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Phase I Environmental Site Assessment

341 Gloucester Street
Ottawa, Ontario

Prepared For

Upscale Homes

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Report: PE4313-1

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EXECUTIVE SUMMARY

Paterson Group was retained by Upscale Homes to conduct a Phase I Environmental Site Assessment (ESA) at 341 Gloucester Street, 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.

According to the historical research, the subject site was developed with a light industrial business (Campbell Engineering Works followed by Ottawa Stove Company) before 1888 and was redeveloped as a residential property in the early 1900s. The former light industrial use of the subject property is considered to be a Potentially Contaminating Activity, and to represent an Area of Potential Environmental Concern.

Surrounding properties were developed primarily with residential dwellings, and some commercial businesses, before 1888. Several historical Potentially Contaminating Activities were identified in the Phase I study area, including machine shops, a retail fuel outlet, cleaners and dyers, and automotive repair garages. Based on the distances of the PCAs from the subject site, they are not considered to represent Areas of Potential Environmental Concern.

Following the historical research, an inspection was conducted of the subject site and Phase I ESA study area. No environmental concerns were identified during the site visit.

Three (3) boreholes were advanced down to bedrock and instrumented with groundwater monitoring wells as part of a geotechnical investigation. Soil samples were submitted for metals and PAHs laboratory analysis. Groundwater samples were submitted for VOCs, PAHs, and PHCs (Fractions 1-4) laboratory analysis. Soil concentrations of copper and lead in BH1 and PAH parameters in BH2 and BH3 exceeded the MOECC Table 3 residential standards. Groundwater parameters for all three boreholes were undetected, with the exception of several parameters. All groundwater sample parameters were in compliance with the Table 3 standards.

Given that the subject property is slated for redevelopment, the presence of the impacted soil is considered to be a soil management issue during development. As a result, it is our opinion that **a Phase II ESA is not required.**

Recommendations

Based on the age of the subject building (before 1928), possible asbestos-containing materials (ACMs) observed during the site visit include plaster walls and finishes, vinyl floor tiles, and drywall joint compound.

It is our understanding that the residential structure addressed 341 Gloucester Street will be demolished as part of a new development for the subject site. It is recommended that a soil remediation program, monitored by Paterson personnel, be completed in conjunction with the site redevelopment. All impacted material should be removed at this time.

Prior to the demolition of the buildings, a designated substance survey (DSS) will be required to be conducted in accordance with the Occupational Health and Safety Act.

1.0 INTRODUCTION

At the request of Upscale Homes, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of 341 Gloucester Street, 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 Upscale Homes, whose office is located at 212 Donald Street, Ottawa, Ontario.

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 the requirements of 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: 341 Gloucester Street, City of Ottawa.

Legal Description: Plan 2996, Lot 15, City of Ottawa.

Location: The subject site is located on the north side of Gloucester Street, between Bay Street and Lyon Street North. The subject site is shown on Figure 1 - Key Plan following the body of this report.

Latitude and Longitude: 45° 24' 58" N, 75° 42' 14" W.

Site Description:

Configuration: Rectangular.

Site Area: 630 m² (approximate).

Zoning: R5 – Residential Fifth Density.

Current Use: Residential

Services: The neighbourhood is serviced with municipal water and sewer 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 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 personal interviews, aerial photographs, and documents reviewed, the subject site was occupied by the Campbell and Company Engineering Works in 1888. The site was redeveloped with the existing residential building in the early 1900s.

For the purposes of this report, the first developed use of the site is considered to be commercial/light industrial.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1888, 1912, 1956, and 1963 were reviewed for the area of the subject site. The subject site was occupied by Campbell and Co. Engineering Works in 1888, which included a machine shop on the neighbouring property to the northwest. Surrounding properties in the Phase I study area consisted of residential dwellings. In 1912, 1956, and 1963 the subject property was occupied by a residential triplex resembling the current residential structure on the site.

A retail fuel outlet was located 80 m to the east in 1956, at 440 Laurier Avenue West.

In the 1963 FIP, automotive repair garages were indicated at 537 Laurier Avenue West and 369 Slater Street. Bern Engraving was indicated at 200 Bay Street, including one underground storage tank. Machine shops were indicated at 399, 425, and 433 Laurier Avenue West, with various light manufacturing at 310 Slater Street.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10-year intervals from 1890 to 2011 as part of the Phase I ESA.

Based on a review of the street directories, 341 Gloucester Street was listed as vacant in 1890, as Ottawa Stove Company in 1898, vacant in 1900, and residential in 1941. The subject site remains listed as apartments in 2011. No concerns were identified with respect to the subject property in the city directories.

Properties in the Phase I study area are listed as primarily residential properties with the occasional commercial and light industrial business.

The property addressed 543 Lisgar Street (180 m southwest) was listed as DLs Cement and Construction in 2000 and 2011.

The property addressed 289 Lyon Street North was listed as Standard Plating Co. from 1941 to 1975 (200 m southeast), 196 Lyon Street North was listed Parkers Cleaners and Dyers in 1960 (75 m north), and 181 Lyon Street North was listed as Brunt Manufacturing Co. sheet metal in 1960 (140 m north).

The property addressed 200 Bay Street was listed as Bern Engraving in 1960 and 1972, as a paper processing facility in 1941, as Ford Cleaners and Dyers in 1931, and as Langley's Dyers in 1920 (110 m northwest); 271 Bay Street was listed as a cleaners in 1931, and 275 Bay Street was listed as Bomac Graphics Ltd. photo engraving in 1970 (100 m south).

The property at 401 Laurier Avenue West was listed as a garage in 1931 and 1941 (240 m northeast), 407 Laurier Avenue West was listed as a Budget car rental location in 1990 and 2000, and as a dry cleaners in 2000 and 2011 (230 m northeast), 433 Laurier Avenue West was listed as a machine shop in 1941, 1949, and 1960 (175 m northeast), 441 Laurier Avenue West was listed as a cleaners in 1931 and 1960 (120 m northeast), and 440 Laurier Avenue West was listed as a retail fuel outlet in 1960 and 1971, as a printers in 1990, and as an automotive repair garage in 2000 (85 m east).

The property addressed 369 Slater Street was listed as Laurier Motors in 1971 and Precision Hydraulics in 1960 (155 m north). A brass and aluminum foundry was listed at 422 Slater Street from 1920 to 1949 (130 m northwest).

Based on the distances of these addresses from the subject property, these potentially contaminating activities (PCAs) are not considered to represent areas of potential environmental concern (APECs) on the subject site.

Other Engineering Reports

The following report was prepared for the subject site and was reviewed as part of this assessment:

- “Geotechnical Investigation, Proposed Multi-Storey Building, 341 Gloucester Street, Ottawa, Ontario” prepared by Paterson Group, dated July 14, 2018

The geotechnical investigation conducted by Paterson included the placement of three (3) boreholes instrumented with groundwater monitoring wells. The subsurface profile encountered consisted of asphalt overlying fill material extending in depth from 1.4 to 3.7 meters below ground surface. The fill material is underlain by a native glacial till layer followed by shale and limestone bedrock at depths ranging from 4.7 to 5.5 m below ground surface. The groundwater table was estimated to be at 6 to 7 m depth. Samples of fill were submitted for laboratory analysis to determine its quality for off-site disposal and found to exceed the MOECC Table 3 residential standards for some metal and poly-nuclear aromatic hydrocarbon (PAH) parameters. The groundwater was also tested and found to be clean.

Paterson has conducted a number of environmental site assessments and geotechnical investigations in the vicinity of the subject site and these were reviewed as part of this assessment. The reports did not identify any further areas of potential environmental concern for the subject site.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on May 8, 2018. 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 (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. 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.

MOECC 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.

Former Industrial Sites

The report entitled "Mapping and Assessment of Former Industrial Sites, City of Ottawa" prepared by Intera Technologies Limited was reviewed. Five (5) former industrial sites were identified within 250 m of the subject property, as presented in Table 1.

Table 1 - Former Industrial Sites				
Site No.	Location	Type of Industry	Operator	Approx. Distance from Subject Site
44	289 Lyon Street	Electroplating	Standard Plating Co., 1950-60s	212 m NE
83	478-482 Maria Street (now 341 Gloucester Street)	Metal products manufacturing	W.J. Campbell and Son Engineering Works	On-site
88	399 Laurier Avenue West	Machine shop	Trudel and MacAdam Ltd., 1920 to 1955	250 m NE
90	422-426 Slater Street	Brass foundry	Ottawa Car Manufacturing Ltd., 1920 to 1960	175 m W
91	200 Bay Street	Cleaners and dyers	Not listed	110 m NW

With the exception of the former on-site industrial business, these industrial sites are not considered to have the potential to impact the subject site based on their distance from the subject property.

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. 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.

MOECC Waste Management Records

A request was submitted to the MOECC 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.

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOECC. 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.

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 any properties in the Phase I study area.

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. 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 active or closed waste disposal sites or any of the other listed sites were identified in the vicinity of the subject site.

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 (MNR) on May 8, 2018. The MNR website indicated that there were no recorded 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 May 8, 2018 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The response from the TSSA did not identify any records for the subject site or adjacent properties. A copy of the TSSA correspondence is included in Appendix 2.

City of Ottawa Historical Land Use Inventory (HLUI)

A request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the subject property was sent on May 9, 2018, to the City of Ottawa.

The HLUI search identified 203 Bay Street, located approximately 80 m to the north of the subject site, as a commercial property historically used as a transportation industry property. Based on the distance of this facility and observations of aerial photos, it is not considered a potentially contaminating activity.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. Based on the review, the following observations have been made:

- | | |
|------|---|
| 1928 | The subject site appears to have been developed with the existing structure. Adjacent properties are developed with residential dwellings and apartment buildings. The properties in the Phase I study area appear to be mostly residential with some vacant properties and potentially commercial buildings. |
| 1950 | (Poor scale) No significant changes appear to have been made to the subject site or properties in the Phase I study area. |

- 1958 (City of Ottawa website) No significant changes have been made to the subject site or properties in the surrounding area. The adjacent property to the north is vacant and appears to be used for parking.
- 1969 No changes appear to have been made to the subject site. The adjacent property to the west has been redeveloped with a multi-storey apartment building. The property at the southeast corner of the intersection of Lyon Street and Laurier Avenue West has been redeveloped with a retail fuel outlet, and most of the block bounded by Laurier Avenue, Lyon Street, Slater Street and Kent Street is undeveloped and used for vehicle parking. The property currently addressed 200 Kent Street has been redeveloped with a multi-storey apartment or office building. Some of the structures at 294 Gloucester Street, 90 m to the east of the subject property, have been demolished.
- 1976 No changes appear to have been made to the subject site. Several properties in the Phase I study area have been redeveloped with multi-storey residential apartment buildings.
- 1985 No significant changes have been made to the subject site. The adjacent property to the east has been redeveloped with a larger residential structure, and the previously vacant property to the north has been developed with a multi-storey apartment building. Additional properties in the Phase I study area have also been redeveloped with multi-storey structures, including the site of the retail fuel outlet 80 m to the northeast of the subject property.
- 1993 Details of the subject property are not clear in this photo. The property to the south, across Gloucester Street, and the property to the northeast have been redeveloped with multi-storey apartment buildings. The previously undeveloped parking lot block between Lyon Street and Kent Street has been developed with multi-storey buildings.
- 2002 No significant changes have been made to the subject site or surrounding properties.
- 2017 (GeoOttawa website) No significant changes have been made to the subject site. The buildings at 400 Albert Street to the north have been demolished, and the property is used for parking.

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 subject site is approximately 75 m above sea level, and regional topography in the general area of the site slopes down towards the north, towards the Ottawa River. The nearest major water body is the Ottawa River, approximately 715 m to the north of the subject site. 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 interbedded limestone and shale of the Verulam Formation. Overburden soils are shown to be plain till, with a drift thickness of approximately 3 to 5 m.

Water Well Records

A search of MOECC’s online water well records database was completed on May 7, 2018, for all drilled wells within 250 m of the subject site. No wells were identified on the subject property. Two (2) monitoring well records were identified in the Phase I study area, at 555 Laurier Avenue West, approximately 250 m to the northwest of the subject property. The wells were installed in 2017 to a maximum depth of 15 m.

Water Bodies and Areas of Natural Significance

No areas of natural significance are known to exist within the Phase I study area. The Ottawa River is present approximately 715 m to the north of the subject site.

5.0 INTERVIEWS

Property Owner Representative

Mr. Alfred Abboud, a property owner representative, was contacted via email during the Phase I ESA, and was not aware of any environmental concerns relating to the subject site.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted on May 4. Weather conditions were overcast with a temperature of approximately 20°C. Michael Beaudoin from the Environmental Department of Paterson Group conducted the site visit. Access was provided to the building at this time. 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 assessment.

6.2 Specific Observations at Phase I Property

Buildings and Structures

There is one residential structure on the subject site, which consists of a triplex that has been converted to multiple apartment units. No other buildings and structures are present on the subject site.

The structure at 341 Gloucester Street has a brick exterior with a sloped asphalt shingled roof and stone and concrete foundation. The interior was finished with drywall and/or plaster walls and ceilings. The living room ceiling had a decorative plaster finish. The floors were finished with either carpet (in stairwell), vinyl floor tiles, ceramic tiles, hardwood, and concrete in the basement.

Site Features

The subject building consists of a single residential triplex building that occupies approximately half of the property. Parking is located at the rear of the building, which is accessed by a driveway along the western side of the building. A pad-mounted transformer was present at the southeast corner of the property. No staining was observed in the vicinity of the transformer.

Building Chimneys

The chimney at 341 Gloucester Street is capped. These types of chimneys are not considered to be suitable habitat for wildlife, including chimney swifts.

Storage Tanks

Based on the age of the building, it is considered likely that it was heated with fuel oil prior to its conversion to natural gas heat. However, no evidence of fuel oil

storage tanks was observed during the site visit, and no staining was observed on the concrete in the basements.

Drains, Pits and Sumps

No drains or sumps were observed at the subject property. No concerns were identified with respect to wastewater discharges at the Phase I property.

Water Source

The subject site is situated in a municipally serviced area. Municipal drinking water is provided to the subject building.

Unidentified Substances

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

Groundwater Monitoring Wells

No groundwater monitoring wells were observed on the subject property at the time of this assessment.

Sewage Works

The subject site is located in a municipally serviced area. City sewer services are provided to the building.

Waste Storage and Disposal

The building produces municipal solid waste. Waste is disposed of curbside during municipal pickup. No concerns relating to waste storage and disposal were observed on the subject site.

Railway Lines

There are no railway lines within the Phase I study area.

Ozone Depleting Substances (ODSs)

Refrigerators, air conditioners, and fire extinguishers were observed in the building at the subject site. These items are not considered to be a concern to the subject site provided they are properly maintained. There were no other potential sources of ODSs observed on site during the assessment.

Potentially Contaminating Activities (PCAs)

No PCAs were observed on the subject site.

Hazardous Building Materials

Potentially hazardous building materials were identified in the subject building. Due to the age of the structure, asbestos containing materials (ACMs) are considered to potentially be present. Potential ACMs identified were plaster walls and ceilings, interior plaster finishes, drywall joint compound, and vinyl tile flooring. Also considered to be potentially present is lead-based paint and ozone depleting substances within refrigerators, freezers and A/C units.

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 - Residential apartment building, followed by Laurier Avenue West;
- South - Gloucester Street, followed by a residential apartment building;
- East - Five storey parking garage, followed by a residential dwelling;
- West - Residential apartment building.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the subject site. Current land use in the Phase I Study area is illustrated on Drawing: PE4313-2 – Surrounding Land Use Plan in the Figures section of this report, following the text.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

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

Time Period	Land Use	Potentially Contaminating Activities	Potential Environmental Concerns
<1888-1900	Engineering Works	Yes	Yes
1900- Present	Residential	No	No

Potentially Contaminating Activities (PCAs)

One PCA was identified on the subject site, the former Engineering Works, which included a machine shop adjacent to the site. Multiple historical PCAs were identified in the Phase I study area.

In conjunction with the geotechnical investigation, samples of the fill were submitted for metals and PAH laboratory analysis. The concentrations of several metal and poly-nuclear aromatic hydrocarbon (PAH) parameters were found to exceed the MOECC Table 3 residential standards. Since the fill has been tested, its quality has been determined. While the fill does pose a liability to the land, it is our opinion that it does not require further investigation at this time. As previously noted, the groundwater was tested and determined to be clean.

Areas of Potential Environmental Concern (APECs)

The PCAs identified in the Phase I study area are not considered to represent APECs, based on their distances from the subject property.

As discussed previously, samples of the fill were tested for metal and PAH parameters. The sample exceeded the MOECC Table 3 residential standards for several metal and PAH parameters. Since the quality of the fill has been determined, it is not considered to be an APEC that would require further investigation. It is our opinion that the poor-quality fill represents a soil management issue during redevelopment of the property.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on information from the Geological Survey of Canada, drift thickness in the area of the subject site is shown to be 3 - 5 m.

Contaminants of Potential Concern

As indicated in Section 7.1 of this report, contaminants of potential concern consist of volatile organic compounds (groundwater only), metals and polycyclic aromatic hydrocarbons, due to the historical presence of an engineering workshop on the subject site.

Existing Buildings and Structures

The subject site is occupied by a single residential apartment building (converted triplex).

Water Bodies

The Ottawa River is located approximately 715 m to the north of the subject site. No water bodies are located in 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

A search of MOECC's online water well records database was completed on May 7, 2018, for all drilled wells within 250 m of the subject site. No wells were identified on the subject property. Two (2) monitoring well records were identified in the Phase I study area. The wells were installed in 2017 to a maximum depth of 15 m.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is primarily residential, with some commercial properties.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, multiple historical potentially contaminating activities were identified in the Phase I study area. The former use of the subject

property as an engineering works is not considered to represent an Area of Potential Environmental Concern, based on the results of the testing carried out in conjunction with the geotechnical subsurface investigation. PCAs in the Phase I study area are not considered to represent APECs, based on their distances from 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 potentially contaminating activities that result in APECs on the property.

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 Upscale Homes to conduct a Phase I Environmental Site Assessment (ESA) at 341 Gloucester Street, 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.

According to the historical research, the subject site was developed with a light industrial business (Campbell Engineering Works followed by Ottawa Stove Company) before 1888 and was redeveloped as a residential property in the early 1900s. The former light industrial use of the subject property is considered to be a Potentially Contaminating Activity, and to represent an Area of Potential Environmental Concern.

Surrounding properties were developed primarily with residential dwellings, and some commercial businesses, before 1888. Several historical Potentially Contaminating Activities were identified in the Phase I study area, including machine shops, a retail fuel outlet, cleaners and dyers, and automotive repair garages. Based on the distances of the PCAs from the subject site, they are not considered to represent Areas of Potential Environmental Concern.

Following the historical research, an inspection was conducted of the subject site and Phase I ESA study area. No environmental concerns were identified during the site visit.

Three (3) boreholes were advanced into the bedrock and instrumented with groundwater monitoring wells as part of a geotechnical investigation. Soil samples were submitted for metals and PAHs laboratory analysis to determine the quality of the soil for off-site disposal purposes. Groundwater samples were submitted for VOC, PAH, and PHC (Fractions 1-4) laboratory analyses. Soil concentrations of copper and lead in BH1 and PAH parameters in BH2 and BH3 exceeded the MOECC Table 3 residential standards. Groundwater parameters for all three boreholes were undetected, with the exception of several parameters. All groundwater sample parameters were in compliance with the Table 3 standards.

Given that the subject property is slated for redevelopment, the presence of the impacted soil is considered to be a soil management issue during development. As a result, it is our opinion that **a Phase II ESA is not required.**

Recommendations

Based on the age of the subject building (before 1928), possible asbestos-containing materials (ACMs) observed during the site visit include plaster walls and finishes, vinyl floor tiles, and drywall joint compound.

Prior to the demolition of the buildings, a designated substance survey (DSS) will be required to be conducted in accordance with the Occupational Health and Safety Act.

It is our understanding that the residential structure addressed 341 Gloucester Street will be demolished as part of a new development for the subject site. It is recommended that a soil remediation program, monitored by Paterson personnel, be completed in conjunction with the site redevelopment. All impacted material should be removed at this time.

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 Upscale Homes. Permission and notification from Upscale Homes and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Anna Graham, M.E.S.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Upscale Homes
- Paterson Group

10.0 REFERENCES

Federal Records

Air photos at the Energy Mines and Resources Air Photo Library.

National Archives.

Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).

Natural Resources Canada – The Atlas of Canada.

Environment Canada, National Pollutant Release Inventory.

PCB Waste Storage Site Inventory.

Provincial Records

MOECC Freedom of Information and Privacy Office.

MOECC Municipal Coal Gasification Plant Site Inventory, 1991.

MOECC document titled “Waste Disposal Site Inventory in Ontario”.

MOECC Brownfields Environmental Site Registry.

Office of Technical Standards and Safety Authority, Fuels Safety Branch.

MNR Areas of Natural Significance.

MOECC Water Well Inventory.

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.

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

Previous Engineering Reports

Public Information Sources

Google Earth.

Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4313-1 – SITE PLAN

DRAWING PE4313-2 – SURROUNDING LAND USE PLAN

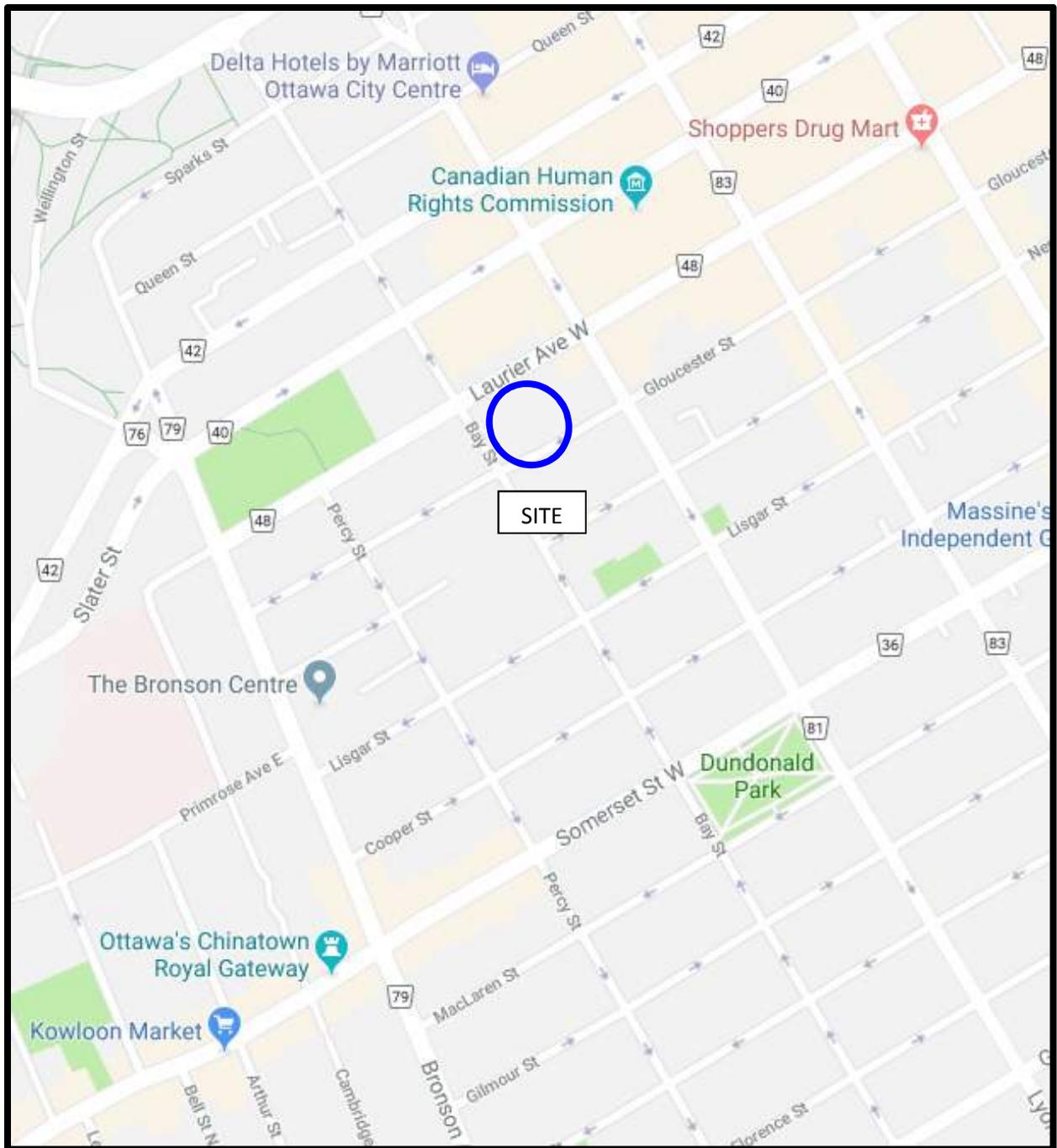


FIGURE 1
KEY PLAN

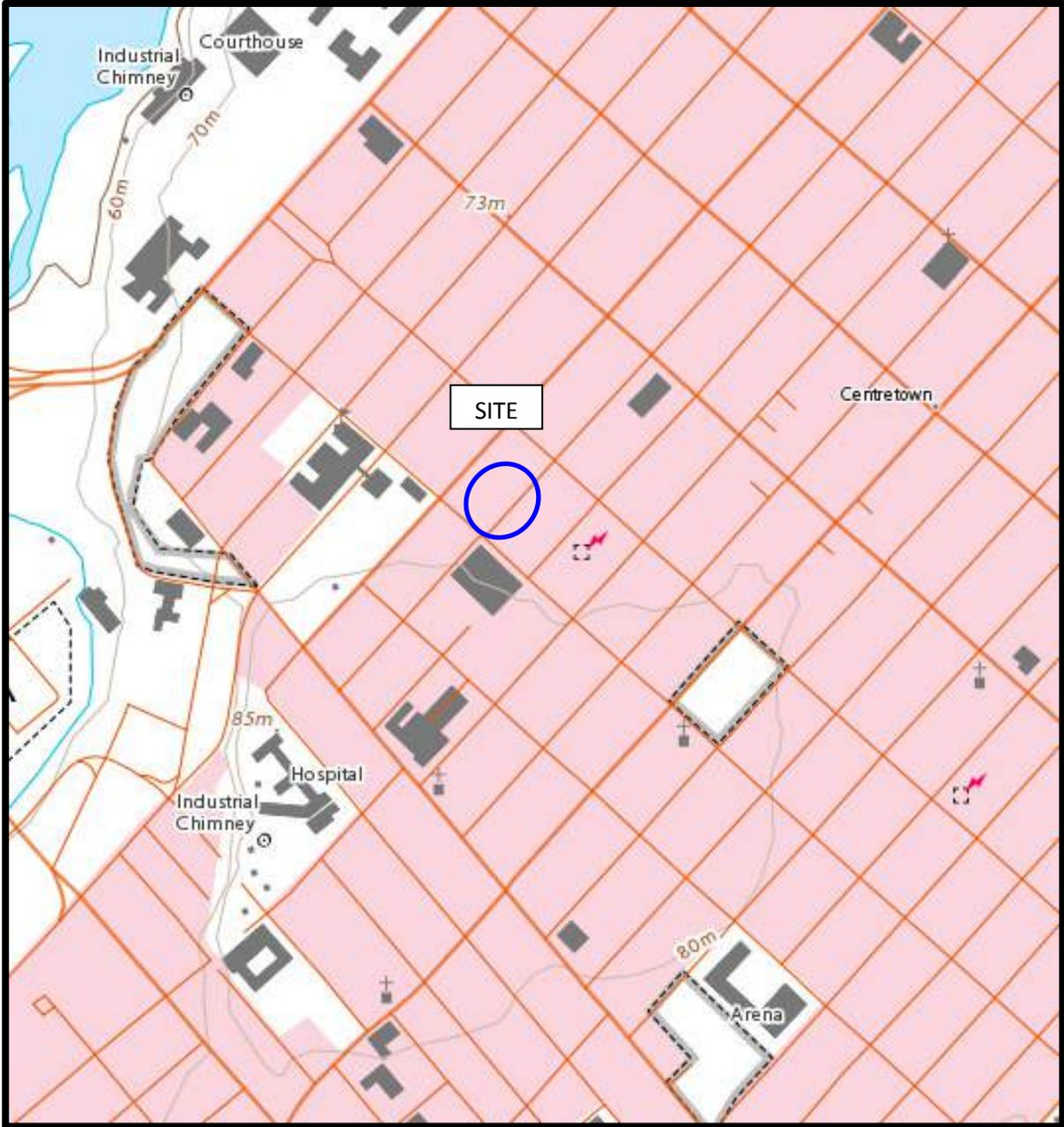
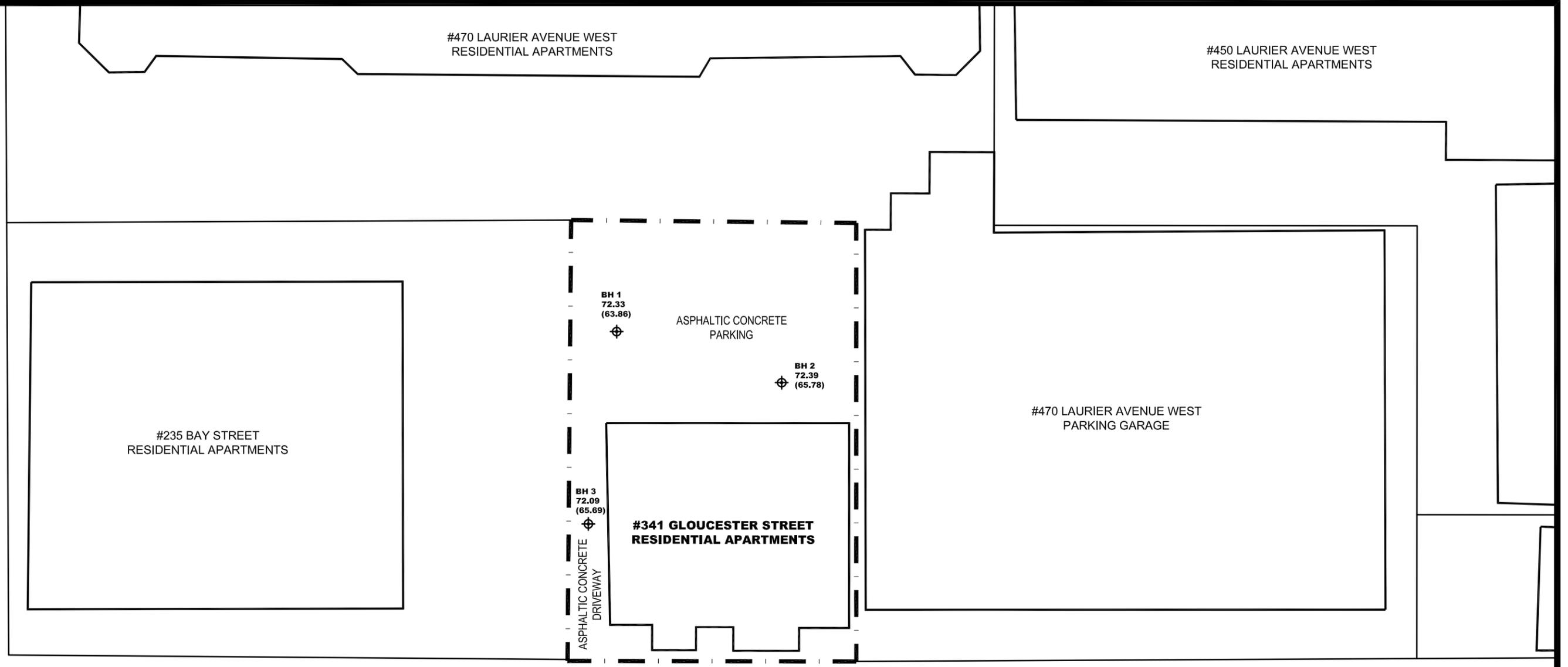


FIGURE 2
TOPOGRAPHIC MAP

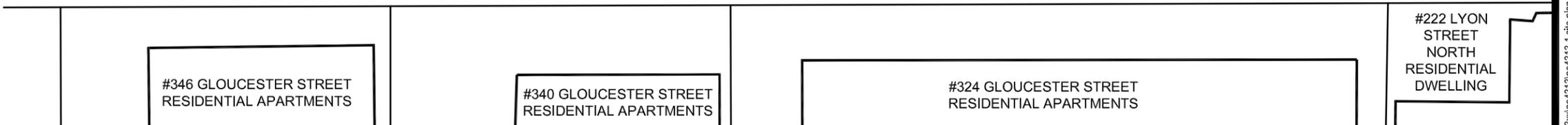
BAY STREET



TBM
□

GLOUCESTER STREET

LEGEND:
 ⊕ BOREHOLE WITH MONITORING WELL LOCATION
 72.09 GROUND SURFACE ELEVATION (m)
 (65.69) GROUNDWATER SURFACE ELEVATION (m)
 TBM - CATCHBASIN SURFACE. ASSUMED ELEVATION = 100.00m.



patersongroup
 consulting engineers

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

NO.	REVISIONS	DATE	INITIAL
0			

UPSCALE HOMES
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
341 GLOUCESTER STREET

OTTAWA, ONTARIO

SITE PLAN

Scale:	1:300	Date:	07/2018
Drawn by:	AG	Report No.:	PE4313-1
Checked by:	MB	Dwg. No.:	PE4313-1
Approved by:	MSD	Revision No.:	0

p:\autocad drawings\environmental\pe4313\pe4313-1 site plan.dwg



**PHASE I ENVIRONMENTAL
SITE ASSESSMENT STUDY
AREA**

- POTENTIALLY CONTAMINATING ACTIVITIES:**
1. #537 LAURIER AVENUE WEST - UST, AUTOMOTIVE REPAIR GARAGE
 2. #422-426 SLATER STREET - BRASS AND ALUMINUM FOUNDRY
 3. #200 BAY STREET - BERN ENGRAVING, CLEANERS
 4. #369 SLATER STREET - LAURIER MOTORS, AUTOMOTIVE REPAIR GARAGE
 5. #181 LYON STREET NORTH - BRUNT MANUFACTURING SHEET METAL
 6. #196 LYON STREET NORTH - CLEANERS
 7. #441 LAURIER AVENUE WEST - CLEANERS
 8. #425-433 LAURIER AVENUE WEST - MACHINE SHOP
 9. #407 LAURIER AVENUE WEST - CLEANERS
 10. #399-401 LAURIER AVENUE WEST - AUTOMOTIVE REPAIR GARAGE, MACHINE SHOP
 11. #440 LAURIER AVENUE WEST - RETAIL FUEL OUTLET, AUTOMOTIVE REPAIR GARAGE, PRINTERS
 12. #271-275 BAY STREET - CLEANERS, BOMAC GRAPHICS LTD. ENGRAVERS, UST
 13. #289 LYON STREET NORTH - STANDARD PLATING CO.
 14. CAMPBELL AND CO. ENGINEERING WORKS, MACHINE SHOP

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<p>154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: (613) 226-7381 Fax: (613) 226-6344</p>					UPSCALE HOMES PHASE I - ENVIRONMENTAL SITE ASSESSMENT 341 GLOUCESTER STREET		Scale: 1:3500	Date: 07/2018
					OTTAWA, ONTARIO		Drawn by: AG	Report No.: PE4313-1
				SURROUNDING LAND USE PLAN		Checked by: MD	Dwg. No.: PE4313-2	
						Approved by: MSD	Revision No.: 0	
NO.	REVISIONS	DATE	INITIAL					

p:\autocad\drawings\environmental\pe43xx\pe4313\pe4313-2 Surrounding Land.dwg

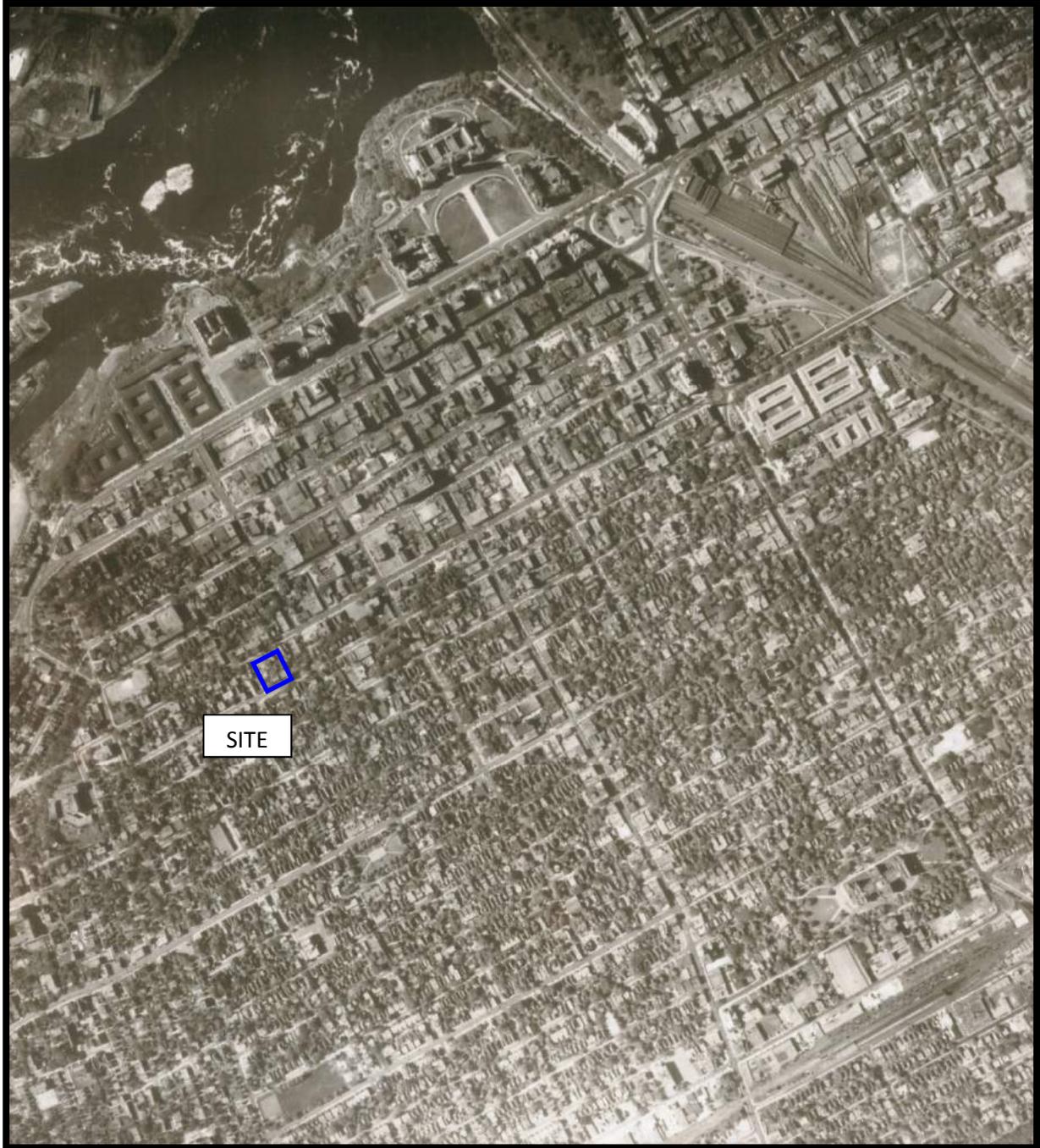
APPENDIX 1

AERIAL PHOTOGRAPHS

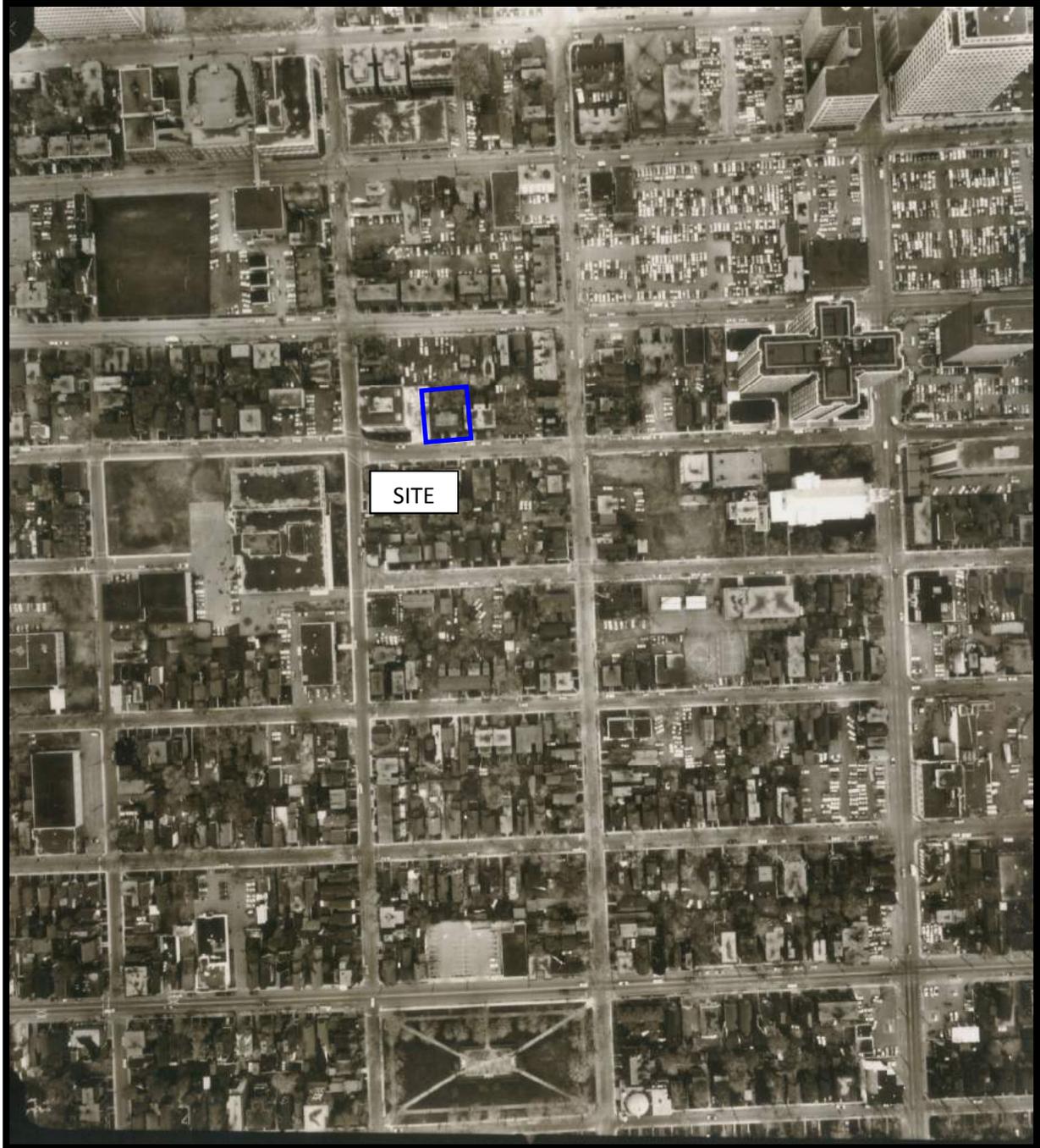
SITE PHOTOGRAPHS



AERIAL PHOTOGRAPH
1928



AERIAL PHOTOGRAPH
1950



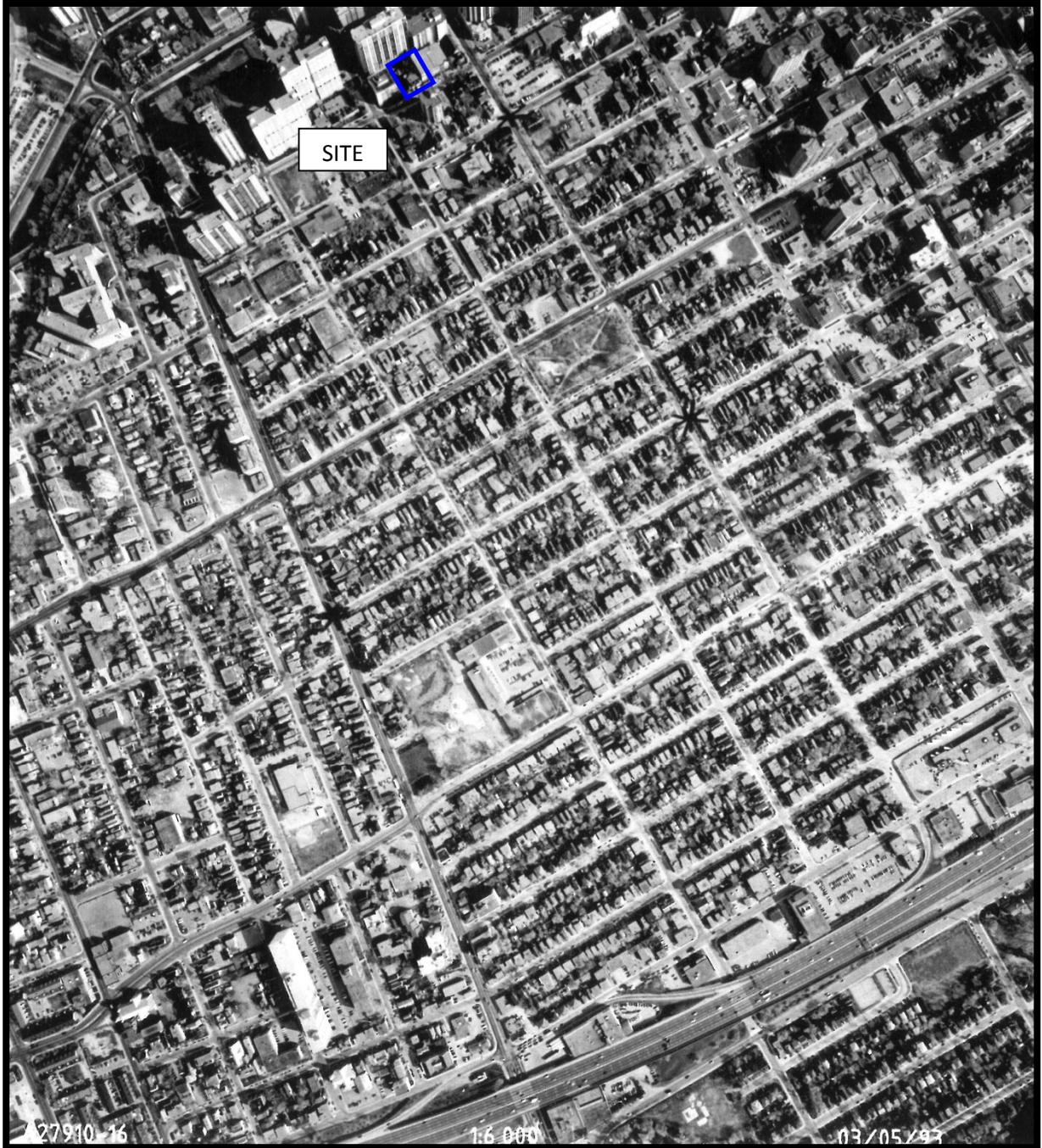
AERIAL PHOTOGRAPH
1969



AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1985



AERIAL PHOTOGRAPH
1993

Site Photographs

PE4313

341 Gloucester Street, Ottawa, Ontario

May 4, 2018



Photograph 1: View of the front of the subject building, looking north.



Photograph 2: View of the rear of the subject site, looking south.

Site Photographs

PE4313

341 Gloucester Street, Ottawa, Ontario

May 4, 2018



Photograph 3: Transformer and natural gas connection at the southeast corner of the subject structure.



Photograph 4: Natural gas boiler located in the basement of the subject building.

APPENDIX 2

MOECC FREEDOM OF INFORMATION REQUEST

MOECC WATER WELL RECORDS

TSSA CORRESPONDENCE

HLUI RESPONSE

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 Anna Graham Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: agraham@patersongroup.ca			FOI Request No.	Date Request Received	
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH		
Your Project/Reference No. PE4313		Signature/Print /Name of Requester Anna Graham			
Request Parameters					
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)					
341 Gloucester Street, Ottawa, Ontario.					
Present Property Owner(s) and Date(s) of Ownership Hamzo Properties Inc.					
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.

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Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the [Open Data catalogue](#).

Recommended for you

[How to use a Ministry of the Environment map](#)

[Technical documentation: Metadata record](#)

[Go Back to Map](#)

Well ID

Well ID Number: 7292922

Well Audit Number: Z206421

Well Tag Number: A182729

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

Well Location

Address of Well Location	555 LAURIER AVE. WEST
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 444693.00 Northing: 5029379.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BLCK	GRVL		DNSE	0 m	.31 m
BRWN	SAND		DNSE	.31 m	2.44 m
GREY	LMSN		LYRD	2.44 m	15.24 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE	
.31 m	11.88 m	BENTONITE	
11.88 m	15.24 m	FILTER SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Test Hole

Status of Well

Observation Wells

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	12.19 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	12.19 m	15.24 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason

Pump intake set at

Pumping Rate

Duration of Pumping

Final water level

If flowing give rate

Recommended pump depth

Recommended pump rate

Well Production

Disinfected?

Draw Down & Recovery

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

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter
0 m	3.1 m	11.43 cm
3.1 m	15.24 m	7.62 cm

Audit Number: Z206421

Date Well Completed: July 11, 2017

Date Well Record Received by MOE: August 18, 2017

Updated: February 2, 2018

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Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the [Open Data catalogue](#).

Recommended for you

[How to use a Ministry of the Environment map](#)

[Technical documentation: Metadata record](#)

[Go Back to Map](#)

Well ID

Well ID Number: 7292920

Well Audit Number: Z206419

Well Tag Number: A182730

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

Well Location

Address of Well Location	555 LAURIER ST. WEST
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 444662.00 Northing: 5029360.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	LOAM		SOFT	0 ft	.91 ft
GREY	LMSN		LYRD	.91 ft	12.19 ft

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 ft	.31 ft	CONCRETE / FLUSHMOUNT	
.31 ft	8.84 ft	BENTONITE	
8.84 ft	12.19 ft	FILTER SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Monitoring Test Hole

Status of Well

Monitoring and Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 inch	PLASTIC	0 ft	9.14 ft

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 inch	PLASTIC	9.4 ft	12.19 ft

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at

Pumping Rate**Duration of Pumping****Final water level****If flowing give rate****Recommended pump depth****Recommended pump rate****Well Production****Disinfected?****Draw Down & Recovery**

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
---------------------	-----------------------	--------------------	----------------------

SWL

1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

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

Hole Diameter

Depth From	Depth To	Diameter
0 ft	1.22 ft	11.43 inch
1.22 ft	12.19 ft	7.62 inch

Audit Number: Z206419**Date Well Completed:** July 11, 2017**Date Well Record Received by MOE:** August 18, 2017

Updated: February 2, 2018

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Anna Graham

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: May-08-18 11:12 AM
To: Anna Graham
Subject: RE: Records search request for 341 Gloucester Street - No Record Found

No Record Found (Fuel Storage Tanks only)

Hello,

Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

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 publicinformationsservices@tssa.org or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Kind regards,

Connie

From: Anna Graham <AGraham@Patersonsgroup.ca>
Sent: May 8, 2018 10:04 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Records search request for 341 Gloucester Street

Good morning,

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

324 Gloucester Street
339 Gloucester Street
340 Gloucester Street
341 Gloucester Street
346 Gloucester Street
235 Bay Street
245 Bay Street
220 Lyon Street North
450 Laurier Avenue West
470 Laurier Avenue West

Thank you,

Anna Graham, B.Sc., M.E.S.

patersongroup
solution oriented engineering

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel: (613) 226-7381 Ext. 228

Fax: (613) 226-6344

Email: agraham@patersongroup.ca

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File Number: D06-03-18-0007

June 7, 2018

Paterson Group
154 Colonnade Road
Ottawa, Ontario
K2E J5

Sent via email [agraham@patersongroup.ca]

Dear Paterson Group,

**Re: Information Request
341 Gloucester Street, 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 no activities associated with the Subject Property.

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 three (3) activities associated with properties located within 50m of the Subject Property: Activity Numbers 8120, 3698 and 5470.

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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

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Please note that Activity Numbers 8120 and 3698 have a PIN Certainty of “2”. This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the Subject Property. All database entries with a PIN Certainty of “2” require independent verification as to their precise location.

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

Additional information may be obtained by contacting:

Ontario’s Environmental Registry

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

The Ontario Land Registry Office

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

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

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

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

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

If you have any further questions or comments, please contact Melanie Vivian at 613-580-2424 ext. 14743 or HLUI@ottawa.ca

Sincerely,



Melanie Vivian

Per:

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

MB/ MV

Attach: 3

cc: File no. D06-03-18-0007



CITY OF OTTAWA

HLUI ID: __6799FY

AREA (Square Metres): 3253.464

Report: RPTC_OT_DEV0122

Run On: 07 Jun 2018 at: 09:02:27

Study Year
2005

PIN
152670000

Multi-NAIC
N

Multiple Activities
N

Activity ID: 5470 **Multiple PINS:** N

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

Related PINS: 152670000

Name: FASTKICS TECHNOLOGIES INC.

Address: 470 LAURIER AVENUE, OTTAWA

Facility Type: Motion Picture Laboratories and Video Production Facilities

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
512110	0

Company Name

FASTKICS TECHNOLOGIES INC.

Year of Operation

c. 2001



CITY OF OTTAWA
HLUI ID: __679F29
AREA (Square Metres): 2183.133

Report: RPTC_OT_DEV0122
 Run On: 07 Jun 2018 at: 09:16:25

Study Year
1998

PIN
153420000

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 8120 **Multiple PINS:** Y
PIN Certainty: 2 **Previous Activity ID(s) :** 3698

Related PINS: 153420000

Name: LAWRENCE DUNNE
Address: 203 BAY STREET, OTTAWA
Facility Type: Other Transportation Industries
Comments 1:
Comments 2:

Generator Number:

Storage Tanks:

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

HL References 2:

HL References 3:

NAICS	SIC
485310	458
485320	458

Company Name

Lawrence Dunne

Year of Operation

c. 1930

APPENDIX 3

QUALIFICATIONS OF ASSESSORS



POSITION

Environmental Assessor

EDUCATION

McGill University, B.Sc. 2010
Biology and English Literature

Queen`s University, M.E.S. 2012
Environmental Studies

EXPERIENCE

2014 to Present

Paterson Group Inc.
Consulting Engineers
Environmental Assessor

2013 to 2014

Civica Infrastructure Inc.
Municipal Water Resources Engineering - Vaughan
Project Support Coordinator, Project Proposal Writer

PROJECTS

Environmental Impact Statements – various, Ottawa
Phase I Environmental Site Assessments – various, Ottawa
Flood Mapping Project Coordination – Credit Valley Conservation Authority
Manhole Survey Tool Design and Data Processing – City of Markham
Proposal Preparation – Utilities Kingston Inflow and Infiltration Study, City of Peterborough
Drainage Study

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