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Paterson Group Inc.

Consulting Engineers
154 Colonnade Road South
Ottawa (Nepean), Ontario
Canada K2E 7J5

Tel: (613) 226-7381
Fax: (613) 226-6344
www.patersongroup.ca

patersongroup

Phase I Environmental Site Assessment

701 Churchill Avenue
Ottawa, Ontario

Prepared For

Mr. Duy Phuc Nguyen

April 9, 2019

Report: PE4583-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Mr. Duy Phuc Nguyen to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 701 Churchill Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I – Environmental Site Assessment 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 properties.

The subject site fell within the garden of a residential property in the earliest photographic records, dated 1928. The existing dwelling was constructed between 1928 and 1958. No PCAs/APECs were identified on the subject site during the historical review.

Limited commercial operations were identified in the subject area along Carling Avenue and included retail fuel outlets and automobile garages. Given their distance from the subject site, these PCAs do not represent APECs with regard to the subject land.

Following the historical review, a site visit was conducted. The site is currently occupied by a two storey detached residential dwelling. An above ground storage tank was located in the basement of the dwelling. While the AST is a potential source of contamination, no evidence of leakage was noted on or around the oil tank. Based on our observations, it is our opinion that the AST as not impacted the subject property and therefore does not represent an APEC.

Based on the results of the Phase I - Environmental Site Assessment, it is our opinion that **a Phase II - Environmental Site Assessment is not required for the subject site.**

Recommendations

While the AST could have been a potential source of contamination, there was no evidence to suggest that there had ever been a leak. To corroborate our observations, it is recommended that an inspection of the soil/bedrock beneath the southwest corner of the basement (where the AST is situate) be conducted following the demolition/removal of the building's foundation.

Based on the age of the subject building, asbestos-containing materials (ACMs) are potentially present in the subject structure. The potential ACMs include drywall joint compound, plaster, vinyl tile, linoleum as well as exterior pebbledash/stucco finishes. Both wall materials and floor coverings in the building were in generally poor condition. An asbestos survey of the building must be conducted in accordance with Ontario

Regulation 278/05, under the Occupational Health and Safety Act, prior to the disturbance of these materials.

Lead-based paint may be present on any remaining original surfaces within the building. It is recommended that original paint is tested for lead content prior to its disturbance. Major work involving lead-based paint or other lead-containing products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

If the subject building is going to be demolished, the above noted testing programs should be completed as part of a designated substance survey.

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1.0 INTRODUCTION

At the request of Mr. Duy Phuc Nguyen, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) for 701 Churchill 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.

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

This Phase I-ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04, as amended, under the 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:	701 Churchill Avenue, Ottawa, Ontario.
Property Identification Number:	04013-0104.
Location:	The subject site is situated at the southeast corner of the intersection between Churchill Avenue and Currell Avenue.
Latitude and Longitude:	45° 22' 56" N, 75° 44' 51" W;
Site Description:	
Configuration:	Rectangular.
Site Area:	465 m ² (approximate).
Zoning:	R4Q – Residential 4 th Density.
Current Use:	The subject site is currently occupied by a vacant two storey house.
Services:	The subject site is located in a municipally serviced area.

3.0 SCOPE OF INVESTIGATION

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

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

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

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

First Developed Use Determination

Based on the available sources, the existing building was constructed between 1928 and 1958.

Fire Insurance Plans

Fire insurance plans (FIP) were reviewed for the subject site and surrounding area. Properties were shown as comprising residential dwellings and commercial operations.

Three corners of the intersection between Carling Avenue and Churchill Avenue were occupied by retail fuel outlets; 1607 Carling Avenue occupies the northwest corner, 1596 Carling Avenue the southeast corner and what is presumed to be 1599-1605 Carling Avenue the northeast corner. These retail fuel outlets are considered to be Potentially Contaminating Activities (PCAs).

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10-year intervals from 1930 to 2011 as part of the Phase I ESA.

A summary of PCAs in the Phase I study area is provided in the table below.

Table 1: City Directories – Potentially Contaminating Activities (PCA) in Phase I Study Area			
Address	Listed Activity (years listed)	Distance / Orientation from site	APEC
1607 Carling Avenue	Shell Canada Products (2010) Seven-Eleven Food and Gas Bar (1980-1988) Otto's Service Station (1970)	145m south	No

Table 1: City Directories – Potentially Contaminating Activities (PCA) in Phase I Study Area			
Address	Listed Activity (years listed)	Distance / Orientation from site	APEC
1604 Carling Avenue	Richards Texaco Service Station (1970) Moreland's Texaco Service Station (1960) Ouderkirk service Station (1955)	145m south	No
1621 Carling Avenue	White Rose Service Station (1955)	185m south	No

The directories first record Churchill Avenue in 1949. No PCAs were recorded for the subject site.

Several retail fuel outlets were noted as PCAs within the subject area. None of these activities are considered to represent areas of potential environmental concern (APEC) for the subject site, based on their separation distance from the subject site.

4.2 Environmental Source Information

Environment and Climate Change Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on March 13, 2019. The subject site was 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 were identified on the subject site or within a 250m radius.

Ontario Ministry of Environment (MECP) Instruments

A request was submitted to the MECP Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the site. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

MECP Coal Gasification Plant Inventory

The Ontario Ministry of Environment document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified within the Phase I study area.

MECP Incident Reports

A request was submitted to the MECP Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the site or adjacent properties. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

MECP Waste Management Records

A request was submitted to the MECP Freedom of Information office for information with respect to waste management records. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

MECP Submissions

A request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MECP. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Record of Site Condition (RSC) was found for the subject site or neighbouring properties.

MECP Waste Disposal Site Inventory

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. 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. No waste disposal sites were identified within the Phase I study area.

Areas of Natural and Scientific Interest (ANSI)

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on March 13, 2019. 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 on March 13, 2019, to inquire about current and former underground/aboveground storage tanks, spills and incidents for the subject and neighbouring properties. No records were found for the subject site. In the subject area, three (3) active and four (4) expired fuel tanks along with two (2) self-serve gas stations were recorded at 1607 Carling Avenue. An Expired gas station was recorded at 1599 Carling Avenue.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. No former waste disposal sites were located within the Phase I study area.

City of Ottawa Historical Land Use Inventory

A search of the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property was conducted as part of the Phase I ESA. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

Previous Engineering Reports

No historical reports have been conducted at the subject site to our knowledge.

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:

1928	The subject site appears vacant, falling within the garden of a detached dwelling located to the east of the site. The surrounding area appears sparsely developed with houses.
1958	The subject site is occupied by a detached dwelling, fronting on to Churchill Avenue. The surrounding area is developed with detached houses and apartment blocks.
1965	No significant changes have been made to the subject site. The whole area pictured is developed with residential buildings at this time.
1976	No significant changes have been made to the subject site or surrounding properties.
2002	No significant changes have been made to the subject site. Several houses located east of the subject site have been replaced with a large apartment block.
2011	No significant changes have been made to the subject site or surrounding properties.
2017	No significant changes 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. The topographic maps indicate that the subject site and surrounding area slopes down gently to the south and southeast. An illustration of the referenced topographic map is present in Figure 2 - Topographic Map following the body of 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, “where the land is rarely more than 150 m above sea level, except for the Monteregian Hills, which consist of intrusive igneous rocks”.

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 the information from NRCAN, bedrock in the area of the site consists of limestone, dolostone, shale and arkose of the Ottawa Group. Based on the maps, the thickness of overburden is anticipated to be around 1-3 m and consists of glacial till.

Water Well Records

A search of the MECP’s web site for all drilled well records within 250 m of the subject site was conducted on March 13, 2019. The search identified ninety-seven (97) records in the subject area, dating from 1949 to 2016. Of these, eight water supply wells were recorded, dating from 1949 to 1960 and providing homes, an office and a motel with water. The remainder of the records detailed drilling or abandonment of observation/monitoring wells.

Three (3) wells were identified within 100m of the subject site comprising two (2) domestic and one (1) office water well. One of the domestic supply wells was located on site and comprised a 15.2m deep well, drilled in 1950. No indication of contamination was recorded in any of the records. Given the municipally supplied area and age of these wells, all private water wells are assumed to be obsolete.

Water Bodies and Areas of Natural Significance

There are no waterbodies or areas of natural and scientific interest on the subject site or within the study area.

5.0 INTERVIEWS

Property Owner

As part of this assessment, Mr. Duy Phuc Nguyen was interviewed. Mr. Phuc confirmed the existing property was scheduled for demolition prior to the construction of a ten unit multi-tenant apartment building.

Mr. Phuc was unaware of any environmental issues with regard to the subject or neighbouring properties.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted on March 15, 2019. Weather conditions were cloudy, with a temperature of approximately 5 °C. Mr. Philip Price from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site reconnaissance.

6.2 Specific Observations at the Phase I Property

Buildings and Structures

The subject site is occupied by a two storey detached residential house with a single storey basement. A standalone garage was located to the rear (east) of the house.

The main building was constructed on a concrete foundation, finished with pebbledash/stucco and with a sloped shingled roof. The building was historically heated by an oil burning furnace, with both the furnace and above ground storage tank located in the basement. Relict structures suggested the building may historically have been heated with coal. At the time of the inspection the furnace oil tank was empty and the building was heated temporarily with portable electric heaters.

Site Features

The site is occupied by the subject building which occupies around 20% of the property. The remainder of the site is set to landscaping or asphaltic parking. Mature trees are present in the landscaped areas and along the site boundaries. Adjacent properties are approximately at grade with respect to the subject site. Site drainage consists of infiltration and runoff towards Currell Avenue.

Below Ground Structures

No below ground structures were identified at the time of the site visit.

Potable Water Source

The subject property is currently municipally serviced.

Potential Environmental Concerns

☐ **Waste Management**

Residential waste is stored at the east side of the property and is collected by the city on a weekly basis.

☐ **Wastewater Discharge**

Wastewater is discharged to the municipal sewer system.

☐ **Potable Wells**

The subject building is municipally serviced. No potable wells were observed on the subject site.

☐ **Railway Lines**

No railway lines were observed on the subject site or within the Phase I ESA study area.

☐ **Polychlorinated Biphenyls (PCBs)**

No transformers were observed on the subject site.

☐ **Unidentified Substances**

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

Interior Assessment

A general assessment of the building interior is as follows:

- ☐ The floors consisted of concrete, vinyl tiles, linoleum and carpet.
- ☐ The walls and ceilings consisted of concrete block, drywall and wood panelling and coated with paint, wallpaper and ceramic tiles.
- ☐ Lighting throughout the building was of incandescent fixtures.

Potentially Hazardous Building Products

☐ **Asbestos Containing Materials (ACMs)**

Based on the approximate age of the building, asbestos-containing materials may have been used during construction and may still be present within the structure. These materials include drywall joint compound,

plaster, vinyl tiles, linoleum as well as exterior pebbledash/stucco finishes. A survey should be conducted prior to the demolition of the building.

☐ **Lead-Based Paint**

Based on the age of the building, there is the potential for lead-based paints to be present. Painted surfaces were generally in good condition. A survey should be conducted prior to the demolition of the building.

☐ **Polychlorinated Biphenyls (PCBs)**

No potentially PCB containing materials were observed during our site inspection.

☐ **Urea Formaldehyde Foam Insulation (UFFI)**

No signs of UFFI were noted at the time of the site visit, however it should be noted that interior wall and ceiling cavities were not inspected for insulation type at the time of the site visit.

Other Potential Environmental Concerns

☐ **Storage Tank**

A 909-litre fibreglass above ground storage tank (AST) dating from 2015, was located in the building's basement. The gage on the top of the tank indicated it was empty. Previously the tank would have stored furnace oil. No staining was noted on or around the tank and no odour was detected. The tank feed pipe was situated above an "oil yeller" automatic leak detection system. The feed pipe ran to a pump located beside the furnace which had a separate "oil yeller" tray. Vent/fill pipes penetrated the exterior wall at the southern corner of the building.

The AST is a potential source of contamination, however, no evidence of potential leaks was noted during the assessment that indicated any such leaks have occurred.

☐ **Wastewater Drainage**

Wastewater drainage from the building is expected to drain into the City of Ottawa sewer system. No sump was noted in the building.

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 - Currell Avenue followed by residential land.
- ☐ South - Residential with commercial land including a retail fuel outlet (RFO) beyond (145m south of the site). Beyond the RFO, Carling Avenue runs approximately east to west. At 1622 Carling Avenue and 1638 Carling Avenue Carling Motors and Mazda Carling were identified.
- ☐ East - Residential land followed by commercial land with offices.
- ☐ West - Churchill Avenue with residential land beyond.

Land use within the Phase I study area is shown on Drawing PE4583-2 - Surrounding Land Use Plan. The RFO and auto dealerships are not considered to have the potential to impact the subject site based on their distance from the subject site.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

Potentially Contaminating Activities (PCAs)

The AST is a potential source of contamination, however, no evidence was noted during the assessment that indicated any such leaks have occurred. Based on observations, it is our opinion that the AST has not impacted the subject property and therefore does not represent an APEC.

A total of eleven (11) PCAs were identified outside of the subject property but within the Phase I study area. These comprised four (4) retail fuel outlets and two automotive garages. Based on their separation distance from the Phase I property, none of these PCAs are considered to represent APECs on the subject site.

The off-site PCAs are shown on Drawing PE4583-1 Site Plan and Drawing PE4583-2 Surrounding Land Use Plan.

Areas of Potential Environmental Concern (APEC)

PCAs within the Phase I study area are not considered to have resulted in APECs at the subject site based on their separation distance from the subject site.

Contaminants of Potential Concern (CPC)

No contaminants of potential concern (CPCs) were identified on the subject site as no APECs were identified on the subject property.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on the information from NRCAN, bedrock in the area of the site consists of limestone, dolostone, shale and arkose of the Ottawa Group. Based on the maps, the thickness of overburden is anticipated to be around 1-3 m and consists of glacial till.

Contaminants of Potential Concern

No contaminants of potential concern were identified on the subject property.

Existing Buildings and Structures

The subject site is occupied by a two storey residential dwelling constructed between 1928 and 1958.

Water Bodies

There are no waterbodies on the subject property or within the Phase I ESA study area.

Areas of Natural Significance

There are no areas of natural and scientific interest on the subject property or within the Phase I ESA study area.

Drinking Water Wells

Records of ninety-seven (97) water wells were found in the study area comprising eight (8) domestic water supply wells, dating from 1949 to 1960 and eighty-nine (89) observation/monitoring wells, dating from 2006 to 2016.

Three (3) wells were identified within 100m of the subject site comprising two (2) domestic and one (1) office water well. One of the domestic supply wells was located on site and comprised a 15.2m deep well, drilled in 1950. No indication of contamination was recorded in any of the records.

Given the municipally supplied area and age of these wells, all private water wells are assumed to be obsolete.

Neighbouring Land Use

Neighbouring land use in the Phase I study area consists of residential and commercial properties. Land use is shown on Drawing PE4583-2 Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Potentially Contaminating Activities (PCAs) within the Phase I ESA study area are shown on Drawing PE4583-2 - Surrounding Land Use Plan. None of these PCAs were considered to have resulted in APECs on the subject site.

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 no 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 Mr. Duy Phuc Nguyen to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 701 Churchill Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I – Environmental Site Assessment 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 properties.

The subject site fell within the garden of a residential property in the earliest photographic records, dated 1928. The existing dwelling was constructed between 1928 and 1958. No PCAs/APECs were identified on the subject site during the historical review.

Limited commercial operations were identified in the subject area along Carling Avenue and included retail fuel outlets and automobile garages. Given their distance from the subject site, these PCAs do not represent APECs with regard to the subject land.

Following the historical review, a site visit was conducted. The site is currently occupied by a two storey detached residential dwelling. An above ground storage tank was located in the basement of the dwelling. While the AST is a potential source of contamination, no evidence of leakage was noted on or around the oil tank. Based on our observations, it is our opinion that the AST as not impacted the subject property and therefore does not represent an APEC.

Based on the results of the Phase I - Environmental Site Assessment, it is our opinion that **a Phase II - Environmental Site Assessment is not required for the subject site.**

Recommendations

While the AST could have been a potential source of contamination, there was no evidence to suggest that there had ever been a leak. To corroborate our observations, it is recommended that an inspection of the soil/bedrock beneath the southwest corner of the basement (where the AST is situate) be conducted following the demolition/removal of the building's foundation.

Based on the age of the subject building, asbestos-containing materials (ACMs) are potentially present in the subject structure. The potential ACMs include drywall joint compound, plaster, vinyl tile, linoleum as well as exterior pebbledash/stucco finishes. Both wall materials and floor coverings in the building were in generally poor condition. An asbestos survey of the building must be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to the disturbance of these materials.

Lead-based paint may be present on any remaining original surfaces within the building. It is recommended that original paint is tested for lead content prior to its disturbance. Major work involving lead-based paint or other lead-containing products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

If the subject building is going to be demolished, the above noted testing programs should be completed as part of a designated substance survey.

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, 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 differs from our findings, we request that we are notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Mr. Duy Phuc Nguyen. Permission and notification from the above-noted party and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Philip Price, BSc. FGS



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Mr. Duy Phuc Nguyen
- Paterson Group

10.0 REFERENCES

Federal Records

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

Provincial Records

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

Municipal Records

The City of Ottawa Historical Land Use Inventory.
The City of Ottawa geoOttawa website.

Local Information Sources

Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View
Bing Maps

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4583-1 – SITE PLAN

DRAWING PE4583-2 – SURROUNDING LAND USE PLAN

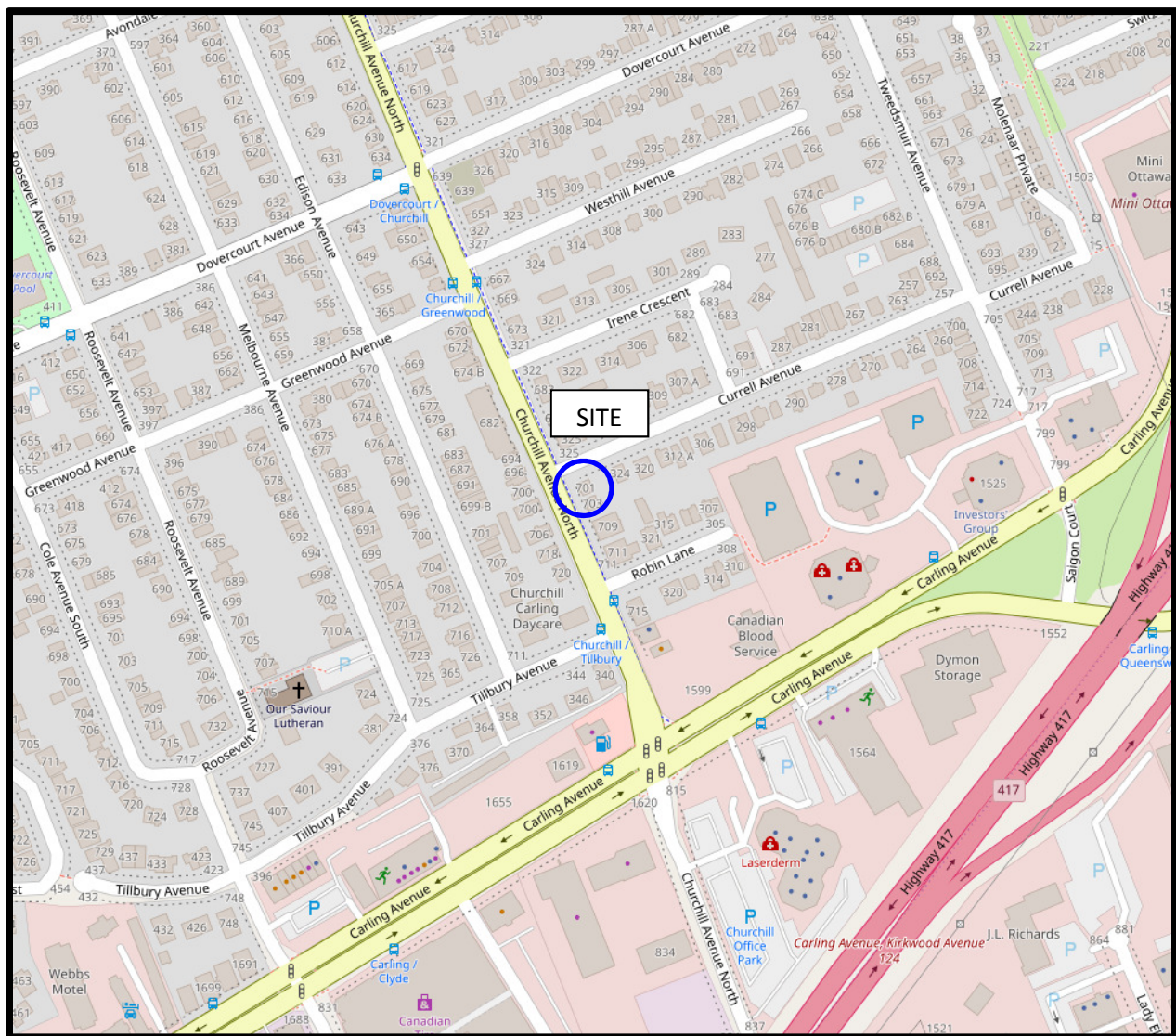


FIGURE 1
KEY PLAN

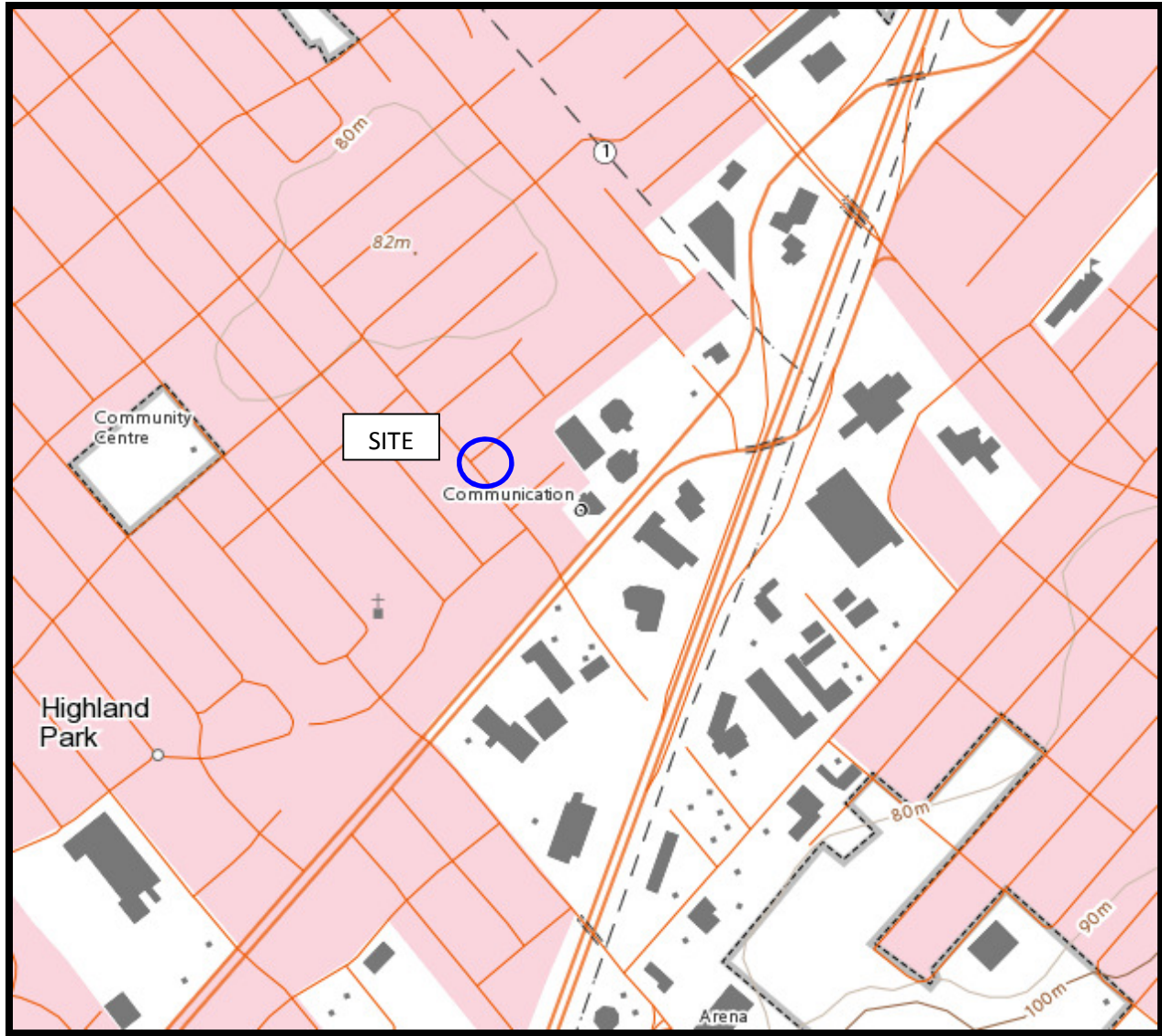
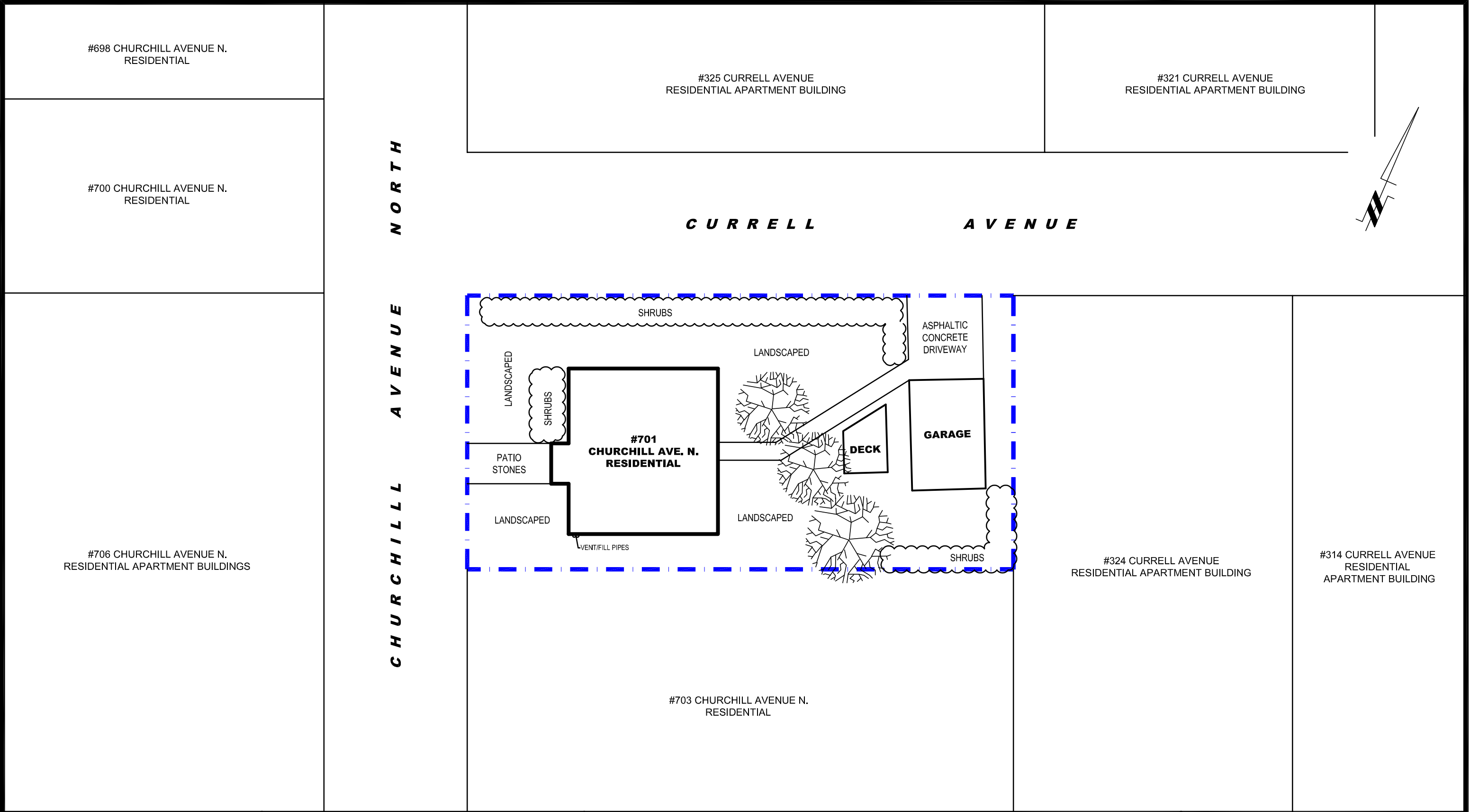


FIGURE 2
TOPOGRAPHIC MAP



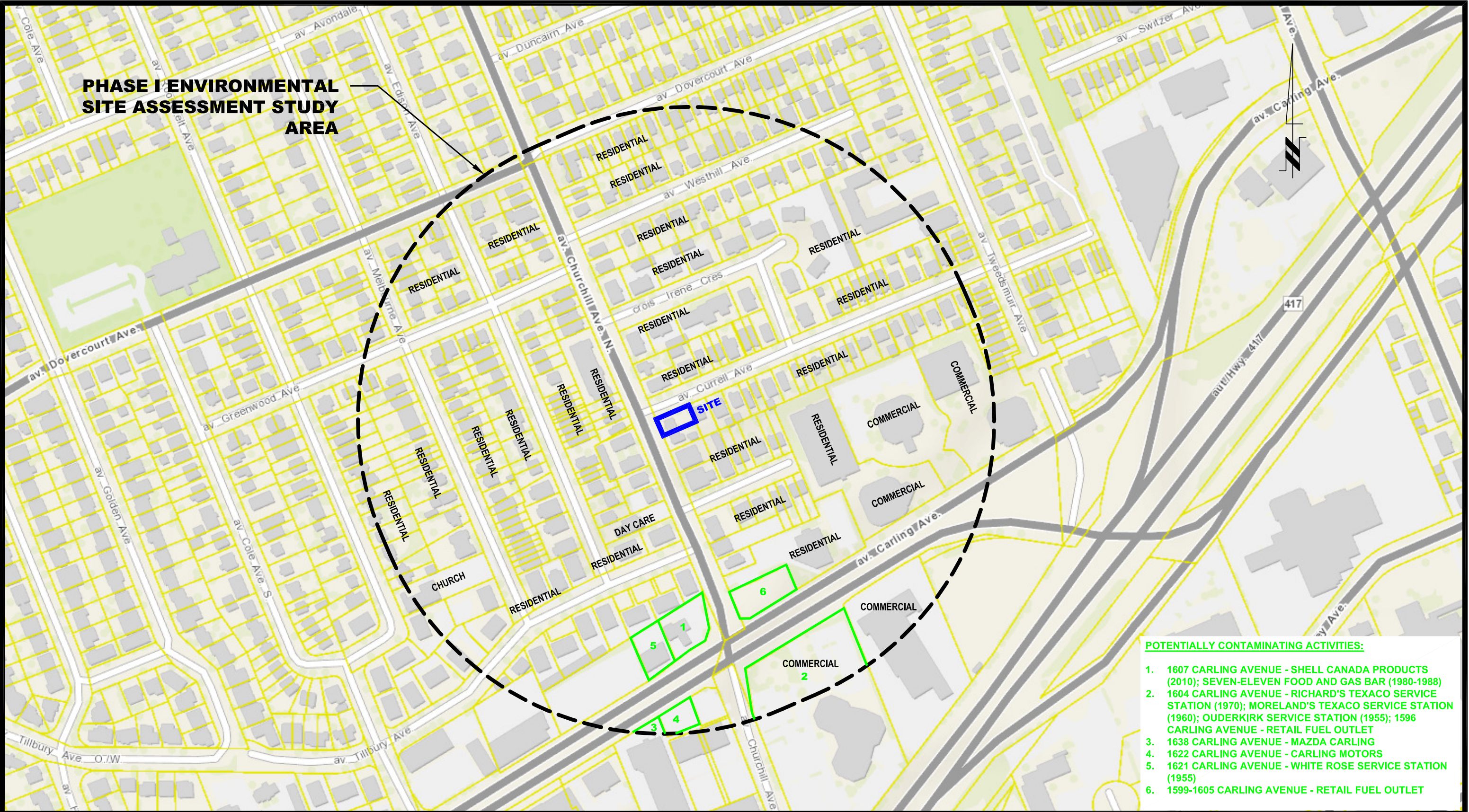
patersongroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

MR. DUY PHUC NGUYEN	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
701 CHURCHILL AVENUE	
OTTAWA,	ONTARIO
Title:	
SITE PLAN	

Scale:	1:200	Date:	03/2019
Drawn by:	MPG	Report No.:	PE4583-1
Checked by:	PP	PE4583-1	
Approved by:	MSD		
		Revision No.:	



- POTENTIALLY CONTAMINATING ACTIVITIES:**
- 1. 1607 CARLING AVENUE - SHELL CANADA PRODUCTS (2010); SEVEN-ELEVEN FOOD AND GAS BAR (1980-1988)
 - 2. 1604 CARLING AVENUE - RICHARD'S TEXACO SERVICE STATION (1970); MORELAND'S TEXACO SERVICE STATION (1960); OUDERKIRK SERVICE STATION (1955); 1596 CARLING AVENUE - RETAIL FUEL OUTLET
 - 3. 1638 CARLING AVENUE - MAZDA CARLING
 - 4. 1622 CARLING AVENUE - CARLING MOTORS
 - 5. 1621 CARLING AVENUE - WHITE ROSE SERVICE STATION (1955)
 - 6. 1599-1605 CARLING AVENUE - RETAIL FUEL OUTLET

patersongroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

MR. DUY PHUC NGUYEN

PHASE I - ENVIRONMENTAL SITE ASSESSMENT

701 CHURCHILL AVENUE

OTTAWA, ONTARIO

Title:

SURROUNDING LAND USE PLAN

Scale:	1:3000	Date:	03/2019
Drawn by:	MPG	Report No.:	PE4583-1
Checked by:	PP	PE4583-2	Revision No.:
Approved by:	MSD		

p:\autocad\drawings\env\mental\pe4583\pe4583-2 sup.dwg

APPENDIX 1

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



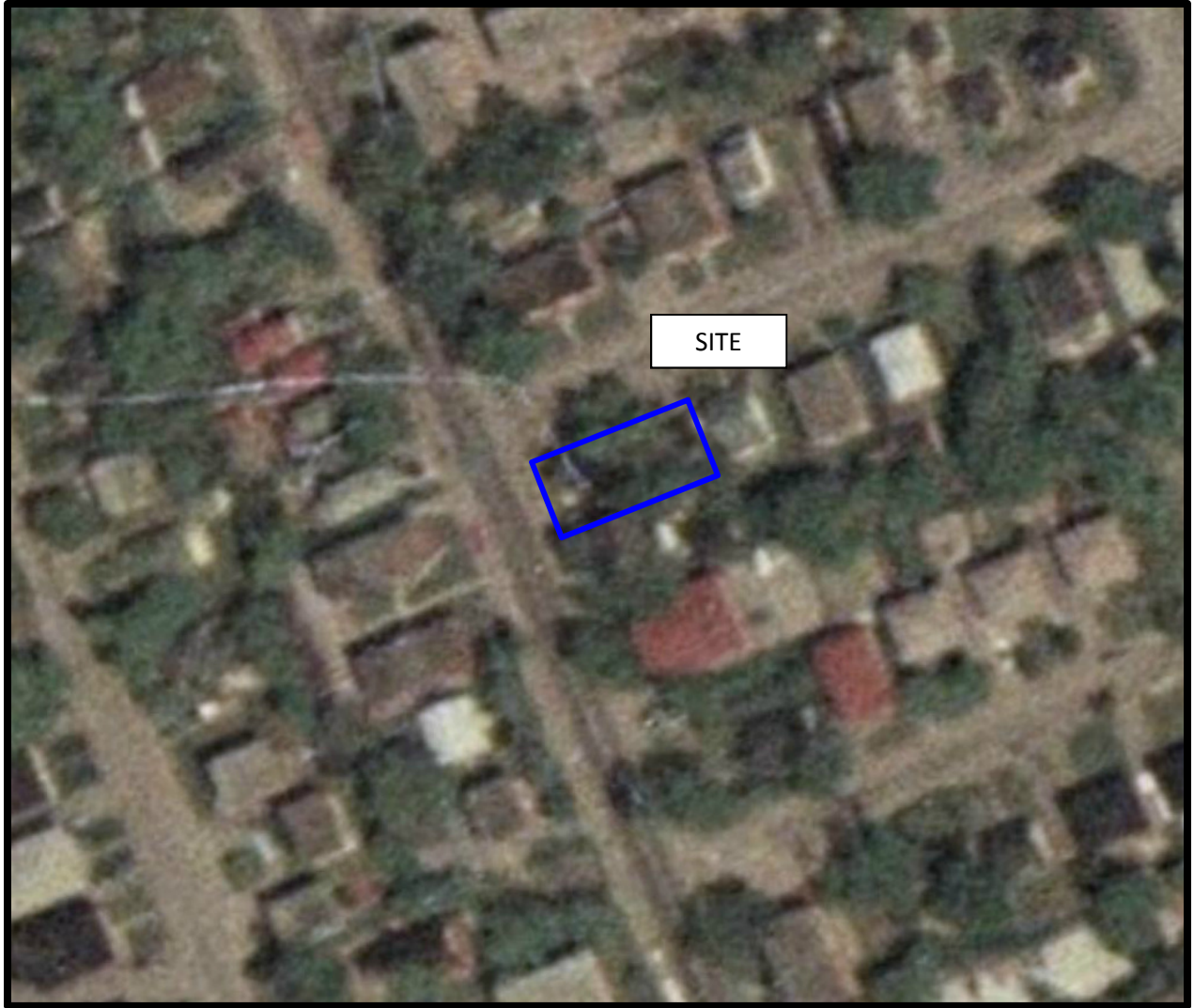
AERIAL PHOTOGRAPH
1928



AERIAL PHOTOGRAPH
1958



AERIAL PHOTOGRAPH
1965



AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2011



AERIAL PHOTOGRAPH
2017

Site Photographs

PE4583-1

701 Churchill Avenue, Ottawa

April 9, 2019



Photo 1; Front elevation of the property facing northeast.



Photo 2; Rear elevation of the property, facing south.

Site Photographs

PE4583-1

701 Churchill Avenue, Ottawa

April 9, 2019



Photo 3; Above ground fibreglass furnace oil tank located in the basement.

Site Photographs

PE4583-1

701 Churchill Avenue, Ottawa

April 9, 2019



Photo 4; Vent/fill pipes located on the southern corner of the building.

APPENDIX 2

MECP FREEDOM OF INFORMATION REQUEST

CITY OF OTTAWA HLUI REQUEST

WATER WELL RECORDS

TSSA CORRESPONDENCE



Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Philip Price Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: pprice@patersongroup.ca			FOI Request No.	Date Request Received
			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344	Your Project/Reference No. PE4583	Signature/Print /Name of Requester Philip Price	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 701 Churchill Avenue North, Ottawa, Ontario PIN - 040130104				
Present Property Owner(s) and Date(s) of Ownership Mr. Duy Phuc Nguyen				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>				
Environmental concerns (General correspondence, occurrence reports, abatement)			all	
Orders			all	
Spills			all	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			all	
Waste Generator number/classes			all	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
	SD	Specify Year(s) Requested		
air - emissions		1986-present		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986-present		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986-present		
waste water - industrial discharges		1986-present		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986-present		
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste		1986-present		
pesticides - licenses		1986-present		

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

Office Use Only

Application Number:	Ward Number:	Application Received: (dd/mm/yyyy):
Client Service Centre Staff:	Fee Received:	\$



Historic Land Use Inventory

Application Form

Notice of Public Record

All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of *The Planning Act*, R.S.O. 1990, C.P.13.

Municipal Freedom of Information and Protection Act

Personal information on this form is collected under the authority the *Planning Act*, RSO 1990, c. P. 13 and will be used to process this application. Questions about this collection may be directed by mail to Manager, Business Support Services, Planning Infrastructure and Economic Development Department, 110 Laurier Avenue West, Ottawa, K1P 1J1, or by phone at (613) 580-2424, ext. 24075

Background Information

***Site Address or Location:**

701 Churchill Avenue North

**Mandatory Field*

Applicant/Agent Information:

Name:	Paterson Group		
Mailing Address:	154 Colonnade Road		
Telephone:	613 226 7381	Email Address:	pprice@patersongroup.ca

Registered Property Owner Information:

☐ Same as above

Name:	Duy Phuc Nguyen		
Mailing Address:	701 Churchill Avenue North, Ottawa, ON		
Telephone:		Email Address:	ngphuc@yahoo.com

Site Details

Legal Description
and PIN:

PIN: 040130104

What is the land
currently used for?

Detached two storey house.

Lot frontage:

m

Lot depth:

m

Lot area:

m²

OR

Lot area: (irregular lot)

465

m²

Does the site have Full Municipal Services:

☐ Yes

☐ No

Required Fees

Please don't hesitate to visit [the Historic Land Use Inventory website](#) more information. Fees must be paid in full at the time of application submission.

Planning Fee

\$102.00

Submittal Requirements

The following are required to be submitted with this application:

- 1. Consent to Disclose Information:** Consultants and other third parties may make requests for information on behalf of an individual or corporation. However, if the requester is not the owner of the property, **the requester must provide the City of Ottawa with a 'consent to disclose information' letter, signed by the property owner.** This will authorize the City of Ottawa to release any relevant information about the property or its owner(s) to the requester. Consent for disclosure is required in the event that personal information or proprietary company information is found concerning the property and its owner. All consents must clearly indicate the name of the property owner as well as the name of the requester, and must be signed and dated.
- 2. Disclaimer:** Requesters must read and understand the conditions included in the attached disclaimer and submit a signed disclaimer to the City of Ottawa's Planning, Infrastructure and Economic Development Department. This disclaimer is related to the Historic Land Use Inventory and must be received by the City of Ottawa, signed and dated by the requestor, before the process can begin.
- 3.** A site plan or key plan of the property, its location and particular features.
- 4.** Any significant dates or time frames that you would like researched.

Disclaimer
For use with HLUI Database

CITY OF OTTAWA ("the City") is the owner of the Historical Land Use Inventory ("HLUI"), a database of information on the type and location of land uses within the geographic area of Ottawa, which had or have the potential to cause contamination in soil, groundwater or surface water.

The City, in providing information from the HLUI, to Paterson Group _____ ("the Requester") does so only under the following conditions and understanding:

1. The HLUI may contain erroneous information given that such records and sources of information may be flawed. Changes in municipal addresses over time may have introduced error in such records and sources of information. The City is not responsible for any errors or omissions in the HLUI and reserves the right to change and update the HLUI without further notice. The City does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI 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.
2. City staff will perform a search of the HLUI based on the information given by the Requester. City staff will make every effort to be accurate, however, the City does not provide an assurance, guarantee, warranty, representation (express or implied), as to the availability, accuracy, completeness or currency of information which will be provided to the Requester. The HLUI in no way confirms the presence or absence of contamination or pollution of any kind. The information provided by the City to the Requester is provided on the assumption that it will not be relied upon by any person whatsoever. The City denies all liability to any such persons attempting to rely on any information provided from the HLUI database.
3. The City, its employees, servants, agents, boards, officials or contractors take no responsibility for any actions, claims, losses, liability, judgments, demands, expenses, costs, damages or harm suffered by any person whatsoever including negligence in compiling or disseminating information in the HLUI.
4. Copyright is reserved to the City.
5. Any use of the information provided from the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibilities of such third parties. The City, its employees, servants, agents, boards, officials or contractors accept no responsibility for any damages, if any, suffered by a third party as a result of decisions made as a result of an information search of the HLUI.
6. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
7. All information collected under this request and all records provided in response to this request are subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, as amended.

Signed: _____

Dated (dd/mm/yyyy): 14/03/2019 _____

Per: Philip Price _____

(Please print name)

Title: Environmental Assessor _____

Company: Paterson Group _____

UTM 118 2 4 4 1 4 4 0 E



15 No

8035

9

Elev

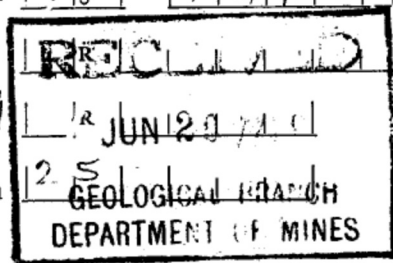
Basin

5025480

0250

The Well Drillers Act

Department of Mines, Province of Ontario



Water Well Record

W.A. (N.E. 1/4) Con. Lot. Pt. Lot.

CHURCHILL AVE Acres 1/8

(not including pump) 133.00

Pipe and Casing Record

Pumping Test

Casing diameter(s) 4"	Date 27/5/50
Length(s) of casing(s) 1x19'	Developed Capacity 15 GPM
Length of screen NIL	Duration of Test 10 MIN.
Type of screen ✓	Pumping Rate
Type of pump	Drawdown 6'
Capacity of pump	Static level of completed well 9'
Depth of pump setting	Is well a gravel-wall type? NO

Water Record

Kind (fresh or mineral) CLEAR - FRESH	Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
Quality (hard, soft, contains iron, sulphur etc.) HARD	50'	CLEAR	40'
Appearance (clear, cloudy, coloured) CLEAR			
For what purpose(s) is the water to be used? DOMESTIC			
How far is well from possible source of contamination? 50'			
What is source of contamination? S. TANK			
Enclose a copy of any mineral analysis that has been made of water NIL			

Well Log

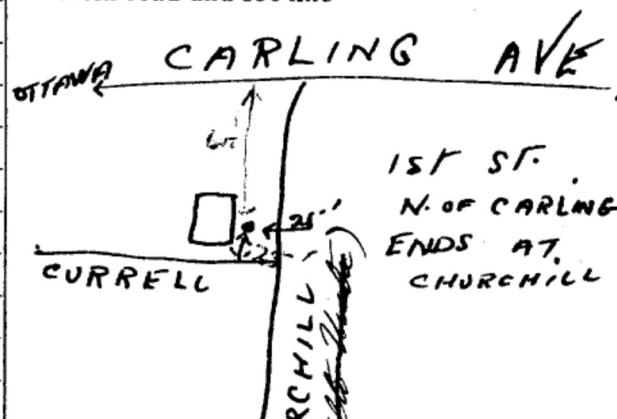
Drift and Bedrock Record

From	To
0 ft.ft.

BROKEN LIMESTONE	0	19'
LIMESTONE	19'	50'

Location of Well

In diagram below show distances of well from road and lot line



U4M 1182 44114110E
9R 51021541010N

Elev. 91R 0121610

Basin 215



The Well Drillers Act

Department of Mines, Province of Ontario

15 No 8036

RECEIVED

APR - 1 1952

GEOLOGICAL BRANCH
DEPARTMENT of MINES

Water Well Record

County or Territorial District Carleton Place Township Carleton Place Village, Town or City Ottawa

Town or City Chumpeville

622 driveway

Date Completed Nov 9 1951 (day) (month) (year) Cost of well (excluding pump) 250

Pipe and Casing Record

Pumping Test

Casing diameter(s) <u>4"</u>	Date <u>Nov 9 / 51</u>
Length(s) of casing(s) <u>21'</u>	Static level <u>1.0 feet</u>
Type of screen	Pumping level <u>1.5 feet</u>
Length of screen	Pumping rate <u>250 gals per hr</u>
Distance from top of screen to ground level	Duration of test <u>1/2 hr</u>
Is well a gravel-wall type?	Distance from cylinder or bowls to ground level

Water Record

Kind (fresh or mineral) <u>fresh</u>	Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
Quality (hard, soft, contains iron, sulphur, etc.) <u>hard</u>	<u>100'</u>	<u>fresh</u>	<u>90 feet</u>
Appearance (clear, cloudy, coloured) <u>clear</u>	<u>60</u>		<u>50</u>
For what purpose(s) is the water to be used? <u>Domestic</u>			
How far is well from possible source of contamination?	<u>50</u>		
What is the source of contamination?			
Enclose a copy of any mineral analysis that has been made of water			

Well Log

Overburden and Bedrock Record

From	To
0 ft.	...ft.

1 - 2 feet earth

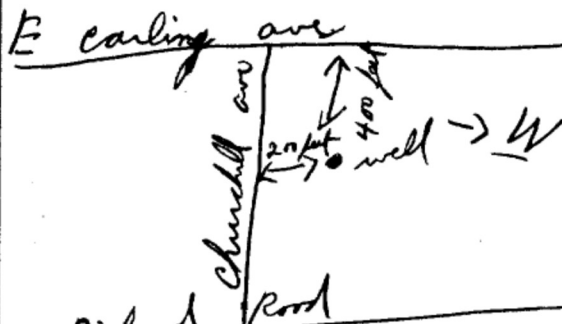
1 - 2

2 - 100 hard limestone rock

2 - 100

Location of Well

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

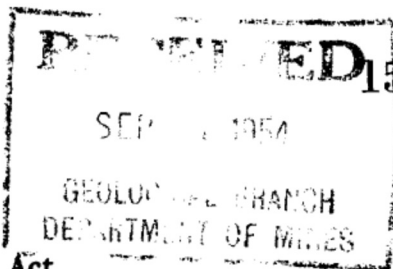


UTM 18 441360 E
92 5025500 N
No Not PUBLISH 0255
Elev 92
Information Not Reliable
Basin 25



The Well Drillers Act

Department of Mines, Province of Ontario



No

8038

Water Well Record

Owner [redacted], Village, Town or City. Ottawa
[redacted] Town or City)
Laurier Ave.
Date Completed.. 22 Sept 1953 Cost of Well (excluding pump).....
(day) (month) (year)

Pipe and Casing Record

Pumping Test

Casing diameter(s)..... <u>4"</u>	Date..... <u>Sept 22/53</u>
Length(s) of casing(s)..... <u>20'</u>	Static level..... <u>15 feet</u>
Type of screen.....	Pumping level.....
Length of screen.....	Pumping rate.....
Distance from top of screen to ground level.....	Duration of test..... <u>1/2 hr</u>
Is well a gravel-wall type?.....	Distance from cylinder or bowls to ground level.....

Water Record

Kind (fresh or mineral)..... <u>fresh</u>	Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
Quality (hard, soft, contains iron, sulphur, etc.)..... <u>clear soft</u>			
Appearance (clear, cloudy, coloured)..... <u>clear</u>	<u>66</u>	<u>fresh</u>	<u>81 ft</u>
For what purpose(s) is the water to be used?..... <u>Office Building</u>			
How far is well from possible source of contamination?.....			
What is the source of contamination?.....			
Enclose a copy of any mineral analysis that has been made of water.....			

Well Log

Overburden and Bedrock Record

From

To

0 ft.

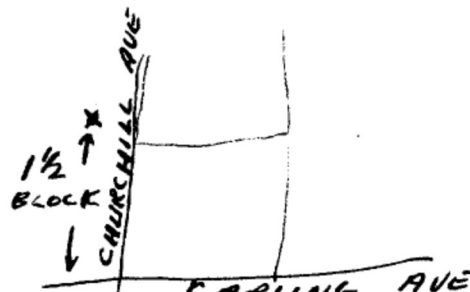
....ft.

1 to 8 feet Clay

8 to 66 white limestone 66 feet

Location of Well

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



Philip Price

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: March-13-19 2:39 PM
To: Philip Price
Subject: RE: TSSA Records Search, PE4583 - Ottawa, ON

Good afternoon Philip,

Thank you for your request for confirmation of public information.

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

Inst Number	Context	Address	City	Province	Postal Code	Inststatusname	Segment1
64492366	-	1607 CARLING AVE	OTTAWA	ON	K2A 1C4	Active	FS CYLINDER EXCHANGE
9951570	FS Facility	1607 CARLING AVE	OTTAWA	ON	K2A 1C4	EXPIRED	FS GASOLINE STATION - SELF SERVE
10381941	FS Facility	1607 CARLING AVE	OTTAWA	ON	K2A 1C4	EXPIRED	FS CYLINDER EXCHANGE
64492365	FS Facility	1607 CARLING AVE	OTTAWA	ON	K2A 1C4	Active	FS GASOLINE STATION - SELF SERVE
11113291	FS Liquid Fuel Tank	1607 CARLING AVE	OTTAWA	ON	K2A 1C4	EXPIRED	FS LIQUID FUEL TANK
11113319	FS Liquid Fuel Tank	1607 CARLING AVE	OTTAWA	ON	K2A 1C4	EXPIRED	FS LIQUID FUEL TANK
11113349	FS Liquid Fuel Tank	1607 CARLING AVE	OTTAWA	ON	K2A 1C4	EXPIRED	FS LIQUID FUEL TANK
11113379	FS Liquid Fuel Tank	1607 CARLING AVE	OTTAWA	ON	K2A 1C4	EXPIRED	FS LIQUID FUEL TANK
11457764	FS Liquid Fuel Tank	1607 CARLING AVE	OTTAWA	ON	K2A 1C4	Active	FS LIQUID FUEL TANK
11457777	FS Liquid Fuel Tank	1607 CARLING AVE	OTTAWA	ON	K2A 1C4	Active	FS LIQUID FUEL TANK
11457783	FS Liquid Fuel Tank	1607 CARLING AVE	OTTAWA	ON	K2A 1C4	Active	FS LIQUID FUEL TANK

Inst Number	Context	Address	City	Province	Postal Code	Inststatusname	Segment1
9479087	FS Facility	1599 CARLING AV	OTTAWA	ON	K1Z 7M3	EXPIRED	FS GASOLINE STATION - FULL SERVE

For a further search in our archives, or for copies of documents, 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 publicinformationservices@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,

Sarah



Sarah Quibell | Public Information Agent

Facilities

345 Carlingview Drive
Toronto, Ontario M9W 6N9

Tel: +1-877-682-8772 | Fax: +1-416-231-6183 | E-Mail: squibell@tssa.org

www.tssa.org



From: Philip Price <PPrice@Patersonsgroup.ca>

Sent: March 13, 2019 2:21 PM

To: Public Information Services <publicinformationservices@tssa.org>

Subject: TSSA Records Search, PE4583 - Ottawa, ON

Good morning,

Could you please conduct a search of your records for underground/aboveground storage tanks, historical spills and other incidents/infractions for the following addresses for properties located in Ottawa, Ontario:

701 Churchill Avenue North
724 Churchill Avenue North
1607 Carling Avenue
1599 Carling Avenue
1575 Carling Avenue
1565 Carling Avenue
1545 Carling Avenue
1525 Carling Avenue
1655 Carling Avenue

Thank you very much,

Philip Price

patersongroup
solution oriented engineering
60 years serving our clients

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (343) 999-7255
Fax: (613) 226-6344
Email: pprice@patersongroup.ca

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

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Philip Price
BSc.
FGS

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Sciences

Hydrogeology

**Archaeological
Services**

POSITION

Intermediate Environmental Scientist

EDUCATION

Kingston University, London, England, BSc (Hons), 2005
Geology

EXPERIENCE

2018 - Present:

Paterson Group Inc.

Consulting Engineers

Environmental Division

Intermediate Environmental Scientist

2016 - 2018

Harrison Group Environmental Ltd.

Consulting Engineers

Senior Environmental Engineer

2013 - 2016

Harrison Group Environmental Ltd.

Consulting Engineers

Environmental Engineer

2009 – 2011

AP Geotechnics Ltd.

Consulting Engineers

Geotechnical Engineer

2006 - 2009

Harrison Group Environmental Ltd.

Consulting Engineers

Junior Environmental Engineer

SELECT LIST OF PROJECTS

Remediation Supervision – Residential Development, Arnprior

Remediation Supervision – Residential Development, Ottawa

Remediation Supervision – Commercial Development, Ottawa

Phase I & II ESA – Commercial Development, Bells Corners, Ottawa

Groundwater Monitoring and Sampling – Various Location, Ottawa

Phase I ESA – Various Locations, Ontario

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