patersongroup

Consulting Engineers

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

www.patersongroup.ca

April 25, 2019 File: PE4060-LET.03

TC United Group 800 Industrial Avenue, Unit 9 Ottawa, Ontario K1G 4B8

Attention: Mr. Daniel Boulanger

Subject: Response to Site Plan Comments City File No. D07-12-17-0172 Re: Phase I ESA and Phase II ESA 444 Bronson Avenue Ottawa, Ontario

Dear Sir,

Paterson Group (Paterson) have prepared this letter in response to the Site Plan Comments issued by the City of Ottawa (City) with regard to the proposed development of 444 Bronson Avenue. Specifically, the comments addressed herein pertain to the comments from the Phase I Environmental Site Assessment (ESA) (Comments 1 to 4) and Phase II ESA (Comments 1 and 2).

Phase I ESA Comments

1. The report states that a request for information had been submitted to the MECP for pertinent instruments on this property by your firm. Please submit all received information for our review if applicable.

Please find attached a letter from the Ontario Ministry of the Environment, Conservation and Parks (MECP), dated December 19, 2017, regarding the findings of the freedom of information (FOI) search for the aforementioned property. Based on the MECP response letter, no records were located responsive to our request.

2. Recommendations both in the Executive Summary and in Part 8.0 Conclusions, the report states that a Phase II Environmental Site Assessment is required due to potential contamination from a previous oil spill on the adjacent north property and from the existing automotive service garage. Please submit.

Ottawa

Mr. Daniel Boulanger Page 2 File: PE4060-LET.03

The report entitled "Phase II Environmental Site Assessment, 444 Bronson Avenue, Ottawa, Ontario", dated April 25, 2019 and prepared by Paterson Group, is provided under separate cover.

3. The report states that a request for information had been submitted to the City of Ottawa HLUI by your firm, in regards to the status of the subject land(s). Please submit all received information for our review if applicable.

Please find attached a letter from the City of Ottawa, dated August 29, 2018, regarding the findings of the HLUI database search for the aforementioned properties. No new areas of potential environmental concern (APECs) in addition to those identified in the Phase I ESA, were identified on the Phase I Property as a result of the HLUI search.

4. Section 6.2 Fill Material – the site soil is reported to have traces of building material debris from former buildings and/or imported soil. As the existing building potentially has asbestos, lead paint and urea formaldehye foam insulation, what is the condition of soils on this site in this regard? Please speak to this in your report. Revise.

Traces of building debris identified in the fill material consisted of occasional fragments of brick, glass and wood. None of these building materials are considered to potentially contain asbestos. No evidence of paint chips or building materials which may have been painted with LBP, were identified in the fill material.

Phase II ESA Comments

1. We require the report as indicated in Recommendations section of the provided Phase I Environmental site Assessment. Please submit for our review.

As noted above, the Phase II ESA is provided under separate cover.

2. Additional boreholes will be required at boundaries of the property to ensure contamination has not infiltrated neighbouring properties.

Based on the findings of the Phase II ESA, the groundwater is considered to be present within the bedrock and is in compliance with the MECP Table 7 standards. Based on this information in combination with the fact that the site is covered with asphaltic concrete or a building structure limiting effects of leaching, the potential for off-site migration of impacts within the overburden is considered to be negligible.

Mr. Daniel Boulanger Page 3 File: PE4060-LET.03

We trust this information satisfies your requirements.

Paterson Group Inc.

Kaup Munch.

Karyn Munch, P.Eng.

Report Distribution:

□ TC United Group

Attachments:

- □ MECP FOI Response
- HLUI 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

Karyn Munch Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 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° étage 40, avenue St. Clair ouest Toronto ON M4V 1M2 Tél. : (416) 314-4075 Téléc.: (416) 314-4285



December 19, 2017

Dear Karyn Munch:

RE: Freedom of Information and Protection of Privacy Act Request Our File # A-2017-08414, Your Reference PE4060

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 444 Bronson Ave, Ottawa.

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions 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 Michael Kolaric at (416) 327-3036 or michael.kolaric@ontario.ca.

Yours truly,

Janet Dadufalza FOI Manager



File Number: D06-03-17-0140

December 21, 2017

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

Sent via email [kmunch@patersongroup.ca]

Dear Ms. Munch,

Re: Information Request 444 Bronson 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 is one activity associated with the Subject Property: Activity Number 8809.

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 seven activities associated with properties located within 50m of the Subject Property: Activity Numbers 8809, 7783, 2102, 363, 11610, 14672, and 15079.

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. 21690 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. 21690 Téléc: (613) 560-6006 www.ottawa.ca Please note that Activity Number 11610 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 Numbers with a PIN Certainty of "2".

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at <u>http://www.ebr.gov.on.ca/ERS-WEB-External/</u> 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 keys 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 Ellen Potts at 613-580-2424 ext. 21690 or HLUI@ottawa.ca

Sincerely,

Ellen Poth

Ellen Potts

Per:

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

MB / EP

Attach: 8

cc: File no. D06-03-17-0140





Run On: 18 Dec 2017 at: 12:36:22

RPTC_OT_DEV0122

Study Year	PIN 041090144	Multi-NAIC Y	Multiple Activities

Activity ID:	11610	Multiple PINS:	Ν
PIN Certainty:	2	Previous Activity ID(s) :	3656
Related PINS:	041090144		
Name: Address:	REVINE, LORENZO 179 ARTHUR STRE	O R. EET, OTTAWA	
Facility Type: Comments 1:	Truck Transport Ind	lustries	
Comments 2:			
Generator Numberstorage Tanks:	er:		
HL References 1:	M.1900, M.1910, M.19	920, M.1930, M.1940, M.1950	
HL References 2:	:		
HL References 3:			
NAICS	SIC		
562110	456		
484110	456		
484222	456		
484229	456		
484121	456		
400490 484239	456		
484122	456		
484221	456		
484233	456		
484231	456		
484223	456		
484232	456		

Company Name

Revine, Lorenzo R.

Year of Operation



RPTC_OT_DEV0122

Run On: 18 Dec 2017 at: 12:37:03

Study Year	PIN 041090182	Multi-NAIC N	Multiple Activities

PIN Certainty:1Previous Activity ID(s):Related PINS:041090182Name:VISPO UPHOLSTERERSAddress:416 BRONSON AVENUE,Facility Type:Other Machinery, Equipment and Supplies, WholesaleComments 1:Other Machinery, Equipment and Supplies, WholesaleComments 2:Storage Tanks:HL References 1:VISPO Select Phone
Related PINS:041090182Name:VISPO UPHOLSTERERSAddress:416 BRONSON AVENUE,Facility Type:Other Machinery, Equipment and Supplies, WholesaleComments 1:Comments 2:Generator Number:Storage Tanks:HL References 1:HL References 2:2005 Select Eberg
Name:VISPO UPHOLSTERERSAddress:416 BRONSON AVENUE,Facility Type:Other Machinery, Equipment and Supplies, WholesaleComments 1:
Generator Number: Storage Tanks: HL References 1: HL References 2:
Storage Tanks: HL References 1: HL References 2:
HL References 2:
NAICS SIC
811420 0

Company Name	Year of Operation
VISPO UPHOLSTERERS	c. 2005
VISPO UPHOLSTERERS	c. 2001



Report: Run On: RPTC_OT_DEV0122

18 Dec 2017 at: 12:37:47

Study Year	PIN 041210233	Multi-NAIC	Multiple Activities
1330	041210200	14	14

Activity ID:	15079	Multiple PINS:	Ν
PIN Certainty:	1	Previous Activity ID(s) :	1878
Related PINS:	041210233		
Name: Address: Facility Type: Comments 1: Comments 2: Generator Numb Storage Tanks: HL References 2 HL References 2 HL References 3	Bio-Test Laboratories 423 BRONSON AVE, Laboratories Der: M.1960, M.1970, M1980	OTTAWA	
NAICS	SIC		
0	775		
Company Nan	ne		Year of Operation

Bio-Test Laboratories

c. 1980



Run On: 18 Dec 2017 at: 12:31:55

RPTC_OT_DEV0122

Study Year	PIN	Multi-NAIC	Multiple Activities
1998	041090176	Y	- N
2005	041090388	Y	Y

Activity ID:	7783	Multiple PINS:	Ν
PIN Certainty:	1	Previous Activity ID(s) :	
Related PINS:	041090388		
Name: Address: Facility Type: Comments 1: Comments 2: Generator Number	JUBA RIDGE MANAG 448 BRONSON AVEN Motor Vehicle Repair \$	EMENT LIMITED UE, OTTAWA Shops	
Storage Tanks:			
HL References 1:			
HL References 2:	2005 Property Assessme	ent	
NAICS S	IC .		

NAICS	SIC
811112	0
811111	0
811119	0
811199	0
811121	0

Company Name

JUBA RIDGE MANAGEMENT LIMITED

Year of Operation

c. 2005



Run On: 18 Dec 2017 at: 12:31:55

Study Year	PIN 041090176	Multi-NAIC	Multiple Activities
2005	041090388	Ŷ	Y

Activity ID:	8809	Multiple PINS:	N
PIN Certainty:	1	Previous Activity ID(s) :	4857
Related PINS:	041090388		
Name: Address: Facility Type: Comments 1: Comments 2: Generator Number Storage Tanks:	MIDAS AUTO SVC EX 450 BRONSON AVEN Motor Vehicles, Whole r:	(PERTS UE, esale	
HL References 1: HL References 2:	M.1960, M.1970, M.1980	; SC98	
HL References 3:	2005 Select Phone		
NAICS S	IC		

811119	635
811121	635
811112	635
811111	0

Company Name

MIDAS AUTO SVC EXPERTS MIDAS AUTO SVC EXPERTS Midas Muffler and Brake Shop Ltd.

Year of Operation

- c. 2001
- c. 2005
- c. 1970-1998



Study Year	PIN 041090171	Multi-NAIC Y	Multiple Activities

Activity ID:		2102	Multiple PINS:	Ν
PIN Certainty:		1	Previous Activity ID(s) :	
Related PINS:		041090171		
Name: Address: Facility Type: Comments 1: Comments 2:		BUDGET BUILDING M 285 CAMBRIDGE STR Service Industries Incid	AINTENANCE EET, OTTAWA dental to Air Transport	
Generator Num Storage Tanks: HL References HL References HL References	ber: 1: 2: 3:	2001 Employment Survey		
NAICS	SIC	;		
561722	0			

Company Name

BUDGET BUILDING MAINTENANCE

Year of Operation

Report:

Run On:

RPTC_OT_DEV0122

18 Dec 2017 at: 12:32:45

c. 2001

CITY OF OTTAWA

HLUI ID: __679CBF

AREA (Square Metres): 295.040

Study YearPINMulti-NAICMultiple Activities1998041090171YY

Activity ID:	363	Multiple PINS:	Ν
PIN Certainty:	1	Previous Activity ID(s) :	2004
Related PINS:	041090171		
Name: Address: Facility Type: Comments 1: Comments 2: Generator Number Storage Tanks: HL References 1: HL References 2: HL References 3:	ARTHUR W. CHESTE 727 GLADSTONE AV Leather and Allied Pro er: M.1900, M.1910, M.1920	ER ENUE, OTTAWA oducts Industries 0, M.1930, M.1940, M.1950	
NAICS	SIC		
321999 332999 316210 316110 316990	171 171 171 171 171		

Company Name

Arthur W. Chester

Year of	Operation
c. 1910	

Report:

Run On:

RPTC_OT_DEV0122

18 Dec 2017 at: 12:32:45