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Phase I Environmental Site Assessment

Part of 265 Carling Avenue
Ottawa, Ontario

Prepared For

Taggart Group

April 16, 2018

Report: PE4252-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by the Taggart Group to conduct a Phase I Environmental Site Assessment (ESA) of part of the property addressed as 265 Carling Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site was first developed with residential dwellings prior to 1912. No potentially contaminating activities were identified on the subject property.

Several potentially contaminating activities were identified on surrounding properties. The majority of these activities are not considered to have resulted in areas of potential environmental concern on the subject site. The PCAs that are considered to represent Areas of Potential Environmental Concern on the subject site include the former retail fuel outlets and automotive service garages at 748 and 770 Bronson Avenue and, the former Ottawa Suburban Roads Commission Yard at 279 Carling Avenue.

Following the historical research, a site inspection was conducted of the subject site and Phase I ESA study area. The subject site is currently a surface parking lot with the south-eastern quadrant underlain by one level of underground parking. No ASTs or signs of USTs were observed at the subject site. No concerns were noted with respect to the current use of the subject site.

Recommendations

Based on the results of this Phase I-ESA **a Phase II Environmental Site Assessment is required for the property.**

Based on the age of the underground parking structure, lead-containing paints may be present within the underground parking structure based on its date of construction. A designated substances survey (DSS) must be completed on the subject building prior to commencing any renovation or demolition activities.

1.0 INTRODUCTION

At the request of the Taggart Group, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of part of the property addressed as Part of 265 Carling Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and 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. Keith Taggart of Taggart Group (Taggart). Taggart's offices are located at 225 Metcalfe Street, Ottawa Ontario. Mr. Taggart can be reached at 613-234-7000.

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 265 Carling Avenue, Ottawa, Ontario. |
| Legal Description: | Lots 11 and 12, Part Lots 6, 7, 9, 10, 13, 14, and 15, Plan 54, City of Ottawa. |
| Property Identification Number: | 04104-0203. |
| Location: | The subject site is located at the northeast corner of the intersection of Carling Avenue and Cambridge Street South. The subject site is shown on Figure 1 - Key Plan following the body of this report. |
| Latitude and Longitude: | 45° 24' 03" N, 75° 42' 03" W. |
| Site Description: | |
| Configuration: | Irregular. |
| Site Area: | 1,800 square meters (approximate). |
| Zoning: | AM – Arterial Main Street R4 – Residential Fourth Density. |
| Current Use: | The subject property consists a paved asphaltic parking lot for the adjacent commercial building. |
| Services: | The subject site is located in an urban area serviced with municipal sewer and drinking water services. |

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 earliest documentation reviewed as part of this Phase I-ESA showing the subject site is the June 1912 fire insurance plan, which shows the property as developed with several residential dwellings. For the purposes of this report, the first developed use of the site is considered to be residential.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1912 and 1956 were reviewed for the area of the subject property.

In 1912, the subject property was occupied by six residential dwellings and a residential duplex. Neighbouring properties appeared to be primarily residential, with the Fraserfield Yard (Lumber yard with rail sidings) located approximately 100m to the southwest. The Fraserfield Yard is considered to be a potentially contaminating activity to the subject site, however does not represent an Area of Potential Environmental Concern (APEC) on the subject site. No other potentially contaminating activities were observed in the 1912 FIPs.

In 1956, the subject property is occupied by the same residential buildings as shown in the 1912 FIP. Adjacent properties remain used for primarily residential purposes, with the immediately adjacent property to the east shown as office space. The nearest PCAs identified on the FIPs to the subject site are the Ottawa Suburban Roads yard 15m to the west (across Cambridge St. South at 279 Carling Avenue), a gasoline service station located 30m to the southeast (770 Bronson Avenue), and a hydro-electric sub-station located 75m to the east (247 Carling Avenue). Other PCAs include a dry cleaners at 788 Bronson Avenue (115m south), the Federal District Commission Storage and Shops (115m to the west), and a gasoline service station at 745 Carling Avenue (220m west).

Two APECs were identified during the FIP review. The Ottawa Suburban Roads Commission yard at 279 Carling Avenue and the gasoline service station at 770 Bronson Avenue are considered to represent APECs on the subject site.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1910 to 2011 as part of the Phase I ESA.

The subject properties have always been listed as occupied by residential tenants until approximately 1960 when offices of Prudential Insurance company were listed on 265 Carling Avenue. The property remained as a mixed use residential/office site until 1980 when the entire property is listed as an office building. No businesses with listed in the street directories for the subject site were considered to represent a PCA on the subject site.

Properties in the surrounding area consisted primarily of a combination of commercial and residential properties. Potentially contaminating activities were identified in the search of City of Ottawa street directories.

| Table 1: City Directories – Potentially Contaminating Activities in the Phase I Study Area | | | |
|---|---------------------------------------|----------------------------|---|
| Address | Listed Activity | Years Listed | Approximate Distance / Orientation from Site |
| Bronson Avenue | | | |
| 748 | BP Service Station | 1960, 1970 | 15m East |
| 770 | George Nesbitt Service Station | 1941, 1950 | 30m Southeast |
| | Cities Service Oil Company Ltd. | 1960, 1950, 1941 | |
| | Bob Steeles BP Service Station | 1970, 1960 | |
| | Emilio's Petro-Canada Service Station | 1990, 1980 | |
| | Emilio Lindia Enterprises Ltd | 2009/2010, 2001/2002 | |
| 644 | Texaco Service Station | 1980, 1970 | 210m North |
| | Esso (Imperial Oil) | 2009/2010, 2001/2002, 1990 | |
| 635 | Drummonds Service Garage | 1970, 1960, 1950 | 230m North |
| | Drummonds Gas | 2001/2002, 1990, 1980 | |

| Table 1: City Directories – Potentially Contaminating Activities in the Phase I Study Area | | | |
|---|----------------------------------|---------------------|---|
| Address | Listed Activity | Years Listed | Approximate Distance / Orientation from Site |
| Carling Avenue | | | |
| 279 | Ottawa Suburban Roads Commission | 1941, 1930 | 15 m W |

Given their proximity to the subject site, the former automotive service garages and service stations at 748 and 770 Bronson Avenue and the Ottawa Suburban Road Commission Office at 279 Carling Avenue are considered to represent APECs on the subject site. The remaining PCAs are not considered to represent APECs based on their separation distance and orientation with respect to the subject site

Previous Reports

Paterson completed a geotechnical investigation at the subject site in 2012. Fill material was noted above the bedrock surface consisting of silty sand, gravel and boulders. Environmental conditions, including volatile vapour readings, of the subsurface profile were not noted in the geotechnical report.

Paterson has conducted several other environmental and geotechnical investigations in the study area. No new areas of potential environmental concern were identified in the Phase I ESA Study area based on the review of available reports.

Current Plan of Survey

A current plan of survey was not available at the time of preparing this Phase I-ESA.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically. The subject site and adjacent properties were not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites are located 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. No certificates of approval, permits to take water, or certificates of property use were identified in the search.

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 former coal gasification plants are located in 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 MOECC for the site or adjacent properties. No incident reports were returned as part of the MOECC submission.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. Two HWIN responses were included in the MOECC FOI request. One of the HWIN registrations was for waste class 312 – Pathological Waste and is associated with an endodontist working within the adjacent office tower addressed 265 Carling Avenue. The second waste class is identified as 243 – Polychlorinated Biphenyls (PCBs). This waste class is expected to be associated with the transformer room in the adjacent office tower to the subject site. Neither HWIN registration is considered to represent an APEC on the subject site.

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MOECC. No information relating to environmental conditions was identified in the MOECC FOI response.

MOECC Brownfields Environmental Site Registry

A search of the MOECC Brownfields Environmental Site Registry 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 subject property or properties within the Phase I ESA Study Area.

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document titled “Waste Disposal Site Inventory in Ontario, 1991” was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. There are no active sites listed within the Phase I study area in the waste disposal site inventory. No closed waste disposal sites were identified in the study area.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. Based on this report, no former landfills are located in the Phase I study area.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources and Forestry (MNR) on February 26, 2018. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on February 27, 2018 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The TSSA response indicates that 770 Bronson Avenue has a record of 4 expired underground fuel tanks. This property has been identified by several sources as a former retail fuel outlet and automotive service garage and is considered to represent an APEC on the subject site.

City of Ottawa Historical Land Use Inventory

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. The City of Ottawa HLUI response included 4 activities associated with 265 Carling Avenue and 6 activities associated with properties within 50m of 265 Carling Avenue. The following activities identified in the City of Ottawa HLUI Report are considered to be PCAs within the Phase I ESA Study Area;

- ☐ Activity 10605: Ottawa Hydro Electric Sub-Station No.1, 247 Glebe Avenue
- ☐ Activity 5211: Emilio Lindia Enterprises Limited, 770 Bronson Avenue
- ☐ Activity 9978: Ottawa Suburban Roads Commission, 279 Carling Avenue
- ☐ Activity 2339: BP Service Station, 748 Bronson Avenue
- ☐ Activity 14515: Unnamed Waste Disposal Site, Shown to be present on Carling Avenue in the area of the subject site. The HLUI response is inconsistent with the MOECC Landfill Inventory identification number shown in the HLUI response. The MOECC Landfill Inventory shows this site to be located approximately 750m to the east of the subject site.

Three of these activities (5211, 9978, and 2339) are considered to represent an APEC on the subject site. No other environmental concerns were identified in the HLUI report.

Former Industrial Sites

The report entitled "Mapping and Assessment of Former Industrial Sites, City of Ottawa" was also reviewed. No former industrial sites were identified on the subject site.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (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:

- | | |
|------|--|
| 1933 | The subject property appears to be occupied by several buildings, similar to the buildings identified in the 1912 FIPs. The majority of the surrounding properties appear to be developed with residential or commercial properties. |
| 1950 | No significant changes appear to have been made to the subject site. The properties to the south, across Carling Avenue have been developed with residential buildings. |
| 1969 | Several buildings appear to have been removed from the subject site and it is partially vacant. The adjacent property to the east appears to be a low-rise office building. Further to the east, at the northwest corner of Carling Avenue and Bronson Avenue, a retail fuel outlet is visible. A retail fuel outlet is also visible at the southwest corner of Carling Avenue and Bronson Avenue. |
| 1987 | The subject site has been redeveloped with the existing parking lot. The adjacent property to the east has been developed with the current office tower. The retail fuel outlet at the northwest corner of the Carling Avenue and Bronson Avenue has been decommissioned and the property has been integrated into the office structure. The adjacent properties remain generally in the same configuration. |
| 2002 | No significant changes appear to have been made to the subject site or surrounding properties. |
| 2017 | (City of Ottawa) No significant changes appear to have been made to the subject site or surrounding properties. |

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 slopes downward to the west/southwest. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

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, bedrock in the area of the site consists of limestone and shale of the Verulam formation. Overburden soils consist of plain till, with a drift thickness on the order to 1 to 2m.

Water Well Records

A search for water well records was conducted online on February 26, 2018 using the Well Records mapping system provided by the MOECC. A total of 5 well records were identified in the Phase I ESA Study area, none of which were for potable water wells. One record was located on the subject site and was installed as part of the 2012 geotechnical investigation completed by Paterson for the subject site. No new environmental concerns were identified as part of the water well records search.

Water Bodies and Areas of Natural Significance

No creeks, rivers, streams, lakes or any other water body was identified in the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Chris Brennan, a property manager with Taggart, was interviewed as part of the assessment. Mr. Brennan did not know of any concerns with the subject site or the adjacent properties.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site visit was conducted on March 12, 2018. Mr. Michael Beaudoin from the Environmental Department of Paterson Group conducted the site assessment. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site visit.

6.2 Specific Observations at Phase I Property

Buildings and Structures

There are no buildings on the subject site, however the southeast portion of the subject site is occupied by an underground parking garage, shared by the adjacent building. Several short brick walls are present on the subject site, mostly along the property lines. No other buildings or structures are present on the subject site.

Underground Utilities

Underground fibre optic lines are also present on site.

Site Features

The subject site is used as a parking lot. The majority of the site is covered in asphalt, however there are small landscaped areas on the perimeter.

Interior Assessment

At the time of the site inspection, the underground parking structure was accessible. The underground parking structure consisted of concrete walls and ceiling with an asphalt ground surface. No concerns were identified with the parking structure.

Storage Tanks

No underground or aboveground storage tanks were noted on the property.

Heating/Cooling System

The underground parking garage is heated using the HVAC system of the adjacent building.

Drains, Pits and Sumps

No floor drains or sump pits were observed in the portion of the underground parking garage on the subject site.

Unidentified Substances

There were no unidentified substances on the interior or exterior of the subject property at the time of this assessment.

Sewage Works

The adjacent office building is connected to the City of Ottawa sanitary sewer system. Given the urban setting, no private sewage systems are suspected to exist on the subject site or in the Phase I study area.

Waste Storage and Disposal

No waste is produced on the subject site.

Railway Lines

There are no rail yards, tracks or spurs within the Phase I study area.

Ozone Depleting Substances (ODSs)

No significant potential sources of ODSs were observed on site at the time of the site inspection, with the exception of fire extinguishers.

Building Material Assessment

Based on the age of the underground parking structure, lead based paint may be present beneath more recent coats of paint, on any original or re-painted surfaces. Painted surfaces were generally in good condition at the time of the assessment.

Neighbouring Properties

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

- North - Clemow Avenue, followed by residential properties ;
- South - Carling Avenue, followed by commercial and residential properties, including the former retail fuel outlet and service station at 770 Bronson Avenue;
- East - Residential dwellings and a multi-tenant office building;
- West - Cambridge St. S., followed by residential dwellings.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the subject site. The 770 Bronson Avenue property is no longer in use and was enclosed in construction hoarding at the time of the assessment. Surrounding land use is shown on Drawing PE4252-2 – Surrounding Land Use Plan in the Figures section of this report.

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.

| Table 2 - Land Use History | | | |
|----------------------------|-------------|--------------------------------------|----------------------------------|
| Time Period | Land Use | Potentially Contaminating Activities | Potential Environmental Concerns |
| Prior to 1912 | Residential | None | None |
| 1912 to 1976 | Residential | None | None |
| 1976 to present | Parking Lot | None | None |

Potentially Contaminating Activities

The following potentially contaminating activities were identified in the Phase I study area:

- ☐ Former BP Service Station, 748 Bronson Avenue
- ☐ Former Service Station, 770 Bronson Avenue
- ☐ Former retail fuel outlet, 644 Bronson Avenue
- ☐ Former retail fuel outlet, 745 Carling Avenue
- ☐ Former Ottawa Suburban Roads Commission Yard, 279 Carling Avenue
- ☐ Existing Hydro transformers and substation, 247 Glebe Avenue
- ☐ Former Dry Cleaner, 788 Bronson Avenue
- ☐ Former Lumber yard and rail sidings, 350 Carling Avenue
- ☐ Former Garage and Machine Shop, 299 Carling Avenue
- ☐ Department of Energy Mines and Resources offices and labs, 601 Booth Street

Three of the PCAs are considered to represent APECs on the subject site, the former service stations at 748 and 770 Bronson Avenue as well as the former Ottawa Suburban Roads Commission Yard at 279 Carling Avenue.

Areas of Potential Environmental Concern

The Areas of Potential Environmental Concern identified in this Phase I ESA are described in Table 3.

| Table 3 - Areas of Potential Environmental Concern | | | | | |
|---|---|---|--|--|--|
| Area of Potential Environmental Concern | Location of Area of Potential Environmental Concern with respect to Phase I Property | Potentially Contaminating Activity | Location of PCA (on-site or off-site) | Contaminants of Potential Concern | Media Potentially Impacted (Groundwater, Soil, and/or Sediment) |
| Former retail fuel outlet and service station | 15m East of the Phase I ESA property, at 748 Bronson Avenue | Item 52: Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems | Off-site | PHC F1-F4, BTEX | Soil, Groundwater |
| Former retail fuel outlet and service station | 30m Southeast of the Phase I ESA property, at 770 Bronson Avenue | Item 52: Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems | Off-site | PHC F1-F4, BTEX | Soil, Groundwater |
| Former Ottawa Suburban Roads Commission Yard | 15m West of the Phase I ESA property, at 279 Carling Avenue | Item 52: Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems | Off-site | PHC F1-F4, BTEX | Soil, Groundwater |

Contaminants of Potential Concern

Based on the identified areas of potential environmental concern, the following Contaminants of Potential Concern (CPCs) have been identified:

- Petroleum Hydrocarbons Fractions 1 through 4 (PHCs F1-F4) – this suite of parameters encompasses gasoline (Fraction 1), diesel and fuel oil (Fraction 2), and heavy oils (Fractions 3 and 4). PHCs F1-F4 was selected as a CPC due to the former presence of retail fuel outlets and automotive repair garages to the east and south. PHCs may be present in the soil matrix,

sorbed to soil particles, as well as in free or dissolved phase in the groundwater system.

- Benzene, toluene, ethylbenzene, xylenes (BTEX) - this suite of parameters includes benzene, toluene, ethylbenzene, and xylenes, associated with gasoline products used at service garages.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

The Phase I property is located in an area of limestone and shale of the Verulam formation. Overburden soils consist of glacial till, with a drift thickness on the order to 0 to 1m. Based on information from the previous geotechnical investigation, the overburden depth ranges from 1.1m to 1.9m below the existing ground surface.

Contaminants of Potential Concern

Contaminants of potential concern include BTEX, and PHC F1-F4 in the soil and PHCs and BTEX in the groundwater.

Existing Buildings and Structures

There are no buildings on the subject site, however the southeast portion of the subject site is occupied by an underground parking garage, shared by the adjacent building. Several short brick walls are present on the subject site, along the property lines. No other buildings or structures are present on the subject site.

Water Bodies

There are no water bodies on the subject site or within the Phase I study area.

Areas of Natural Significance

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

Drinking Water Wells

No drinking water wells are located at the subject site or within the Phase I study area.

Neighbouring Land Use

Currently, neighbouring land use in the Phase I study area is commercial and residential.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Three of the potentially contaminating activities identified within the Phase I ESA Study Area are considered to represent an area of potential concern on the subject site. The former retail fuel outlets and automotive service stations at 748 and 770 Bronson Avenue, and the former Ottawa Suburban Roads Commission Yard at 279 Carling Avenue. Other potentially contaminating activities in the area are not considered to have created areas of potential environmental concern on the subject site, based on their separation distances, downgradient location with respect to groundwater flow direction, and/or available documentation regarding those concerns.

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 areas of potential environmental concern on the subject site. The presence of potentially contaminating activities 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

Paterson Group was retained by the Taggart Group to conduct a Phase I Environmental Site Assessment (ESA) of part of the property addressed as 265 Carling Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site was first developed with residential dwellings prior to 1912. No potentially contaminating activities were identified on the subject property.

Several potentially contaminating activities were identified on surrounding properties. The majority of these activities are not considered to have resulted in areas of potential environmental concern on the subject site. The PCAs that are considered to represent Areas of Potential Environmental Concern on the subject site include the former retail fuel outlets and automotive service garages at 748 and 770 Bronson Avenue and, the former Ottawa Suburban Roads Commission Yard at 279 Carling Avenue.

Following the historical research, a site inspection was conducted of the subject site and Phase I ESA study area. The subject site is currently a surface parking lot with the south-eastern quadrant underlain by one level of underground parking. No ASTs or signs of USTs were observed at the subject site. No concerns were noted with respect to the current use of the subject site.

Recommendations

Based on the results of this Phase I-ESA **a Phase II Environmental Site Assessment is required for the property.**

Based on the age of the underground parking structure, lead-containing paints may be present within the underground parking structure based on its date of construction. A designated substances survey (DSS) must be completed on the subject building prior to commencing any renovation or demolition activities.

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment 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 the Taggart Group. Permission and notification from the Taggart Group and Paterson will be required to release this report to any other party.

Paterson Group Inc.

Michael Beaudoin, P.Eng.

Mark S. D'Arcy, P.Eng.



Report Distribution:

- Taggart Group
- Paterson Group Inc.

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.
MNRF Areas of Natural Significance.
MOECC Water Well Inventory.
Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

Municipal Records

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

Local Information Sources

Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4252-1 – SITE PLAN

DRAWING PE4252-2 – SURROUNDING LAND USE PLAN

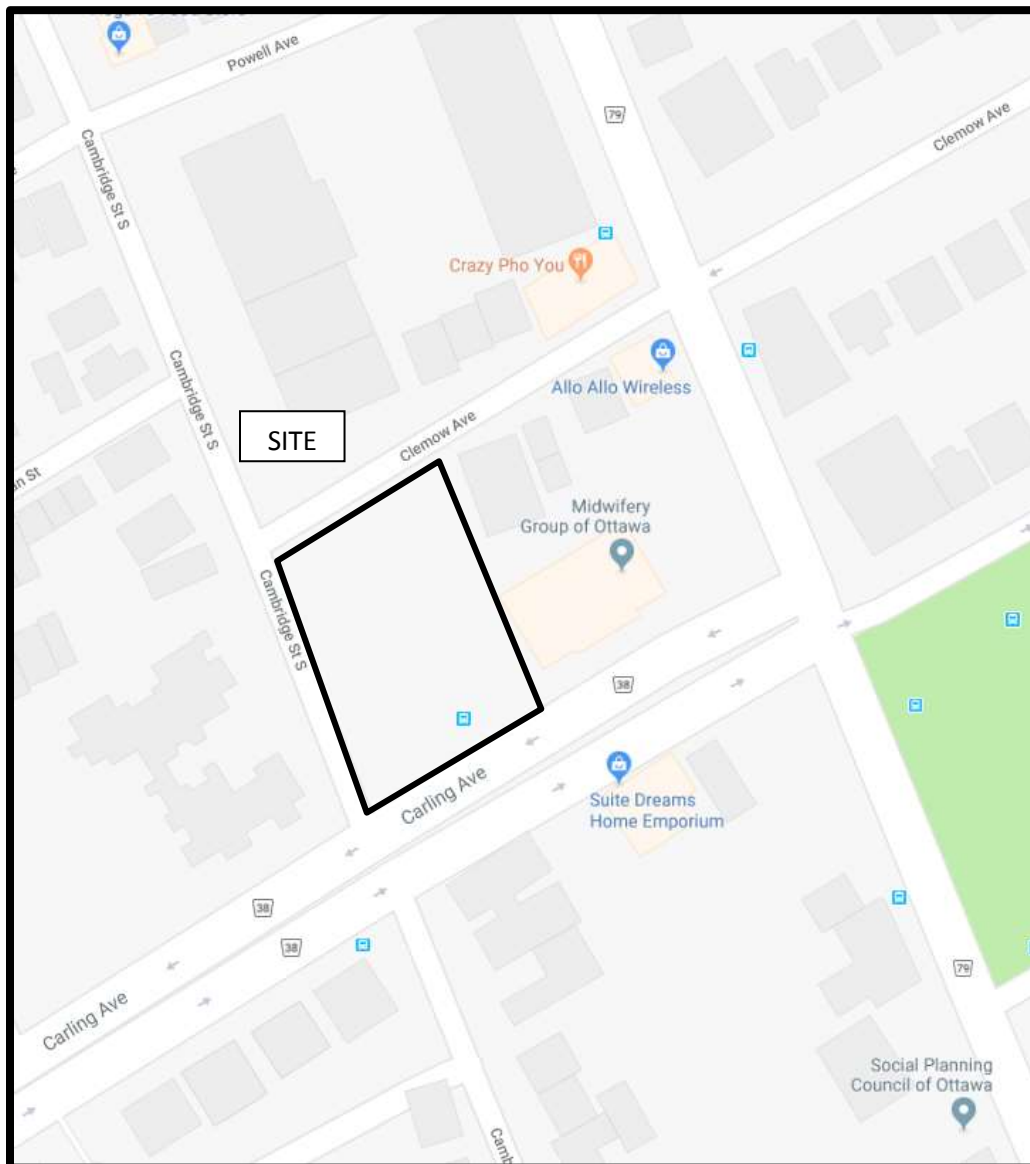


FIGURE 1
KEY PLAN

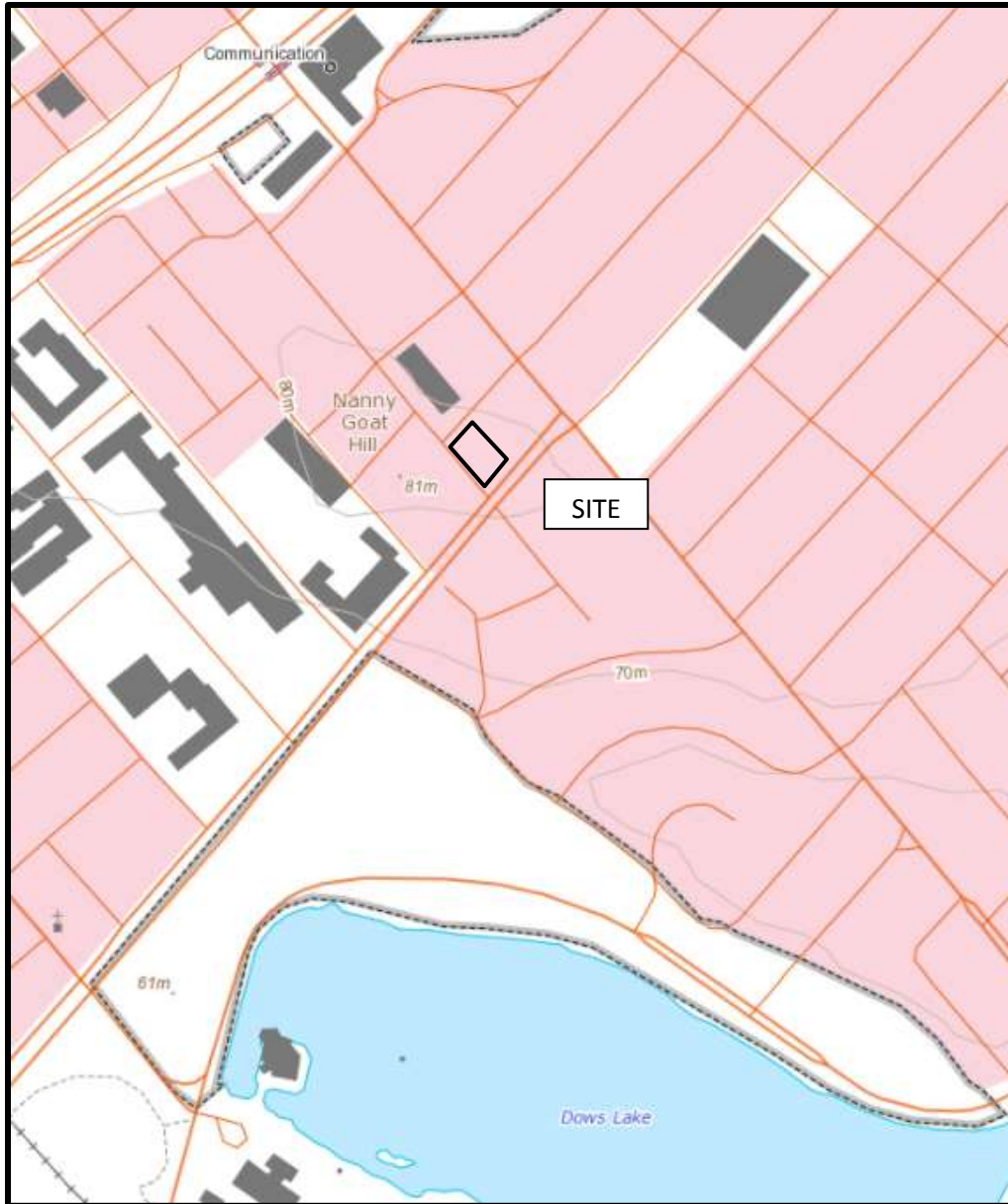
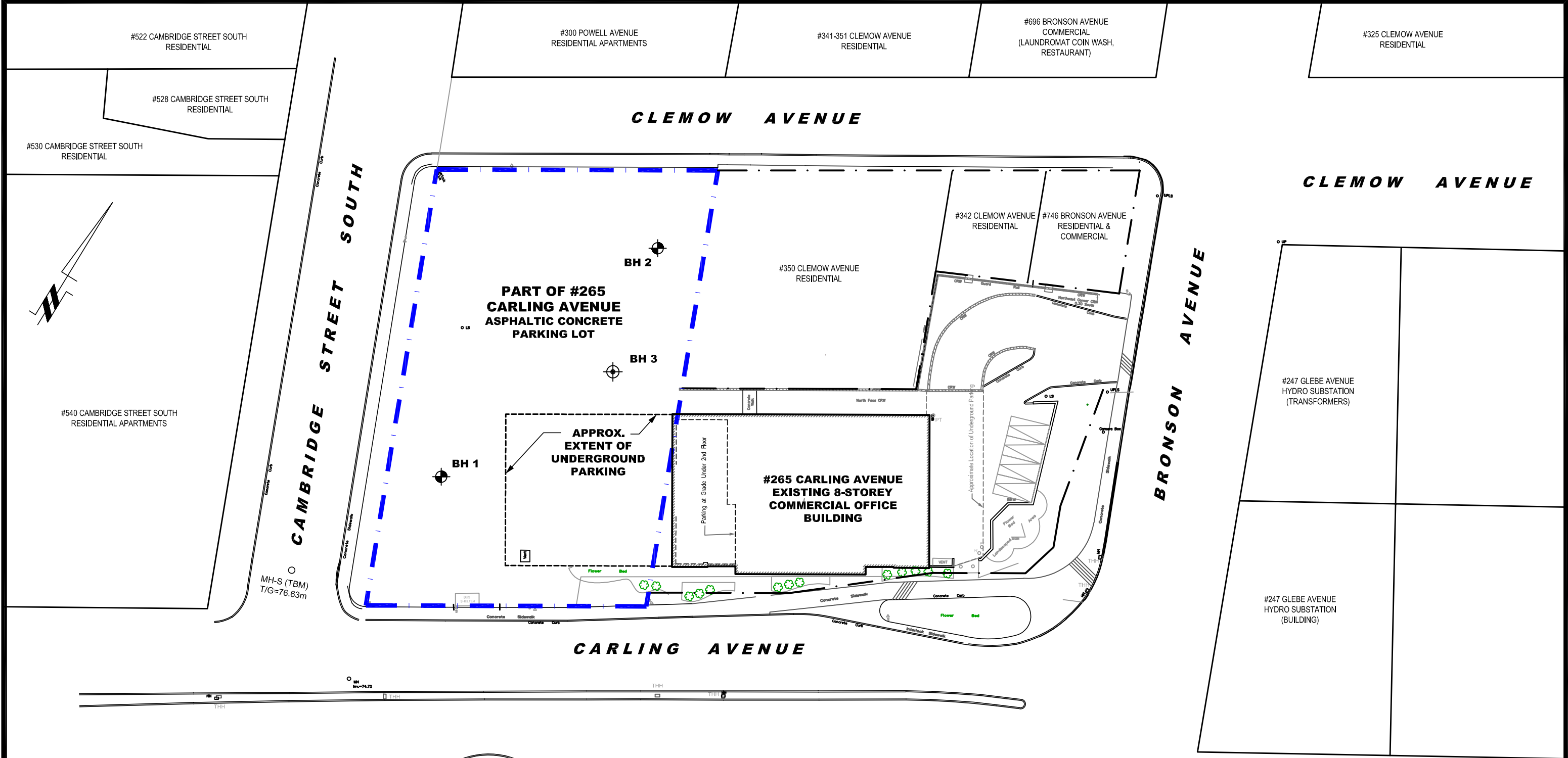





FIGURE 2
TOPOGRAPHIC MAP



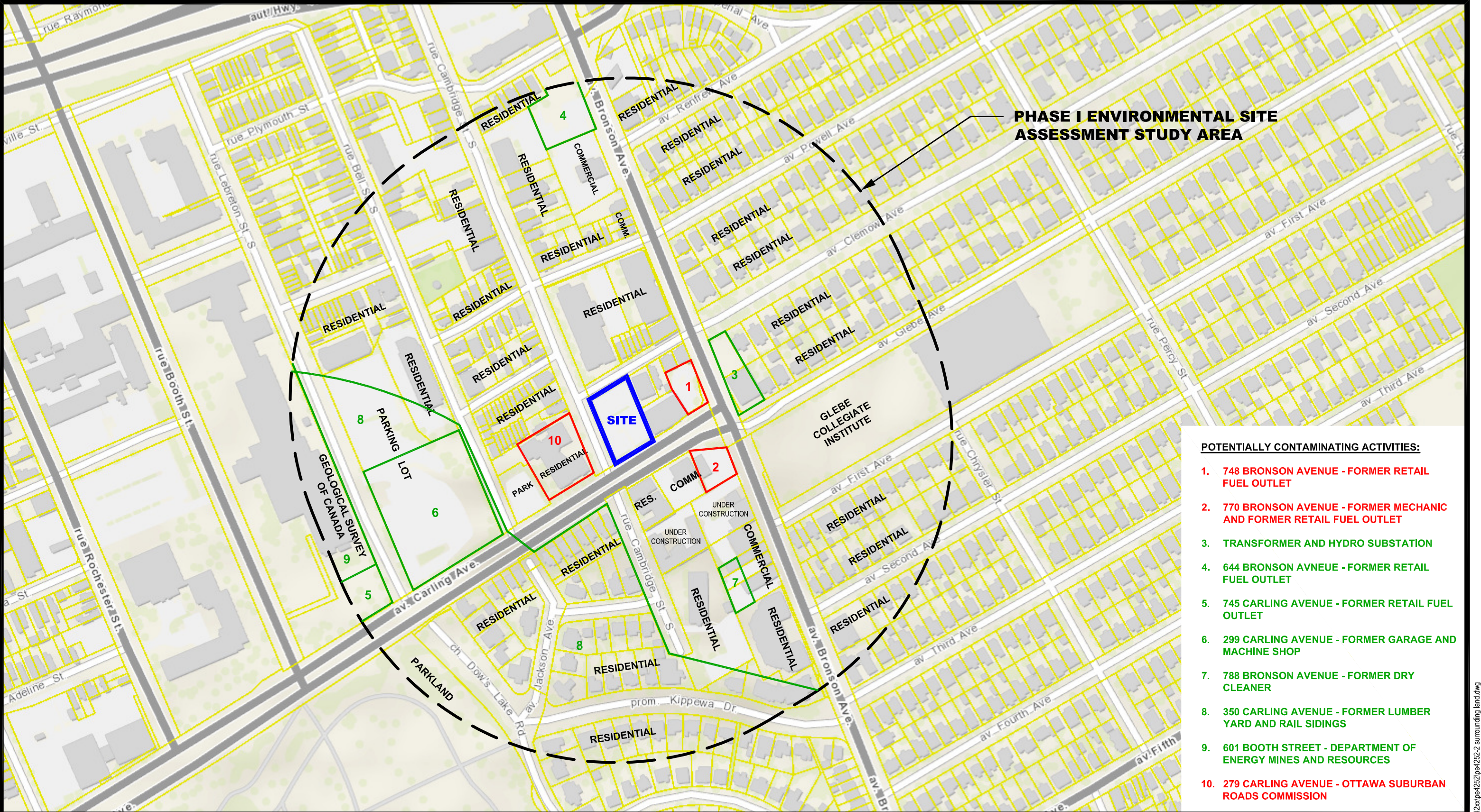
LEGEND:

 GEOTECHNICAL BOREHOLE LOCATION, PATERSON GROUP REPORT PG2682, 2012

 GEOTECHNICAL BOREHOLE WITH MONITORING WELL LOCATION, PATERSON GROUP PG2682, 2012

| | | | | | | | | | | |
|---|-----------|--|--|------|---|--|--------------|-------|---------------|----------|
|  154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: (613) 226-7381 Fax: (613) 226-6344 | | | | | TAGGART GROUP PHASE I - ENVIRONMENTAL SITE ASSESSMENT PART OF 265 CARLING AVENUE OTTAWA, ONTARIO | | Scale: | 1:500 | Date: | 03/2018 |
| | | | | | | | Drawn by: | MPG | Report No.: | PE4252-1 |
| | | | | | | | Checked by: | MB | Dwg. No.: | PE4252-1 |
| | | | | | | | Approved by: | MSD | Revision No.: | |
| | 0 | | | | SITE PLAN | | | | | |
| NO. | REVISIONS | | | DATE | | | | | | |

p:\autocad drawings\environmental\pe4252\pe4252-1(rg).dwg



**PHASE I ENVIRONMENTAL SITE
ASSESSMENT STUDY AREA**

POTENTIALLY CONTAMINATING ACTIVITIES:

1. 748 BRONSON AVENUE - FORMER RETAIL FUEL OUTLET
2. 770 BRONSON AVENUE - FORMER MECHANIC AND FORMER RETAIL FUEL OUTLET
3. TRANSFORMER AND HYDRO SUBSTATION
4. 644 BRONSON AVNEUE - FORMER RETAIL FUEL OUTLET
5. 745 CARLING AVENUE - FORMER RETAIL FUEL OUTLET
6. 299 CARLING AVENUE - FORMER GARAGE AND MACHINE SHOP
7. 788 BRONSON AVENUE - FORMER DRY CLEANER
8. 350 CARLING AVENUE - FORMER LUMBER YARD AND RAIL SIDINGS
9. 601 BOOTH STREET - DEPARTMENT OF ENERGY MINES AND RESOURCES
10. 279 CARLING AVENUE - OTTAWA SUBURBAN ROADS COMMISSION

patersongroup
consulting engineers

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

| | | | |
|-----|-----------|------|---------|
| | | | |
| | | | |
| | | | |
| 0 | | | |
| NO. | REVISIONS | DATE | INITIAL |

TAGGART GROUP

PHASE I - ENVIRONMENTAL SITE ASSESSMENT
PART OF 265 CARLING AVENUE

OTTAWA,
Title:

ONTARIO

SURROUNDING LAND USE PLAN

| | | | |
|--------------|--------|---------------|-----------------|
| Scale: | 1:3000 | Date: | 03/2018 |
| Drawn by: | MPG | Report No.: | PE4252-1 |
| Checked by: | MB | Dwg. No.: | PE4252-1 |
| Approved by: | MSD | Revision No.: | 0 |

APPENDIX 1

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

CHAIN OF TITLE



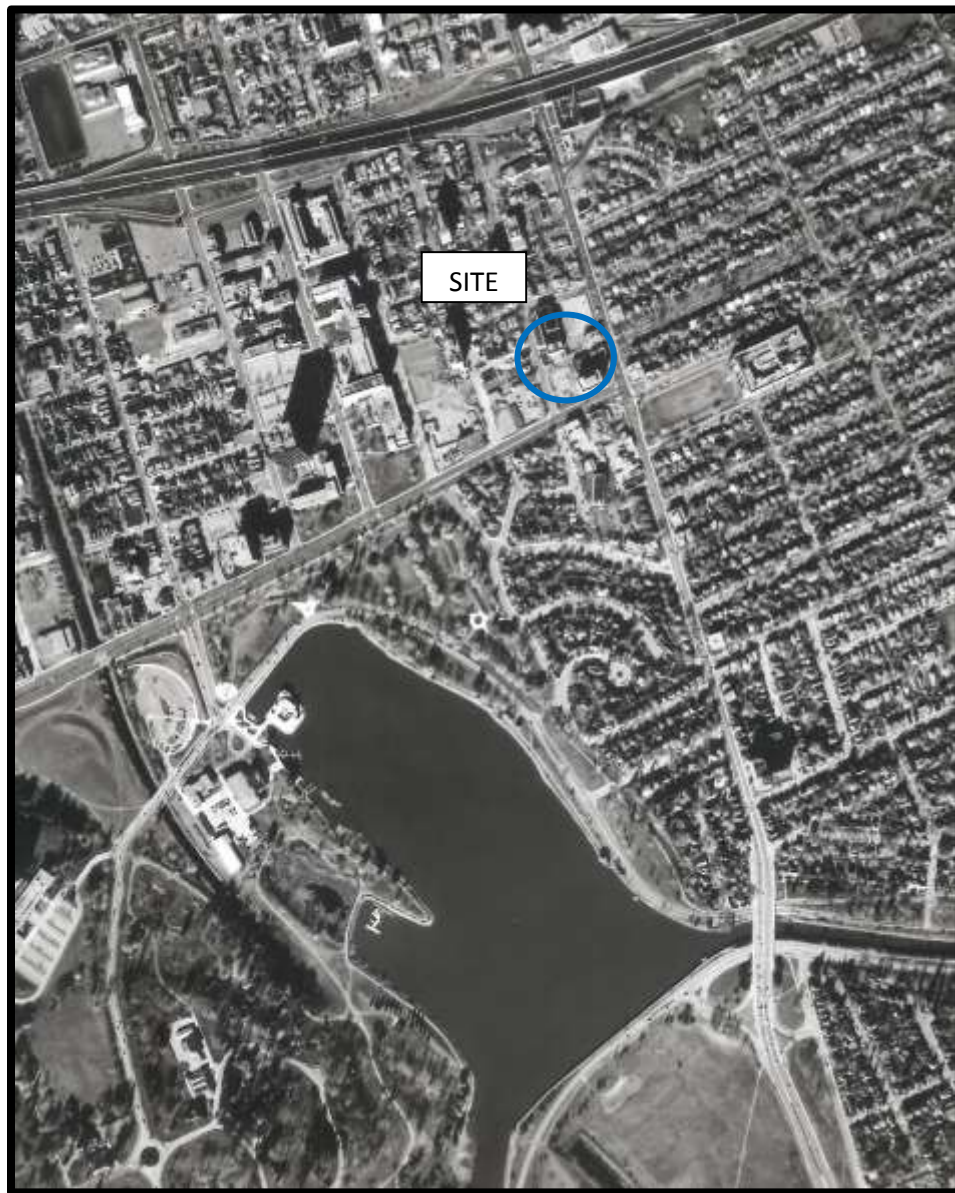
AERIAL PHOTOGRAPH
1933



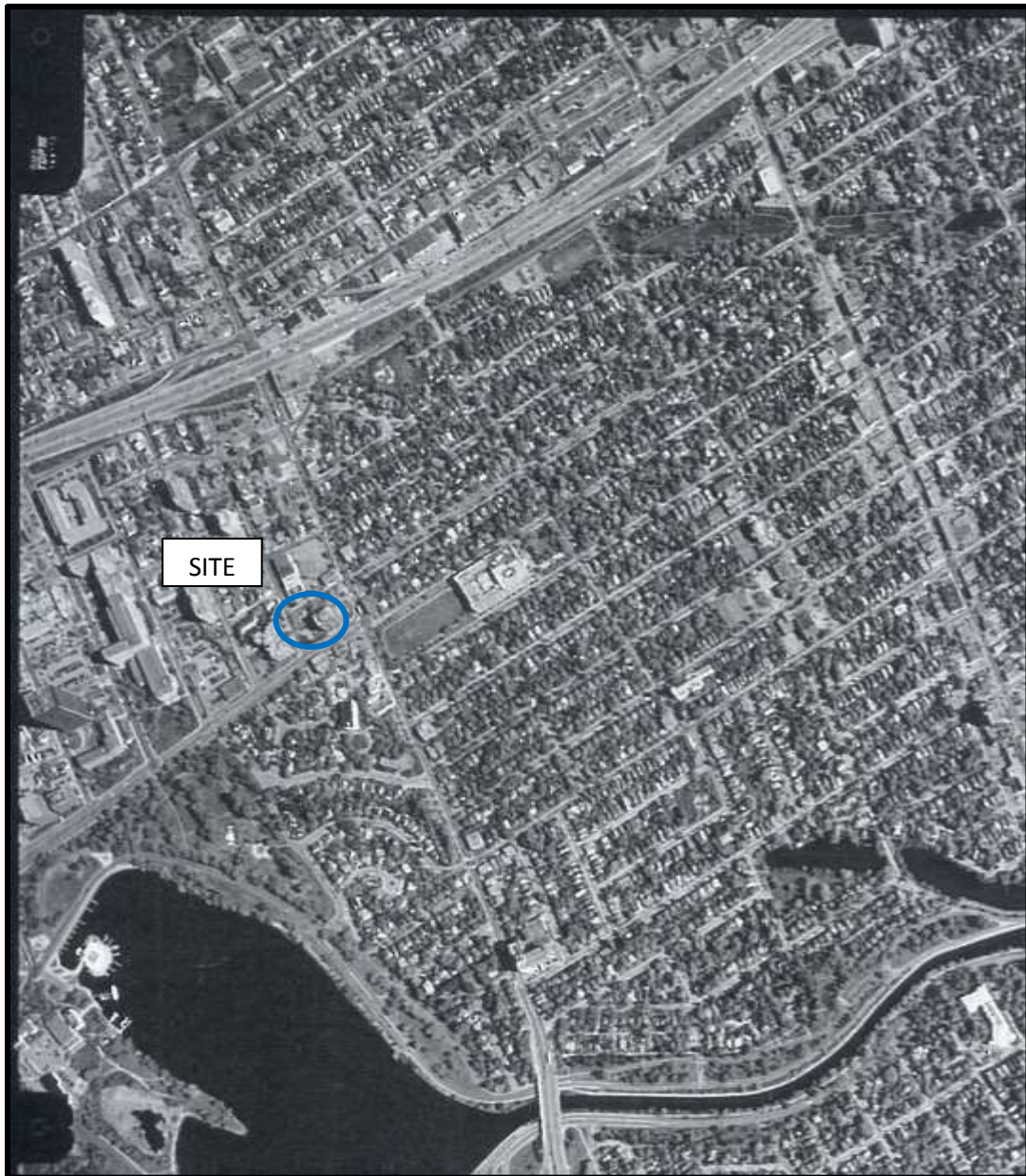
AERIAL PHOTOGRAPH
1950



AERIAL PHOTOGRAPH
1969



AERIAL PHOTOGRAPH
1987



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2017

Site Photographs

PE4252

Part of 265 Carling Avenue, Ottawa, ON

March 12, 2018



Photograph 1: Looking west. An exhaust for the underground parking structure can be seen in the centre of the photo. A residential development is visible to the west.



Photograph 2: Looking North towards Clemow Street.

Site Photographs

PE4252

Part of 265 Carling Avenue, Ottawa, ON

March 12, 2018



Photograph 3: Looking southeast. The Carling Avenue and Bronson Avenue intersection is visible in the distance.



Photograph 4: Looking east, along the north edge of the adjacent building. Exposed bedrock is visible adjacent to the concrete retaining wall.



READ Abstracts Limited

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

Email: search@readsearch.com

Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

March 6, 2018

Patersongroup

Attn: Michael Beaudoin

BRIEF DESCRIPTION OF LAND:

265 Carling Ave, Ottawa

Part lots 6-7, Lots 9-12 and Part lots 13-15, Plan 54

S Clemow Ave, as in NS69211

PIN: 04104-0203

LAST REGISTERED OWNER: 265 CARLING AVENUE LTD.

CHAIN OF TITLE:

LOTS 6-7, PLAN 54:

Deed 2802 registered June 19, 1874

From John Crawford to Dan O'Connor

Deed 45129 registered Nov 4, 1895

From Daniel O'Connor to William Ralph

Mortgage 45130 registered Nov 4, 1895

From William Ralph to Daniel O'Connor

Deed of Release 49511 registered July 29, 1897

From William Ralph to Daniel O'Connor

Deed 49545 registered Aug 7, 1897

From Daniel O'Connor to William O. Spearman

Deed 61179 registered June 5, 1901

From William O. Spearman to Frederick Gibbard

Deed 70715 registered May 27, 1904
From Frederick Gibbard to William J. Cairns

Deed 112073 registered April 30, 1912
From William J. Cairns to William Leney

Deed 171523 registered Oct 25, 1923
From William Leney to John McIntosh

Deed 368681 registered Feb 12, 1958
From John McIntosh to B P Canada Limited

Deed 615738 registered Aug 2, 1972
From B. P. Oil Limited to C. A. Fitzsimmons and Company Limited

Deed NS69211 registered Oct 2, 1979
From C. A. Fitzsimmons and Company Limited to Gercom Developments Limited

Lease N563372 registered Jan 16, 1991
From Gercom Developments Limited to C. A. Fitzsimmons and Company Limited

Lease N741433 registered May 17, 1996
From Gercom Developments Limited to Nortak Software Ltd.

Lease LT1183752 registered March 11, 1999
From Gercom Developments Limited to Nortak Software Ltd.

Lease LT1183754 registered March 11, 1999
From Gercom Developments Limited to Nortak Software Ltd.

Deed OC48267 registered Feb 28, 2000
From Gercom Developments Limited to 265 Carling Ave Ltd.

Lease OC308593 registered March 12, 2004
From 265 Carling Ave Ltd. to Nortak Software Ltd.

Lease OC1424835 registered Oct 31, 2012
From 265 Carling Ave Ltd to The Association of Faculties of Medicine of Canada

Lease OC1424836 registered Oct 31, 2012
From 265 Carling Ave Ltd to Beyond 20/20 Inc.

Lease OC1424837 registered Oct 31, 2012
From 265 Carling Ave Ltd to The Association of Faculties of Medicine of Canada

Lease OC1424838 registered Oct 31, 2012
From 265 Carling Ave Ltd to Dubuc/Osland Management Ltd

LOTS 9-10, PLAN 54:

Deed 3197 registered Dec 2, 1874
From John Crawford to John Brown

Deed 11041 registered March 11, 1886
From John Brown to John Griffin

Deed 57930 registered June 27, 1900
From John Griffin to Oliver Belleville

Deed 74287 registered July 22, 1905
From Oliver Belleville to John Hunter

Deed 137011 registered Oct 20, 1916
From Estate of John Hunter to Jacob Polowin

Deed 550840 registered Nov 5, 1968
From Estate of Jacob Polowin to Leah Abeles, Esther Abeles, Rebecca Shaffer, Moses Polowin, Rena Polowin, Miriam Petigoraky, Hannah Max, Deborah Swedlove, Shirley Sugarman

Deed 554752 registered Feb 12, 1969
From Leah Abeles, Esther Abeles, Rebecca Shaffer, Moses Polowin, Rena Polowin, Miriam Petigoraky, Hannah Max, Deborah Swedlove, Shirley Sugarman to Joseph Kavanagh

Deed 556677 registered April 1, 1969
From Joseph Kavanagh to Louis Falsetto

Deed 671544 registered June 3, 1975
From Louis Falsetto to Carlbros Corporation

Lease 683002 registered Dec 16, 1975
From Carlbros Corporation to The Royal Bank of Canada

Deed NS69211 registered Oct 2, 1979
From C. A. Fitzsimmons and Company Limited to Gercom Developments Limited

Lease N563372 registered Jan 16, 1991

From Gercom Developments Limited to C. A. Fitzsimmons and Company Limited

Lease N741433 registered May 17, 1996
From Gercom Developments Limited to Nortak Software Ltd.

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From 265 Carling Ave Ltd to Beyond 20/20 Inc.

Lease OC1424837 registered Oct 31, 2012
From 265 Carling Ave Ltd to The Association of Faculties of Medicine of Canada

Lease OC1424838 registered Oct 31, 2012
From 265 Carling Ave Ltd to Dubuc/Osland Management Ltd

LOT 11, PLAN 54:

Deed 2869 registered July 15, 1874
From John Crawford to Isabella Woodland

Tax Deed 10845 registered Feb 6, 1886
To G. Sherwood

Deed 10864 registered March 15, 1886
From G. Sherwood to William Allan

Deed 41292 registered April 18, 1894
From William Allan to Esther Austin

Deed 54626 registered June 2, 1900

From Isabella Bradley to Esther Austin

Deed 54627 registered June 2, 1900

From Esther Austin to John Johnston

Deed 198216 registered Oct 11, 1929

From Estate of John Johnston to Alexander Darling

Deed 265593 registered June 18, 1947

From Estate of Victoria Johnston to Earl Marshall

Deed 519932 registered Dec 23, 1966

From Estate of Earl Marshall to Daisy B. Marshall

Deed 638656 registered Sept 5, 1973

From Daisy B. Marshall to Mario Falsetto, Samuel Falsetto, Louis Falsetto

Deed 641329 registered Oct 16, 1973

From Estate of Alexander Darling to Denis C. Lafreniere

Deed 667666 registered March 13, 1975

From Denis C. Lafreniere to Carlbros Corporation

Deed 671545 registered June 3, 1975

From Mario Falsetto, Louis Falsetto, Samuel Falsetto

Lease 683002 registered Dec 16, 1975

From Carlbros Corporation to The Royal Bank of Canada

Deed NS69211 registered Oct 2, 1979

From C. A. Fitzsimmons and Company Limited to Gercom Developments Limited

Lease N563372 registered Jan 16, 1991

From Gercom Developments Limited to C. A. Fitzsimmons and Company Limited

Lease N741433 registered May 17, 1996

From Gercom Developments Limited to Nortak Software Ltd.

Lease LT1183752 registered March 11, 1999

From Gercom Developments Limited to Nortak Software Ltd.

Lease LT1183754 registered March 11, 1999

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Lease OC1424836 registered Oct 31, 2012
From 265 Carling Ave Ltd to Beyond 20/20 Inc.

Lease OC1424837 registered Oct 31, 2012
From 265 Carling Ave Ltd to The Association of Faculties of Medicine of Canada

Lease OC1424838 registered Oct 31, 2012
From 265 Carling Ave Ltd to Dubuc/Osland Management Ltd

LOT 12, PLAN 54:

Deed 3229 registered Dec 11, 1874
From John Crawford to John Harvey

Deed 4995 registered Feb 6, 1877
From John Harvey to John Hammon

Tax Deed 7704 registered March 31, 1882
To William Perkins

Deed 13540 registered Aug 9, 1888
From William Perkins to John Hammon

Deed 13541 registered Aug 9, 1888
From John Hammon to John Farmer

Deed 36425 registered Feb 12, 1892
From John Farmer to David Manchester

Deed 61716 registered Aug 7, 1901
From David Manchester to James Mackie

Deed 73989 registered June 9, 1905
From James Mackie to Thomas Mackie

Deed 89534 registered April 23, 1909

From James Mackie to Margaret Bennett

Deed 237702 registered Jan 14, 1942

From Estate of Margaret Bennett to James Carter and Anastasie Carter

Deed 317047 registered Dec 9, 1953

From Estate of Thomas Mackie to Walter Mackie

Deed 549666 registered Oct 11, 1968

From Estate of Walter Mackie to Lyall Bleeks and Arlene Bleeks

Deed 610601 registered May 17, 1972

From James Carter and Anastasie Carter to Gregory Kelly

Deed 617491 registered Sept 1, 1972

From Lyall Bleeks and Arlene Bleeks to Nicholas Cleary and Doris Cleary

Deed 655166 registered June 19, 1974

From Gregory Kelly to C. A. Fitzsimmons and Company Limited

Deed 659259 registered Sept 3, 1974

From Nicholas Cleary and Doris Cleary to Carlbros Corporation

Deed 661605 registered Oct 22, 1974

From C. A. Fitzsimmons and Company Limited to Carlbros Corporation

Lease 683002 registered Dec 16, 1975

From Carlbros Corporation to The Royal Bank of Canada

Deed NS69211 registered Oct 2, 1979

From C. A. Fitzsimmons and Company Limited to Gercom Developments Limited

Lease N563372 registered Jan 16, 1991

From Gercom Developments Limited to C. A. Fitzsimmons and Company Limited

Lease N741433 registered May 17, 1996

From Gercom Developments Limited to Nortak Software Ltd.

Lease LT1183752 registered March 11, 1999

From Gercom Developments Limited to Nortak Software Ltd.

Lease LT1183754 registered March 11, 1999

From Gercom Developments Limited to Nortak Software Ltd.

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Lease OC1424837 registered Oct 31, 2012
From 265 Carling Ave Ltd to The Association of Faculties of Medicine of Canada

Lease OC1424838 registered Oct 31, 2012
From 265 Carling Ave Ltd to Dubuc/Osland Management Ltd

LOT 13, PLAN 54:

Deed 3229 registered Dec 11, 1874
From John Crawford to John Harvey

Deed 4995 registered Feb 6, 1877
From John Harvey to John Hammon

Tax Deed 7704 registered March 31, 1882
To William Perkins

Deed 13540 registered Aug 9, 1888
From William Perkins to John Hammon

Deed 13541 registered Aug 9, 1888
From John Hammon to John Farmer

Deed 33774 registered Nov 27, 1890
From John Farmer to John Callihan

Deed 38456 registered Feb 14, 1893
From John Callihan to David Manchester

Deed 52842 registered Oct 25, 1898
From David Manchester to Thomas Hunter

Deed 269871 registered March 12, 1948

From Estate of Easter Hunter to Hnery McNamara

Deed 312195 registered June 24, 1953
From Henry McNamara to Oscar Green

Deed 329434 registered Jan 14, 1955
From Oscar Green to Norman Hendry

Lease 338790 registered Oct 12, 1955
From Norman Hendry to The Prudential Insurance Co. of America

Asst lease 340357 registered Nov 22, 1955
From Norman Hendry to North American Life Assurance Co.

Deed 355125 registered Jan 16, 1957
From Norman Hendry to Clifford Cote and Jean Le Fort

Deed 415204 registered Nov 17, 1960
From Clifford Cote and Jean Le Fort to Marguerite A. Fitzsimmons

Deed 660366 registered Sept 25, 1974
From Marguerite A. Fitzsimmons to Carlbro Corporation

Lease 683002 registered Dec 16, 1975
From Carlbro Corporation to The Royal Bank of Canada

Deed NS69211 registered Oct 2, 1979
From C. A. Fitzsimmons and Company Limited to Gercom Developments Limited

Lease N563372 registered Jan 16, 1991
From Gercom Developments Limited to C. A. Fitzsimmons and Company Limited

Lease N741433 registered May 17, 1996
From Gercom Developments Limited to Nortak Software Ltd.

Lease LT1183752 registered March 11, 1999
From Gercom Developments Limited to Nortak Software Ltd.

Lease LT1183754 registered March 11, 1999
From Gercom Developments Limited to Nortak Software Ltd.

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From 265 Carling Ave Ltd to The Association of Faculties of Medicine of Canada

Lease OC1424838 registered Oct 31, 2012

From 265 Carling Ave Ltd to Dubuc/Osland Management Ltd

LOT 14, PLAN 54:

Deed 2802 registered June 19, 1874

From John Crawford to Dan O'Connor

Deed 31434 registered Nov 14, 1889

From Daniel O'Connor to Mary Ann Linbrick

Deed 32587 registered May 15, 1890

From Daniel O'Connor to J. Dorau

Mortgage 32588 registered May 15, 1890

From J. Dorau to Daniel O'Connor

Deed 38383 registered Feb 2, 1895

From Mary Ann Linbrick to John Bennett

Deed 42555 registered Oct 31, 1894

From Daniel O'Connor to Charles O'Connor

Deed 45131 registered Nov 4, 1895

From Charles O'Connor to Daniel McDonnell

Deed 64616 registered June 13, 1902

From Daniel O'Connor to John Bennett

Deed 64868 registered July 10, 1902

From Daniel McDonnell to Robert Kyle

Deed 69596 registered Jan 15, 1904

From Robert Kyle to John Caldwell

Deed 86137 registered July 11, 1908
From John Caldwell to Josephat Meilleur

Deed 111481 registered April 11, 1912
From Josephat Meilleur to Albert Constantineau and Alfred Goulet

Deed 113228 registered June 1, 1912
From Albert Constantineau and Alfred Goulet to Arthur P. Johnson

Deed 113493 registered June 12, 1912
From Arthur P. Johnson to Elizabeth Johnson

Deed 234048 registered March 14, 1941
From Estate of Elizabeth Johnson to Minnie B. Stamos

Deed 238082 registered April 22, 1942
From Estate of Daniel O'Connor to George Stamos

Deed 238083 registered April 22, 1942
From Estate of Margaret Bennett to George Stamos

Deed 284806 registered July 20, 1953
From Estate of Minnie Stamos and George Stamos to Supertest Petroleum Corporation Limited

Deed 357569 registered April 5, 1957
From Supertest Petroleum Corp Ltd to Corporation of Ottawa

Deed 372329 registered May 26, 1958
From Corporation of Ottawa to B P Canada Limited

Deed 615738 registered Aug 2, 1972
From B P Oil Limited to C. A. Fitzsimmons and Company Limited

Lease 683002 registered Dec 16, 1975
From Carlbro Corporation to The Royal Bank of Canada

Deed NS69211 registered Oct 2, 1979
From C. A. Fitzsimmons and Company Limited to Gercom Developments Limited

Lease N563372 registered Jan 16, 1991
From Gercom Developments Limited to C. A. Fitzsimmons and Company Limited

Lease N741433 registered May 17, 1996
From Gercom Developments Limited to Nortak Software Ltd.

Lease LT1183752 registered March 11, 1999
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Lease OC1424837 registered Oct 31, 2012
From 265 Carling Ave Ltd to The Association of Faculties of Medicine of Canada

Lease OC1424838 registered Oct 31, 2012
From 265 Carling Ave Ltd to Dubuc/Osland Management Ltd

LOT 15, PLAN 54:

Deed 2802 registered June 19, 1874
From John Crawford to Dan O'Connor

Deed 32587 registered May 15, 1890
From Daniel O'Connor to J. Dorau

Mortgage 32588 registered May 15, 1890
From J. Dorau to Daniel O'Connor

Deed 42555 registered Oct 31, 1894
From Daniel O'Connor to Charles O'Connor

Deed 45131 registered Nov 4, 1895
From Charles O'Connor to Daniel McDonnell

Deed 64616 registered June 13, 1902
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Deed 64868 registered July 10, 1902
From Daniel McDonnell to Robert Kyle

Deed 69596 registered Jan 15, 1904
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Deed 86137 registered July 11, 1908
From John Caldwell to Josephat Meilleur

Deed 111481 registered April 11, 1912
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Deed 113228 registered June 1, 1912
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Deed 113493 registered June 12, 1912
From Arthur P. Johnson to Elizabeth Johnson

Deed 234048 registered March 14, 1941
From Estate of Elizabeth Johnson to Minnie B. Stamos

Deed 238082 registered April 22, 1942
From Estate of Daniel O'Connor to George Stamos

Deed 238083 registered April 22, 1942
From Estate of Margaret Bennett to George Stamos

Deed 284806 registered July 20, 1953
From Estate of Minnie Stamos and George Stamos to Supertest Petroleum Corporation Limited

Deed 357569 registered April 5, 1957
From Supertest Petroleum Corp Ltd to Corporation of Ottawa

Deed 372329 registered May 26, 1958
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Deed 615738 registered Aug 2, 1972
From B P Oil Limited to C. A. Fitzsimmons and Company Limited

Lease 683002 registered Dec 16, 1975

From Carlbros Corporation to The Royal Bank of Canada

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Lease N563372 registered Jan 16, 1991

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From 265 Carling Ave Ltd to The Association of Faculties of Medicine of Canada

Lease OC1424838 registered Oct 31, 2012

From 265 Carling Ave Ltd to Dubuc/Osland Management Ltd

APPENDIX 2

MOECC FREEDOM OF INFORMATION REPSONSE

CITY OF OTTAWA HISTORICAL LAND USE INVENTORY RESPONSE

TSSA RESPONSE

Ministry of the Environment
and Climate Change

Freedom of Information and
Protection of Privacy Office

12th 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^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Télééc.: (416) 314-4285



March 20, 2018

Michael Beaudoin
Paterson Group Inc
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Michael Beaudoin:

**RE: *Freedom of Information and Protection of Privacy Act* Request
Our File #: A-2018-01288, Your Reference #: PE4252**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 265 Carling Avenue, Ottawa.

After a thorough search 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, records were located in response to your request. It is my decision to provide full access to the attached information.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

| | |
|--|----------------|
| • Search Time 1 hour @ \$30/hour | \$30.00 |
| • Copying 4 pages @ \$0.20/page | 0.80 |
| • Delivery | 3.00 |
| • Total | \$33.80 |
| • Deposit Received | - 30.00 |
| • BALANCE WAIVED (NOT REQUIRED) | \$ 3.80 |

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 Sharon Menzies at (416) 327-1429 or Sharon.Menzies@ontario.ca.

Yours truly,


Janet Dadufalza
FOI Manager

Attachments



[HOME](#)
[AIR](#)
[WATER](#)
[LAND](#)
[ABOUT US](#)
[NEWS & PUBLICATIONS](#)

[User Management](#)
[Company Mgmt](#)
[Manifests](#)
[Site Data](#)
[HELP](#)
[Logout](#)

hwin

Administration

[central site](#)
[feedback](#)
[search](#)
[site map](#)
[français](#)

Generator Details

| | | | |
|---|--|---|--|
| Registration/Notification Number | | ONS430079 | |
| Legal Company Name | | Associated Endodontists | |
| Primary Name: | | NA | |
| Company Operating Name | | Division Name: | |
| Primary Name: | | NA | |
| Mailing Address | | Division Name: | |
| Division Building: | | NA | |
| Address Line 1: | | Post Box Number: | |
| 265 Carling Ave. unit 620 | | NA | |
| Town/City: | | Address Line 2: | |
| Ottawa | | NA | |
| County: (if inside Ontario) | | Postal Code / Zip Code: | |
| OTTAWA CARLTON (RM) | | K1S2E1 | |
| County: (if outside Ontario) | | Province / State (if inside Canada/US) | |
| NA | | ONTARIO | |
| Country: | | Province / State (if outside Canada / US) | |
| Canada | | NA | |
| Site Location | | | |
| This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately. | | | |
| Division Building: | | Post Box Number: | |
| NA | | NA | |
| Address Line 1: | | Postal Code / Zip Code: | |
| 265 Carling Ave. unit 620 | | K1S2E1 | |
| Address Line 2: | | Province / State (if inside Canada / US) | |
| NA | | ONTARIO | |
| Town/City: | | Province / State (if outside Canada / US) | |
| Ottawa | | NA | |
| County: (if inside Ontario) | | Postal Code / Zip Code: | |
| OTTAWA CARLTON (RM) | | K1S2E1 | |
| County: (if outside Ontario) | | Province / State (if inside Canada / US) | |
| NA | | ONTARIO | |
| Country: | | Province / State (if outside Canada / US) | |
| Canada | | NA | |



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[Administration](#)

Company Name: Associated Entelodonta
Company Number: ONS430079 (Generator)

Active Waste Classes

Active Waste Class Listing

[Add New Waste Class](#) [Inactive waste classes](#)

| Active Off-site Waste Classes | | | |
|-------------------------------|--------------|--|---|
| Waste Class | View Details | Hazardous Waste Number (per waste stream) | Reg. 347 Disposal Method Part 2B Part 2B Physical Off-Status UnRegister required complete State Site Waste Class |
| 312 - P View Details N/A | | | Solid Off-Site Active |

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Search

Go

hwin
Administration



Company Name: 265 Carling Avenue Ltd.
Company Number: ON2678739 (Generator)

Active Waste Classes

Active Waste Class Listing

[Add New Waste Class](#) | [Inactive waste classes](#)

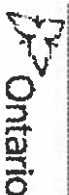
Active On-site Waste Classes

| Waste Class | Physical State | On-Site | Status | View Details | UnRegister Waste Class |
|-------------|----------------|----------------------------|--------|------------------------------|------------------------|
| 243 - D | Solid | On-site Processing/Storage | Active | View Details | |

Active Off-site Waste Classes

| Waste Class | View | Hazardous | Reg. 347 | Disposal Method | Part 2B | Part 2B | Physical Off. | Status | UnRegister |
|--------------------|------------------------------|--------------|-----------|-----------------|---------|---------|-------------------------|----------|-------------|
| | Details | Waste Number | Schedules | | | | required complete State | Site | Waste Class |
| (per waste stream) | | | | | | | | | |
| 243 - D | View Details | N/A | | | | | Solid | Off-Site | Active |

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Generator Details

Registration/Notification Number

ON1678739

Legal Company Name

Primary Name: 265 Carling Avenue Ltd.

Division Name: NA

Company Operating Name

Primary Name: Taggart Ready Management Inc.

Division Name: NA

Mailing Address

Division Building: NA

Post Box Number: NA

Address Line 1: 708 - 225 Metcalfe Street

Address Line 2: NA

Town/City: Ottawa

Postal Code / Zip Code: K2P 1P9

County: (if inside Ontario) OTTAWA CARLTON (RM)

Province/State (if inside Canada/US) ONTARIO

County: (if outside Ontario) NA

Province / State (if outside Canada / US) NA

Country: Canada

Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building: NA Post Box Number: NA

Address Line 1: 265 Carling Ave

Address Line 2: NA

Town/City: Ottawa

Postal Code / Zip Code: K1S 2E1

County: (if inside Ontario) OTTAWA CARLTON (RM)

Province / State (if inside Canada / US) ONTARIO

County: (if outside Ontario) NA

Province / State (if outside Canada / US) NA

Country: Canada



File Number: D06-03-17-0170

March 22, 2018

Michael Beaudoin
Paterson Group Inc.
154 Colonnade Road South
Ottawa ON, K2C 2L6

Sent via email [mbeaudoin@patersongroup.ca]

Dear Mr. Beaudoin,

**Re: Information Request
265 Carling 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:

- No information was returned on the Subject Property from Departmental circulation.

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 four (4) activities associated with the Subject Property: Activity Numbers 12881, 2339, 8340 and 9842.

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 six (6) activities associated with properties located within 50m of the Subject Property: Activity Numbers 10217, 6144, 9978, 14515, 10605 and 5211.

*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

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

Please note that Activity Number 2339 has 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

Sincerely,

A handwritten signature in cursive script, appearing to read "Justin H.", is positioned below the word "Sincerely,".

Justin Marr

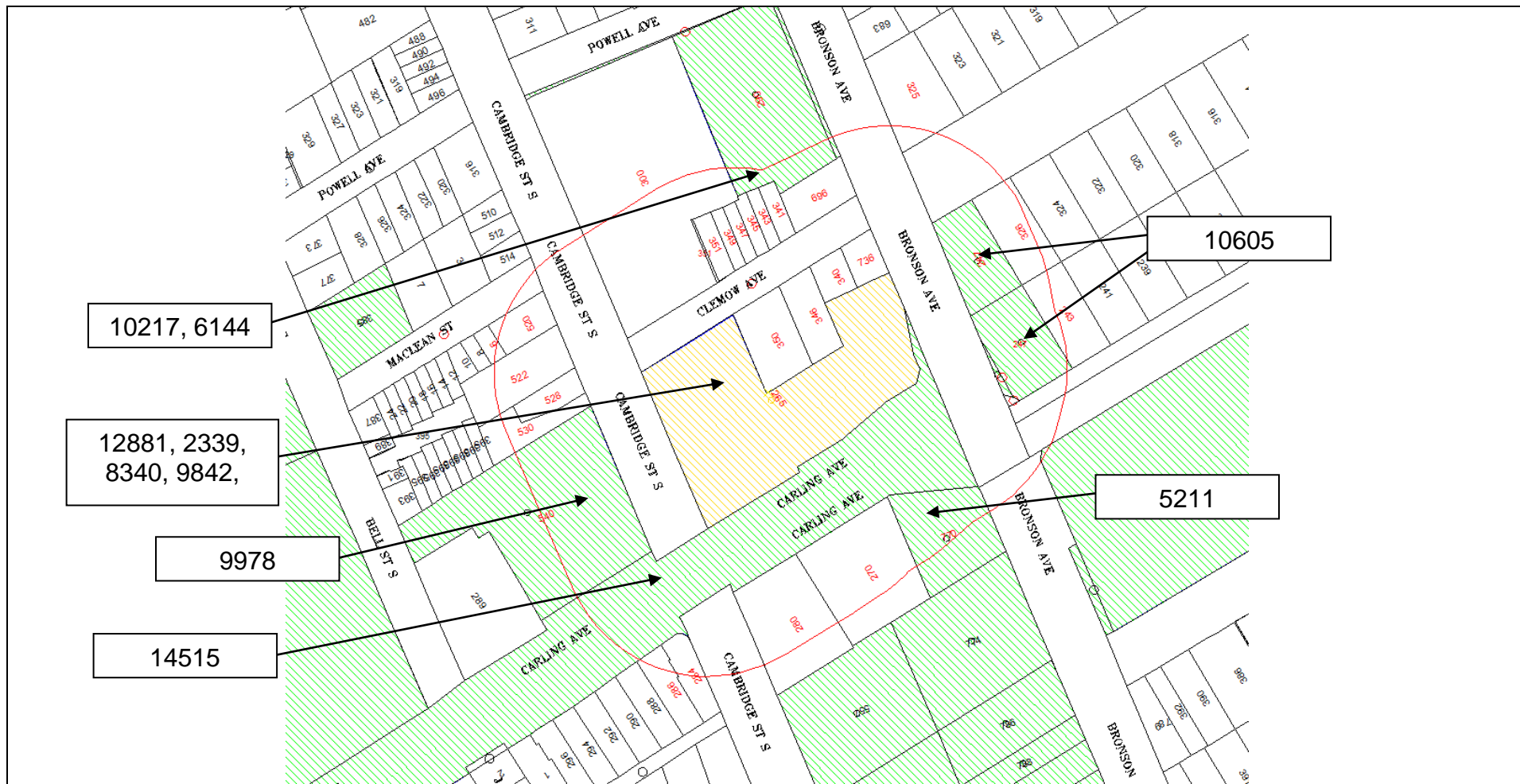
Per:

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

MB / JM

Attach: 14

cc: File no. D06-03-17-0170




Scale 1: n/a

265 Carling Avenue
Ottawa, ON
File # D06-03-17-0170
Justin Marr



Overview

ID# = Activity Identification Number

 = Subject Site



CITY OF OTTAWA
HLUI ID: __679072
AREA (Square Metres): 2304.225

Report: RPTC_OT_DEV0122
Run On: 16 Mar 2018 at: 17:04:51

Study Year
2005

PIN
041040414

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 10217 **Multiple PINS:** N

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

Related PINS: 041040414

Name: OTTAWA-CARLETON DISTRICT SCHOOL BOARD

Address: 515 CAMBRIDGE STREET SOUTH, OTTAWA

Facility Type: Elementary and Secondary Education

Comments 1: BORDEN HIGH SCHOOL

Comments 2:

Generator Number: ON0375202

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

NAICS **SIC**

611110 0

Company Name

Year of Operation

OTTAWA-CARLETON DISTRICT SCHOOL BOARD

c. 2003

OTTAWA-CARLETON DISTRICT SCHOOL BOARD

c. 2000



CITY OF OTTAWA
HLUI ID: __679072
AREA (Square Metres): 2304.225

Report: RPTC_OT_DEV0122

Run On: 16 Mar 2018 at: 17:04:51

Study Year
2005

PIN
041040414

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6144 **Multiple PINS:** N

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

Related PINS: 041040414

Name: GOODEX EQUIPMENT RENTAL LIMITED

Address: 515 CAMBRIDGE STREET, OTTAWA

Facility Type: Service Industries Incidental to Air Transport

Comments 1:

Comments 2:

Generator Number: ON4691226

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2003 PID

| NAICS | SIC |
|--------|-----|
| 532410 | 0 |

Company Name

GOODEX EQUIPMENT RENTAL LIMITED

Year of Operation

c. 2003



CITY OF OTTAWA
HLUI ID: __679940
AREA (Square Metres): 603.070

Report: RPTC_OT_DEV0122
Run On: 16 Mar 2018 at: 17:05:18

Study Year
2005

PIN
041350158

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 10605 **Multiple PINS:** Y
PIN Certainty: 1 **Previous Activity ID(s) :** 947
Related PINS: 041350158
Name: OTTAWA HYDRO ELECTRIC SUB STATION NO. 1
Address: 247 GLEBE AVENUE, OTTAWA
Facility Type: Electric Power Systems Industry
Comments 1:
Comments 2:
Generator Number: ON0456605
Storage Tanks:
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1948, M.1950, M.1955, M.1960, M.1970, M.1980; FIP1901, Vol2; FIP1912, Vol2; FIP1922, Vol2; FIP1948-134-781; FIP1956-134-4-781, Vol1; PID1994
HL References 2:
HL References 3: 2000 PID

| NAICS | SIC |
|--------|-----|
| 221121 | 491 |
| 221122 | 491 |
| 221119 | 0 |
| 221113 | 491 |
| 221112 | 491 |
| 221121 | 0 |
| 221111 | 491 |
| 221113 | 0 |
| 221112 | 0 |
| 221122 | 0 |
| 221111 | 0 |
| 221119 | 491 |

Company Name

OTTAWA HYDRO ELECTRIC SUB STATION NO. 1
Ottawa Hydro Electric Sub Station No. 2

Year of Operation

c. 2000
c. 1930-1994



CITY OF OTTAWA
HLUI ID: __679E6C
AREA (Square Metres): 713.887

Report: RPTC_OT_DEV0122
Run On: 16 Mar 2018 at: 17:05:39

Study Year
1998

PIN
041350199

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 10605 **Multiple PINS:** Y
PIN Certainty: 1 **Previous Activity ID(s) :** 947
Related PINS: 041350158
Name: OTTAWA HYDRO ELECTRIC SUB STATION NO. 1
Address: 247 GLEBE AVENUE, OTTAWA
Facility Type: Electric Power Systems Industry
Comments 1:
Comments 2:
Generator Number: ON0456605
Storage Tanks:
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1948, M.1950, M.1955, M.1960, M.1970, M.1980; FIP1901, Vol2; FIP1912, Vol2; FIP1922, Vol2; FIP1948-134-781; FIP1956-134-4-781, Vol1; PID1994
HL References 2:
HL References 3: 2000 PID

| NAICS | SIC |
|--------|-----|
| 221121 | 491 |
| 221122 | 491 |
| 221119 | 0 |
| 221113 | 491 |
| 221112 | 491 |
| 221121 | 0 |
| 221111 | 491 |
| 221113 | 0 |
| 221112 | 0 |
| 221122 | 0 |
| 221111 | 0 |
| 221119 | 491 |

Company Name

OTTAWA HYDRO ELECTRIC SUB STATION NO. 1
Ottawa Hydro Electric Sub Station No. 2

Year of Operation

c. 2000
c. 1930-1994

**CITY OF OTTAWA**

HLUI ID: __679ED1

AREA (Square Metres): 914.852

Report: RPTC_OT_DEV0122

Run On: 16 Mar 2018 at: 17:05:55

Study Year
1998PIN
041030205Multi-NAIC
YMultiple Activities
N

Activity ID: 5211 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 2283
Related PINS: 041030205
Name: EMILIO LINDIA ENTERPRISES LIMITED
Address: 770 BRONSON AVENUE, OTTAWA
Facility Type: Gasoline Service Stations
Comments 1:
Comments 2:
Generator Number:
Storage Tanks: Three USTs in north corner of property
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1948, M.1950, M.1955, M.1960, M.1970, M.1980; SC98;
FIP1901-87-773, Vol2; FIP1912-126-773, vol2; FIP1922-126-773, Vol2; FIP1948-134-773; FIP1956-134-4-773
HL References 2:
HL References 3: 2005 Property Assessment

| NAICS | SIC |
|--------|-----|
| 811112 | 635 |
| 447110 | 633 |
| 447190 | 0 |
| 447110 | 0 |
| 447190 | 633 |
| 811111 | 0 |
| 811121 | 635 |
| 811199 | 633 |
| 811119 | 635 |

Company Name

EMILIO LINDIA ENTERPRISES LIMITED
Emilio's BP Service Station
Cities Service Oil Co. Ltd.
EMILIO LINDIA ENTERPRISES LIMITED
Steele's Service Station
George D. Nesbitt
Emilio Lindia Enterprises Ltd. Petro Canada

Year of Operation

c. 2005
c. 1960
c. 1948
c. 2001
c. 1956-1980
c. 1940-1950
c. 1998



CITY OF OTTAWA
HLUI ID: __679F8J
AREA (Square Metres): 2917.327

Report: RPTC_OT_DEV0122
Run On: 16 Mar 2018 at: 17:06:17

Study Year
1998

PIN
154720000

Multi-NAIC
N

Multiple Activities
N

Activity ID: 9978
PIN Certainty: 1
Related PINS: 154720000
Multiple PINS: N
Previous Activity ID(s) : 5985

Name: OTTAWA SUBURBAN ROADS COMMISSION
Address: 279 CARLING AVENUE, OTTAWA
Facility Type: General Administrative Services
Comments 1:
Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1948, M.1955; FIP1901-112A-766, vol2; FIP1912-126-766, Vol2; FIP1922-126-766; FIP1948-134-766; FIP1956-134-4-766, Vol1

HL References 2:

HL References 3:

| NAICS | SIC |
|--------|-----|
| 913910 | 835 |

Company Name

Ottawa Suburban Roads Commission

Year of Operation

c. 1948-1956



CITY OF OTTAWA
HLUI ID: __679FCN
AREA (Square Metres): 3776.763

Report: RPTC_OT_DEV0122
Run On: 16 Mar 2018 at: 17:06:43

Study Year
1998

PIN
041040203

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 12881 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :**
Related PINS: 041040203
Name: SHOSHIN SYSTEMS INC.
Address: 265 CARLING AVENUE, OTTAWA
Facility Type: Electrical and Electronic Machinery, Equipment and Supplies, Wholesale
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2001 Employment Survey

NAICS **SIC**
443120 0

Company Name **Year of Operation**
SHOSHIN SYSTEMS INC. c. 2001



CITY OF OTTAWA
HLUI ID: __679FCN
AREA (Square Metres): 3776.763

Report: RPTC_OT_DEV0122

Run On: 16 Mar 2018 at: 17:06:43

Study Year
1998

PIN
041040203

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 2339 **Multiple PINS:** N
PIN Certainty: 2 **Previous Activity ID(s) :** 3280
Related PINS: 041040203
Name: BP SERVICE STATION
Address: 748 BRONSON AVENUE, OTTAWA
Facility Type: Gasoline Service Stations
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1960, M.1970, M.1980
HL References 2:
HL References 3:

| NAICS | SIC |
|--------|-----|
| 811199 | 633 |
| 447190 | 633 |
| 447110 | 633 |

Company Name

BP Service Station

Year of Operation

c. 1960-1970



CITY OF OTTAWA
HLUI ID: __679FCN
AREA (Square Metres): 3776.763

Report: RPTC_OT_DEV0122

Run On: 16 Mar 2018 at: 17:06:43

Study Year
1998

PIN
041040203

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 8340 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 041040203

Name: LGS STEELHOUSE CANADA INC.

Address: 265 CARLING AVENUE,

Facility Type: Residential Building and Development

Comments 1: #700

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

| NAICS | SIC |
|--------|-----|
| 236110 | 0 |

Company Name

LGS STEELHOUSE CANADA INC.

Year of Operation

c. 2005



CITY OF OTTAWA
HLUI ID: __679FCN
AREA (Square Metres): 3776.763

Report: RPTC_OT_DEV0122

Run On: 16 Mar 2018 at: 17:06:43

Study Year
1998

PIN
041040203

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 9842 **Multiple PINS:** N

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

Related PINS: 041040203

Name: NORLAND SCIENCE AND ENGINEERING

Address: 265 CARLING AVENUE, OTTAWA

Facility Type: Other Transportation Equipment Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

| NAICS | SIC |
|--------|-----|
| 336990 | 0 |

Company Name

NORLAND SCIENCE AND ENGINEERING

Year of Operation

c. 2001

**CITY OF OTTAWA**

HLUI ID: __679GBP

AREA (Square Metres): 22222.184

Report: RPTC_OT_DEV0122

Run On: 20 Mar 2018 at: 10:08:57

Study Year
1998PIN
041040242Multi-NAIC
YMultiple Activities
N

Activity ID: 14515 **Multiple PINS:** Y

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

Related PINS: 041330051

Name: UNNAMED WASTE DISPOSAL SITE

Address: , OTTAWA

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

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

Comments 2:

Generator Number:

Storage Tanks:

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

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

HL References 3:

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



CITY OF OTTAWA

HLUI ID: __679GBP

AREA (Square Metres): 22222.184

Report: RPTC_OT_DEV0122

Run On: 20 Mar 2018 at: 10:08:57

Study Year

1998

PIN

041040242

Multi-NAIC

Y

Multiple Activities

N

Company Name

Year of Operation

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



CITY OF OTTAWA

HLUI ID: __679GBP

AREA (Square Metres): 22222.184

Report: RPTC_OT_DEV0122

Run On: 20 Mar 2018 at: 10:08:57

Study Year
1998

PIN
041040242

Multi-NAIC
Y

Multiple Activities
N

Unnamed Waste Disposal Site

c. 1966

Michael Beaudoin

From: Connie Hill <chill@tssa.org>
Sent: April-09-18 3:38 PM
To: Michael Beaudoin
Subject: RE: 265 Carling Avenue - Record Found

Record Found:

Hello,

Thank you for your request for confirmation of public information.

I have searched the below noted address(es) and I have located the following record:

- 770 Bronson Avenue, Ottawa: 4 expired underground fuel tanks

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 and email the completed form to publicinformation@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,

Connie

From: Michael Beaudoin <MBeaudoin@Patersongroup.ca>
Sent: February 27, 2018 11:47 AM
To: Public Information Services <publicinformation@tssa.org>
Subject: 265 Carling Avenue

Good Morning

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills or other infractions for the following address(es) for properties located in the City of Ottawa, ON

265, 270, 280, 289, 299 Carling Avenue
247 Glebe Avenue
736, 770 Bronson Avenue
340, 346, 350 Clemow Avenue

Thanks

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patersongroup
Solution Oriented Engineering

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APPENDIX 3

QUALIFICATIONS OF ASSESSORS

POSITION

Environmental Engineer

EDUCATION

Carleton University, B.Eng. 2010
Environmental Engineering

EXPERIENCE

2010-present

Paterson Group Inc.

Consulting Engineers

Geotechnical and Environmental Division

Environmental Engineer

SELECT LIST OF PROJECTS

Rideau Street Reconstruction - Ottawa

Main Street Reconstruction - Ottawa

Woodroffe Avenue Reconstruction – Ottawa

Westboro Connection Remediation - Ottawa

Former Alcan Plant Redevelopment - Kingston

Former Nordex Facility Redevelopment - Kingston

Jack Garland Airport Remediation – North Bay

Highway 17 Twinning Project – Arnprior

Watermain Construction – North Bay

Waste Audits – Various City of Ottawa Facilities

Parks Recycling Pilot Program – Various City of Ottawa parks

Special Events Recycling Pilot Program – Special Events with the City of Ottawa

Groundwater Remediation and Monitoring Program Supervision – Ottawa

Designated Substance Surveys – Residential and Commercial Sites – Ottawa

Asbestos Air Testing – Various Locations - Ottawa

Mould Testing – Various Locations - Ottawa

Phase I & II Environmental Site Assessments – Residential, Commercial and Industrial Sites –
Ottawa (CSA Z768-01 and O.Reg 269/11)

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Sciences

Hydrogeology

Archeological Services

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