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Phase I Environmental Site Assessment

25 Grant Street
Ottawa, Ontario

Prepared For

Natalie Mariani

March 21, 2019

Report: PE4563-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Ms. Natalie Mariani to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 25 Grant Street, in the City of Ottawa, Ontario. The purpose of this Phase I – Environmental Site Assessment was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject properties.

The subject site was developed prior to the earliest records of 1928 with a residential dwelling. No PCAs/APECs were identified on the subject site during the historical review.

Limited commercial operations were identified in the subject area included cleaners including dry cleaners, automobile garages, retail fuel outlets, foundries, machine shops/electrical works, shoe and textile manufacturers and printers. Given their distances from the subject site and/or locations down- or cross-gradient from the subject site, these PCAs do not represent APECs with regard to the subject land.

Following the historical review, a site visit was conducted. The site is currently occupied by a two storey detached residential dwelling. Neighbouring properties consisted of residential with the nearest commercial property within the study area being a garage located 75m east of the subject site, at 1 Grant Street. Given the cross-gradient location of this property from the subject site, this PCA does not represent an APEC with regards to the subject site.

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

Recommendations

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

Lead-based paint may be present beneath more recent non-lead-based paint products on any remaining original surfaces within the building. It is recommended that original paint is tested for lead content prior to its disturbance. Major work involving lead-based

paint or other lead containing products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

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

1.0 INTRODUCTION

At the request of Ms. Natalie Mariani, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) for 25 Grant 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.

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

This Phase I-ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04, as amended, under the Environmental Protection Act and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

2.0 PHASE I PROPERTY INFORMATION

Address: 25 Grant Street, Ottawa, Ontario.

Property Identification Number: 04094-0230.

Location: The subject site is situated on the north side of Grant Street, approximately 100 m east of the intersection between Grant Street and Parkdale Avenue.

Latitude and Longitude: 45° 24' 07" N, 75° 43' 42" W;

Site Description:

Configuration: Rectangular.

Site Area: 390 m² (approximate).

Zoning: R4H – Residential 4th Density.

Current Use: The subject site is currently occupied with a two storey detached house.

Services: The subject site is located in a municipally serviced area.

3.0 SCOPE OF INVESTIGATION

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

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

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

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

First Developed Use Determination

Based on the available sources, the property appears to be developed with a dwelling by the time of the first available records in 1928.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1956 were reviewed for the Phase I Property and Phase I Study Area. The subject site was occupied by the existing building according to the FIP. No Potentially Contaminating Activities (PCA) were identified on the subject site.

The subject area to the north and east predominantly comprised residential land while the west and south of the area consisted of residential land use with occasional commercial/light industrial properties. In particular, the Ottawa Shoe Co. Ltd., Sperry Gyroscope Ottawa Ltd. Dominion Loose Leaf Printers, Capital Wire Cloth Co. Ltd. and Beach Foundry Ltd. occupy the majority of the land west of Parkdale Avenue and north of Armstrong Street.

Retail fuel outlets were identified at 390 Parkdale Avenue, 1132 Wellington Street West and 1092-1096 Wellington Street West. Automotive service garages were noted at 1 Grant Street and 20 Hamilton Avenue. Pattons Cleaner and Dyers is present at 1200 Wellington Street West.

These land uses are considered to constitute PCAs within the subject area.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1905 to 2010 as part of the Phase I ESA.

A summary of Potentially Contaminating Activities on the site and in the Phase I study area is provided in the table below.

Table 1: City Directories – Potentially Contaminating Activities (PCA) in Phase I Study Area			
Address	Listed Activity (years listed)	Distance / Orientation from site	APEC
1 Grant Street	Grant Street Garage (1949-2010)	75m east	No
340 Hinchey Ave	Shorley Controls Ltd; electrical eqpt (1976)	80m north	No
16 Hamilton Ave	Davidson Foundry (1915-1959)	180m west	No
24 Hamilton Ave	Bourk's Complete Car Care Service Dept. (2010) Armstrong C Motors (1992)	185m southwest	No
20 Hamilton Ave	Gerard & Stewart Machine Works (1928-1941)	200m west	No
380 Parkdale Ave	Comet Cleaners (1959)	100m west	No
390 Parkdale Ave	Parkdale Sunoco Service Station (1959-2010)	110m southwest	No
1175 Wellington Street West	Parkdale Shell Service Station (1970-1980)	100m south	No
1132 Wellington Street West	Robert A Wright Service Station (1949)	115m east	No
1186 Wellington Street West	Parkdale ESSO Service Station (1970-1992) Minion's Nat Service Station (1941-1959)	140m southwest	No
1125 Wellington Street West	Blackwell Lyk Dry Cleaners (1949)	140m east	No
1141 Wellington Street West	Bob's ESSO Service Station (1959) West End Tire and Vulcanising Shop (1941-1949)	165m east	No
1195 Wellington Street West	Marguardt Printing (1980-1992)	180m southwest	No
1112 Wellington Street West	Star Cleaners and Dyers (1941-1949)	195m east	No
1109 Wellington Street West	Economy Washeteria (1970-1980)	215m east	No
1097 Wellington Street West	Ottawa Cleaners (1941)	235m east	No

The directories first record Grant Street in 1905 as a residential street.

Numerous PCAs are listed in Table 1 above, however, none of these activities are considered to represent areas of potential environmental concern (APEC) on the

subject site, based on their separation distance and/or the down or cross gradient location from the subject site.

4.2 Environmental Source Information

Environment and Climate Change Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on March 5, 2019. The subject site was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites were identified on the subject site or within a 250m radius.

Ontario Ministry of Environment (MECP) Instruments

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

MECP Coal Gasification Plant Inventory

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

MECP Incident Reports

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

MECP Waste Management Records

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

MECP Submissions

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

MECP Brownfields Environmental Site Registry

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

MECP Waste Disposal Site Inventory

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

Areas of Natural and Scientific Interest (ANSI)

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on March 5, 2019. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted on March 5, 2019, to inquire about current and former underground/aboveground storage tanks, spills and incidents for the subject and neighbouring properties. No records were found for the subject site or neighbouring properties.

City of Ottawa Landfill Document

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

City of Ottawa Historical Land Use Inventory

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

Previous Engineering Reports

No historical environmental site assessment reports (ESA) have been conducted at the subject site to our knowledge.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

- | | |
|------|---|
| 1928 | The subject site appears to be occupied by a detached dwelling on the eastern part of the property. The surrounding area is occupied by residential properties with a church to the southeast. |
| 1958 | No significant changes have been made to the subject site. Commercial buildings appear to be present to the east of the subject site, north and south of the intersection between Grant Street and McCormick Street. From the street directories, these are believed to be a garage and service station respectively. |
| 1965 | No significant changes have been made to the subject site. An apartment block was constructed to the south of the site along with a parking lot. |
| 1976 | No significant changes have been made to the subject site. The service station located to the southeast has been redeveloped with a commercial building. |

1991	No significant changes have been made to the subject site. To the southwest of the subject site, an additional apartment block was constructed.
2002	No significant changes have been made to the subject site or surrounding properties.
2011	A storage garage has been constructed on the subject site to the west of the subject building. No significant changes have been made to surrounding properties.
2017	The storage garage identified on the previous photo is no longer present. Directly south of the site, three residential units have been constructed.

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

Topographic Maps

Topographic maps were obtained from Natural Resources Canada - The Atlas of Canada website. The topographic maps indicate that the subject site and surrounding area slopes down gently to the northwest. An illustration of the referenced topographic map is present in Figure 2 - Topographic Map following the body of this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada - The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: "The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets." The subject site is located in the Central St. Lawrence Lowland, "where the land is rarely more than 150 m above sea level, except for the Monteregian Hills, which consist of intrusive igneous rocks".

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on the information from NRCAN, bedrock in the area of the site consists of limestone, dolostone, shale and arkose of the Ottawa Group. Based on the maps, the thickness of overburden is anticipated to be around 2 m and consists of glacial till.

Water Well Records

A search of the MECP's web site for all drilled well records within 250 m of the subject site was conducted on March 5, 2019. The search identified fifty (50) records in the subject area, dating from 2007 to 2016, all consisting of observation/monitoring wells.

One (1) well was identified within 100m of the subject site. This was located 30m east of the site and comprised a well drilled in 2007 for observation/monitoring purposes. The deepest borehole was recorded at 22.3m depth. No indication of contamination was recorded in any of the records.

Water Bodies and Areas of Natural Significance

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

5.0 INTERVIEWS

Property Owner

As part of this assessment, Natalie Mariani was interviewed. Ms. Mariani confirmed she had recently purchased the property which was scheduled for demolition prior to the construction of the new three storey, nine unit multi-tenant apartment building.

Ms. Mariani was unaware of any environmental issues with regard to the subject or neighbouring properties.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted on March 7, 2019. Weather conditions were sunny, with a temperature of approximately -8 °C. Mr. Philip Price from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site reconnaissance.

6.2 Specific Observations at the Phase I Property

Buildings and Structures

The subject site is occupied by a two storey detached residential house with a single storey basement. Two outbuildings were also located to the rear (north) of the site.

The main building, constructed on a stone foundation and finished with pebble-dash and with a sloped shingled roof, is heated by a natural gas-fired boiler, located in the basement. A metal hatch in the basement suggested the building was historically heated with coal.

Site Features

The site is occupied by the subject building which occupies around 25% of the property. The remainder of the site is set to landscaping or asphaltic parking. Mature trees are present in the landscaped areas. Adjacent properties are approximately at grade with respect to the subject site. Site drainage consists of runoff towards Grant Street.

Below Ground Structures

No below ground structures were identified at the time of the site visit, aside from utilities (natural gas, sewer and water).

Potable Water Source

The subject property is currently municipally serviced.

Potential Environmental Concerns

☐ **Waste Management**

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

☐ **Wastewater Discharge**

Wastewater is discharged to the municipal sewer system.

☐ **Potable Wells**

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

☐ **Railway Lines**

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

☐ **Polychlorinated Biphenyls (PCBs)**

No transformers were observed on the subject site.

☐ **Unidentified Substances**

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

Interior Assessment

A general assessment of the building interior is as follows:

- ☐ The floors consisted predominantly of hardwood with vinyl tile and linoleum coverings. In the basement, a concrete floor was present.
- ☐ The walls and ceilings consisted of plaster and drywall. Ceramic tile were present in the bathroom.
- ☐ Lighting throughout the building was a mixture of fluorescent and incandescent fixtures.

Potentially Hazardous Building Products

☐ **Asbestos Containing Materials (ACMs)**

Based on the approximate age of the building, asbestos containing materials may have been used during construction and may still be present within the structure. These materials include water tank insulation, vinyl tile, linoleum, drywall joint compound and plaster. A survey should be conducted prior to demolition of the building.

☐ **Lead-Based Paint**

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

☐ **Polychlorinated Biphenyls (PCBs)**

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

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

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

Other Potential Environmental Concerns

☐ **Storage Tanks**

An insulated aboveground storage tank was present in the basement. This tank was likely a historic hot water tank. No fuel tanks or pipework were noted.

☐ **Wastewater Drainage**

Wastewater drainage from the building is expected to drain into the City of Ottawa sewer system.

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 land followed by Armstrong Street with Residential land beyond.
- ☐ South - Grant Street followed by residential land with Wellington Street West beyond.
- ☐ East - Residential land followed by a garage with McCormick Street beyond.
- ☐ West - Residential land followed by Parkdale Avenue with Parkdale Market beyond.

Land use within the Phase I study area is shown on Drawing PE4563-2 - Surrounding Land Use Plan.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following table indicates the current and past uses of the site dating back to the first developed use of the site.

Table 2: Land Use History			
Time Period	Land Use	Potentially Contaminating Activities	Areas of Potential Environmental Concern
Prior to 1928 - present	Detached residential house	None	No

Potentially Contaminating Activities (PCAs)

No PCAs have been identified on the subject site.

A total of twenty-seven (27) PCAs outside of the subject property but within the Phase I study area were identified. These comprise four (4) automobile garages, six (6) cleaners including dry cleaners, seven (5) retail fuel outlets, three (3) foundries, four (4) machine shops/electrical works, three (3) shoe and textile manufacturers and two (2) printers. The off-site PCAs are shown on Drawing PE4563-2 Surrounding Land Use Plan.

Areas of Potential Environmental Concern (APEC)

PCAs within the Phase I study area are not considered to have resulted in APECs at the subject site based on their separation distance and/or down- or cross-gradient location from the subject site.

Contaminants of Potential Concern (CPC)

As no APECs have been identified for the subject site, no Contaminants of Potential Concern (CPCs) have been identified.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on the information from NRCAN, bedrock in the area of the site consists of limestone, dolostone, shale and arkose of the Ottawa Group. Based on the maps,

the thickness of overburden is anticipated to be around 2 m and consists of glacial till.

Contaminants of Potential Concern

As per Section 7.1 of this report, no CPCs have been identified on the subject site.

Existing Buildings and Structures

The subject site is occupied by a two storey residential dwelling constructed prior to 1928.

Water Bodies

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

Areas of Natural Significance

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

Drinking Water Wells

Records of fifty (50) observation/monitoring wells dating from 2007 to 2016 were identified. One (1) well was identified within 100m of the subject site and was located 30m east of the subject site. Given the municipally supplied area and age of the wells, any historical private water wells are assumed to be obsolete.

Neighbouring Land Use

Neighbouring land use in the Phase I study area consists of residential and commercial properties. Land use is shown on Drawing PE4563-2 Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, several Potentially Contaminating Activities have been identified within the study area however, none are considered to represent Areas of Potential Environmental Concern.

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 on the subject site or in the study area which have the potential to have impacted the subject site. The presence or lack of potentially contaminating activities was confirmed by a variety of independent sources and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by Ms. Natalie Mariani to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 25 Grant Street, in the City of Ottawa, Ontario. The purpose of this Phase I – Environmental Site Assessment was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject properties.

The subject site was developed prior to the earliest records of 1928 with a residential dwelling. No PCAs/APECs were identified on the subject site during the historical review.

Limited commercial operations were identified in the subject area included cleaners including dry cleaners, automobile garages, retail fuel outlets, foundries, machine shops/electrical works, shoe and textile manufacturers and printers. Given their distances from the subject site and/or locations down- or cross-gradient from the subject site, these PCAs do not represent APECs with regard to the subject land.

Following the historical review, a site visit was conducted. The site is currently occupied by a two storey detached residential dwelling. Neighbouring properties consisted of residential with the nearest commercial property within the study area being a garage located 75m east of the subject site, at 1 Grant Street. Given the cross-gradient location of this property from the subject site, this PCA does not represent an APEC with regards to the subject site.

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

Recommendations

Based on the age of the subject building, asbestos containing materials (ACMs) are potentially present in the subject structure. The potential ACMs include water tank insulation, drywall joint compound, plaster, vinyl tile and linoleum. Both wall materials and floor coverings in the property were in generally poor condition. An asbestos survey of the building must be conducted in accordance with Ontario

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

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

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

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04, as amended, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

Should any conditions be encountered at the subject site and/or historical information that differs from our findings, we request that we are notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Ms. Natalie Mariani. Permission and notification from the above noted party and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Philip Price, BSc. FGS



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Ms. Natalie Mariani
- Paterson Group

10.0 REFERENCES

Federal Records

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

Provincial Records

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

Municipal Records

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

Local Information Sources

Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View
Bing Maps

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4563-1 – SITE PLAN

DRAWING PE4563-2 – SURROUNDING LAND USE PLAN

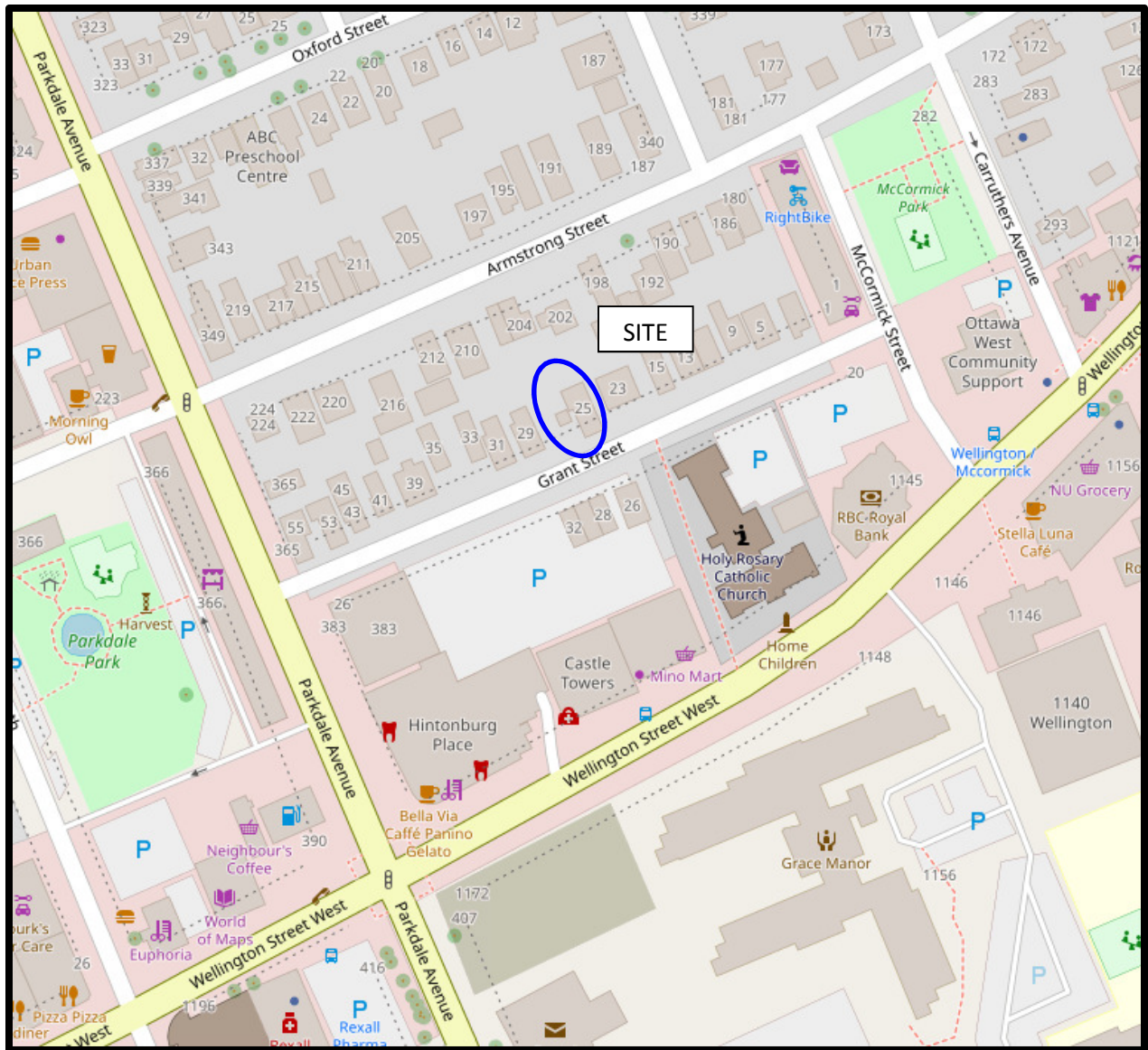


FIGURE 1
KEY PLAN

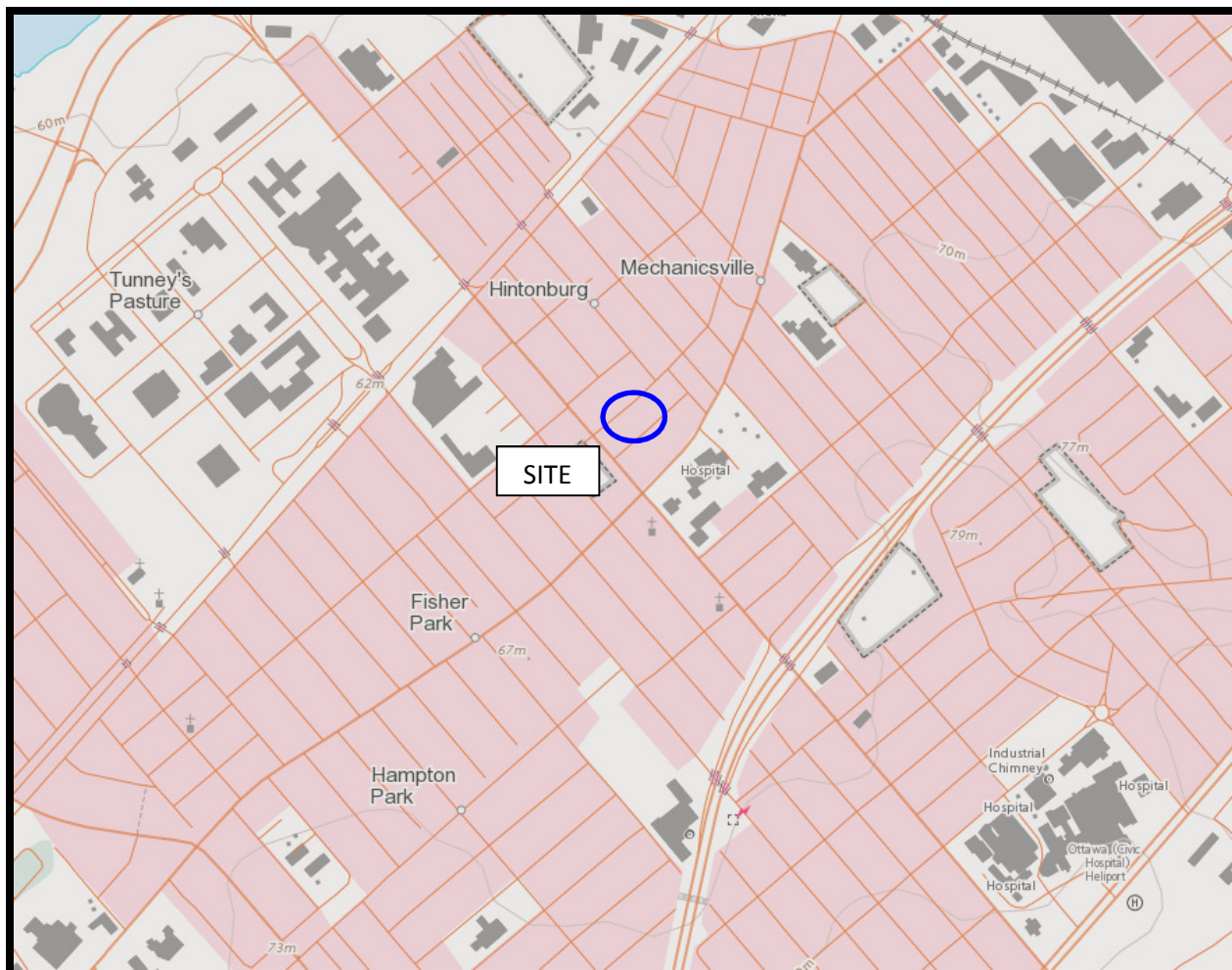
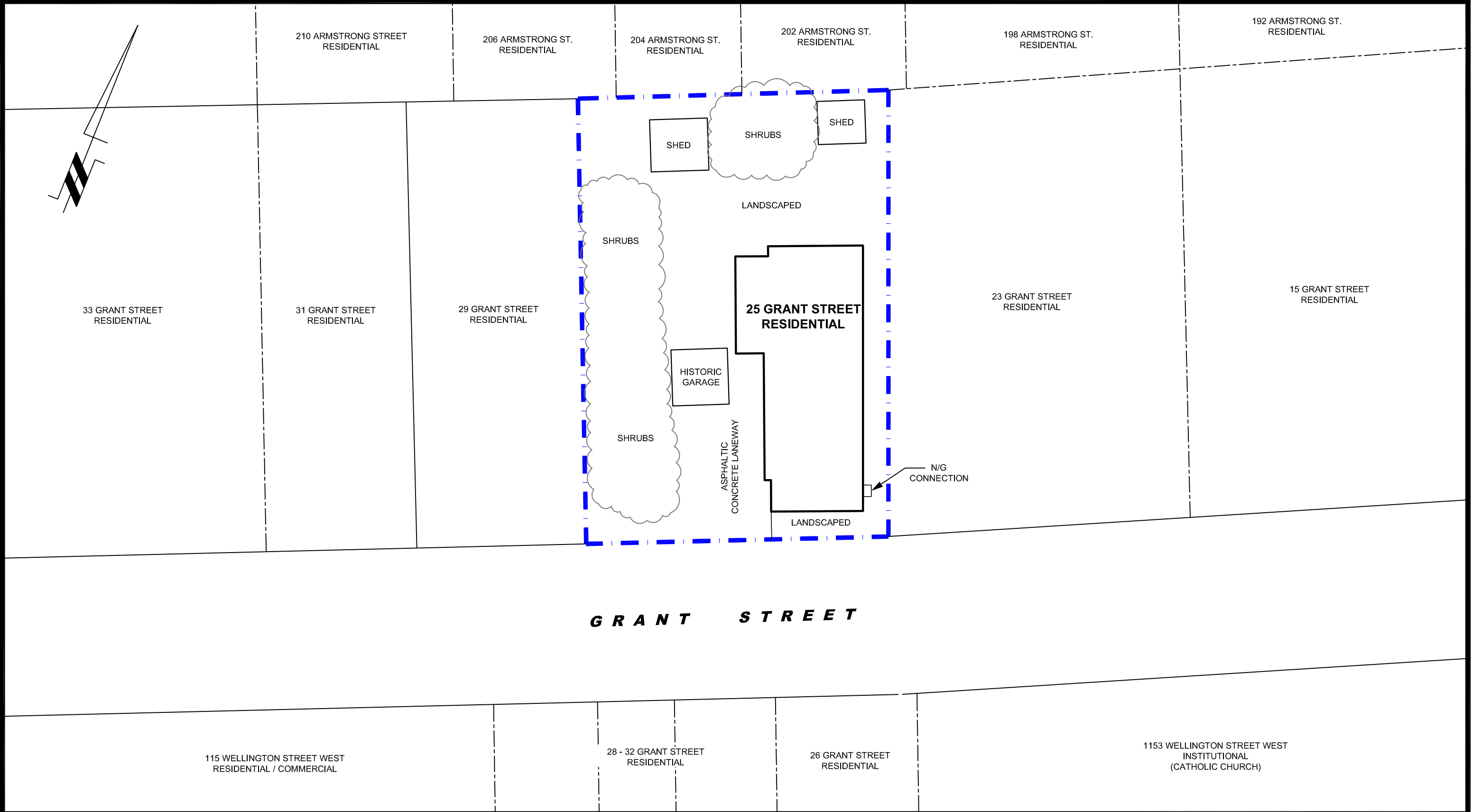


FIGURE 2
TOPOGRAPHIC MAP



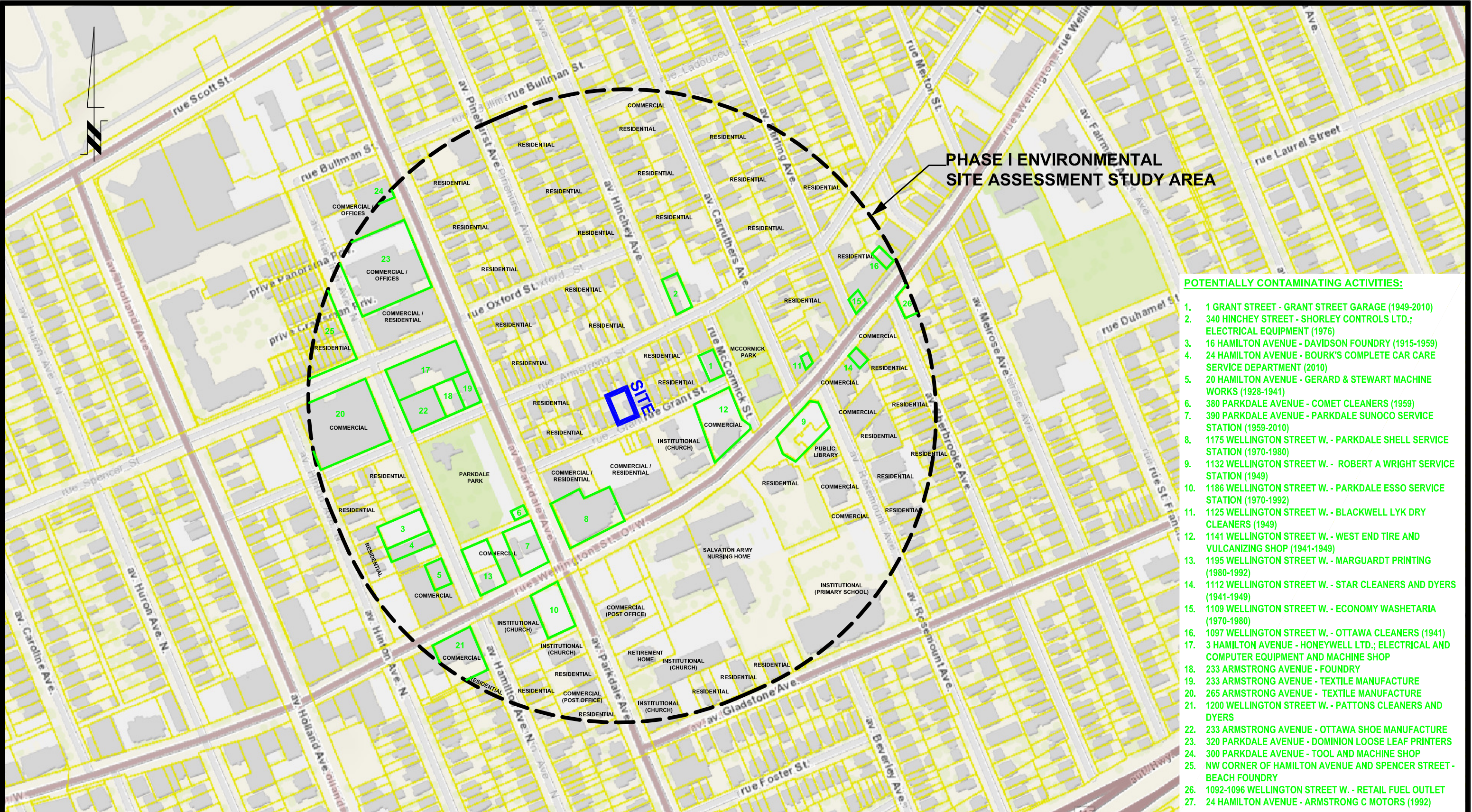
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NO.	REVISIONS	DATE	INITIAL

MS. NATALIE MARIANI	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
25 GRANT STREET	
OTTAWA,	ONTARIO
Title: SITE PLAN	

Scale:	1:200	Date:	03/2019
Drawn by:	RCG	Report No.:	PE4563-1
Checked by:	PP	PE4563-1	
Approved by:	MSD		
		Revision No.:	



POTENTIALLY CONTAMINATING ACTIVITIES:

- 1 GRANT STREET - GRANT STREET GARAGE (1949-2010)
- 340 HINCHEY STREET - SHORLEY CONTROLS LTD.; ELECTRICAL EQUIPMENT (1976)
- 16 HAMILTON AVENUE - DAVIDSON FOUNDRY (1915-1959)
- 24 HAMILTON AVENUE - BOURK'S COMPLETE CAR CARE SERVICE DEPARTMENT (2010)
- 20 HAMILTON AVENUE - GERARD & STEWART MACHINE WORKS (1928-1941)
- 380 PARKDALE AVENUE - COMET CLEANERS (1959)
- 390 PARKDALE AVENUE - PARKDALE SUNOCO SERVICE STATION (1959-2010)
- 1175 WELLINGTON STREET W. - PARKDALE SHELL SERVICE STATION (1970-1980)
- 1132 WELLINGTON STREET W. - ROBERT A WRIGHT SERVICE STATION (1949)
- 1186 WELLINGTON STREET W. - PARKDALE ESSO SERVICE STATION (1970-1992)
- 1125 WELLINGTON STREET W. - BLACKWELL LYK DRY CLEANERS (1949)
- 1141 WELLINGTON STREET W. - WEST END TIRE AND VULCANIZING SHOP (1941-1949)
- 1195 WELLINGTON STREET W. - MARGUARDT PRINTING (1980-1992)
- 1112 WELLINGTON STREET W. - STAR CLEANERS AND DYERS (1941-1949)
- 1109 WELLINGTON STREET W. - ECONOMY WASHETARIA (1970-1980)
- 1097 WELLINGTON STREET W. - OTTAWA CLEANERS (1941)
- 3 HAMILTON AVENUE - HONEYWELL LTD.; ELECTRICAL AND COMPUTER EQUIPMENT AND MACHINE SHOP
- 233 ARMSTRONG AVENUE - FOUNDRY
- 233 ARMSTRONG AVENUE - TEXTILE MANUFACTURE
- 265 ARMSTRONG AVENUE - TEXTILE MANUFACTURE
- 1200 WELLINGTON STREET W. - PATTONS CLEANERS AND DYERS
- 233 ARMSTRONG AVENUE - OTTAWA SHOE MANUFACTURE
- 320 PARKDALE AVENUE - DOMINION LOOSE LEAF PRINTERS
- 300 PARKDALE AVENUE - TOOL AND MACHINE SHOP
- NW CORNER OF HAMILTON AVENUE AND SPENCER STREET - BEACH FOUNDRY
- 1092-1096 WELLINGTON STREET W. - RETAIL FUEL OUTLET
- 24 HAMILTON AVENUE - ARMSTRONG C MOTORS (1992)

patersongroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

MS. NATALIE MARIANI
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
25 GRANT STREET
OTTAWA, ONTARIO
Title:
SURROUNDING LAND USE PLAN

Scale:	1:3000	Date:	03/2019
Drawn by:	RCG	Report No.:	PE4563-1
Checked by:	PP	PE4563-2	Revision No.:
Approved by:	MSD		

APPENDIX 1

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



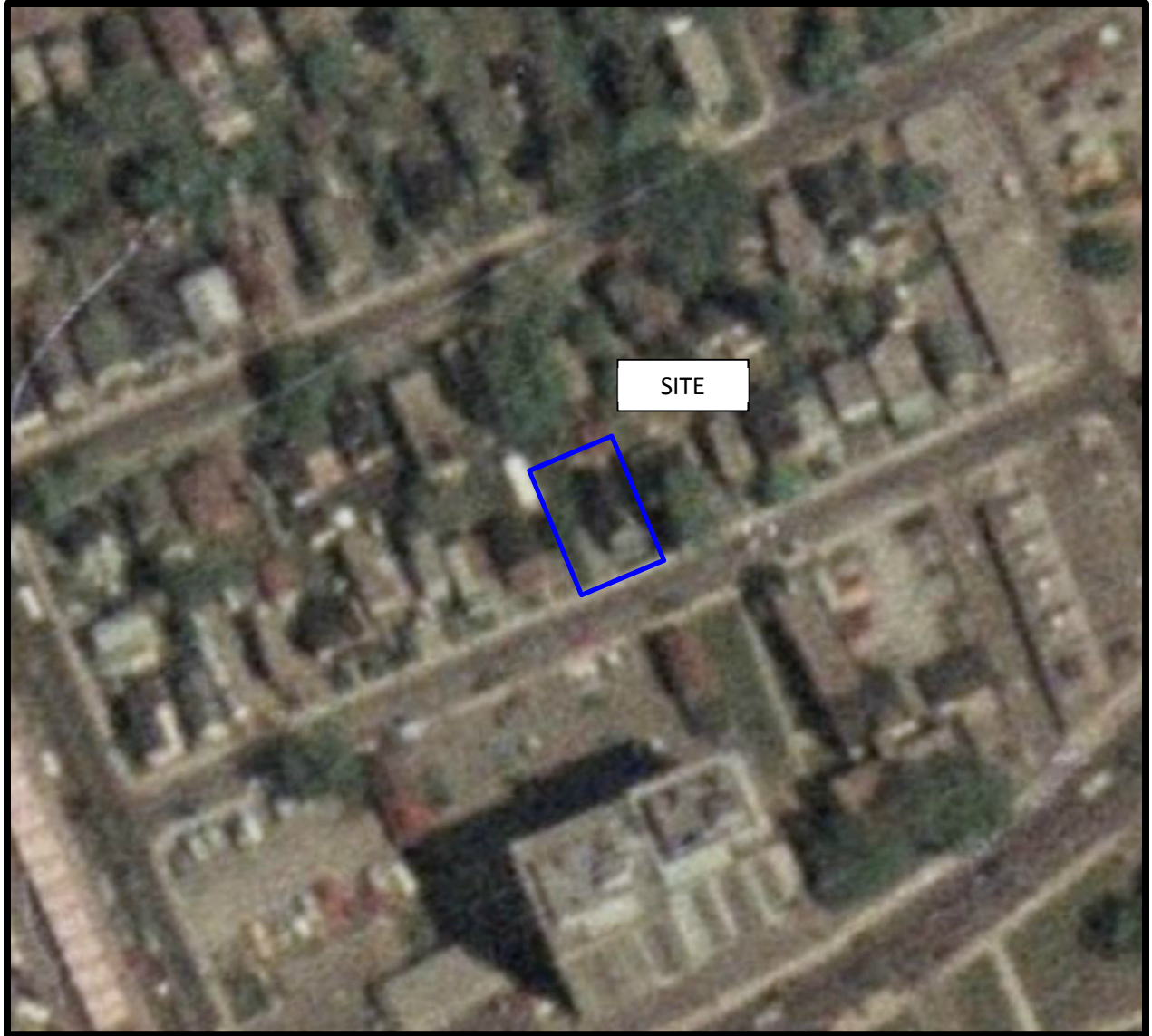
AERIAL PHOTOGRAPH
1928



AERIAL PHOTOGRAPH
1958



AERIAL PHOTOGRAPH
1965



AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1991



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2011



AERIAL PHOTOGRAPH
2017

Site Photographs

PE4563

25 Grant Street, Ottawa

March, 2019



Photo 1 – Western elevation of the house facing southeast.



Photo 2 – Insulated tank located in the basement.

Site Photographs

PE4563

25 Grant Street, Ottawa

March, 2019



Photo 3 – Linoleum floor coverings in the second floor bedroom.



Photo 4 – Plaster walls in a poor state of repair.

APPENDIX 2

MECP FREEDOM OF INFORMATION REQUEST

CITY OF OTTAWA HLUI REQUEST

WATER WELL RECORDS

TSSA CORRESPONDENCE

Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Philip Price Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: pprice@patersongroup.ca			FOI Request No.	Date Request Received
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. PE4563		Signature/Print /Name of Requester Philip Price	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 25 Grant Street, Ottawa, Ontario PIN - 040940230				
Present Property Owner(s) and Date(s) of Ownership Ms Natalie Mariani				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>				
Environmental concerns (General correspondence, occurrence reports, abatement)			all	
Orders			all	
Spills			all	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			all	
Waste Generator number/classes			all	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
			SD	Specify Year(s) Requested
air - emissions				1986-present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				1986-present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				1986-present
waste water - industrial discharges				1986-present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				1986-present
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste				1986-present
pesticides - licenses				1986-present

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

Office Use Only

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



Historic Land Use Inventory

Application Form

Notice of Public Record

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

Municipal Freedom of Information and Protection Act

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

Background Information

***Site Address or Location:**

25 Grant Street, Ottawa

**Mandatory Field*

Applicant/Agent Information:

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

Registered Property Owner Information:

☐ Same as above

Name:	Natalie Mariani		
Mailing Address:	25 Grant Street, Ottawa		
Telephone:	613 282 0844	Email Address:	nataliemariani@hotmail.com

Site Details

Legal Description
and PIN:

04094-0230

What is the land
currently used for?

Residential

Lot frontage:

m

Lot depth:

m

Lot area:

m²

OR

Lot area: (irregular lot)

390

m²

Does the site have Full Municipal Services:

☒ Yes

☐ No

Required Fees

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

Planning Fee

\$102.00

Submittal Requirements

The following are required to be submitted with this application:

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

Disclaimer
For use with HLUI Database

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

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

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

Signed: _____

Dated (dd/mm/yyyy): 07/03/2019 _____

Per: PHILIP PRICE _____

(Please print name)

Title: Environmental Assessor _____

Company: Paterson Group _____



Well Tag **A 056016** (see below)

A05016

Well Record

Regulation 903 Ontario Water Resources Act

page of

• For use in the **Province of Ontario** only. This document is a permanent **legal** document. Please retain for future reference.
 • All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
 • Questions regarding completing this application can be directed to the Water Well Help Desk (Toll Free) at 1-888-396-9355.
 • **All metre measurements shall be reported to 1/10th of a metre.**
 • Please print clearly in blue or black ink only.

Ministry Use Only

Ministry Use Only											
NAME					DOB					AGE	

W [REDACTED]
 Fir [REDACTED]
 Co [REDACTED]
 Address of Well Location (County/District/Municipality) *Carleton*

Township

Lot

Concession	
------------	--

RR#/Street Number/Name 1161 WILKINSON ST				City/Town/Village OTTAWA		Site/Compartment/Block/Tract etc.	
GPS Reading	NAD 83	Zone 18	Easting 443016	Northing 5027351	Unit Make/Model Garmin	Mode of Operation: Track	<input type="checkbox"/> Undifferentiated <input checked="" type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify _____

General Colour	Most common material	Other Materials	General Description	Depth	Metres
				From	To
BRN	GRAVEL	SAND	FILL	0	0.6
BRN	SILT	CLAY	DENSE NATIVE	0.6	4
GRY	"	"	" , Wet.	4.	6

Hole Diameter			Construction Record					Test of Well Yield					
Depth	Metres	Diameter	Inside diam centimetres	Material	Wall thickness centimetres	Depth		Metres	Pumping test method	Draw Down		Recovery	
From	To	Centimetres				From	To			Time min	Water Level Metres	Time min	Water Level Metres
0	6	10							Pump intake set at - (metres)	Static Level			
				<input type="checkbox"/> Steel <input checked="" type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized		0.25	0	3	Pumping rate - (litres/min)	1		1	
				<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized					Duration of pumping ____ hrs + ____ min	2		2	
				<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized					Final water level end of pumping ____ metres	3		3	
				<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized					Recommended pump type. <input type="checkbox"/> Shallow <input type="checkbox"/> Deep	4		4	
				<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized					Recommended pump depth. ____ metres	5		5	
									Recommended pump rate. (litres/min)	10		10	
				<input type="checkbox"/> Steel <input checked="" type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	Slot No.				If flowing give rate - (litres/min)	15		15	
										20		20	
										25		25	
									If pumping discontinued, give reason.	30		30	
										40		40	
										50		50	
										60		60	

Water Record		
Water found at ____ Metres	Kind of Water	
<input type="checkbox"/> m <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Other: _____		
<input type="checkbox"/> m <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Other: _____		
<input type="checkbox"/> m <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Other: _____		
After test of well yield, water was		
<input type="checkbox"/> Clear and sediment free <input type="checkbox"/> Other, specify _____		
Chlorinated <input type="checkbox"/> Yes <input type="checkbox"/> No		

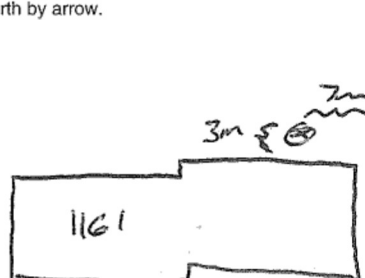
Screen		
Outside diam	<input type="checkbox"/> Steel <input checked="" type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	Slot No. 10
4.3		3
No Casing or Screen		
<input type="checkbox"/> Open hole		

Plugging and Sealing Record		<input checked="" type="checkbox"/> Annular space	<input type="checkbox"/> Abandonment
Depth set at - Metres		Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
From	To		
0	0.3	CONCRETE	
0.3	2.4	BENTONITE	
2.4	6	SILICA SAND	

Method of Construction			
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Rotary (air)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Jetting	<input type="checkbox"/> Other

Location of Well

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



Philip Price

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: March-06-19 5:55 PM
To: Philip Price
Subject: RE: TSSA Records Search, PE4563 - Ottawa, ON

Hello Philip,

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,

Yalini



Yalini Kanagendran | Public Information Agent

Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3449 | Fax: +1-416-231-6183 | E-Mail: publicinformationsservices@tssa.org
www.tssa.org



From: Philip Price <PPrice@Patersongroup.ca>
Sent: March 5, 2019 3:53 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: TSSA Records Search, PE4563 - Ottawa, ON

Good afternoon,

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

1157 Wellington Street West
1153 Wellington Street West
1145 Wellington Street West
383 Parkdale Avenue
1 Grant Street

26 Grant Street
28 Grant Street
30 Grant Street
32 Grant Street
25 Grant Street

Thank you very much,

Philip Price

patersongroup
solution oriented engineering
60 years serving our clients

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

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

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Philip Price
BSc.
FGS

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Sciences

Hydrogeology

**Archaeological
Services**

POSITION

Intermediate Environmental Scientist

EDUCATION

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

EXPERIENCE

2018 - Present:

Paterson Group Inc.

Consulting Engineers

Environmental Division

Intermediate Environmental Scientist

2016 - 2018

Harrison Group Environmental Ltd.

Consulting Engineers

Senior Environmental Engineer

2013 - 2016

Harrison Group Environmental Ltd.

Consulting Engineers

Environmental Engineer

2009 – 2011

AP Geotechnics Ltd.

Consulting Engineers

Geotechnical Engineer

2006 - 2009

Harrison Group Environmental Ltd.

Consulting Engineers

Junior Environmental Engineer

SELECT LIST OF PROJECTS

Remediation Supervision – Residential Development, Arnprior

Remediation Supervision – Residential Development, Ottawa

Remediation Supervision – Commercial Development, Ottawa

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

Groundwater Monitoring and Sampling – Various Location, Ottawa

Phase I ESA – Various Locations, Ontario

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

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

EDUCATION

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

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

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

SELECT LIST OF PROJECTS

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