIP, the northeast and southeast corners of the garage structure were occupied by an office or workshop and a residential dwelling.

Adjacent properties to the south, along Montreal Road, were developed as early as the 1920's, for residential, commercial and/or industrial purposes. The Canadian National Railway was present to the east of the Phase I Property, running parallel to the subject land. The adjacent properties and neighbouring properties to the north and further to the west were developed for residential purposes in the 1950's. The former CNR line to the east, former W.R. Cummings Feed Mill & Elevator industry situated immediately south of the Phase I Property (with coal storage along the northern property line) and possible former dry cleaning operation at 101 Montreal Road, are considered to have resulted in APECs on the Phase I Property. Other historical PCAs identified in the Phase I Study Area are not considered to have resulted in APECs on the Phase I Property based on their separation distances in combination with their orientations with respect to the subject land.

Following the historical review, a site visit was conducted. Based on the findings of the site visit, no on-site PCAs were identified. However, based on a previous subsurface investigation conducted in 2012, impacted fill material is known to exist beneath the Phase I Property and is considered to represent an APEC potentially across the subject land.

At the time of the site visit, the current use of the adjacent and neighbouring properties within the Phase I ESA Study Area were observed from publicly accessible areas. A variety of off-site PCAs were identified, however none were considered to have the potential to impact the subject land based on their separation distances and/or orientations with respect to the Phase I Property.

## **Conclusion**

Based on the findings of the Phase I-ESA, it is our opinion that **a Phase II-ESA is required for the Phase I Property.**

## 9.0 STATEMENT OF LIMITATIONS

This Phase I-Environmental Site Assessment (ESA) report has been prepared in general accordance with O.Reg. 153/04 as amended by O.Reg. 269/11, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I-ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

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

This report was prepared for the sole use of Manor Park Management. Permission and notification from Manor Park Management and Paterson will be required to release this report to any other party.

**Paterson Group Inc.**



Karyn Munch, P.Eng., QP<sub>ESA</sub>



Mark S. D'Arcy, P.Eng., QP<sub>ESA</sub>



**Report Distribution:**

- ☐ Manor Park Management
- ☐ Paterson Group



## **10.0 REFERENCES**

### **Federal Records**

Air photos at the Energy Mines and Resources Air Photo Library.  
National Archives.  
Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).  
Natural Resources Canada – The Atlas of Canada.  
Environment Canada, National Pollutant Release Inventory.  
PCB Waste Storage Site Inventory.

### **Provincial Records**

MOECC Freedom of Information and Privacy Office.  
MOECC Municipal Coal Gasification Plant Site Inventory, 1991.  
MOECC document titled “Waste Disposal Site Inventory in Ontario”.  
MOECC Brownfields Environmental Site Registry.  
Office of Technical Standards and Safety Authority, Fuels Safety Branch.  
MNR Areas of Natural Significance.  
MOECC Water Well Inventory.

### **Municipal Records**

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.  
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.  
The City of Ottawa eMap website.

### **Local Information Sources**

Chain of Title obtained through Read Abstracts Limited, March 2018.  
Topographic Plan of Survey, prepared by Fairhall, Moffett and Woodland (2016)  
Draft Sketch of Site Separation, prepared by Fairhall, Moffett and Woodland (2018)  
Previous Engineering Reports.  
Personal Interviews.

### **Public Information Sources**

Google Earth.  
Google Maps/Street View.

# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE4258-1 – SITE PLAN**

**DRAWING PE4258-1 – SURROUNDING LAND USE PLAN**

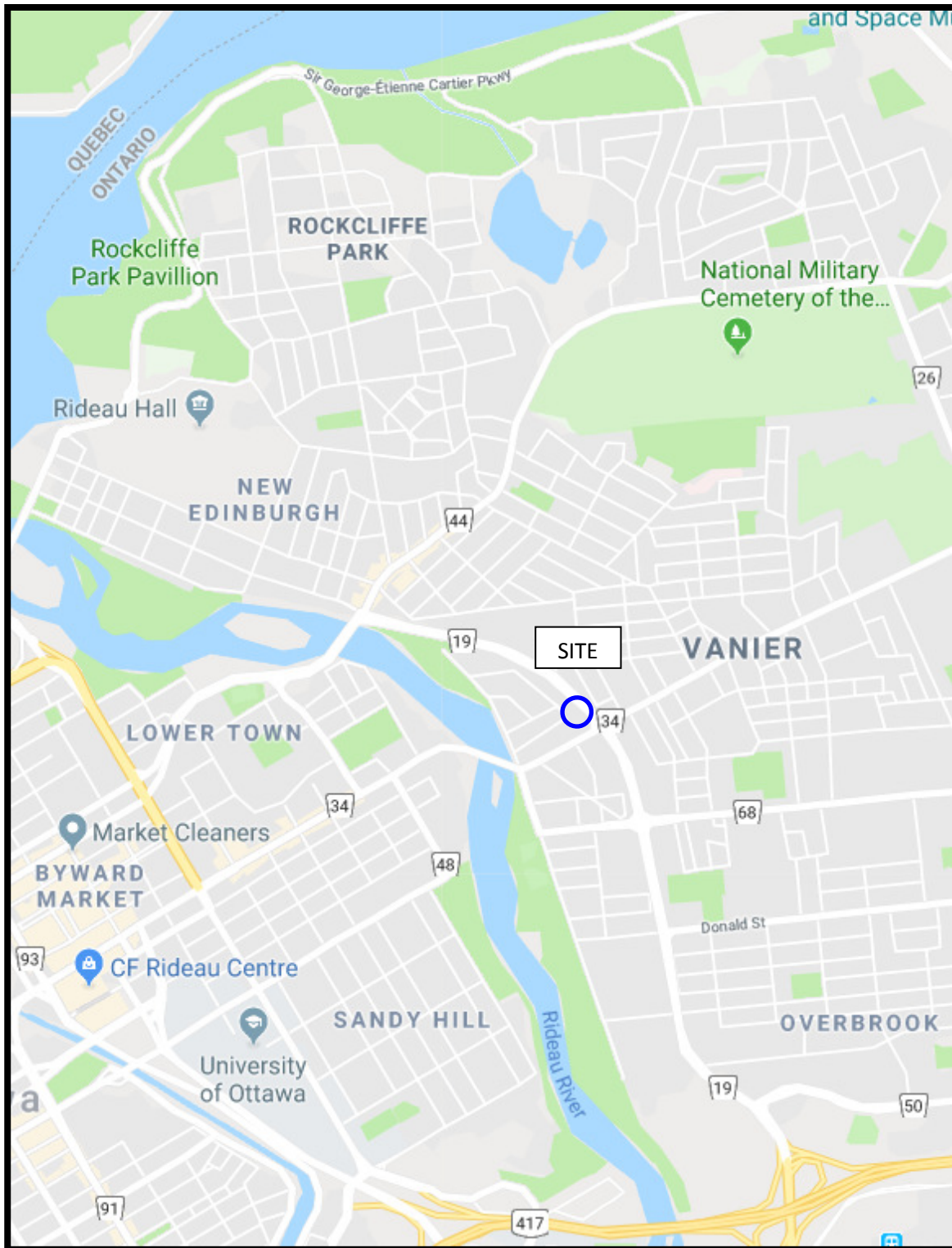


FIGURE 1  
KEY PLAN



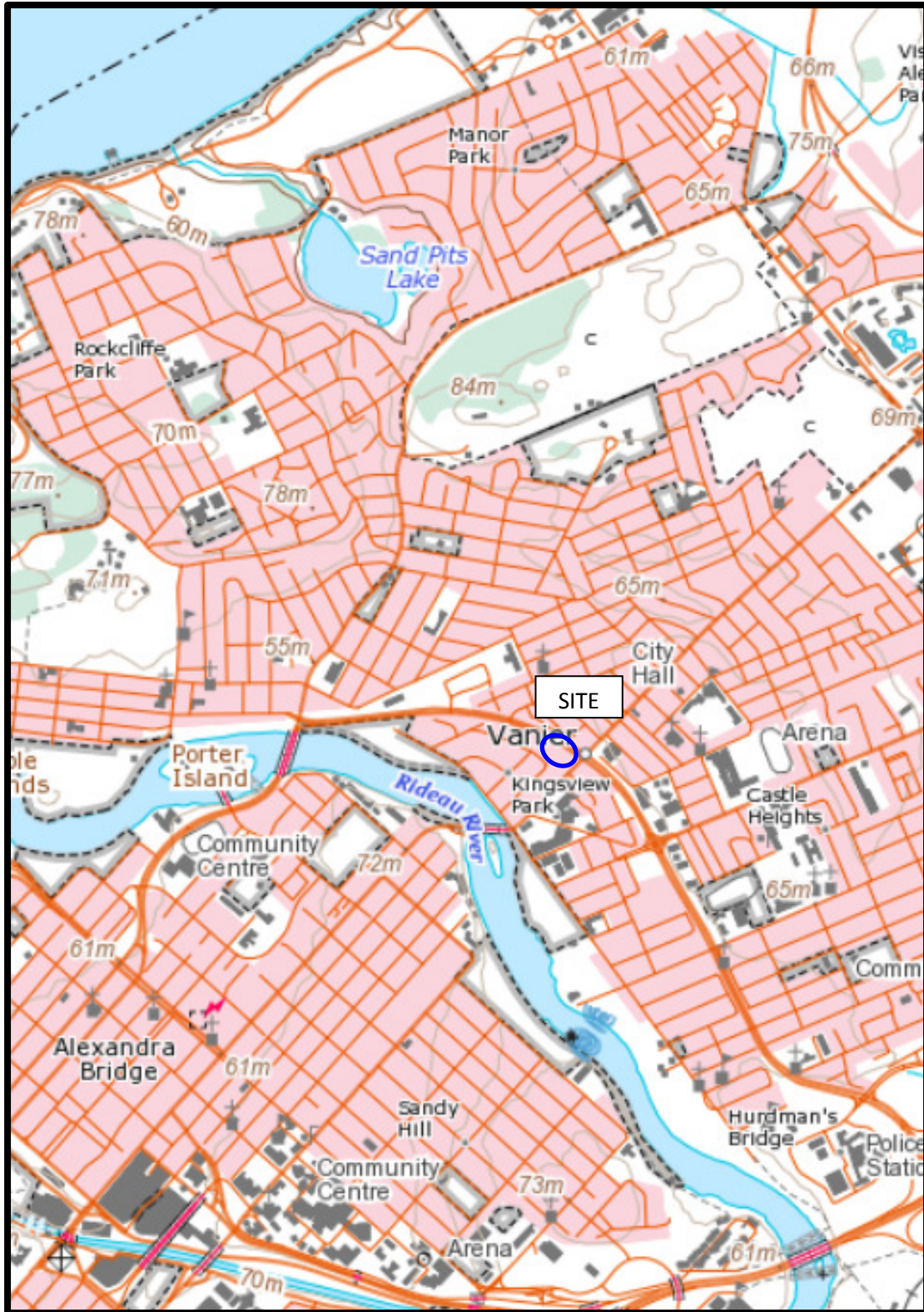
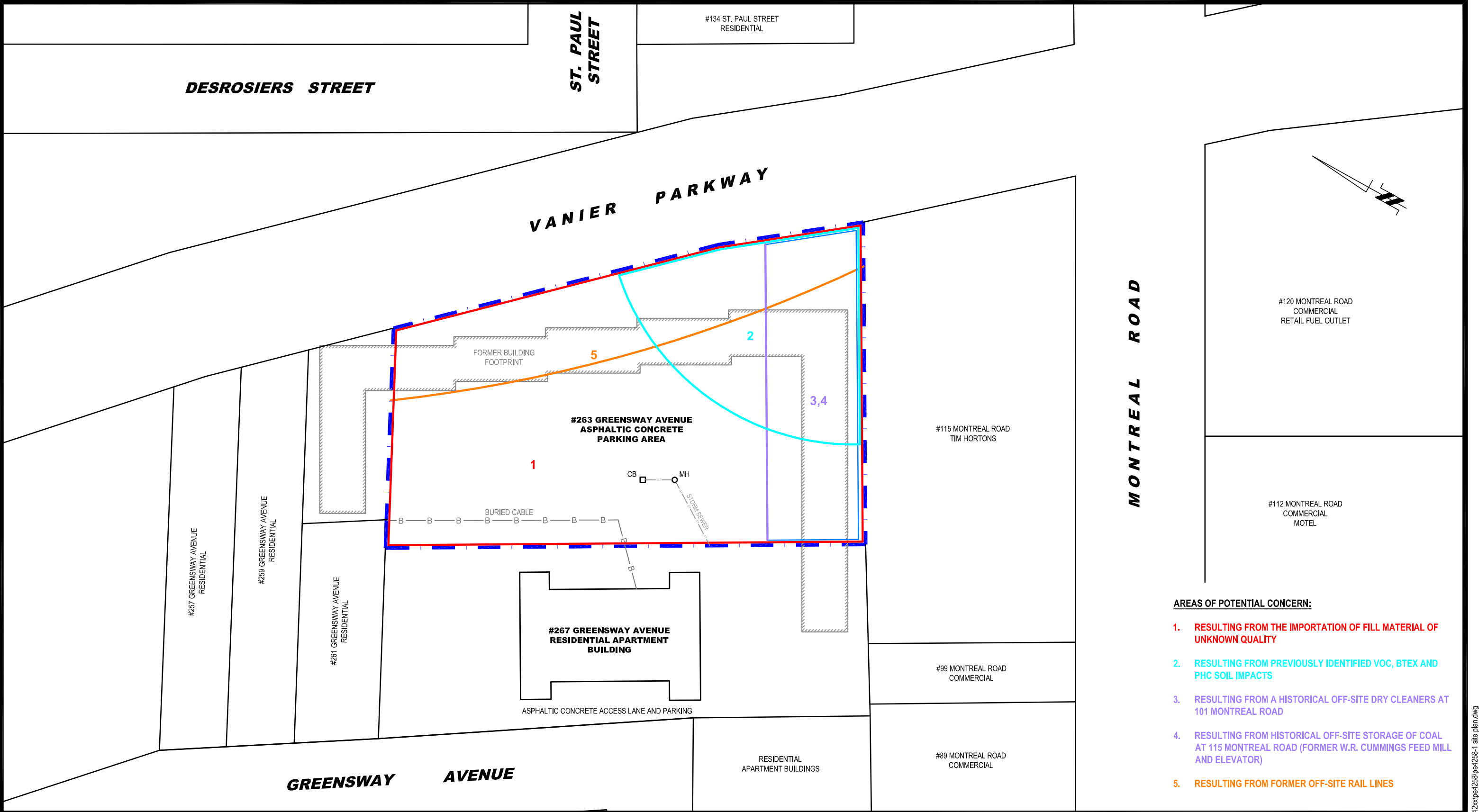
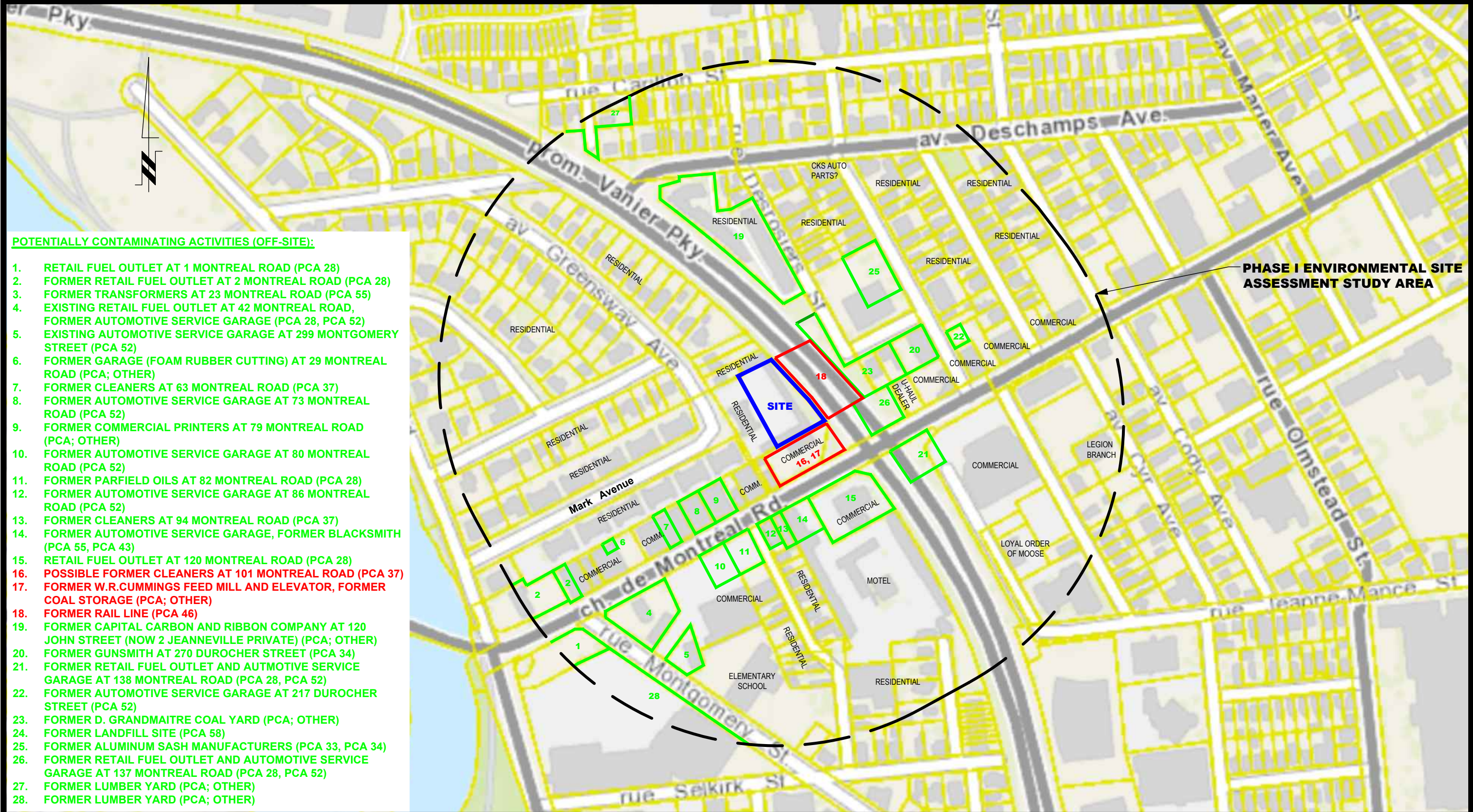


FIGURE 2  
TOPOGRAPHIC MAP



<div><div>patersongroup</div><div>consulting engineers</div><div>154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: (613) 226-7381 Fax: (613) 226-6344</div></div>					MANOR PARK MANAGEMENT PHASE I - ENVIRONMENTAL SITE ASSESSMENT 263 GREENSWAY AVENUE OTTAWA, ONTARIO		Scale:	1:500	Date:	04/2018
							Drawn by:	MPG	Report No.:	PE4258-1
							Checked by:	KM	Dwg. No.:	PE4258-1
							Approved by:	MSD	Revision No.:	
	0				Title: SITE PLAN					0
NO.	REVISIONS		DATE	INITIAL						





- POTENTIALLY CONTAMINATING ACTIVITIES (OFF-SITE):**
1. RETAIL FUEL OUTLET AT 1 MONTREAL ROAD (PCA 28)
  2. FORMER RETAIL FUEL OUTLET AT 2 MONTREAL ROAD (PCA 28)
  3. FORMER TRANSFORMERS AT 23 MONTREAL ROAD (PCA 55)
  4. EXISTING RETAIL FUEL OUTLET AT 42 MONTREAL ROAD, FORMER AUTOMOTIVE SERVICE GARAGE (PCA 28, PCA 52)
  5. EXISTING AUTOMOTIVE SERVICE GARAGE AT 299 MONTGOMERY STREET (PCA 52)
  6. FORMER GARAGE (FOAM RUBBER CUTTING) AT 29 MONTREAL ROAD (PCA; OTHER)
  7. FORMER CLEANERS AT 63 MONTREAL ROAD (PCA 37)
  8. FORMER AUTOMOTIVE SERVICE GARAGE AT 73 MONTREAL ROAD (PCA 52)
  9. FORMER COMMERCIAL PRINTERS AT 79 MONTREAL ROAD (PCA; OTHER)
  10. FORMER AUTOMOTIVE SERVICE GARAGE AT 80 MONTREAL ROAD (PCA 52)
  11. FORMER PARFIELD OILS AT 82 MONTREAL ROAD (PCA 28)
  12. FORMER AUTOMOTIVE SERVICE GARAGE AT 86 MONTREAL ROAD (PCA 52)
  13. FORMER CLEANERS AT 94 MONTREAL ROAD (PCA 37)
  14. FORMER AUTOMOTIVE SERVICE GARAGE, FORMER BLACKSMITH (PCA 55, PCA 43)
  15. RETAIL FUEL OUTLET AT 120 MONTREAL ROAD (PCA 28)
  16. POSSIBLE FORMER CLEANERS AT 101 MONTREAL ROAD (PCA 37)
  17. FORMER W.R.CUMMINGS FEED MILL AND ELEVATOR, FORMER COAL STORAGE (PCA; OTHER)
  18. FORMER RAIL LINE (PCA 46)
  19. FORMER CAPITAL CARBON AND RIBBON COMPANY AT 120 JOHN STREET (NOW 2 JEANNEVILLE PRIVATE) (PCA; OTHER)
  20. FORMER GUNSMITH AT 270 DUROCHER STREET (PCA 34)
  21. FORMER RETAIL FUEL OUTLET AND AUTMOTIVE SERVICE GARAGE AT 138 MONTREAL ROAD (PCA 28, PCA 52)
  22. FORMER AUTOMOTIVE SERVICE GARAGE AT 217 DUROCHER STREET (PCA 52)
  23. FORMER D. GRANDMAITRE COAL YARD (PCA; OTHER)
  24. FORMER LANDFILL SITE (PCA 58)
  25. FORMER ALUMINUM SASH MANUFACTURERS (PCA 33, PCA 34)
  26. FORMER RETAIL FUEL OUTLET AND AUTOMOTIVE SERVICE GARAGE AT 137 MONTREAL ROAD (PCA 28, PCA 52)
  27. FORMER LUMBER YARD (PCA; OTHER)
  28. FORMER LUMBER YARD (PCA; OTHER)

<div><div>patersongroup</div><div>consulting engineers</div></div> <div>154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: (613) 226-7381 Fax: (613) 226-6344</div>					MANOR PARK MANAGEMENT PHASE I - ENVIRONMENTAL SITE ASSESSMENT 263 GREENSWAY AVENUE			Scale:	1:3000	Date:	04/2018
								Drawn by:	RCG	Report No.:	PE4258-1
					OTTAWA, Title: SURROUNDING LAND USE PLAN			Checked by:	KM	Dwg. No.:	PE4258-2
								Approved by:	MSD	Revision No.:	0
	0										
NO.	REVISIONS			DATE	INITIAL						



# **APPENDIX 1**

**CHAIN OF TITLE**

**TOPOGRAPHIC PLAN OF SURVEY**

**SKETCH SHOWING SITE SEPARATION**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**



## READ Abstracts Limited

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331 Cooper Street, Suite 300, Ottawa, Ontario K2P 0A4

Email: [search@readsearch.com](mailto:search@readsearch.com)

Tel.: 613-236-0664

Fax: 613-236-3677

### ENVIRONMENTAL SEARCH

Paterson Group  
Attn: Karyn Munch

#### BRIEF DESCRIPTION OF LAND:

263 Greensway Ave., Ottawa  
Part of Lots 4, 5, and 6, Plan 29

PIN: 04236-0174

LAST REGISTERED OWNER: 1479151 ONTARIO INC.

#### CHAIN OF TITLE:

Plan 29 registered July 4, 1870  
By Gideon Olmstead

##### **Lot 4**

Deed GL471 registered July 6, 1870  
From Charles Olmstead to Eleanor G. Olmstead

Deed V3067 registered September 25, 1922  
From Hannah Olmstead to Charles Olmstead, Maud Daykin, Gertrude McCracken, Mabel Olmstead, Delanah McDonald

Deed V4243 registered April 18, 1928  
From Charles Olmstead and Mabel Olmstead to Alberta Olmstead

Deed V4683 registered January 14, 1929  
From Eleanor Olmstead estate, Hannah Olmstead estate, Alberta Olmstead, Maude Daykin, Gertrude McCracken, Mabel Olmstead, Charles Olmstead, Delanah Olmstead to Henry C. Monk, John Graham, Reginald D. Steers, trading as H. C. Monk & Company

Deed V4961 registered December 13, 1930  
From Henry C. Monk, John Graham, Reginald D. Steers, trading as H. C. Monk &



Company to Henry C. Monk, John Graham, Reginald D. Steers, trustees of the Rideau Land Syndicate

Deed V5293 registered September 8, 11933  
From Henry C. Monk, John Graham, Reginald D. Steers, trustees of the Rideau Land Syndicate to Thomas Wayling

Deed V7383 registered April 26, 1945  
From Thomas Wayling to Peter A. Leclair, cob. As Clairon Construction Co.

Deed V10396 registered April 18, 1950  
From Peter A. Leclair, cob. As Clairon Construction Co. to Jeanette Pelcovits

Deed V11626 registered August 25, 1951  
From Jeanette Pelcovits to L. Petegorsky Realty Limited

#### **Lot 5**

Deed GL11730 registered May 10, 1895  
From Isabel Marlow to Sarah A. porter

Deed V186 registered August 27, 1914  
From Sarah A. Porter to George H. A. Collins

Deed V9915 registered September 22, 1949  
From Jane A. E. Collins to Leon Petegorsky

Deed V10474 registered May 17, 1950  
From Leon Petegorsky to L. Petegorsky Realty Limited

Deed V11652 registered September 7, 1951  
From Leon Petegorsky to L. Petegorsky Realty Limited

#### **Lot 6**

Vesting Order GL17244 registered February 16, 1903  
To William H. Coombs, Joseph Coombs, Augusta Moxley, Arthur H. Coombs

Deed GL18358 registered May 17, 1905  
From William H. Coombs, Joseph Coombs, Augusta Moxley, Arthur H. Coombs to E. G. Laverdure

Deed V3646 registered March 18, 1925  
From E. G. Laverdure, estate to Emile Laverdure

Deed V4826 registered January 17, 1930  
From Emile Laverdure to R. Clarke Cummings

Deed V10195 registered January 27, 1950  
From Robert C. Cummings, estate to Leon Petegorsky

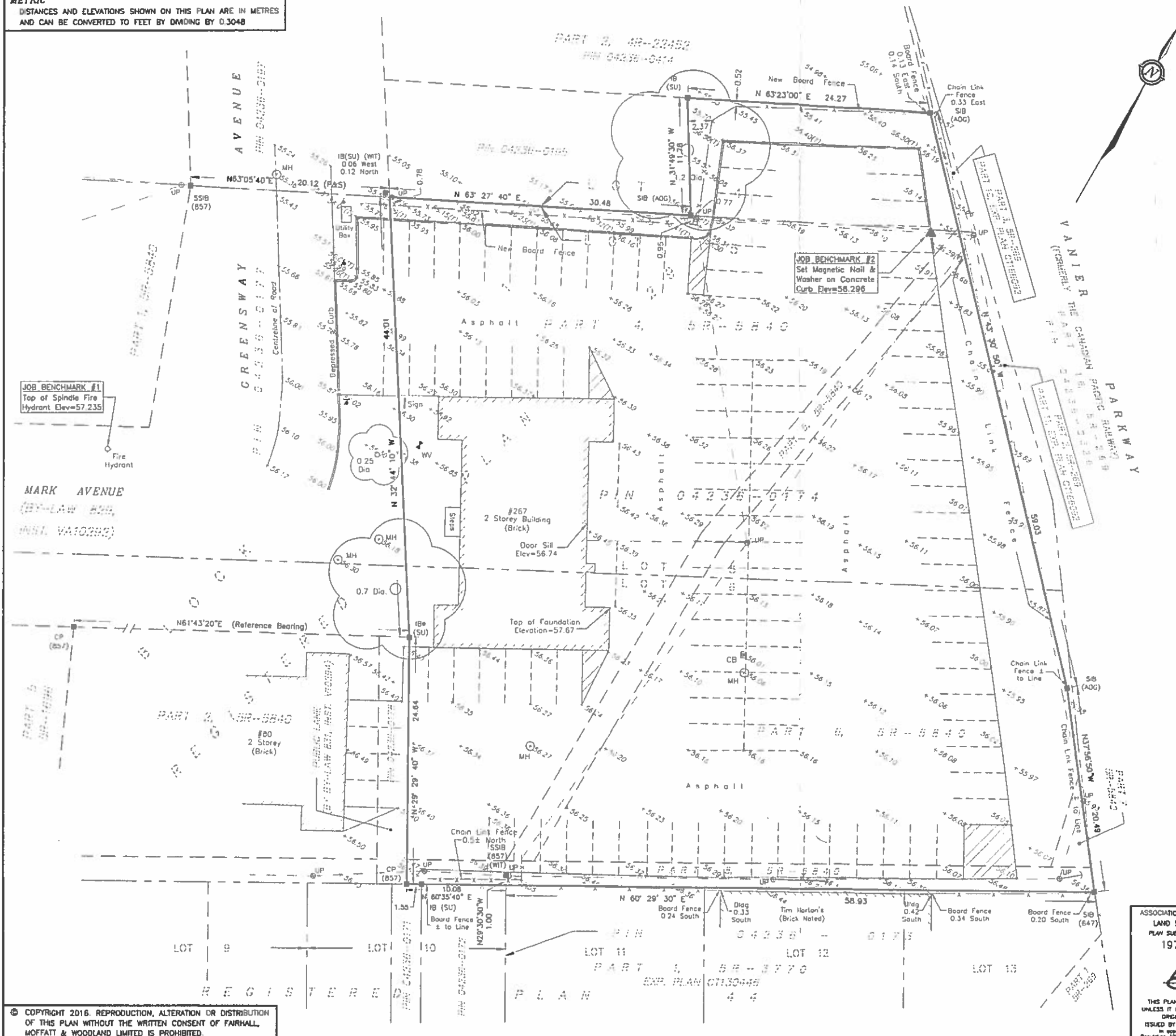
Deed V10474 registered May 17, 1950  
From Leon Petegorsky to L. Petegorsky Realty Limited

Deed V11652 registered September 7, 1951  
From Leon Petegorsky to L. Petegorsky Realty Limited

**All**

Deed OC1379418 registered June 29, 2012  
From L. Petegorsky Realty Limited to 1479151 Ontario Inc.

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



TOPOGRAPHIC PLAN OF SURVEY OF  
PART OF LOTS 4, 5 & 6  
BLOCK 1  
REGISTERED PLAN 29  
FORMERLY CITY OF VANIER  
CITY OF OTTAWA

SCALE 1 : 250  
0 5 10 20 25 metres  
FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS

ELEVATION NOTES

- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM.
- ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THEIR RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES

- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ANY UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
- BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF MARK AVENUE AS SHOWN ON PLAN 58-5840 HAVING A BEARING OF N 61°43'20" E.

LEGEND

■	SURVEY MONUMENT FOUND	□	CB	CATCH BASIN
SIB	STANDARD IRON BAR	○	MH	MANHOLE
SSIB	SHORT STANDARD IRON BAR	⊕	WV	WATER VALVE
IB	IRON BAR	⊙	UP	UTILITY POLE
CP	CONCRETE PIN	+		SIGN
●	ROUND	+		GUY WIRE AND ANCHOR
(AOG)	ANNIS, O'SULLIVAN, VOLLEBEKK LTD., O.L.S.	+		BOLLARD
(SU)	SOURCE UNKNOWN	+		SIGN
(647)	H. R. FARLEY, O.L.S.	+		CONIFEROUS TREE
(857)	FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. 16-29 GR)	+		DECIDUOUS TREE
(WIT)	WITNESS	+		OVERHEAD UTILITY WIRES
PIN	PROPERTY IDENTIFIER NUMBER	+		CURB

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON MAY 04, 2016.

2016/05/17  
DATE

JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1977703  
THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
IN ACCORDANCE WITH  
REGULATION 1026 SECTION 29 (3)

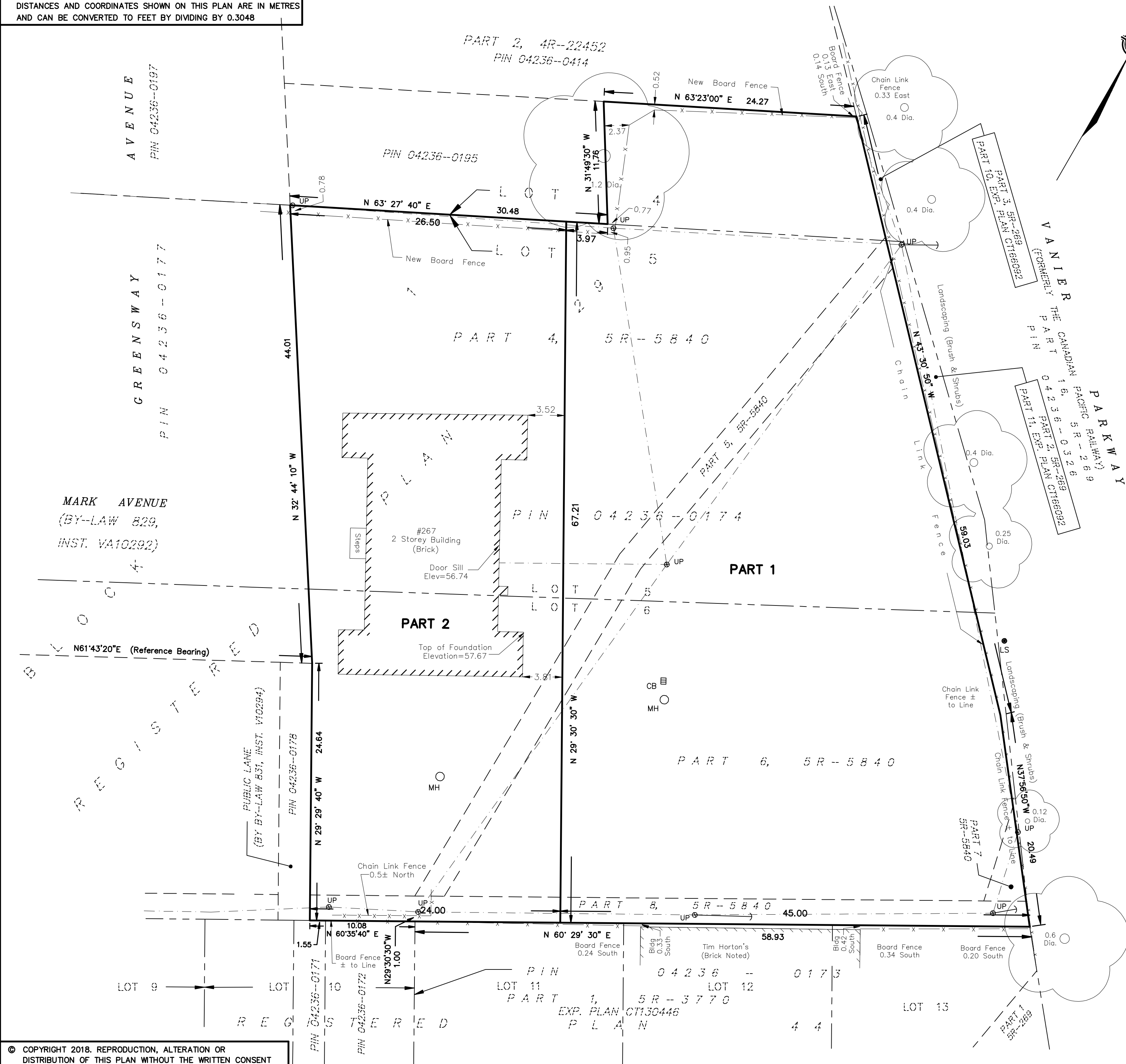
Fairhall  
Moffatt &  
Woodland  
LIMITED  
Surveying and Land Information Services  
100-800 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6  
TEL. (613) 591-2580 FAX (613) 591-1495  
www.fmw.com



JOB No.  
W 20100  
E 369878, N 5033027  
REFERENCE No.  
16 (b) - 29 GR  
S:\JOBS\W20100\DWG 2016-05-16  
TP201W.DWG (n)

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OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF FAIRHALL,  
MOFFATT & WOODLAND LIMITED IS PROHIBITED.

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



SKETCH SHOWING SITE SEPARATION ON  
PART OF LOTS 4, 5 & 6  
BLOCK 1  
REGISTERED PLAN 29  
FORMERLY CITY OF VANIER  
CITY OF OTTAWA

SCALE 1 : 250  
0 5 10 20 25 metres  
**FAIRHALL, MOFFATT & WOODLAND LIMITED**  
ONTARIO LAND SURVEYORS

**NOTES**  
1. BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY  
LIMIT OF MARK AVENUE AS SHOWN ON PLAN SR-5840 HAVING A  
BEARING OF N 61°43'20" E.

**LEGEND**  
CB - CATCH BASIN  
MH - MANHOLE  
UP - UTILITY POLE  
- GUY WIRE AND ANCHOR  
- DECIDUOUS TREE  
- OVERHEAD UTILITY WIRES  
LS - LAMP STANDARD  
PIN - PROPERTY IDENTIFIER NUMBER

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES  
ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON  
DATE  
JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

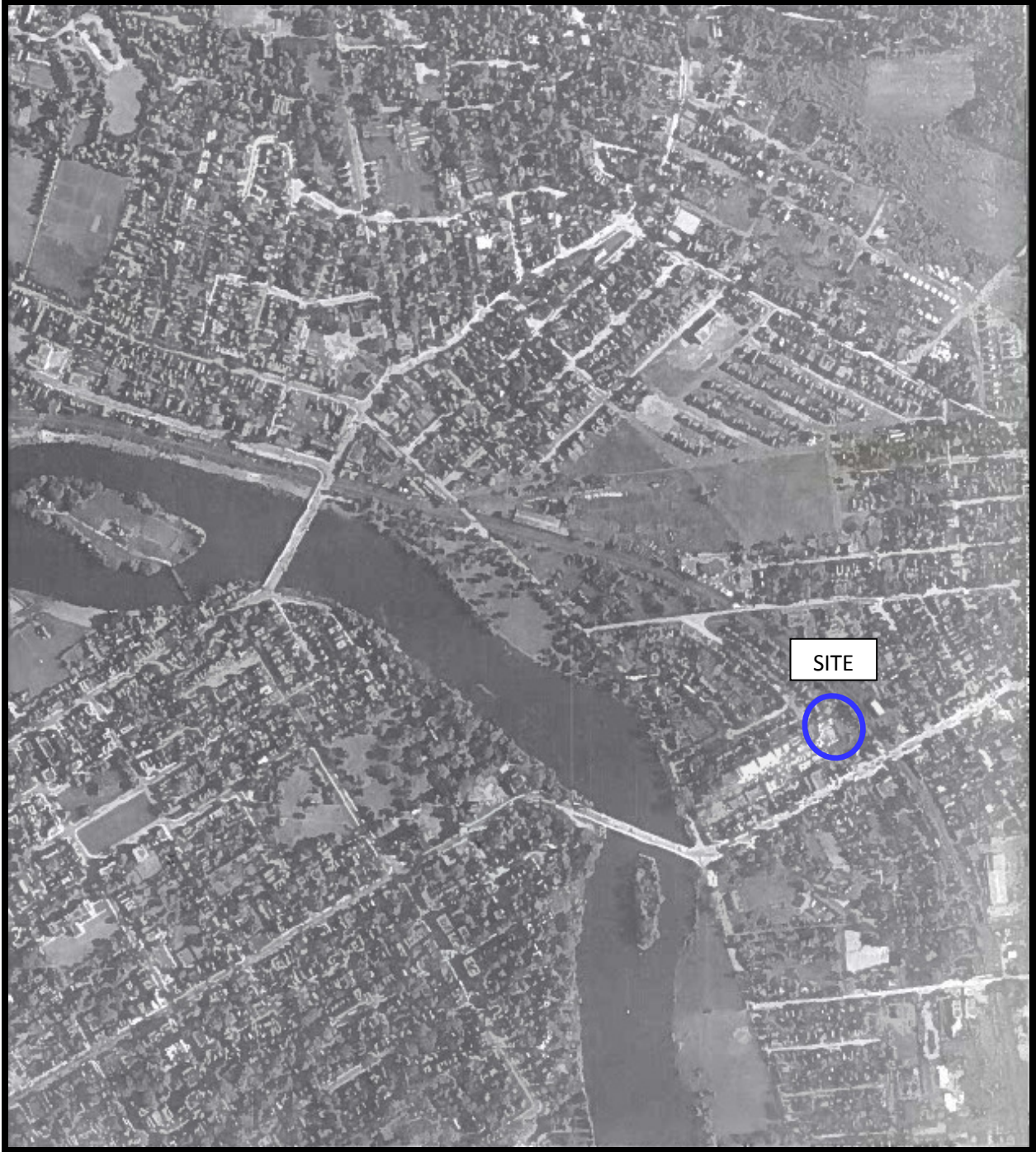
<b>Fairhall Moffatt &amp; Woodland</b> LIMITED Surveying and Land Information Services 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca		JOB No. Y18200
		E 369878, N 5033027
		REFERENCE No. 16(c)-29GR
		S:\JOBS\Y182\DWG\ sk_y182.dwg (kg)

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DISTRIBUTION OF THIS PLAN WITHOUT THE WRITTEN CONSENT  
OF FAIRHALL, MOFFATT & WOODLAND LIMITED IS PROHIBITED.



AERIAL PHOTOGRAPH  
1945



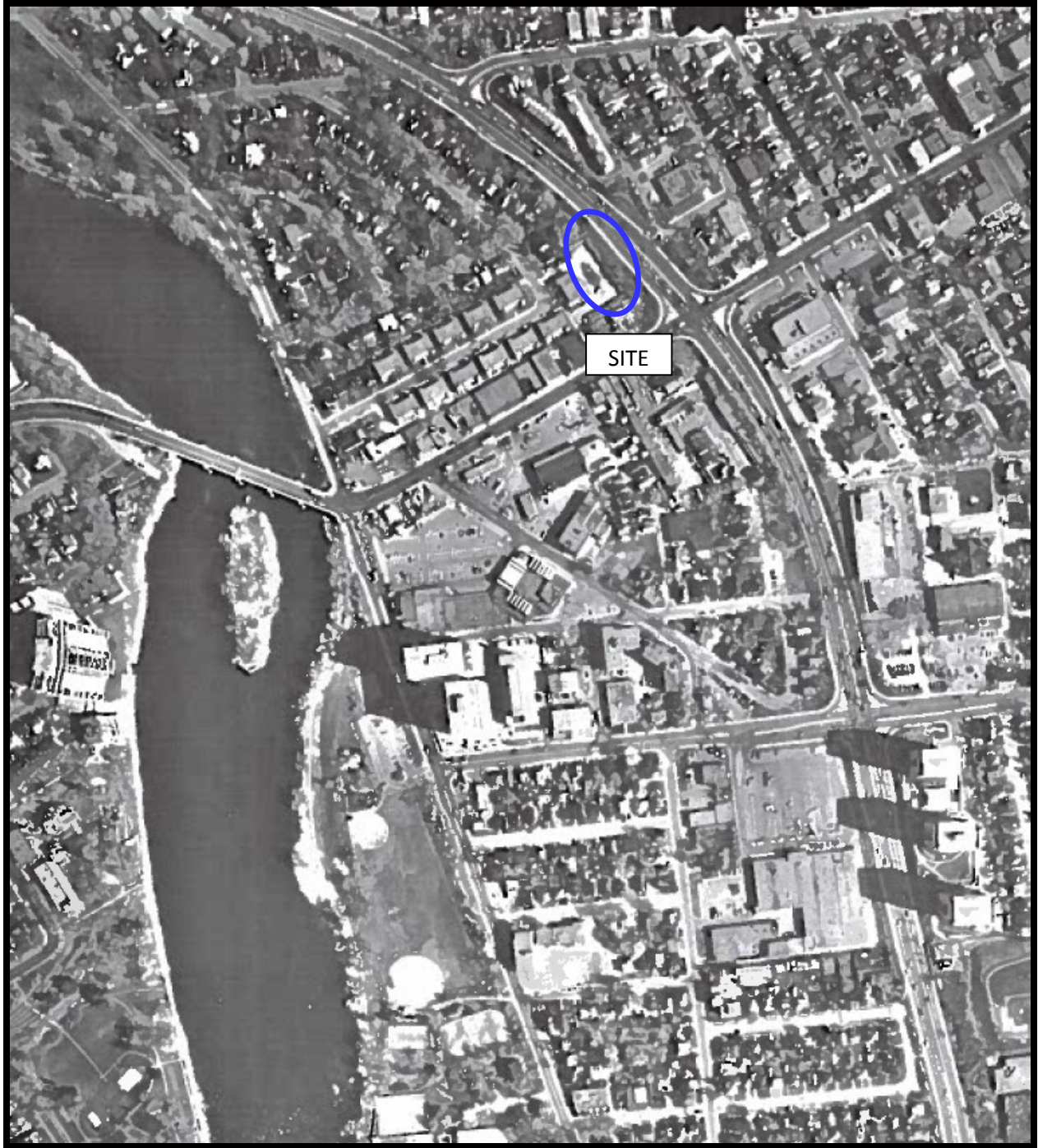


AERIAL PHOTOGRAPH  
1950



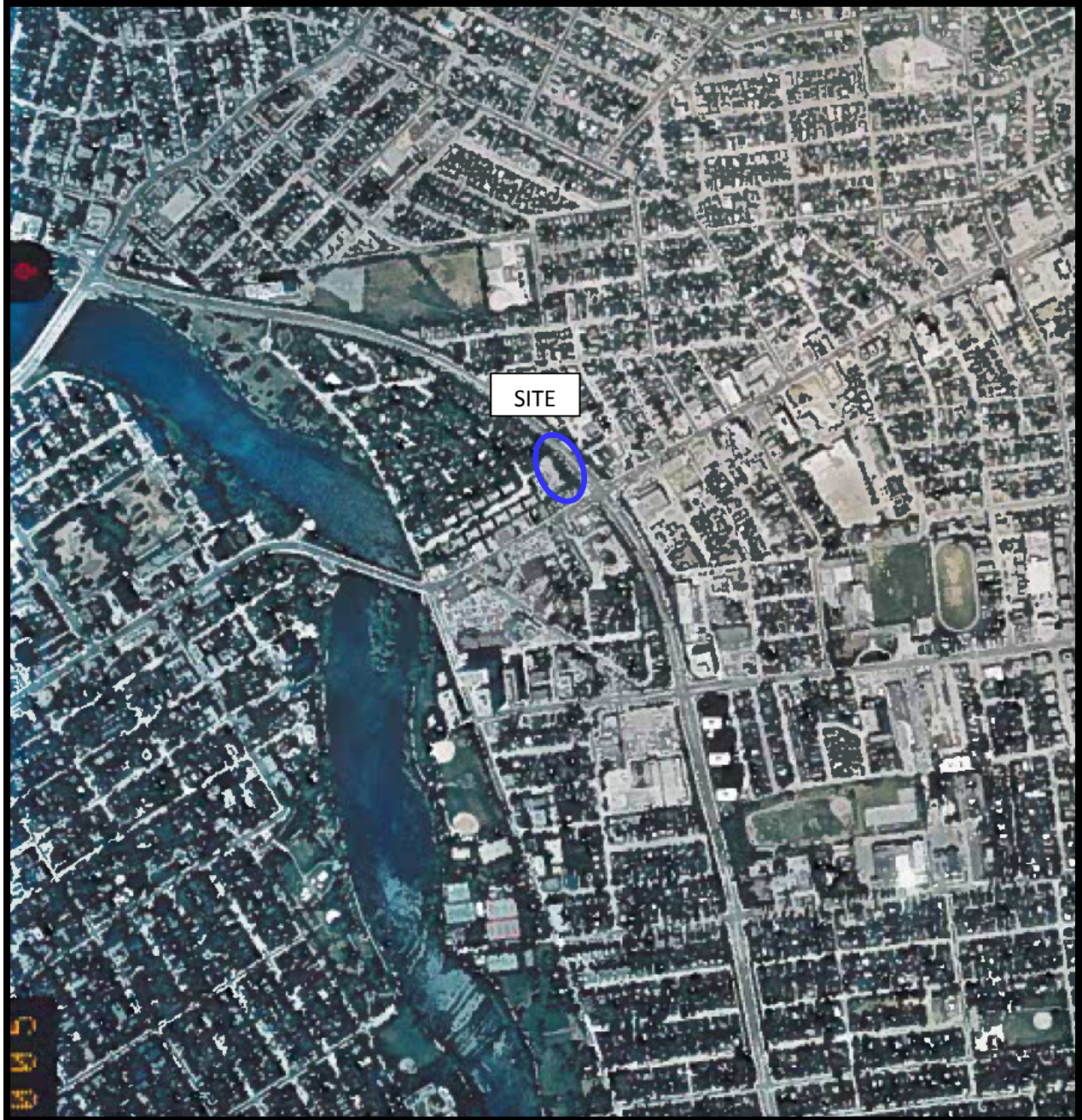
AERIAL PHOTOGRAPH  
1976





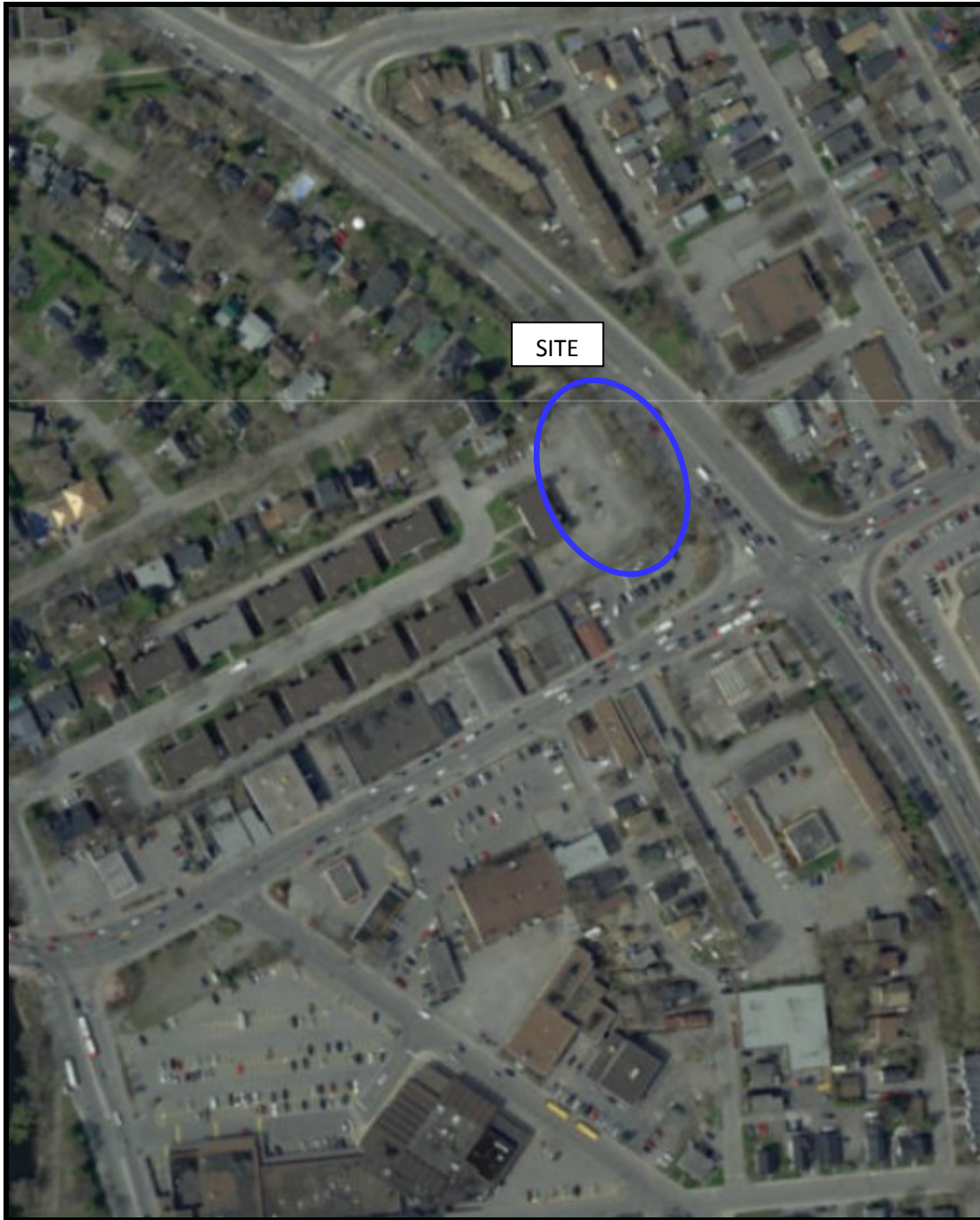
AERIAL PHOTOGRAPH  
1985





AERIAL PHOTOGRAPH  
1999





AERIAL PHOTOGRAPH  
2014

## Site Photographs

PE4258

263 Greensway Avenue – Ottawa, ON

March 22, 2018



Photograph 1: Photograph illustrates central portion of the Phase I Property, facing south.



Photograph 2: View of southeastern portion of the Phase II Property; photograph illustrates the Vanier Parkway immediately east of the subject land.



## Site Photographs

PE4258

263 Greensway Avenue – Ottawa, ON

March 22, 2018



Photograph 3: View of west-central portion of the Phase I Property, facing west. Photo illustrates the east face of the adjacent apartment building (267 Greensway Avenue) to the west of the Phase II Property.



Photograph 4: View of southern portion of the Phase II Property, facing east, as well as commercial businesses to the south of the Phase II Property.

## Site Photographs

PE4258

263 Greensway Avenue – Ottawa, ON

March 22, 2018



Photograph 5: View of northern portion of the Phase II Property, facing north. Photograph illustrates on-site sewers as well as the adjacent residential property to the north.

# **APPENDIX 2**

**MOECC FREEDOM OF INFORMATION SEARCH**

**MOECC WELL RECORDS**

**CITY OF OTTAWA HLUI SEARCH**

**TSSA CORRESPONDENCE**

Ministry of the Environment  
and Climate Change

Freedom of Information and  
Protection of Privacy Office

12<sup>th</sup> Floor  
40 St. Clair Avenue West  
Toronto ON M4V 1M2  
Tel: (416) 314-4075  
Fax: (416) 314-4285

Ministère de l'Environnement et de  
l'Action en matière de changement  
climatique

Bureau de l'accès à l'information et  
de la protection de la vie privée

12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél. : (416) 314-4075  
Télec.: (416) 314-4285



March 22, 2018

Karyn Munch  
Paterson Group Inc.  
154 Colonnade Road  
Ottawa, ON K2E 7J5

Dear Karyn Munch:

RE: ***Freedom of Information and Protection of Privacy Act Request***  
**Our File # A-2018-01440, Your Reference PE4258**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 263 Greensway Avenue, Ottawa.

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Moliann Weir at Moliann.Weir4@ontario.ca.

Yours truly,

Janet Dadufalza  
FOI Manager

Also See Record No. 2  
700  
UTM 118 2 447 620 E  
5R 50311420 N  
Elev. 4R 01185  
Basin 25



15 No  
RECEIVED  
JUL - 8 1951  
GEOLOGICAL BRANCH  
DEPARTMENT OF MINES  
JANIER  
(OTTAWA)

The Well Drillers Act  
Department of Mines, Province of Ontario

# Water Well Record

Location ~~TOWN~~ Village, Town or City EASTVIEW  
Date Completed July 12 1951 (day) (month) (year) Cost of Well (excluding pump) .....

Pipe and Casing Record		Pumping Test
Casing diameter(s) <u>7</u>	Date .....	
Length(s) of casing(s) <u>15</u>	Static level <u>18</u>	
Type of screen .....	Pumping level <u>50</u>	
Length of screen .....	Pumping rate <u>4.00 gpm</u>	
Distance from top of screen to ground level .....	Duration of test <u>2.30</u>	
Is well a gravel-wall type? .....	Distance from cylinder or bowls to ground level .....	

Water Record			
Kind (fresh or mineral) <u>fresh</u>	Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
Quality (hard, soft, contains iron, sulphur, etc.) .....			
Appearance (clear, cloudy, coloured) <u>yellowish</u>			
For what purpose(s) is the water to be used? <u>drinking water</u>	<u>90</u>	<u>hard</u>	<u>72</u>
How far is well from possible source of contamination? .....	<u>160</u>		
What is the source of contamination? .....			
Enclose a copy of any mineral analysis that has been made of water .....			

Well Log		
Overburden and Bedrock Record	From	To
	0 ft.	....ft.
<u>Gravel</u>	<u>1</u>	<u>3</u>
<u>Dark brown shale</u>	<u>5</u>	<u>145</u>
<u>White limestone</u>	<u>145</u>	<u>197</u>

Location of Well  
In diagram below show distances of well from road and lot line. Indicate north by arrow.  
80 ft from road  
50 ft from lot line  
100 ft from house  
100 ft from well  
100 ft from road  
100 ft from lot line  
100 ft from house  
100 ft from well

Situation: Is well on upland, in valley, or on hillside? .....

Drilling Firm John J. ...

Address 703 ...

Name of Driller John J. ... Address 703 ...

Date July 12 1951 Licence Number .....

Signature of Licensee



UTM 18 447700 E  
5R 5031420 N  
Elev. 4R 0185  
Basin 25



3145g

RE 45 No. 1002  
JAN 23 1952  
GEOLOGICAL BRANCH  
DEPARTMENT OF MINES

The Well Drillers Act  
Department of Mines, Province of Ontario

# Water Well Record

(OTTAWA) VANIER  
EASTVIEW

Village, Town or City  
120 Q.A.H.N.  
120 Q.A.H.N. EASTVIEW  
824.21-75  
FOR 551

Date Completed 20 12 51  
(day) (month) (year)  
Cost of Well (excluding pump)

## Pipe and Casing Record

## Pumping Test

Casing diameter(s) 8" to 19 1/2"	Date DEC 20 1951
Length(s) of casing(s) 4" to 742'	Static level 120
Type of screen	Pumping level 166'
Length of screen	Pumping rate 3600 G.P.H. 600 gals contin
Distance from top of screen to ground level	Duration of test 10 MINS
Is well a gravel-wall type?	Distance from cylinder or bowls to ground level 166'

## Water Record

Kind (fresh or mineral) MINERAL	Depth(s) to Water Horizon(s) 742 1/2	Kind of Water SALT	No. of Feet Water Rises 732
Quality (hard, soft, contains iron, sulphur, etc.) SALT			
Appearance (clear, cloudy, coloured) CLEAR			
For what purpose(s) is the water to be used? COOLING			
How far is well from possible source of contamination? 80'			
What is the source of contamination? SURFACE DRAIN			
Enclose a copy of any mineral analysis that has been made of water			

## Well Log

### Overburden and Bedrock Record

From To

Previously drilled (G.M.) (ign) 6 ft. 191 ft.  
GREY LIME STONE 191 700  
SAND STONE 700 742 1/2

This Well was 191 feet deep when I started it.

The company put a big pump on it at a setting of 166 feet. Pumping at the rate of 3600 G.P.H. Pumped it down to the end of the pump in 10' min. It will stand 600 gallons an hour continuous pumping

## Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.

Their was just as much water at 600 ft as there is at 742 1/2 ft

Situation: Is well on upland, in valley, or on hillside? up lands  
Drilling Firm T.H.O.S. H. A. D. A. D. M. S.  
Address HURDMANS BRIDGE  
Name of Driller T.H.A. Address SAME  
Date DEC 27 1951 Licence Number 42  
Signature of Licensee Thos H Adams

KENDAL ST

### Instructions for Completing Form

- All metre measurements shall be reported to 1/10<sup>th</sup> of a metre.**

<ul style="list-style-type: none"> <li>• All metre measurements shall be reported to 1/10<sup>th</sup> of a metre.</li> <li>• Please print clearly in blue or black ink only.</li> </ul>										Ministry Use Only									
										MLN		CON		LOT					
<div style="background-color: black; height: 100px; width: 100%;"></div>																			
Address of Well Location (County/District/Municipality)										Township		East		Section					
42 MONTREAL RD										City of Ottawa									
RR#/Street Number/Name										City/Town/Village		Site/Compartment/Block/Tract etc.							
42 Montreal Road										OTTAWA									
GPS Reading		NAD		Zone		Easting		Northing		Unit Make/Model		Mode of Operation:		<input type="checkbox"/> Undifferentiated <input type="checkbox"/> Differentiated, specify _____		<input type="checkbox"/> Averaged			
		83		18		447703		5031290											

**Log of Overburden and Bedrock Materials (see instructions)**

[illegible]

Hole Diameter			Construction Record				Test of Well Yield						
Depth	Metres	Diameter	Inside diam centimetres	Material	Wall thickness centimetres	Depth	Metres	Pumping test method	Draw Down		Recovery		
From	To	Centimetres				From	To		Time min	Water Level Metres	Time min	Water Level Metres	
0	4 m	200 mm	50 mm	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass	Schedule #40			Pump intake set at - (metres)	Static Level				
4 m	2.5 m	100 mm		<input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete					Pumping rate - (litres/min)	1		1	
Typical				<input type="checkbox"/> Galvanized					Duration of pumping ____ hrs + ____ min	2		2	
Water Record			Casing					Final water level end of pumping ____ metres	3		3		
Water found at ____ Metres	Kind of Water		<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass					Recommended pump type. <input type="checkbox"/> Shallow <input type="checkbox"/> Deep	4		4		
<input type="checkbox"/> m <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur	<input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals		<input type="checkbox"/> Plastic <input type="checkbox"/> Concrete					Recommended pump depth. ____ metres	5		5		
<input type="checkbox"/> m <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur	<input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals		<input type="checkbox"/> Galvanized					Recommended pump rate. (litres/min)	10		10		
<input type="checkbox"/> m <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur	<input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals		<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass					If flowing give rate - (litres/min)	15		15		
<input type="checkbox"/> m <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur	<input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals		<input type="checkbox"/> Plastic <input type="checkbox"/> Concrete					30		30			
<input type="checkbox"/> m <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur	<input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals		<input type="checkbox"/> Galvanized					40		40			
After test of well yield, water was			Screen					50		50			
<input type="checkbox"/> Clear and sediment free	<input type="checkbox"/> Other, specify		Outside diam	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass	Slot No.			60		60			
<input type="checkbox"/> Other, specify			65 mm	<input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete	#10								
Chlorinated <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			No Casing or Screen										
			<input type="checkbox"/> Open hole										

[illegible]

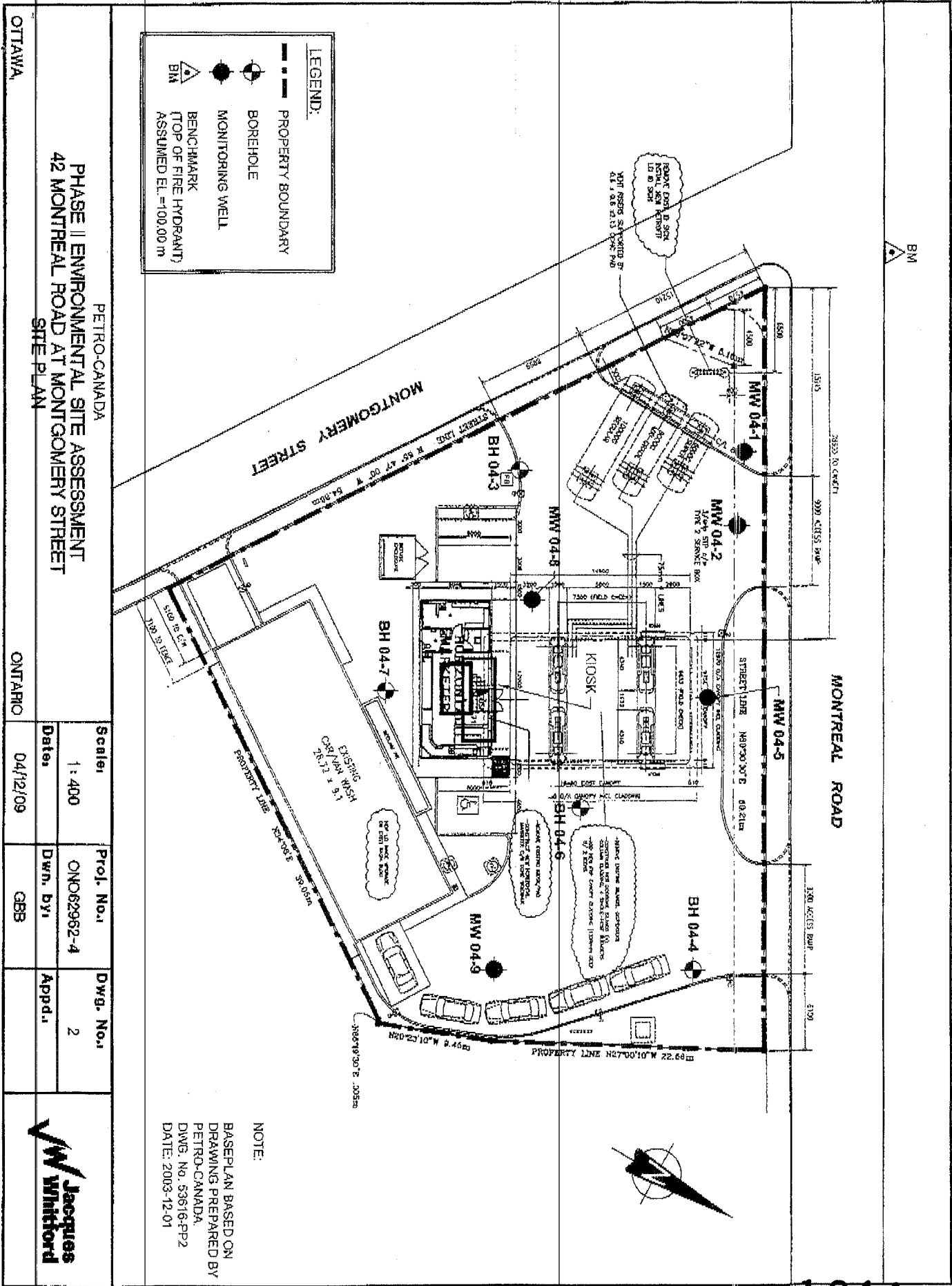
<b>Method of Construction</b>			
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Rotary (air)	<input checked="" type="checkbox"/> Diamond	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Boring	<input type="checkbox"/> Driving	<i>Auger</i>
<b>Water Use</b>			
<input type="checkbox"/> Domestic	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Stock	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used	<i>Sampling</i>
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Municipal	<input type="checkbox"/> Cooling & air conditioning	

Final Status of Well			
<input type="checkbox"/> Water Supply	<input type="checkbox"/> Recharge well	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Abandoned, (Other) _____
<input checked="" type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Dewatering	
<input type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well	

Well Contractor/Technician Information		
Name of Well Contractor	Well Contractor's Licence No.	
G. DOWNING ESTATE DRILLING	1844	
Business Address (street name, number, city etc.)		
410 PRINCIPALE (GRENNVILLE-SUR-LA-ROUGE QC J0L1B)		
Name of Well Technician (last name, first name)	Well Technician's Licence No.	
DOWNING, BRUCE	T2173	
Signature of Technician/Contractor	Date Submitted YYYY MM DD	
x [Signature]	04/12/23	

Location of Well			
<p>In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.</p> <div style="text-align: center; font-size: 2em; margin-top: 20px;">SEE ATTACHED SITE PLAN</div>			
<p>Audit No. <b>Z 20827</b></p>	<p>Date Well Completed</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <span>YYYY <b>04</b></span> <span>MM <b>11</b></span> <span>DD <b>26</b></span> </div>		
<p>Was the well owner's information package delivered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Date Delivered</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <span>YYYY <b>04</b></span> <span>MM <b>12</b></span> <span>DD <b>23</b></span> </div>		

Ministry Use Only			
Data Source		Contractor <b>1844</b>	
Date Received	YYYY	MM	DD
<b>JAN 21 2005</b>		Date of Inspection	YYYY MM DD
Remarks		Well Record Number	



1844

20802

JAN 21 2005

12/20/2004 MON 10:58 FAX 613 7380721 Jacques Whitford

002/003




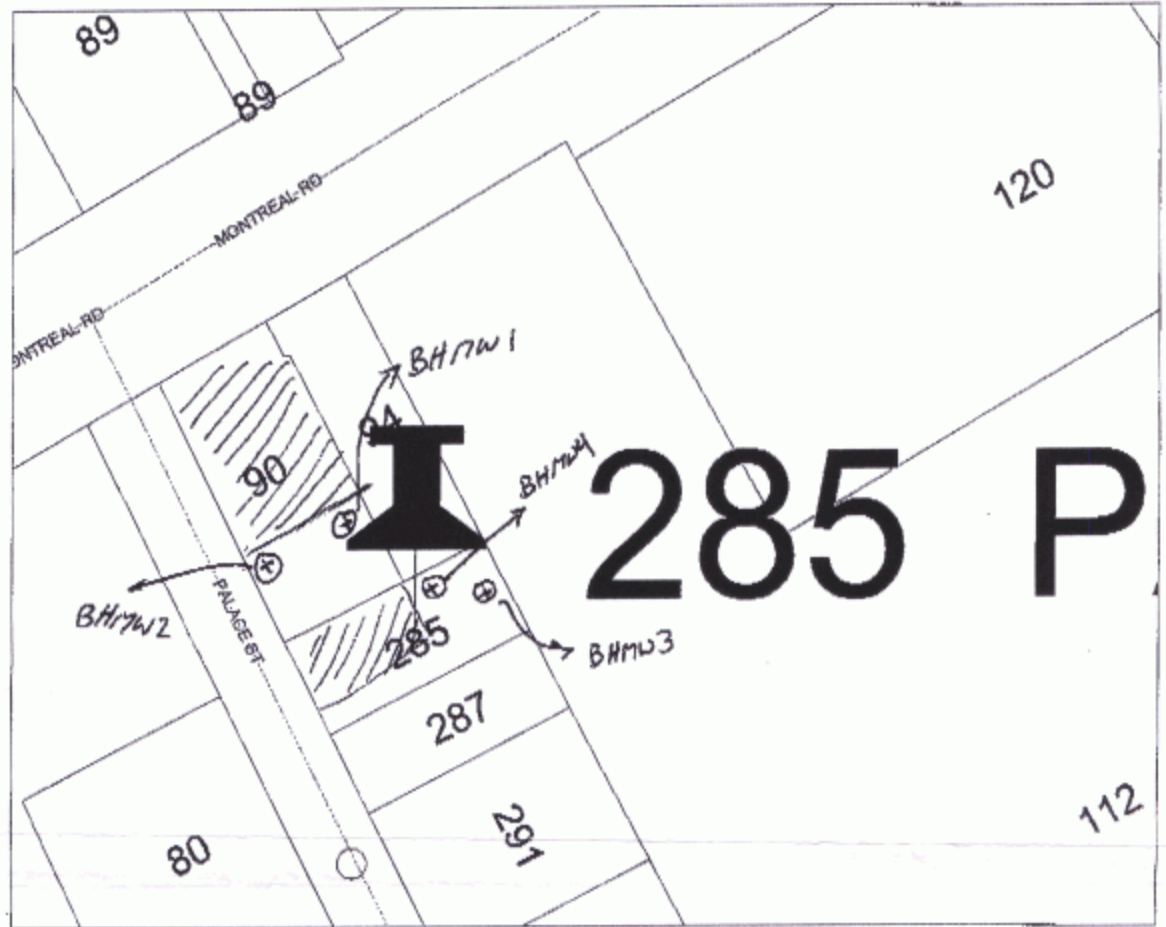
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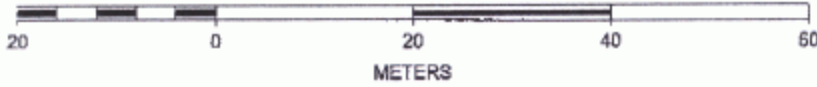


# Ottawa

- Roads
- Transportation
- Property
-  Property Parcels
- Surface Water
- Boundaries



SCALE 1 : 701



M01053

AUG 11 2008

C03052

C-1844







Ministry of  
the Environment

Well Tag No. \_\_\_\_\_ Well Tag No. \_\_\_\_\_

**A 068526**

A068526

### Cluster Well Information for Cluster Well Construction

Regulation 903 Ontario Water Resources Act

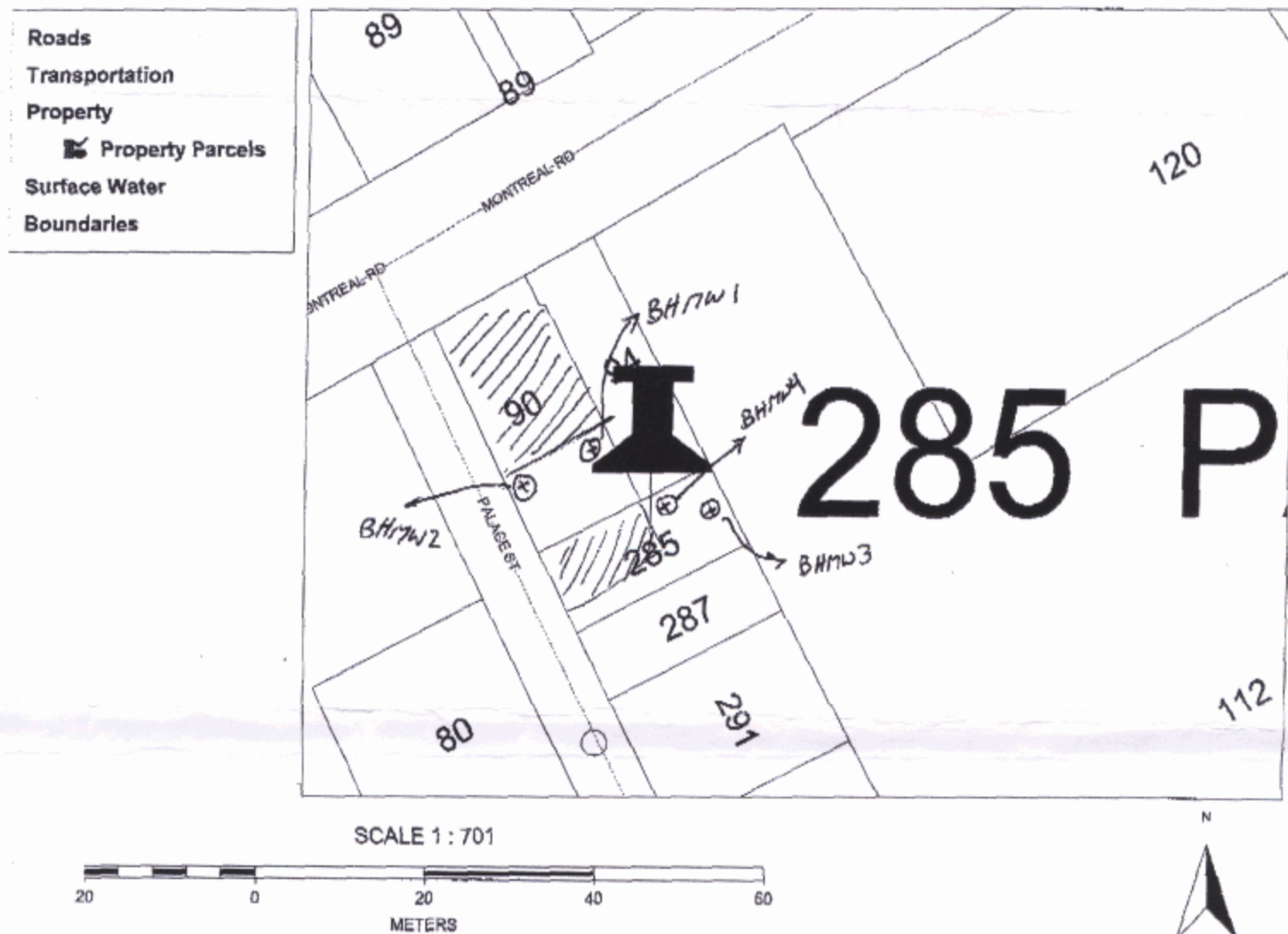
Page 1 of 1[illegible]

### Well Contractor and Well Technician Information

Business Name of Well Contractor George Downing Estate Drilling Ltd				Business Address (Street Number/Name, RR) 410 Rue Principale Greenville Sur La Roux				Municipality		Province QC	
Postal Code J0V 1B0		Business Telephone No. (inc. area code) 819 242 6469		Well Contractor's Licence No. 1844		Business E-mail Address downing@xplornet.com					
Name of Well Technician (First Name, Last Name) Bruce Downing				Well Technician's Licence No. 2173		Date Submitted (yyyy/mm/dd) 2008/07/03		Signature of Technician Bruce Downing			

Date 1st Well in Cluster Constructed (yyyy/mm/dd) 2008/06/19	Date Last Well in Cluster Constructed (yyyy/mm/dd) 2008/06/19
<b>Ministry Use Only</b>	
Date Received (yyyy/mm/dd) AUG 21 2008	Date Inspected (yyyy/mm/dd)
Audit No. C 03051	Remarks M01052

# Ottawa



AUG 21 2008

M01052

C03051

C-1844





Ministry of  
the Environment

Well Tag No. for Master Well (Draw Sticker and/or Print Below)

A 074577

MW 01

Master Well Record for  
Cluster Well Construction

Regulation 903 Ontario Water Resources Act  
Page 1 of 2

Location and Construction of the Master Well in the Cluster

Address of Well Location (Street Number/Name, RR) 149 Montreal Road / 268 Durocher St.  
County/District/Municipality City/Town/Village Township Lot Concession  
Ottawa Ontario

UTM Coordinates Zone Easting Northing GPS Unit Make Model Mode of Operation: ☐ Undifferentiated ☒ Averaged  
NAD 83 18447937 5031510 Garmin Etrex ☐ Differentiated, specify

Overburden and Bedrock Materials (see instructions on the back of this form)				
General Colour	Most Common Material	Other Materials	General Description	Depth (Metres) From To
Asphalt				0 0.1
Brown	Sand fill crushed stone, dry			0.1 1.0
Lt to Dk Brown	Silty sand fill med grained			1.0 1.5
Dk Brown	Sandy shale w/ silt dense, dry to moist			1.5 3.0

Hole Details		
Depth (Metres) From To	Diameter (Centimetres)	
0 3.0	20	

Water Use  
☐ Public ☐ Industrial ☐ Not used ☐ Other, specify  
☐ Domestic ☐ Commercial ☐ Dewatering  
☐ Livestock ☐ Municipal ☒ Monitoring  
☐ Irrigation ☐ Test Hole ☐ Cooling & Air Conditioning

Method of Construction  
☐ Cable Tool ☐ Air Percussion ☐ Digging  
☐ Rotary (Conventional) ☐ Diamond ☐ Boring  
☐ Rotary (Reverse) ☐ Jetting ☒ Other, specify HSA  
☐ Rotary (Air) ☐ Driving

Status of Well  
☒ Test Hole ☐ Abandoned, Insufficient Supply  
☐ Replacement Well ☐ Abandoned, Poor Water Quality  
☐ Dewatering Well ☐ Other, specify  
☐ Alteration (Construction) ☐ Abandoned, other, specify

No Casing and Screen Used Static Water Level Test  
Open Hole ☐ Yes ☒ No 1.6 Metres

Screen  
☐ Galvanized ☐ Steel ☐ Fibreglass ☐ Concrete ☒ Plastic  
Outside Diameter (Centimetres) Slot No.  
5.8 10

Water Details  
Water found at Depth Metres ☐ Gas ☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals  
Water found at Depth Metres ☐ Gas ☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals  
Water found at Depth Metres ☐ Gas ☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals

Disinfected ☐ Yes ☒ No If no, provide reason: Monitoring well Date Master Well Completed (yyyy/mm/dd) 2008/11/06

Cluster Information (Please also fill out the additional Cluster Well Information for Well Construction for each parcel of land and cluster.)  
Total Wells in Cluster 2 Please indicate Number of Cluster Well Information Log Sheets Submitted  
Total Wells on this Property unknown 1

Location of Well Cluster  
Detailed Map must be provided as an attachment no larger than legal size (8.5" x 14"). Sketches are not allowed.  
☒ Check box to confirm detailed map is provided as per Section 11.1 (3)

Consent to release additional information concerning the cluster to

Construction Details				
Inside Diameter (Centimetres)	Material (steel, plastic, fibreglass, concrete, galvanized)	Wall Thickness	Depth (Metres) From To	
5.1	Steel	Sched 40	0 1.5	

Annular Space/Abandonment Sealing Record			
Depth Set at (Metres) From To	Type of Sealant Used (Material and Type)	Volume Used (Cubic Metres)	
0.3 1.0	Bentonite	22 Kys	

Well Contractor and Well Technician Information  
Business Name of Well Contractor Well Contractor's Licence No.  
George Downing Estate Drilling Ltd 1 8 4 4  
Business Address (Street No, Name, number, RR) Municipality  
410 Rue Principale Grenville-sur-la-Rouge  
Province Postal Code Business E-mail Address  
QC J0V 1B0 downing@xplplanet.com  
Bus. Telephone No. (inc. area code) Name of Well Technician (Last Name, First Name)  
8192426469 Downing, Bruce  
Well Technician's Licence No. Signature of Technician Date Submitted (yyyy/mm/dd)  
2173 2008/11/25

Ministry Use Only  
Audit No. M 02914 Well Contractor No.  
Date Received (yyyy/mm/dd) DEC 09 2008 Date of Inspection (yyyy/mm/dd)  
Remarks

PROJECT

Phase I & II Environmental Site Assessment  
Vanier Grill  
149 Montreal Road  
Ottawa, Ontario

DRAWING TITLE

Site Plan  
& Borehole Location

"COPYRIGHT 2008"



LEVAC ROBICHAUD LEClerc ASSOCIATES LTD.  
Project Managers and Consulting Engineers

ROCKLAND, ON  
TEL: (613) 446-7777

GATINEAU, QUE  
TEL: (819) 243-3063

HAWKESBURY, ON  
TEL: (613) 632-5105

CLIENT



DATE  
November 2008

FILE  
08666

DWG No.  
Figure 2

St. Paul Street

Catch Basin

▽ (98.25)  
⊗ MW-1  
(100.100)

Existing Building  
(Church)

⊗ BH-2  
(101.415)

Durocher Street

⊗ BH-5  
(100.620)

Stairs to  
Upper  
level  
Apartments

⊗ BH-4  
(100.240)

▽ (96.99)  
⊗ MW-5  
(100.365)

Restaurant/  
Upper Level Apartments

⊗ BH-3  
(100.260)

Restaurant Patio

Montreal Road



SCALE: 1:400

Legend

--- Property Line

▽ (99.99) Groundwater Elevation  
(11/07/2008)

⊗ MW Monitoring Well

⊗ BH Borehole

(99.99) Elevation

DEC 09 2008

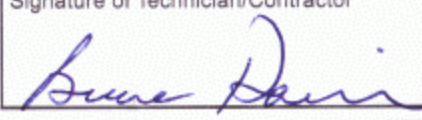
Page: 2/4

1517 141204 0324

From: 613-446-7777

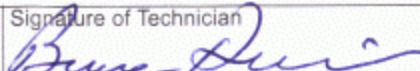
NOV-25-2008 11:31



Address of Well Location (Street Number/Name, RR)				Lot		Concession		Township		County/District/Municipality		Signature of Technician/Contractor		Date (yyyy/mm/dd)		
149 Montreal Road / 2108 Durochen St.														2008/11/25		
City/Town/Village				Province		Postal Code		GPS Unit Make		Model						Unit Mode of Operation
Ottawa				Ontario										<input type="checkbox"/> Undifferentiated <input type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify:		

Well # on Sketch	UTM Coordinates		Full Depth of Hole (metres)	Hole Diameter (cm)	Method of Construction	Casing Material	Casing Length (metres)	Screen Interval (metres)		Annular Space Sealant Used	Static Water Level (metres)	Abandonment Sealant Used	Comments	Date of Completion (yyyy/mm/dd)
	Zone	Easting						From	To					
MW 05	18	447955	503149	4.9	20	HSA	Steel	1.9	1.9	4.9	Benlonite	3.1		2008/11/06

Well Contractor and Well Technician Information										Date 1st Well in Cluster Constructed (yyyy/mm/dd)		Date Last Well in Cluster Constructed (yyyy/mm/dd)			
Business Name of Well Contractor				Business Address (Street Number/Name, RR)				Municipality		Province		2008/11/06		2008/11/06	
George Downing Estate Drilling Ltd				410 Rue Principale				Grenville		Quebec					
Postal Code		Business Telephone No. (inc. area code)		Well Contractor's Licence No.		Business E-mail Address									
J0V 1B0		819 242 6469		1844											
Name of Well Technician (First Name, Last Name)				Well Technician's Licence No.		Date Submitted (yyyy/mm/dd)		Signature of Technician							
				2173											

Ministry Use Only	
Date Received (yyyy/mm/dd)	Date Inspected (yyyy/mm/dd)
DEC 8 2008	
Audit No.	Remarks
C 03211	m02914





Measurements recorded in: [X] Metric [ ] Imperial

Page of

Well Owner's Information

First Name: Suncon Energy Last Name / Organization: Pro ducts Municipality: Oakville Province: ON Postal Code: L6L6N5 Telephone No. (inc. area code):

Well Location

Address of Well Location (Street Number/Name): 42 Monheal Rd. Township: Concession: City/Town/Village: OTTAWA Province: Ontario Postal Code: UTM Coordinates: Zone: Easting: Northing: Municipal Plan and Sublot Number: Other:

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
Blk	Asphalt		Hard	0	31
Gr	Gravel	Sand	Loose	31	1.22
Blun	Fine Sand		Loose, Hard	1.22	2.74
Gr	Silt	Gravel	Hard, Layered	2.74	6.1
Blk	SHALE		Fractured	6.1	8.53

Annular Space			
Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	31	Flushment/Cement	
31	6.71	3/8" Hole plug	
6.71	8.53	Sand	

Method of Construction: [ ] Cable Tool [X] Diamond [ ] Rotary (Conventional) [ ] Jetting [ ] Rotary (Reverse) [ ] Driving [ ] Boring [ ] Digging [ ] Air percussion [ ] Other, specify: Well Use: [ ] Public [ ] Commercial [ ] Not used [ ] Domestic [ ] Municipal [ ] Dewatering [ ] Livestock [X] Test Hole [X] Monitoring [ ] Irrigation [ ] Cooling & Air Conditioning [ ] Industrial [ ] Other, specify:

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To	
3.75	plastic	356	0	7.01	[X] Test Hole
					[ ] Water Supply
					[ ] Replacement Well
					[ ] Recharge Well
					[ ] Dewatering Well
					[X] Observation and/or Monitoring Hole
					[ ] Alteration (Construction)
					[ ] Abandoned, Insufficient Supply
					[ ] Abandoned, Poor Water Quality
					[ ] Abandoned, other, specify:
					[ ] Other, specify:

Construction Record - Screen				
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To
4.21	plastic	10	7.01	8.53

☐ Insufficient Supply

☐ Abandoned, Poor Water Quality

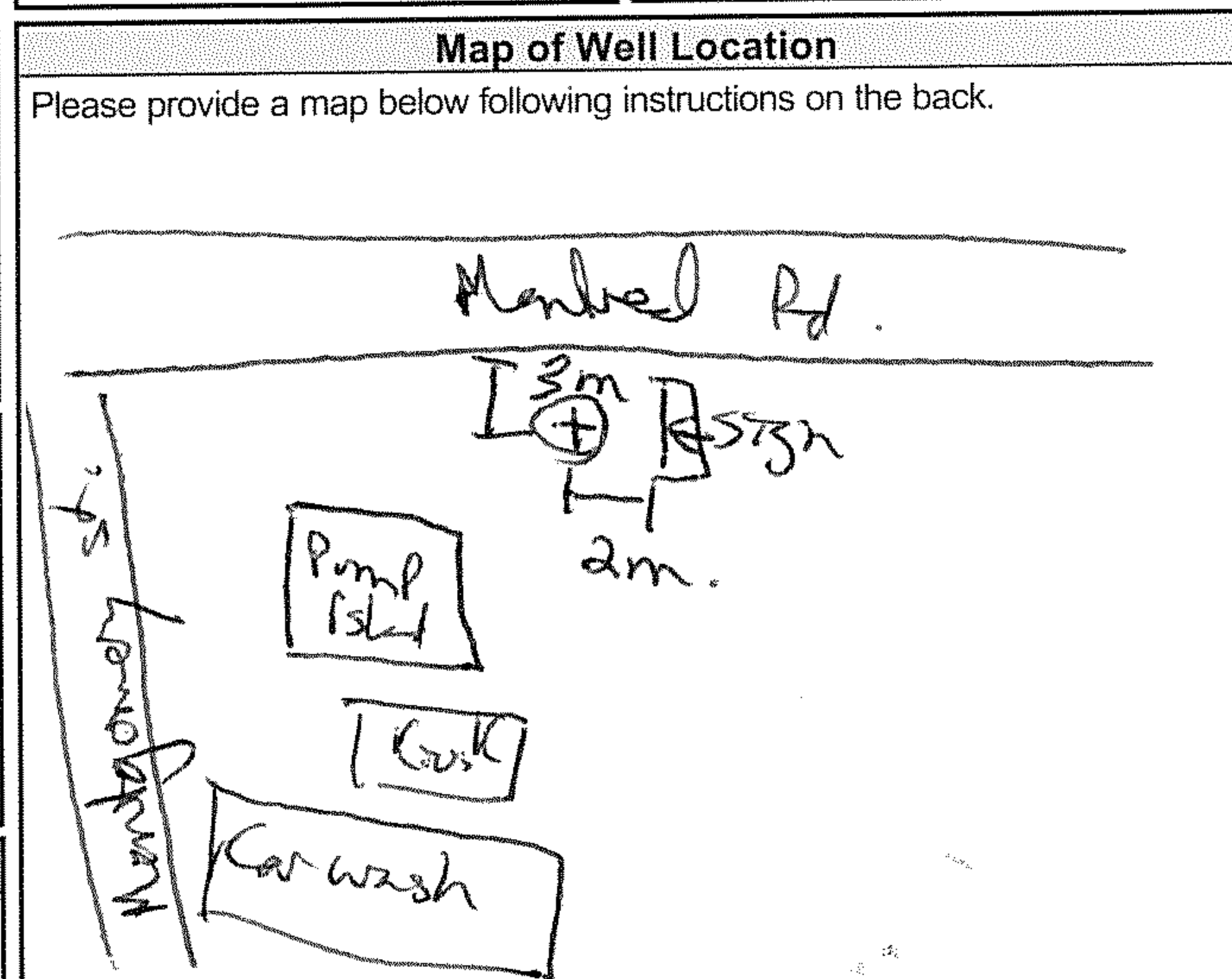
☐ Abandoned, other, specify

☐ Other, specify

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: [ ] Fresh [ ] Untested [ ] Gas [ ] Other, specify	Depth (m/ft) From	To
		0	6.71
		6.71	8.53

Well Contractor and Well Technician Information: Business Name of Well Contractor: Strata Soil Sampling Inc. Well Contractor's Licence No.: 712411 Business Address (Street Number/Name): 2-147 West Beaver Creek Rd. Municipality: Richmond Hill Province: ON Postal Code: L4B1C6 Business E-mail Address: wrecan@stratasoi.com Bus. Telephone No. (inc. area code): 9057649304 Name of Well Technician (Last Name, First Name): Beath Brian Well Technician's Licence No.: 3616 Signature of Technician and/or Contractor: Date Submitted: 20120720

Results of Well Yield Testing				
After test of well yield, water was: [ ] Clear and sand free [ ] Other, specify	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:	Static Level			
	1		1	
	2		2	
	3		3	
Pump intake set at (m/ft)	4		4	
Pumping rate (l/min / GPM)	5		5	
Duration of pumping hrs + min	10		10	
Final water level end of pumping (m/ft)	15		15	
If flowing give rate (l/min / GPM)	20		20	
Recommended pump depth (m/ft)	25		25	
Recommended pump rate (l/min / GPM)	30		30	
Well production (l/min / GPM)	40		40	
Disinfected? [ ] Yes [ ] No	50		50	
	60		60	



Comments: Well owner's information package delivered: [ ] Yes [ ] No Date Package Delivered: YYYMMDD Date Work Completed: 20120716 Ministry Use Only: Audit No.: 2152894 Received: 2012



## Well ID

Well ID Number: 7236606  
 Well Audit Number: Z191601  
 Well Tag Number: A147952

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	307 MONTGOMERY STREET
<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	Ottawa
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 447768.00 Northing: 5031241.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
	----			0 m	.25 m
BRWN	FILL	SAND	GRVL	.25 m	1.45 m
BRWN	TILL	SAND	GRVL	1.45 m	6 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
.9 m	3.9 m	BENTONITE	

## Method of Construction & Well Use

Method of Construction	Well Use
H.S.A.	Monitoring

## Status of Well

Observation Wells

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
5.08 cm	PLASTIC	0 m	4.5 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
5.86 cm	PLASTIC	4.5 m	6 m

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7328

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
5.8 m	Untested

## Hole Diameter

Depth From	Depth To	Diameter
0 m	6 m	20.3 cm

**Audit Number:** Z191601

**Date Well Completed:** May 17, 2013

**Date Well Record Received by MOE:** January 29, 2015

Updated: February 2, 2018

Rate [Rate](#)

## Well ID

Well ID Number: 7240449

Well Audit Number: C23834

Well Tag Number: A156884

*This table contains information from the original well record and any subsequent updates.*

## Well Location

Address of Well Location	
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18
	Easting: 447660.00
	Northing: 5031303.00
Municipal Plan and Sublot Number	
Other	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
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## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
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## Method of Construction & Well Use

Method of Construction	Well Use
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## Status of Well

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
-----------------	-----------------------	------------	----------

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
------------------	----------	------------	----------

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1844

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
------------	----------	----------

**Audit Number:** C23834

**Date Well Completed:** May 16, 2014

**Date Well Record Received by MOE:** April 23, 2015

Updated: February 2, 2018

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Tags

- [Environment and energy](#)
- [Drinking water](#)

## Well ID

Well ID Number: 7256736  
 Well Audit Number: Z209035  
 Well Tag Number: A173870

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	RIVER RD AND WAYLING AVE
<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	Ottawa
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 447514.00 Northing: 5031483.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	FILL		SOFT	0 m	2.44 m
BLCK	TILL	FOSS	CLAY	2.44 m	5.18 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE	
.31 m	3.35 m	HOLEPLUG	
3.35 m	5.18 m	SAND	

## Method of Construction & Well Use

Method of Construction	Well Use
Rotary (Convent.)	
DIAMOND	Monitoring and Test Hole

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
5.2 cm	PLASTIC	0 m	3.66 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
6.03 cm	PLASTIC	3.66 m	5.18 m



## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m	5.18 m	16.84 cm

Audit Number: Z209035

Date Well Completed: November 25, 2015

Date Well Record Received by MOE: January 21, 2016

Updated: February 2, 2018

Rate [Rate](#)

## Well ID

Well ID Number: 7282868  
 Well Audit Number: Z250720  
 Well Tag Number: A190129

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	268 DUROCHER
<b>Township</b>	OTTAWA CITY
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	Ottawa
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 447952.00 Northing: 5031473.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BLCK	----	GRVL	HARD	0 m	.31 m
BRWN	SAND	WDFR	CLAY	.31 m	3.1 m
BLCK	SHLE	SILT	CLAY	3.1 m	5.18 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE/ FLUSHMOUNT	
.31 m	1.77 m	BENTONITE	
1.77 m	5.18 m	SAND	

## Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Monitoring Test Hole

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	2.08 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	2.08 m	5.18 m

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m	5.18 m	5.25 cm

**Audit Number:** Z250720

**Date Well Completed:** February 13, 2017

**Date Well Record Received by MOE:** March 13, 2017

Updated: February 2, 2018

Rate [Rate](#)

## Well ID

Well ID Number: 7282869  
 Well Audit Number: Z250719  
 Well Tag Number: A190128

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	268 DURODER
<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	Ottawa
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 447961.00 Northing: 5031495.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BLCK	----	GRVL	HARD	0 m	.31 m
BRWN	SAND	WDFR	SILT	.31 m	3.1 m
BLCK	SHLE	SILT	CLAY	3.1 m	4.57 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE/ FLUSHMOUNT	
.31 m	1.16 m	BENTONITE	
1.16 m	4.57 m	SAND	

## Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Monitoring Test Hole

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	1.47 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	1.47 m	4.57 m

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m	4.57 m	11.43 cm

Audit Number: Z250719

Date Well Completed: February 13, 2017

Date Well Record Received by MOE: March 13, 2017

Updated: February 2, 2018

Rate [Rate](#)



## Well ID

Well ID Number: 7282870  
 Well Audit Number: Z250721  
 Well Tag Number: A190127

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	268 DUROCHER ST
<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	Ottawa
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 447960.00 Northing: 5031481.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BLCK	----	GRVL	HARD	0 m	.31 m
BRWN	SAND	WDFR	CLAY	.31 m	3.1 m
BLCK	SHLE	SILT	CLAY	3.1 m	5.18 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE/ FLUSHMOUNT	
.31 m	1.77 m	BENTONITE	
1.77 m	5.18 m	SAND	

## Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Monitoring Test Hole

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	2.08 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	2.08 m	5.18 m

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m	5.18 m	11.43 cm

Audit Number: Z250721

Date Well Completed: February 14, 2017

Date Well Record Received by MOE: March 13, 2017

Updated: February 2, 2018

Rate [Rate](#)

## Well ID

Well ID Number: 7282871  
 Well Audit Number: Z250718  
 Well Tag Number: A190126

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	268 DOROCHE
<b>Township</b>	VANIER CITY
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	Ottawa
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 447948.00 Northing: 5031483.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BLCK	----	GRVL	HARD	0 m	.31 m
BRWN	SAND	WDFR	SILT	.31 m	3.1 m
BLCK	SHLE	SILT	CLAY	3.1 m	5.18 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE/ FLUSHMOUNT	
.31 m	1.77 m	BENTONITE	
1.77 m	5.18 m	SAND	

## Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Monitoring Test Hole

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	2.08 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	2.08 m	5.18 m

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m	5.18 m	11.43 cm

**Audit Number:** Z250718

**Date Well Completed:** February 14, 2017

**Date Well Record Received by MOE:** March 13, 2017

Updated: February 2, 2018

Rate [Rate](#)

## Well ID

Well ID Number: 7282933  
 Well Audit Number: Z250716  
 Well Tag Number: A190131

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	149 MONTREAL RD
<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	Ottawa
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 447930.00 Northing: 5031479.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BLCK	----	GRVL	DNSE	0 m	.31 m
BRWN	SAND	WDFR	CLAY	.31 m	3.1 m
BLCK	SHLE	SILT	CLAY	3.1 m	4.57 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE/ FLUSHMOUNT	
.31 m	1.16 m	BENTONITE	
1.16 m	4.57 m	FILTER SAND	

## Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Monitoring Test Hole

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	1.47 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	1.47 m	4.57 m



## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m	4.57 m	11.43 cm

Audit Number: Z250716

Date Well Completed: February 14, 2017

Date Well Record Received by MOE: March 13, 2017

Updated: February 2, 2018

Rate [Rate](#)

## Well ID

Well ID Number: 7282934  
 Well Audit Number: Z250717  
 Well Tag Number: A190130

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	149 MONTREAL RD
<b>Township</b>	VANIER CITY
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	Ottawa
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 447939.00 Northing: 5031461.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BLCK	----	GRVL	DNSE	0 m	.31 m
BRWN	SAND	WDFR	CLAY	.31 m	3.1 m
BLCK	SHLE	SILT	CLAY	3.1 m	4.57 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE	
.31 m	1.16 m	BENTONITE	
1.16 m	4.57 m	FILTER SAND	

## Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Monitoring Test Hole

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	1.47 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	1.47 m	4.57 m

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m	4.57 m	11.43 cm

Audit Number: Z250717

Date Well Completed: February 14, 2017

Date Well Record Received by MOE: March 13, 2017

Updated: February 2, 2018

Rate [Rate](#)

## Well ID

Well ID Number: 7283536  
 Well Audit Number: Z232157  
 Well Tag Number: A204033

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	42 MONTREAL RD
<b>Township</b>	GLOUCESTER TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	Ottawa
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 447723.00 Northing: 5031307.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
	TILL			0 m	7.62 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
3.05 m	3.95 m	BENTONITE	

## Method of Construction & Well Use

Method of Construction	Well Use
H.S.A.	Monitoring

## Status of Well

Observation Wells

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
5.08 cm	PLASTIC	0 m	4.57 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
5.89 cm	PLASTIC	4.57 m	7.62 m

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1844



## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
6.7 m	Untested

## Hole Diameter

Depth From	Depth To	Diameter
		20.3 cm

**Audit Number:** Z232157

**Date Well Completed:** November 15, 2016

**Date Well Record Received by MOE:** March 20, 2017

Updated: February 2, 2018

Rate [Rate](#)

Share [facebook](#) [twitter](#) [Print](#)

Tags

- [Environment and energy](#)
- [Drinking water](#)



File Number: D06-03-17-0177

Date April 05, 2018

Paterson Group Inc.  
154 Colonnade Road South  
Ottawa ON  
K2E 7J5

*Sent via email [kmunch@patersongroup.ca]*

Dear Paterson Group,

**Re: Information Request  
263 Greenway Avenue, Ottawa, Ontario ("Subject Property")**

**Internal Department Circulation**

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- The subject property is within 500 M of former landfills in Vanier known to have heavy metals in soil that exceed site condition standards set by the Ministry of the Environment and Climate Change (MOECC). For further information on the environmental conditions of this/these former landfill site(s), please contact the MOECC:

Charles Goulet, District Engineer, Ottawa District Office  
Ministry of the Environment and Climate Change  
2430 Don Reid Drive, Ottawa, ON K1H 1E1  
(613) 521-3450 ext. 246 | [charles.goulet@ontario.ca](mailto:charles.goulet@ontario.ca)

**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.**

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Property.

*Shaping our future together  
Ensemble, formons notre avenir*

City of Ottawa  
Planning, Infrastructure and Economic  
Development Department

110 Laurier Avenue West, 4th Floor  
Ottawa, ON K1P 1J1  
Tel: (613) 580-2424 ext. 14743  
Fax: (613) 560-6006  
[www.ottawa.ca](http://www.ottawa.ca)

Ville d'Ottawa  
Services de la planification, de l'infrastructure et  
du développement économique

110, avenue Laurier Ouest, 4e étage  
Ottawa (Ontario) K1P 1J1  
Tél.: (613) 580-2424 ext. 14743  
Télééc: (613) 560-6006  
[www.ottawa.ca](http://www.ottawa.ca)

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 twenty two (22) activities associated with properties located within 50m of the Subject Property: Activity Numbers 1039, 1804, 4388, 9311, 10918, 11540, 271, 2846, 14515, 2394, 4909, 5058, 7555, 9832, 14905, 12438, 14292, 8895, 1192, 265, 11539 and 2846.

Please note that Activity Numbers 4388, 10918, 11540, 1192, 12438, 14292 and 8895 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. 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 Number 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 and Climate Change for additional information.**

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Justin H.", written in dark ink.

Justin Marr

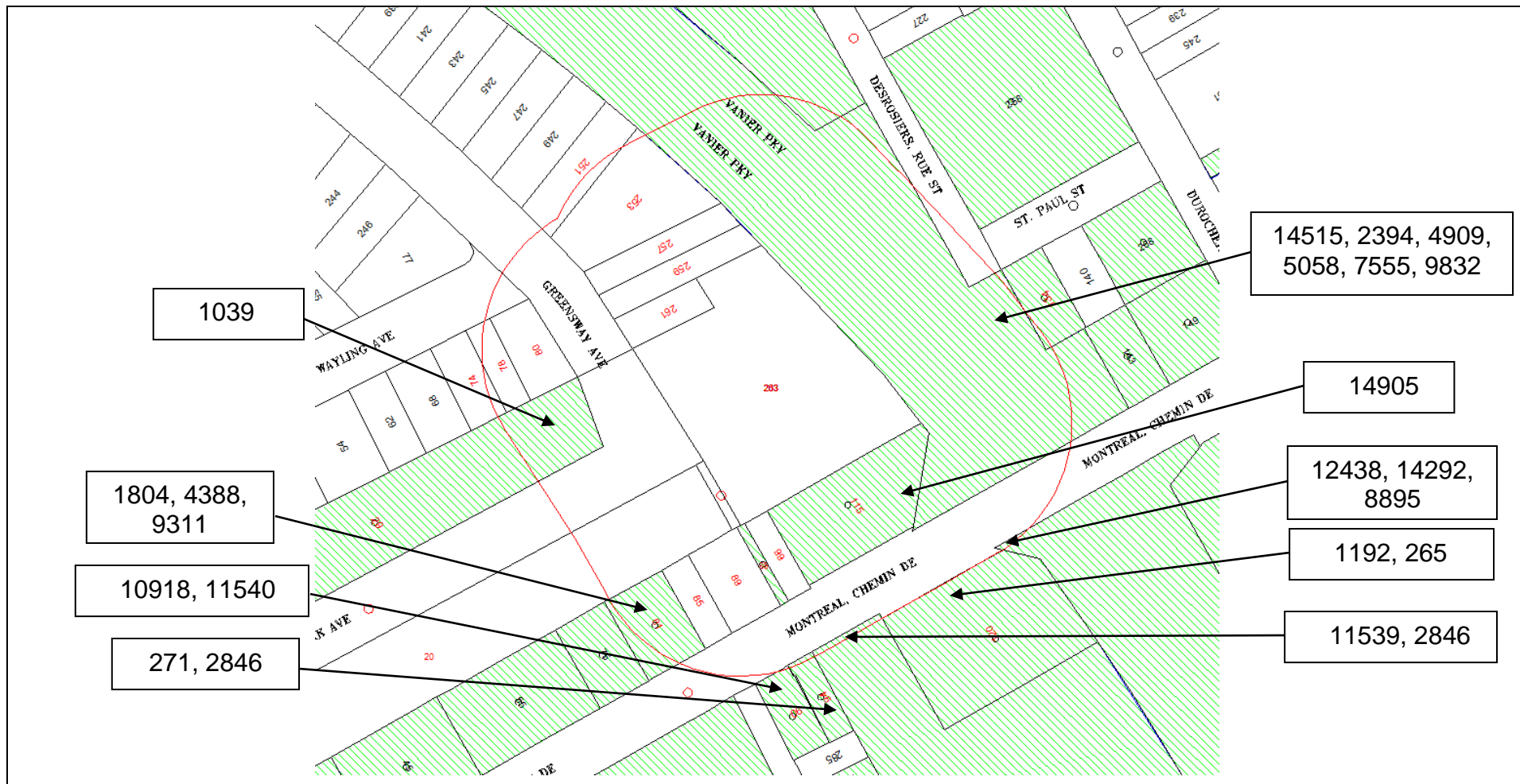
Per:

Michael Boughton, MCIP, RPP  
Senior Planner  
Development Review East  
Planning Services  
Planning, Infrastructure and Economic Development Department

MB/ JM

Attach: 17

cc: File no. D06-03-17-0177




Scale 1: n/a

263 Greensway Avenue  
Ottawa, ON  
File # D06-03-17-0177  
Justin Marr



### Overview

ID# = Activity Identification Number

 = Subject Site





**CITY OF OTTAWA**  
**HLUI ID: \_\_679926**  
**AREA (Square Metres): 4155.189**

Report: RPTC\_OT\_DEV0122  
Run On: 23 Mar 2018 at: 14:16:31

**Study Year**  
2005

**PIN**  
042360179

**Multi-NAIC**  
Y

**Multiple Activities**  
N

**Activity ID:** 1039 **Multiple PINS:** N

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 042360179

**Name:** ALCYON LIMOUSINE SVC

**Address:** 69 MARK AVENUE,

**Facility Type:** Non Institutional Health Services

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2005 Select Phone

NAICS	SIC
487110	0
621911	0
485320	0
485990	0

**Company Name**

ALCYON LIMOUSINE SVC

**Year of Operation**

c. 2005



**CITY OF OTTAWA**  
**HLUI ID: \_\_679EY2**  
**AREA (Square Metres): 645.182**

Report: RPTC\_OT\_DEV0122  
Run On: 23 Mar 2018 at: 14:17:07

**Study Year**  
1998

**PIN**  
042360168

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 1804 **Multiple PINS:** N

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 042360168

**Name:** BEECHWOOD UPHOLSTERY

**Address:** 81 MONTREAL ROAD,

**Facility Type:** Other Machinery, Equipment and Supplies, Wholesale

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2005 Select Phone

NAICS	SIC
811420	0

**Company Name**

BEECHWOOD UPHOLSTERY

**Year of Operation**

c. 2005



**CITY OF OTTAWA**  
**HLUI ID: \_\_679EY2**  
**AREA (Square Metres): 645.182**

Report: RPTC\_OT\_DEV0122

Run On: 23 Mar 2018 at: 14:17:07

**Study Year**  
1998

**PIN**  
042360168

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 4388      **Multiple PINS:** Y  
**PIN Certainty:** 2      **Previous Activity ID(s) :** 3852  
**Related PINS:** 042360167  
**Name:** DEPARTMENT OF PUBLIC PRINTING AND STATIONARY  
**Address:** 79 MONTREAL ROAD, VANIER  
**Facility Type:** Platemaking, Typesetting and Bindery Industry  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1961  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
323115	281
323114	281
323119	281
323116	281
323120	282
812921	282

**Company Name**

Department of Public Printing and Stationary

**Year of Operation**

c. 1961



**CITY OF OTTAWA**  
**HLUI ID: \_\_679EY2**  
**AREA (Square Metres): 645.182**

Report: RPTC\_OT\_DEV0122

Run On: 23 Mar 2018 at: 14:17:07

**Study Year**  
1998

**PIN**  
042360168

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 9311 **Multiple PINS:** N

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 042360168

**Name:** MEUBLE EN VRAC

**Address:** 81 MONTREAL ROAD, OTTAWA

**Facility Type:** Household Furniture Stores

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2001 Employment Survey

NAICS	SIC
442110	0

**Company Name**

MEUBLE EN VRAC

**Year of Operation**

c. 2001



**CITY OF OTTAWA**  
**HLUI ID: \_\_679DXI**  
**AREA (Square Metres): 377.544**

Report: RPTC\_OT\_DEV0122  
Run On: 23 Mar 2018 at: 14:19:11

**Study Year**  
1998

**PIN**  
042370011

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 10918      **Multiple PINS:** Y  
**PIN Certainty:** 2      **Previous Activity ID(s) :** 3857  
**Related PINS:** 042370005  
**Name:** PARFIELDS OILS LIMITED  
**Address:** 82 MONTREAL ROAD, VANIER  
**Facility Type:** Gasoline Service Stations  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1941, M.1946, M.1951, M.1961, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
811199	633
447110	633
447190	633

Company Name	Year of Operation
Parfields Oils Ltd.	c. 1941
Duncan McArthur Auto Service Station	c. 1946
BA Oil Co.	c. 1941





**CITY OF OTTAWA**  
**HLUI ID: \_\_679DXI**  
**AREA (Square Metres): 377.544**

Report: RPTC\_OT\_DEV0122

Run On: 23 Mar 2018 at: 14:19:11

**Study Year**  
1998

**PIN**  
042370011

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 11540 **Multiple PINS:** Y  
**PIN Certainty:** 2 **Previous Activity ID(s) :** 3854  
**Related PINS:** 042370005  
**Name:** RELIANCE MOTOR SERVICE LIMITED  
**Address:** 80 MONTREAL ROAD, VANIER  
**Facility Type:** Gasoline Service Stations  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1930, M.1936, M.1941, M.1946, M.1951, M.1956, M.1961, M.1966, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
811490	632
447190	633
811119	635
811121	635
447110	633
811112	635
811199	633

Company Name	Year of Operation
McColl Frontenac Oil Co. Ltd. Service Station	c. 1941
Crichton Garage	c. 1941
Reliance Motor Service Ltd.	c. 1930



**CITY OF OTTAWA**  
**HLUI ID: \_\_679C7P**  
**AREA (Square Metres): 258.353**

Report: RPTC\_OT\_DEV0122  
Run On: 23 Mar 2018 at: 15:54:12

**Study Year**  
1998

**PIN**  
042370012

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 271 **Multiple PINS:** N  
**PIN Certainty:** 1 **Previous Activity ID(s) :** 3788  
**Related PINS:** 042370012  
**Name:** 174187 CANADA INC.  
**Address:** 94 MONTREAL ROAD, VANIER  
**Facility Type:** Laundries and Cleaners  
**Comments 1:** VANIER CLEANERS, OPERATING AS  
**Comments 2:**  
**Generator Number:** ON0356200  
**Storage Tanks:**  
**HL References 1:** M.1960, M.1961, M.1966, M.1970, M.1971, M.1976, M.1980, M.1981, M.1982, M.1986, M.1990; PID1994; CDMPI-1996; SC98  
**HL References 2:**  
**HL References 3:** 2000 PID

NAICS	SIC
812320	972
812310	972
812330	972
561740	972
812320	0

Company Name	Year of Operation
VANIER CLEANERS	c. 2001
VANIER CLEANERS	c. 2003
174187 CANADA INC.	c. 2000
Eastview Vanier Cleaners	c. 1961- 1990
Vanier Cleaners	c. 1998



CITY OF OTTAWA  
HLUI ID: \_\_679C7P  
AREA (Square Metres): 258.353

Report: RPTC\_OT\_DEV0122

Run On: 23 Mar 2018 at: 15:54:12

Study Year  
1998

PIN  
042370012

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 2846 Multiple PINS: Y  
PIN Certainty: 1 Previous Activity ID(s) : 3897  
Related PINS: 042370012  
Name: CARTIER GARAGE  
Address: 100 MONTREAL ROAD, VANIER  
Facility Type: Motor Vehicle Repair Shops  
Comments 1: Blacksmith at this location in 1930-1936  
Comments 2:  
Generator Number:  
Storage Tanks:  
HL References 1: M.1930, M.1936, M.1941, M.1946, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990  
HL References 2:  
HL References 3:

NAICS	SIC
811119	635
811112	635
811121	635

**Company Name**

Cartier Garage

**Year of Operation**

c. 1941-1946



CITY OF OTTAWA  
HLUI ID: \_\_670IKD  
AREA (Square Metres): 11517.174

Report: RPTC\_OT\_DEV0122  
Run On: 23 Mar 2018 at: 15:55:17

Study Year  
1998

PIN  
042370019

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 11539 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s) : 3908  
Related PINS: 042370019  
Name: RELIANCE MOTOR COURT  
Address: 112 MONTREAL ROAD, VANIER  
Facility Type: Motor Vehicle Repair Shops  
Comments 1:  
Comments 2:  
Generator Number:  
Storage Tanks:  
HL References 1: M.1951  
HL References 2:  
HL References 3:

NAICS	SIC
811121	635
811119	635
811112	635

Company Name  
Reliance Motor Court

Year of Operation  
c. 1951



CITY OF OTTAWA  
HLUI ID: \_\_670IKD  
AREA (Square Metres): 11517.174

Report: RPTC\_OT\_DEV0122

Run On: 23 Mar 2018 at: 15:55:17

**Study Year**  
1998

**PIN**  
042370019

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 2846      **Multiple PINS:** Y  
**PIN Certainty:** 1      **Previous Activity ID(s) :** 3897  
**Related PINS:** 042370012  
**Name:** CARTIER GARAGE  
**Address:** 100 MONTREAL ROAD, VANIER  
**Facility Type:** Motor Vehicle Repair Shops  
**Comments 1:** Blacksmith at this location in 1930-1936  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1930, M.1936, M.1941, M.1946, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
811119	635
811112	635
811121	635

**Company Name**

Cartier Garage

**Year of Operation**

c. 1941-1946





**CITY OF OTTAWA**  
**HLUI ID: \_\_679F3V**  
**AREA (Square Metres): 2356.514**

Report: RPTC\_OT\_DEV0122  
Run On: 23 Mar 2018 at: 15:55:58

**Study Year**  
1998

**PIN**  
042370020

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 1192      **Multiple PINS:** Y  
**PIN Certainty:** 2      **Previous Activity ID(s) :** 3931  
**Related PINS:** 042370020  
**Name:** BA OIL CO. SERVICE STATION  
**Address:** 138 MONTREAL ROAD, VANIER  
**Facility Type:** Gasoline Service Stations  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1946, M.1961, M.1966, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
447190	633
447110	633
811112	635
811199	633
811121	635
811119	635

Company Name	Year of Operation
Ontario Automatic Transmission Service	c. 1971
Eastview BA Service Station	c. 1961-1966
BA Oil Co. Service Station	c. 1946



**CITY OF OTTAWA**  
**HLUI ID: \_\_679F3V**  
**AREA (Square Metres): 2356.514**

Report: RPTC\_OT\_DEV0122

Run On: 23 Mar 2018 at: 15:55:58

**Study Year**  
1998

**PIN**  
042370020

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 265  
**Multiple PINS:** N  
**PIN Certainty:** 1  
**Previous Activity ID(s) :** 3789  
**Related PINS:** 042370020  
**Name:** 172965 CANADA LIMITED  
**Address:** 120 MONTREAL ROAD, VANIER  
**Facility Type:** Gasoline Service Stations  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1951, M.1961, M.1966, M.1971, M.1976, M.1980, M.1981, M.1982, M.1986, M.1990; CDMPI-1996  
**HL References 2:**  
**HL References 3:** 2005 Property Assessment

NAICS	SIC
447110	633
447190	0
811112	635
811119	635
811121	635
447110	0
811199	633
447190	633

Company Name	Year of Operation
Esso Car Wash & Gas Bar	c. 1996-1999
Reliance Service Centre	c. 1951
ESSO	c. 2001
Fred Lafleur Co. Ltd.	c. 1970
Petro-Canada	c. 1990
T.P. Texaco	c. 1980
VANIER ESSO CAR WASH & GAS BAR	c. 2005
172965 CANADA LIMITED	c. 2005
VANIER ESSO CAR WASH & GAS BAR	c. 2001



CITY OF OTTAWA  
HLUI ID: \_\_679G9W  
AREA (Square Metres): 18008.619

Report: RPTC\_OT\_DEV0122  
Run On: 23 Mar 2018 at: 15:56:36

Study Year  
1998

PIN  
042380132

Multi-NAIC  
Y

Multiple Activities  
Y

---

Activity ID: 12438 Multiple PINS: Y  
PIN Certainty: 2 Previous Activity ID(s) : 3810  
Related PINS: 042380131  
Name: SHELL OIL CO. RELAY DEPOT  
Address: 296 KENDALL AVENUE, VANIER  
Facility Type: Petroleum Products, Wholesale  
Comments 1:  
Comments 2:  
Generator Number:  
Storage Tanks: Gas tanks: 4 on either sides of property  
HL References 1: M.1956, M.1961, M.1966, M.1971  
HL References 2:  
HL References 3:

NAICS	SIC
454310	511
419120	511
412110	511

**Company Name**

Shell Oil Co. Relay Depot

**Year of Operation**

c. 1966



CITY OF OTTAWA  
HLUI ID: \_\_679G9W  
AREA (Square Metres): 18008.619

Report: RPTC\_OT\_DEV0122

Run On: 23 Mar 2018 at: 15:56:36

**Study Year**  
1998

**PIN**  
042380132

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 14292 **Multiple PINS:** Y  
**PIN Certainty:** 2 **Previous Activity ID(s) :** 3809  
**Related PINS:** 042380131  
**Name:** UNIVERSAL LOG LOADERS LIMITED  
**Address:** 296 KENDALL AVENUE, VANIER  
**Facility Type:** Other Machinery and Equipment Industries  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1956, M.1961, M.1966, M.1971  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
333299	319
335990	319
333110	319
333210	319
336211	319
332991	319
333130	319
333220	319
336510	319
336120	319
333120	319
333291	319
333910	319
333611	319

**Company Name**

Universal Log Loaders Ltd.

**Year of Operation**

c. 1961



CITY OF OTTAWA  
HLUI ID: \_\_679G9W  
AREA (Square Metres): 18008.619

Report: RPTC\_OT\_DEV0122

Run On: 23 Mar 2018 at: 15:56:36

**Study Year**  
1998

**PIN**  
042380132

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 8895      **Multiple PINS:** Y  
**PIN Certainty:** 2      **Previous Activity ID(s) :** 3808  
**Related PINS:** 042380131  
**Name:** MEADE WELDING WORKS  
**Address:** 296 KENDALL AVENUE, VANIER  
**Facility Type:** Other Repair Services  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:** Gas tanks: 4 on either sides of property  
**HL References 1:** M.1956, M.1961, M.1966, M.1971  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
811411	994

**Company Name**

Meade Welding Works

**Year of Operation**

c. 1956





**CITY OF OTTAWA**  
**HLUI ID: \_\_679FP7**  
**AREA (Square Metres): 1458.342**

Report: RPTC\_OT\_DEV0122  
Run On: 23 Mar 2018 at: 15:58:05

**Study Year**  
1998

**PIN**  
042360173

**Multi-NAIC**  
Y

**Multiple Activities**  
N

---

**Activity ID:** 14905      **Multiple PINS:** N  
**PIN Certainty:** 1      **Previous Activity ID(s) :** 3853  
**Related PINS:** 042360173  
**Name:** WM. R CUMMINGS LIMITED  
**Address:** 115 MONTREAL ROAD, VANIER  
**Facility Type:** Flour, Prepared Cereal Food and Feed Industries  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1956, M.1961, M.1966, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
311111	105
324121	369
311119	105
311822	105
311230	105

**Company Name**

Wm. R Cummings Ltd.

**Year of Operation**

c. 1951-1966

**CITY OF OTTAWA**

HLUI ID: \_\_670IRH

AREA (Square Metres): 42350.246

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2018 at: 14:38:29

Study Year  
1998PIN  
042360326Multi-NAIC  
YMultiple Activities  
Y

**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: \_\_670IRH**  
**AREA (Square Metres): 42350.246**

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2018 at: 14:38:29

**Study Year**  
1998

**PIN**  
042360326

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**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: \_\_670IRH**  
**AREA (Square Metres): 42350.246**

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2018 at: 14:38:29

**Study Year**  
1998

**PIN**  
042360326

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

Unnamed Waste Disposal Site

c. 1966



**CITY OF OTTAWA**  
**HLUI ID: \_\_670IRH**  
**AREA (Square Metres): 42350.246**

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2018 at: 14:38:29

**Study Year**  
1998

**PIN**  
042360326

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 2394      **Multiple PINS:** Y  
**PIN Certainty:** 2      **Previous Activity ID(s) :** 7080  
**Related PINS:** 042360236  
**Name:** CLAIRSON LUMBER  
**Address:** KIPP STREET, VANIER  
**Facility Type:** Lumber and Building Materials, Wholesale  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** RBE-1992  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
416340	563
444110	563
416320	563
444190	563
444120	563
416310	563

**Company Name**

Clairson Lumber

**Year of Operation**

c. 1940-1953





**CITY OF OTTAWA**  
**HLUI ID: \_\_670IRH**  
**AREA (Square Metres): 42350.246**

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2018 at: 14:38:29

**Study Year**  
1998

**PIN**  
042360326

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 4909      **Multiple PINS:** N  
**PIN Certainty:** 1      **Previous Activity ID(s) :** 3855  
**Related PINS:** 042360326  
**Name:** DONAT GRANMAITRE COAL  
**Address:** 131 MONTREAL ROAD, VANIER  
**Facility Type:** Railway Transport and Related Service Industries  
**Comments 1:** Shoemaker at this location in 1925, 1930 and 1936  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1925, M.1930, M.1936, M.1951, M.1956, M.1961, M.1966, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
483116	453
482114	453
482112	453
488210	453
324121	369
482113	453

**Company Name**

Donat Granmaitre Coal

**Year of Operation**

c. 1951-1966



CITY OF OTTAWA  
HLUI ID: \_\_670IRH  
AREA (Square Metres): 42350.246

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2018 at: 14:38:29

Study Year  
1998

PIN  
042360326

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 5058 Multiple PINS: Y  
PIN Certainty: 2 Previous Activity ID(s) : 3856  
Related PINS: 042360277  
Name: EASTVIEW SERVICE STATION  
Address: 137 MONTREAL ROAD, VANIER  
Facility Type: Gasoline Service Stations  
Comments 1: Maple Leaf Taxi at this location in 1941  
Comments 2:  
Generator Number:  
Storage Tanks:  
HL References 1: M.1930, M.1941, M.1951, M.1961, M.1966, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990  
HL References 2:  
HL References 3:

NAICS	SIC
447110	633
811199	633
447190	633

**Company Name**

Eastview Service Station

**Year of Operation**

c. 1961-1971



CITY OF OTTAWA  
HLUI ID: \_\_670IRH  
AREA (Square Metres): 42350.246

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2018 at: 14:38:29

**Study Year**  
1998

**PIN**  
042360326

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 7555 **Multiple PINS:** Y  
**PIN Certainty:** 1 **Previous Activity ID(s) :** 6131  
**Related PINS:** 042360210  
**Name:** KINGSVIEW PARK LANDFILL  
**Address:** , VANIER  
**Facility Type:** Other Utility Industries n.e.c.  
**Comments 1:** UTM = 447270E, 5031450N, map 31G/5. Site #X1105 of closed sites in the MOE inventory (pg134).  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** 1991-WDSI/WMB/MOE; Intera-1988a  
**HL References 2:**  
**HL References 3:**

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

**Company Name**

Kingsview Park Landfill

**Year of Operation**

c. 1909-1934



CITY OF OTTAWA  
HLUI ID: \_\_670IRH  
AREA (Square Metres): 42350.246

Report: RPTC\_OT\_DEV0122

Run On: 17 Apr 2018 at: 14:38:29

**Study Year**  
1998

**PIN**  
042360326

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 9832 **Multiple PINS:** Y  
**PIN Certainty:** 2 **Previous Activity ID(s) :** 5615  
**Related PINS:** 152710000  
**Name:** NOFFKE PRESS  
**Address:** 102 RIVER ROAD, VANIER  
**Facility Type:** Commercial Printing Industries  
**Comments 1:** Previously known as Russel Rd, Printers located at rear of #102  
**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
323119	281
323116	281
323115	281
323114	281

**Company Name**

Noffke Press

**Year of Operation**

c. 1950

## Karyn Munch

---

**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** April-06-18 9:36 AM  
**To:** Karyn Munch  
**Subject:** RE: Records Search Request - PE4258

Hello Karyn,

Thank you for clarifying.

I have searched the below noted addresses and I have located the following record:

- 120 Montreal Road, Ottawa: 3 active underground liquid fuel tanks and 1 active cylinder exchange

For a further search in our archives please complete our release of public information form found at [https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?\\_mid\\_=392](https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392) and email the completed form to [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.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Yalini

**From:** Karyn Munch <KMunch@Patersongroup.ca>  
**Sent:** April 6, 2018 9:17 AM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** RE: Records Search Request - PE4258

Good morning Yalini,

Could you please complete a search of your records for **underground/aboveground storage tanks, historical spills or other incidents/infractions** for the addresses below.

Thanks! I'll remember to include the search requirements in the future ☺

Best Regards,  
Karyn

---

**From:** Public Information Services [<mailto:publicinformationsservices@tssa.org>]  
**Sent:** April-06-18 9:07 AM  
**To:** Karyn Munch <[KMunch@Patersongroup.ca](mailto:KMunch@Patersongroup.ca)>  
**Subject:** RE: Records Search Request - PE4258

Good morning Karyn,



Thank you for your request for confirmation of public information.

To facilitate our search, would you kindly specify which safety program(s) or technology (e.g. fuel tanks, elevators, etc.) you want TSSA to search.

Thank you in advance and kind regards,

Yalini

**From:** Karyn Munch <[KMunch@Patersongroup.ca](mailto:KMunch@Patersongroup.ca)>

**Sent:** March 22, 2018 3:19 PM

**To:** Public Information Services <[publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)>

**Subject:** Records Search Request - PE4258

Good afternoon,

Could you please search your records for the following addresses in the City of Ottawa (formerly Vanier):

259, 261, 263, 267 Greensway Avenue

69 and 80 Mark Avenue

89, 99, 115 and 120 Montreal Road

Thank-you for your time.

Best Regards,

Karyn Munch, P.Eng.

**patersongroup**  
solution oriented engineering

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel: (613) 226-7381 Ext. 217

Fax: (613) 226-6344

Email: [kmunch@patersongroup.ca](mailto:kmunch@patersongroup.ca)

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This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

## POSITION

Intermediate Environmental Engineer

## EDUCATION

Carleton University, B.Eng. 2002  
Environmental Engineering

## MEMBERSHIPS AND AWARDS

Professional Engineers of Ontario  
Ottawa Geotechnical Society

## EXPERIENCE

*2011-present*

### **Paterson Group Inc.**

Consulting Engineers  
Geotechnical and Environmental Division  
Intermediate Engineer

*2009-2010*

### **Department of Indian and Northern Affairs**

Contaminated Sites Division  
Environment Officer (PC-02)

*2003 to 2009*

### **Paterson Group Inc.**

Consulting Engineers  
Geotechnical and Environmental Division  
Intermediate Engineer

*2002 to 2003*

### **Dessau Soprin Inc.**

Consulting Engineers  
Environmental Division  
Junior Engineer

## SELECT LIST OF PROJECTS

Billings-Hurdman Interconnect Watermain - Ottawa  
Telus Building Remediation - Ottawa  
Block D Lands Remediation and Redevelopment – Kingston  
Gladstone Avenue Reconstruction - Ottawa  
Lees Avenue Coal Tar Site - City of Ottawa  
Nortel Networks Environmental Monitoring Program  
3W Zone Feedermain – Ottawa  
Bank Street Reconstruction – Ottawa  
Lees Avenue Remediation Program – Ottawa  
Colonnade Road North Development – Ottawa  
Montreal Road Reconstruction – Ottawa  
Designated Substance Surveys – Residential and Commercial Sites - Ottawa  
Phase I & II Environmental Site Assessments – Residential, Commercial and Industrial Sites – Ottawa (CSA Z768-01 and O.Reg 269/11)  
Brownfields Applications and Records of Site Condition – Residential and Commercial Redevelopment

Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

## POSITION

Associate and Supervisor of the Environmental Division  
Senior Environmental/Geotechnical Engineer

## EDUCATION

Queen's University, B.A.Sc.Eng, 1991  
Geotechnical / Geological Engineering

## MEMBERSHIPS

Ottawa Geotechnical Group  
Professional Engineers of Ontario

## EXPERIENCE

*1991 to Present*

### **Paterson Group Inc.**

Associate and Senior Environmental/Geotechnical Engineer  
Environmental and Geotechnical Division  
Supervisor of the Environmental Division

## SELECT LIST OF PROJECTS

Mary River Exploration Mine Site - Northern Baffin Island  
Agricultural Supply Facilities - Eastern Ontario  
Laboratory Facility – Edmonton (Alberta)  
Ottawa International Airport - Contaminant Migration Study - Ottawa  
Richmond Road Reconstruction - Ottawa  
Billings Hurdman Interconnect - Ottawa  
Bank Street Reconstruction - Ottawa  
Environmental Review – Various Laboratories across Canada - CFIA  
Dwyer Hill Training Centre – Ottawa  
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa  
Remediation Program - Block D Lands – Kingston  
Investigation of former landfill sites – City of Ottawa  
Record of Site Condition for Railway Lands – North Bay  
Commercial Properties – Guelph and Brampton  
Brownfields Remediation – Alcan Site - Kingston  
Montreal Road Reconstruction - Ottawa  
Appleford Street Residential Development - Ottawa  
Remediation Program - Ottawa Train Yards  
Remediation Program - Bayshore and Heron Gate  
Gladstone Avenue Reconstruction – Ottawa  
Somerset Avenue West Reconstruction - Ottawa