

**Geotechnical  
Engineering**

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Engineering**

**Hydrogeology**

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Engineering**

**Materials Testing**

**Building Science**

**Archaeological  
Services**

**paterson**group

## **Phase I Environmental Site Assessment**

2795 Baseline Road  
Ottawa, Ontario

**Prepared For**

Greatwise Developments

### **Paterson Group Inc.**

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**January 11, 2019**

Report: PE4018-2

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## EXECUTIVE SUMMARY

### Assessment

Paterson Group was retained by Greatwise Developments to conduct a Phase I Environmental Site Assessment (ESA) on a residential property located at 2795 Baseline Road, 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 and surrounding properties were used for agricultural purposes until the early 1960s when residential development of the area started.

The subject site was occupied by residential townhomes from development in the 1960s until their demolition in the mid-2010s. The buildings were initially heated by fuel oil. As previously discussed, the past use of furnace oil on the site is considered to have been addressed and therefore does not represent an environmental concern to the subject property.

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

### Conclusion

Based on the results of this Phase I Environmental Site Assessment, **in our opinion a Phase II-Environmental Site Assessment is not required for the property at this time.**

## **1.0 INTRODUCTION**

At the request of Greatwise Developments, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of 2795 Baseline Road, 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 Greatwise Developments whose office is located at 333 Wilson Avenue, Toronto, 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 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:	2795 Baseline Road, City of Ottawa.
Legal Description:	Parts 1 and 12, Registered Plan 4R27845 and Part Block G, Part Morrison Court Plan 447761, City of Ottawa
Location:	The subject site is located on the north side of Baseline Road, at the intersection of Morrison Drive. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 20' 20" N, 75° 47' 38" W.
<b>Site Description:</b>	
Configuration:	Irregular.
Site Area:	0.42 hectares (approximate).
Zoning:	R5 – Residential.
Current Use:	Vacant (formerly Residential)
Services:	The neighbourhood is serviced with municipal 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 used for agricultural purposes until its development with a townhome complex in the early 1960s.

For the purposes of this report, the first developed use of the site is considered to be residential.

#### **Fire Insurance Plans**

Fire Insurance Plans (FIPs) are not available for the subject site.

#### **City of Ottawa Street Directories**

City directories at the National Archives were reviewed in approximate 10 year intervals from 1945 to 2011 as part of the Phase I ESA.

Based on a review of the street directories, the subject site is not listed until 1965 when it is initially listed as apartments. The subject site remains listed as apartments or townhouses during all years reviewed in the city directories.

Properties on adjacent roadways are listed as primarily residential properties with the occasional commercial business.

No concerns were identified with respect to the subject property in the city directories.

No potentially contaminating activities within the Phase I Study Area were identified in the review of the city directories. As a result, no areas of potential environmental concern (APEC) were identified during the review of the city directories.

## **Chain of Title**

A chain of title was reviewed from Read Abstracts dated April 24, 2017 for the property adjacent to the subject site. The property was owned by private individuals until 1956 when it was transferred to Redwood Land Company Limited. The property has remained in the hands of Redwood or a similar company since that time. The last registered owner on the chain of title is Redwood Residences Limited. The chain of title for the adjacent property is considered to be representative of the ownership of the subject site.

## **Other Engineering Reports**

- ❑ 'Phase I – Environmental Site Assessment, Residential Property, 2781, 2791, and 2797 Baseline Road 2704, 2706, 2724, and 2734 Draper Avenue, Ottawa, Ontario', prepared by Paterson, dated May 12, 2008.

Paterson completed a Phase I – ESA for a larger parcel of land which included the subject site. The historical research, including a review of a 1999 Phase I-II ESA report completed by John D. Paterson and Associates, indicated that the buildings were originally heated with fuel oil stored in underground storage tanks (USTs) reportedly buried outside of each of the buildings. John D. Paterson completed a Phase II ESA consisting of sixteen hand auger holes, placed in the area of the former USTs. No visual or olfactory signs of hydrocarbons were noted in any of the samples collected. Based on the findings of the hand auger holes no impacts were identified on the subject site.

A geotechnical investigation was completed concurrently at the time of the 2008 Phase I ESA. The investigation consisted of 17 boreholes placed throughout the site, as shown on the attached site plan. The subsurface profile consists of silty clay over silty sand, followed by glacial till. No evidence of furnace oil or other environmental concerns were identified during the subsurface investigation.

Based on the above investigations the former tanks are not considered to represent areas of potential environmental concern (APECs).

## **Site Plan**

A plan of the proposed development was provided for review. The property boundaries are the same as the existing layout. The proposed development consists of several blocks of townhomes.



## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on December 18, 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 the Environment, Conservation and Parks (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 that 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 Records of Site Condition (RSCs) were filed for the subject property or any properties in the Phase I study area.

### **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 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 December 19, 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 December 19, 2018 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The response from the TSSA indicated that no records were found in the TSSA database for the subject site.

## **4.3 Physical Setting Sources**

### **Aerial Photographs**

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

- |      |  |
|------|--|
| 1951 | The subject site and adjacent properties are being used for agricultural purposes. The occasional farmhouse can be seen along Baseline Road.   |
| 1963 | The subject site is now under construction. Morrison Drive is visible. Several residential dwellings have been built or remain under construction to the north of the site. Further development has taken place in the surrounding area as well. |
| 1973 | The subject site has been developed with a townhome complex. The adjacent properties are now developed with the existing buildings. Several vacant lots remain in the Phase I ESA study area.  |
| 1983 | No significant changes have been made to the subject site or the surrounding properties.   |
| 1996 | No significant changes have been made to the subject site or surrounding properties.   |
| 2007 | (City of Ottawa website) No significant changes have been made to the subject site or surrounding properties.  |
| 2015 | (City of Ottawa website) The subject site is vacant. The adjacent property to the east has been redeveloped with a condo complex.  |

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

## **Topographic Maps**

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the general area of the site slopes gently downward towards west. The nearest major water body is Graham Creek, approximately 50 m south 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 dolomite of the Oxford Formation. Overburden soils are shown to be clay and silt, with a drift thickness of approximately 10-15 m.

## **Water Well Records**

A search of MECP’s online water well records database was completed on December 19, 2018, for all drilled wells within 250 m of the subject site. Two well records were identified during the search. Both well records are for drinking water wells drilled in the 1950s prior to the development of the area. Based on the development of the area with municipal water after the 1960s, the water wells identified in the search are no longer considered to be in use.

No well records were identified for the subject site.

## **5.0 SITE RECONNAISSANCE**

### **5.1 General Requirements**

The site assessment was conducted on January 11, 2019 at 730am. Weather conditions were mostly sunny with a temperature of approximately -18°C. Michael Beaudoin from the Environmental Department of Paterson Group conducted the site visit. The site was snow covered at the time of assessment. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site assessment.

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

#### **Buildings and Structures**

The subject site was vacant at the time of the assessment. No buildings or structures were present on the subject site.

#### **Storage Tanks**

No underground or aboveground storage tanks were observed during the Phase I ESA site visit.

#### **Water Source**

The subject site is situated in a municipally serviced area. No potable water sources are considered to be present.

#### **Unidentified Substances**

There were no unidentified substances on 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. Private septic systems are not considered to be present on the subject site.

## **Waste Storage and Disposal**

The subject site is currently vacant and not producing waste.

## **Railway Lines**

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

## **Ozone Depleting Substances (ODSs)**

No ODSs were observed on the subject site.

## **Site Features**

The site is current vacant and snow covered. No notable site features were observed.

## **Potentially Contaminating Activities (PCA)**

No PCAs were observed on the subject site.

## **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      -      Vacant development property followed by Draper Avenue, residential properties and St. Paul High School;
- ☐ South      -      Baseline Road followed by Grahams Creek, and residential properties;
- ☐ East        -      Residential townhouses;
- ☐ West        -      Morrison Drive followed by residential properties.

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: PE4018-4 – Surrounding Land Use Plan in the Figures section of this report, following the text.

## 6.0 REVIEW AND EVALUATION OF INFORMATION

### 6.1 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).

Table 1 - Land Use History – 2795 Baseline Road			
Time Period	Land Use	Potentially Contaminating Activities	Potential Environmental Concerns
1951 (earliest air photo reviewed)- 1963	Agricultural	No	No
1963- 2014	Residential	No	No
2014-Present	Vacant	No	No

#### Potentially Contaminating Activities (PCAs)

No PCAs were identified on the subject site or within the Phase I ESA study area.

#### Areas of Potential Environmental Concern (APECs)

No PCAs were identified on the subject site or within the Phase I ESA study area therefore there are no APECs on the subject site.

#### Contaminants of Potential Concern

Since there are no APECs on the subject site, there are no contaminants of potential concern for the subject site.

### 6.2 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 10 m - 15 m.

#### Contaminants of Potential Concern

As indicated in Section 7.1 of this report, no contaminants of potential concern exist for the subject site.

#### Existing Buildings and Structures

The subject site is currently vacant with no buildings or structures.

## **Water Bodies**

Graham Creek is located approximately 50m to the south of the subject site. The creek runs east to west and drains into the Ottawa River, approximately 4km to the north of the subject site.

## **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 MECP's online water well records database was completed on December 19, 2018, for all drilled wells within 300 m of the subject site. Two drinking water wells, drilled in the 1950s prior to the development of the subject site and surrounding area, were identified during the online search. The wells are no longer considered to be active and are likely to have been decommissioned with the development of the area and the installation of municipal water and sewer services.

## **Neighbouring Land Use**

Neighbouring land use in the Phase I study area is residential. No APECs were identified during a study of the neighbouring land use.

## **Potentially Contaminating Activities and Areas of Potential Environmental Concern**

As per Section 7.1 of this report, no potentially contaminating activities were identified therefore there are no APECs present 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 which have the potential to have impacted the subject site.

As such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.



## 7.0 CONCLUSIONS

### Assessment

Paterson Group was retained by Greatwise Developments to conduct a Phase I Environmental Site Assessment (ESA) on a residential property located at 2795 Baseline Road, 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 and surrounding properties were used for agricultural purposes until the early 1960s when residential development of the area started.

The subject site was occupied by residential townhomes from development in the 1960s until their demolition in the mid-2010s. The buildings were initially heated by fuel oil. As previously discussed, the past use of furnace oil on the site is considered to have been addressed and therefore does not represent an environmental concern to the subject property.

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

### Conclusion

Based on the results of this Phase I Environmental Site Assessment, **in our opinion a Phase II-Environmental Site Assessment is not required for the property at this time.**

## 8.0 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 Greatwise Developments. Permission and notification from Greatwise Developments and Paterson will be required to release this report to any other party.

### Paterson Group Inc.



Michael Beaudoin, P.Eng.



Mark S. D'Arcy, P.Eng.



### Report Distribution:

- Greatwise Developments
- Paterson Group

## 9.0 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.  
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.  
City of Ottawa Historical Land Use Inventory (HLUI) Database Request

### **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 PE4018-3 – SITE PLAN**

**DRAWING PE4018-4 – SURROUNDING LAND USE PLAN**

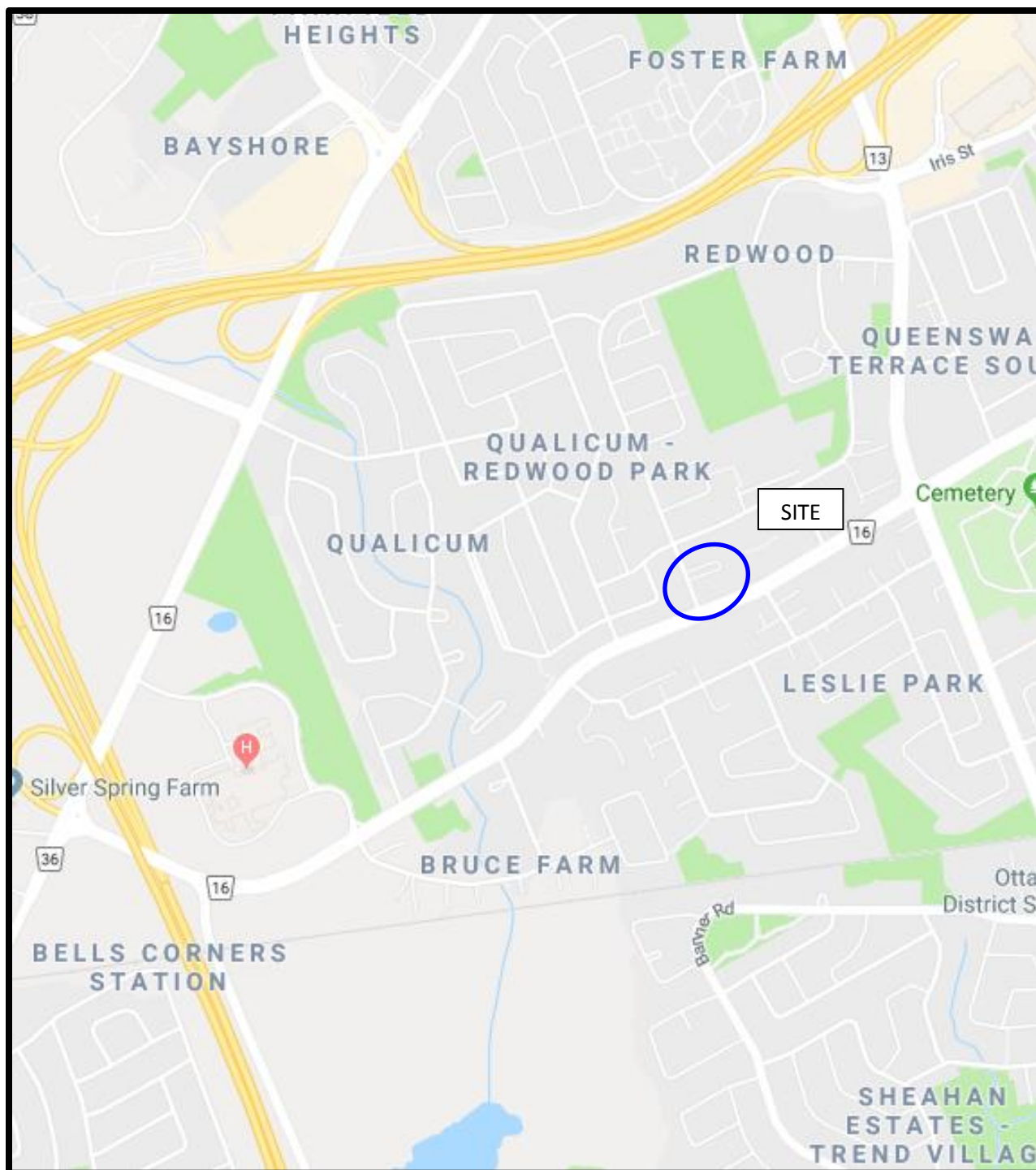


FIGURE 1  
KEY PLAN



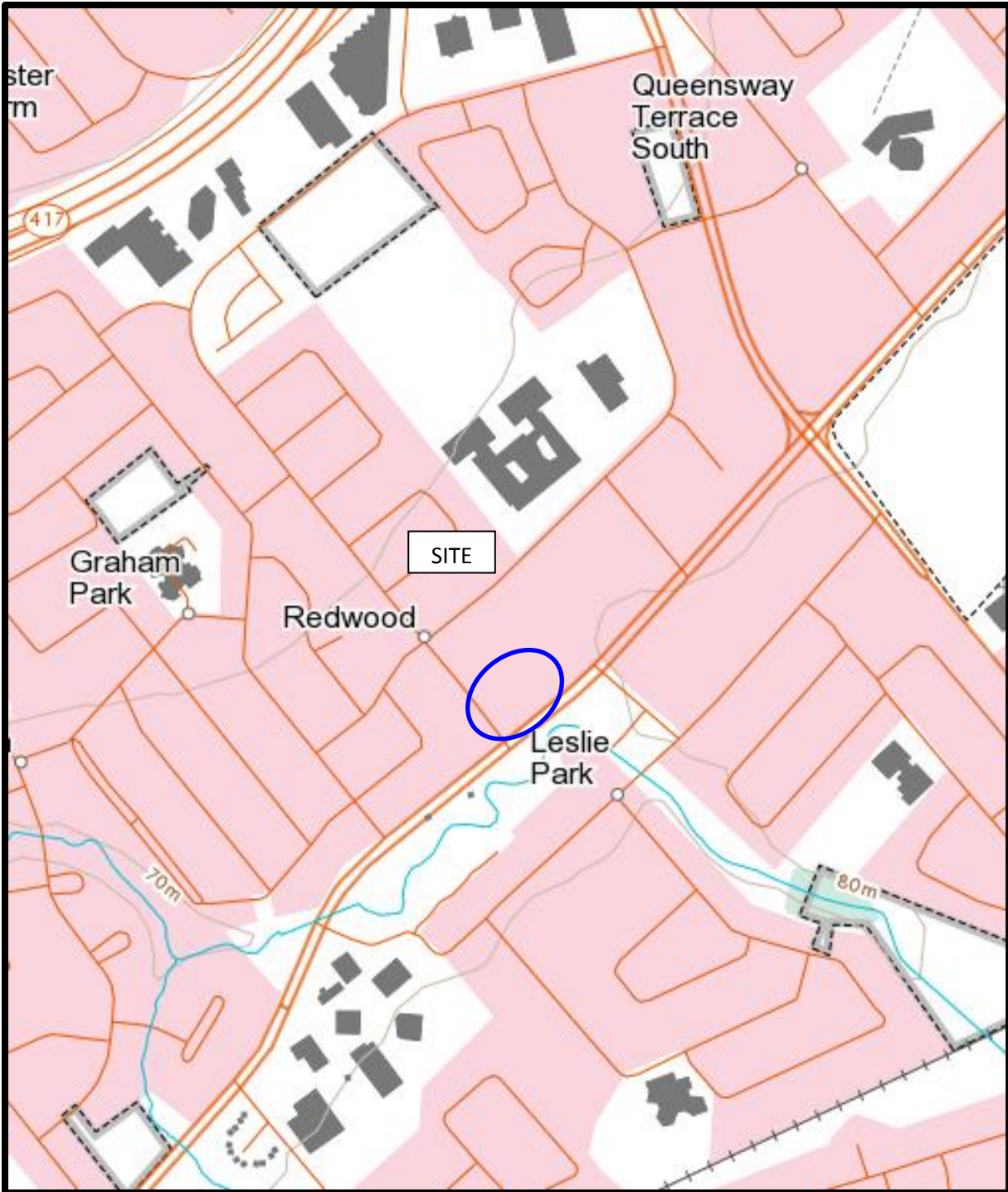
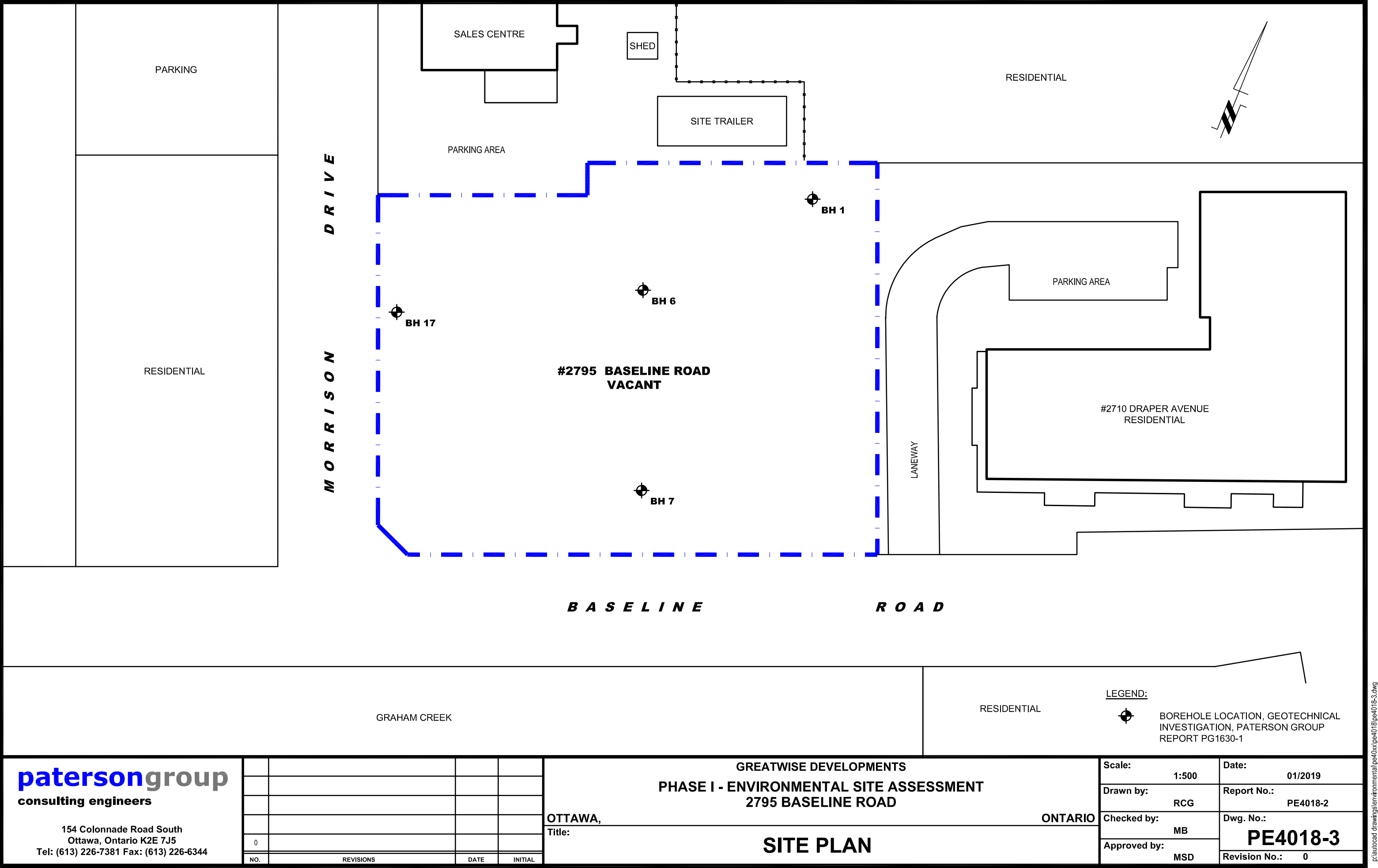


FIGURE 2  
TOPOGRAPHIC MAP




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NO.	REVISIONS	DATE	INITIAL

GREATWISE DEVELOPMENTS	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
2795 BASELINE ROAD	
OTTAWA,	ONTARIO
Title:	
SITE PLAN	

LEGEND:	
	BOREHOLE LOCATION, GEOTECHNICAL INVESTIGATION, PATERSON GROUP REPORT PG1630-1
Scale:	1:500
Date:	01/2019
Drawn by:	RCG
Report No.:	PE4018-2
Checked by:	MB
Dwg. No.:	PE4018-3
Approved by:	MSD
Revision No.:	0

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# **APPENDIX 1**

**SITE PLAN**

**CHAIN OF TITLE**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**









## READ Abstracts Limited

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

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

Tel.: 613-236-0664

Fax: 613-236-3677

### ENVIRONMENTAL SEARCH

April 24, 2017

Patersongroup

Attn: Michael Beaudoin

#### BRIEF DESCRIPTION OF LAND:

2704, 2706, 2724, 2734 Draper Ave., Ottawa.

Part of Block G, Part of Morrison Court and Draper Court closed by CR483411, Plan 447761, being Parts 2 and 25 on 4R29460 and Parts 1, 6-11, and 14 on 4R27845.

PIN: 03947-0251

03947-0253

LAST REGISTERED OWNER: REDWOOD REESIDENCES LIMITED

#### CHAIN OF TITLE:

Deed RO2360 registered October 17, 1844

From William Bell to John Bell

Deed NP18574 registered June 8, 1900

From John A. Bell to George Bell and Peter Bell

Deed NP46621 registered April 17, 1939

From estate of George Bell and estate of Peter Bell to William S. H. Wilson

Deed NP46675 registered May 3, 1939

From William S. H. Wilson to Kate Arkell

Deed CR347220 registered June 5, 1956

From Kate Arkell to Thomas C. Assaly, in trust

Deed CR351317 registered September 21, 1956

From Thomas C. Assaly, in trust to Redwood Land Company Limited

Deed CR382549 registered December 31, 1958

From Redwood Land Company Limited to Campeau Construction Company Limited

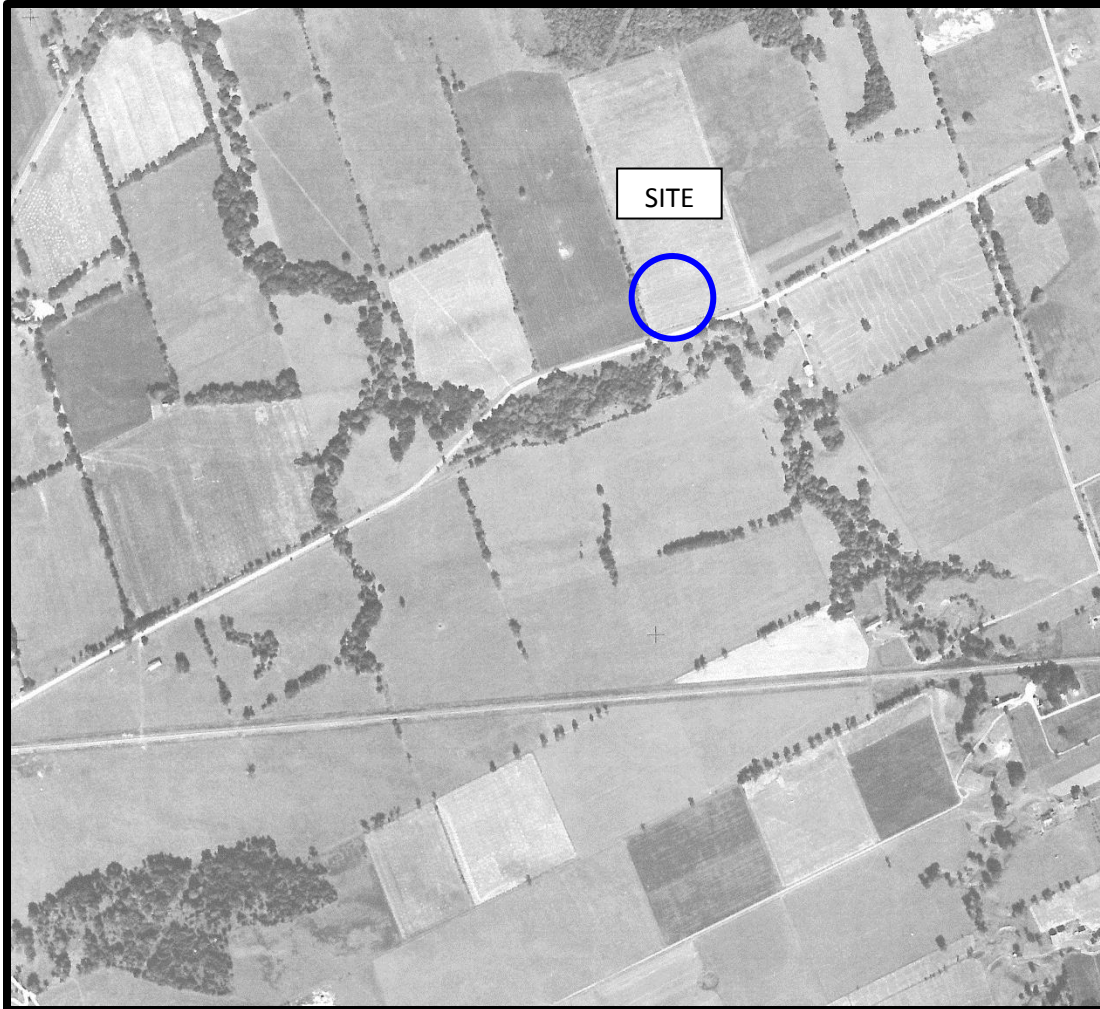
Plan 447761 registered August 14, 1962  
By Campeau Construction Company Limited

Deed CR489688 registered February 12, 1965  
From The Corporation of the City of Ottawa to Campeau Construction Company Limited  
(Roads Closed by Bylaw CR483411 registered December 1, 1964)

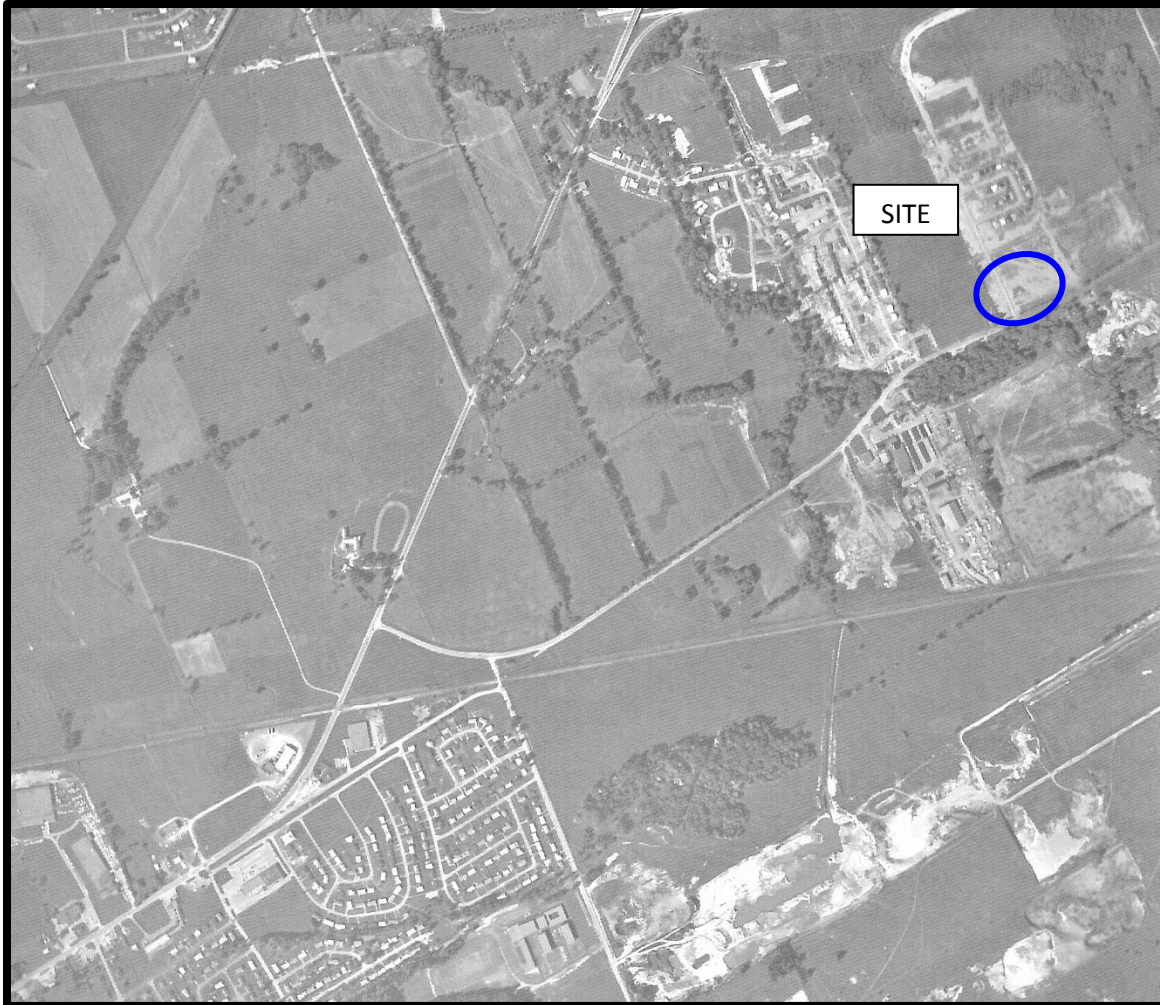
Deed NS206837 registered August 31, 1983  
From Campeau Corporation to Redwood Residences Ltd.

Deed N361313 registered October 27, 1986  
From The Corporation of the City of Ottawa to Redwood Residences Ltd.  
(1 foot reserves on road)

Name Change OC264474 registered October 30, 2003  
From Redwood Residences Ltd. To Redwood Residences Limited



AERIAL PHOTOGRAPH  
1951



AERIAL PHOTOGRAPH  
1963





AERIAL PHOTOGRAPH  
1973



AERIAL PHOTOGRAPH  
1983





AERIAL PHOTOGRAPH  
1996

## Site Photographs

PE4018

2795 Baseline Road, Ottawa, ON

January 11, 2019



Photograph 1: Looking south across the property. Property is shown to be fenced and snow covered.



Photograph 2: Looking South along Morrison Drive.

# **APPENDIX 2**

**MECP FREEDOM OF INFORMATION**

**TSSA CORRESPONDENCE**

## Anna Graham

---

**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** December-19-18 2:27 PM  
**To:** Anna Graham  
**Subject:** RE: Records search request for Draper Avenue

### No Records Found

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).

For copies of documents, please complete the Release of Public Information form, found at <https://www.tssa.org/en/about-tssa/resources/Release-of-Records-form--Jan-2018Final.pdf> and email the completed form to [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org) or through mail along with the appropriate fee. TSSA's fee schedule can be found at: [https://www.tssa.org/en/about-tssa/resources/Documents/Public-Information-Fee-Schedule\\_Jan\\_2018.pdf](https://www.tssa.org/en/about-tssa/resources/Documents/Public-Information-Fee-Schedule_Jan_2018.pdf). Fees are payable with a credit card (Visa or MasterCard) or by 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 Hill | Public Information Agent**

Facilities

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)

[www.tssa.org](http://www.tssa.org)



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**From:** Anna Graham <AGraham@Patersongroup.ca>  
**Sent:** December 19, 2018 1:41 PM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** Records search request for Draper Avenue

Good afternoon,

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:

2675 Draper Avenue  
2700 Draper Avenue  
2704 Draper Avenue  
2706 Draper Avenue  
2724 Draper Avenue  
2734 Draper Avenue

2735 Draper Avenue  
2785 Baseline Road  
2795 Baseline Road  
1302 Morrison Drive

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](mailto:agraham@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**

## POSITION

Environmental Engineer

## EDUCATION

Carleton University, B.Eng. 2010  
Environmental Engineering

## EXPERIENCE

*2010-present*

**Paterson Group Inc.**

Consulting Engineers

Geotechnical and Environmental Division

Environmental Engineer

## SELECT LIST OF PROJECTS

Rideau Street Reconstruction - Ottawa

Main Street Reconstruction - Ottawa

Woodroffe Avenue Reconstruction – Ottawa

Westboro Connection Remediation - Ottawa

Former Alcan Plant Redevelopment - Kingston

Former Nordex Facility Redevelopment - Kingston

Jack Garland Airport Remediation – North Bay

Highway 17 Twinning Project – Arnprior

Watermain Construction – North Bay

Waste Audits – Various City of Ottawa Facilities

Parks Recycling Pilot Program – Various City of Ottawa parks

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

Groundwater Remediation and Monitoring Program Supervision – Ottawa

Designated Substance Surveys – Residential and Commercial Sites – Ottawa

Asbestos Air Testing – Various Locations - Ottawa

Mould Testing – Various Locations - Ottawa

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

**Environmental  
Engineering**

**Geotechnical  
Engineering**

**Materials Testing  
Quality Control**

**Building Sciences**

**Hydrogeology**

**Archeological Services**



Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

## POSITION

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

## EDUCATION

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

## MEMBERSHIPS

Ottawa Geotechnical Group  
Professional Engineers of Ontario

## EXPERIENCE

*1991 to Present*

### **Paterson Group Inc.**

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

## SELECT LIST OF PROJECTS

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