

154 Colonnade Road South  
Ottawa, Ontario  
Canada, K2E 7J5  
Tel: (613) 226-7381  
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March 12, 2019  
File: PE3986-LET.02

**Canoe Bay Developments Inc.**  
223 McLeod Street  
Ottawa, Ontario  
K2P 0Z8

Geotechnical Engineering  
Environmental Engineering  
Hydrogeology  
Geological Engineering  
Materials Testing  
Building Science  
Archaeological Studies

Attention: **Mr. Jim Fullarton**

[www.patersongroup.ca](http://www.patersongroup.ca)

Subject: **Phase I - Environmental Site Assessment Update  
Proposed Day Care  
2826 Springland Drive  
Ottawa, Ontario**

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates a Phase I ESA entitled "Phase I-Environmental Site Assessment, Proposed Mixed-Use Development, 3071 Riverside Drive, Ottawa, Ontario" prepared by Paterson, dated April 17, 2017.

This report is intended to meet the requirements for an updated Phase I ESA, as per the MECP O.Reg 153/04, as amended. This report is to be read in conjunction with the 2017 report.

## Background

The 2017 Phase I ESA report was completed for a large tract of land, addressed 3071 Riverside Drive, Ottawa, Ontario. The Phase I Property for this update consists of the southern portion of 3071 Riverside Drive, which has been reassigned a new civic address, 2826 Springland Drive, Ottawa, Ontario.

The subject site is located on the west side of Springland Drive, approximately 95 m north of Walkley Road, in the City of Ottawa, Ontario. The property is situated in two (2) different zoning areas. The majority of the site, the eastern portion, is zoned for institutional purposes, while the smaller area, the western portion, is zoned for parks and

open space/leisure. The subject site has always existed as vacant land. Neighbouring land use has consisted of residential, institutional and community since its development.

## **Previous Engineering Reports**

The 2017 Phase I ESA was carried out on a much larger property than the current update, which excludes the original land to the northwest. Based on the 2017 Phase I ESA, no historical or current use of the subject site identified any potential environmental concerns.

The surrounding land use was primarily residential, institutional and community. A railway corridor was identified approximately 230 m east of the subject site, since the late 1940s/early 1950s. Based on the separation distance, the use of the railway corridor was not considered to represent an area of potential environmental concern for the subject site.

## **Site Conditions**

A site visit was conducted on March 13, 2019. The subject site was snow covered vacant and undeveloped land. The site appears to be at grade with adjacent property to the south (Church), while below the grade of the adjacent property to the north (School). The site topography sloped slightly down towards the south. The regional topography slopes downwards in a westerly direction towards the Rideau River.

Site drainage consists primarily of infiltration. No discoloured snow was noted on the property at the time of the site visit. No private sewage systems or wells were observed on the subject property. No evidence of current or former railway or spur lines on the subject property was observed at the time of the site inspection.

At the time of the 2017 Phase I-ESA, the subject site was a larger tract of land. This current update is a smaller portion of the original property, which is shown on Drawing PE3986-3 – Site Plan, attached to this report.

## **Updated Records Review**

A request was submitted on March 12, 2019 to the Ministry of the Environment, Conservation and Parks (MECP) Freedom of Information (FOI) 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. A response from the MECP had not been received at the time this report was issued. It is expected that very little will have changed since the original MECP Response dated in April 2017. No concerns were

noted with the 2017 response. Any pertinent information will be forwarded to the client upon receipt. A copy of the request form has been appended to this report.

A requisition form was sent to the City of Ottawa's Historical Land Use Inventory (HLUI) as part of the original Phase I-ESA for the subject property. The City's HLUI database was last updated in 2005; therefore, an additional HLUI request has not been submitted as part of this Phase I ESA I Update. No records were identified for the subject site or neighbouring properties.

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on March 12, 2019 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records of underground storage tanks, spills or incidents were listed in the TSSA registry for the subject site or the adjacent properties. A copy of the TSSA correspondence has been appended to this report.

The latest aerial photograph reviewed at the time of the 2017 Phase I ESA was dated 2014. The 2017 aerial photograph was reviewed as part of this update. The subject site and surrounding lands appear unchanged from the last aerial photograph from the original Phase I ESA. No concerns were noted regarding the review of the more recent aerial photograph.

The properties to the north and south of the subject site are occupied by institutional buildings (church and school), and properties to the east and west of the subject site are occupied by residential dwellings. No new potentially contaminating activities were identified regarding the current use of the neighbouring lands.

## **Update Conceptual Site Model**

Based on the above noted records and the site visit, no significant changes have been made to the subject site or adjacent properties. No new potentially contaminating activities or areas of potential environmental concern were identified as part of the Phase I ESA Update. Based on this Phase I-ESA Update, it is our opinion that a Phase II-ESA is not required for the subject site at 2826 Springland Drive, Ottawa, Ontario.

## **Statement of Limitations**

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended, under the Environmental Protection Act. 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 Update 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.

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 Canoe Bay Developments Inc. Permission and notification from Canoe Bay Developments Inc. and Paterson will be required to release this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

**Paterson Group Inc.**



Mandy Witteman, M.A.Sc.



Mark S. D'Arcy, P.Eng.



**Report Distribution:**

- Canoe Bay Developments Inc.
- Paterson Group


**Appendix:**

- MECP FOI Request
- TSSA Correspondence
- Drawing PE3986-3 – Site Plan



## 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 <b>Mandy Witteman Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: mwitteman@patersongroup.ca</b>			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. <b>PE3986-2</b>	Signature/Print /Name of Requester <b>Mandy Witteman</b> 		<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) <b>2826 Springland Dr, Ottawa ON</b>				
Present Property Owner(s) and Date(s) of Ownership <b>Canoe Bay Development Inc.</b>				
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.

## Mandy Witteman

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**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** March-12-19 4:08 PM  
**To:** Mandy Witteman  
**Subject:** RE: Search Records Request (PE3986-2)

Good afternoon Mandy,

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](mailto: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,

Sarah



**Sarah Quibell | Public Information Agent**

Facilities  
345 Carlingview Drive  
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Tel: +1-877-682-8772 | Fax: +1-416-231-6183 | E-Mail: [squibell@tssa.org](mailto:squibell@tssa.org)  
[www.tssa.org](http://www.tssa.org)



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**From:** Mandy Witteman <MWitteman@Patersongroup.ca>  
**Sent:** March 12, 2019 3:57 PM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** Search Records Request (PE3986-2)

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 in Ottawa, ON:

Springland Drive: 2826, 2820,  
Walkley Rd: 685, 684  
Riverside Dr: 3071,  
River Garden Party: 41

Otterson Dr: 2871, 2872, 2880

Thank you

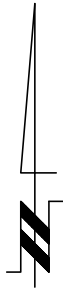
Cheers,

Mandy Witteman

**patersongroup**  
Solution Oriented Engineering

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#3071 RIVERSIDE DRIVE  
UNDER DEVELOPMENT

#2820 SPRINGLAND DRIVE  
HOLY CROSS SCHOOL

#2826 SPRINGLAND DRIVE  
VACANT LAND  
GRASSED

ASPHALTIC CONCRETE

#685 WALKLEY ROAD  
HOLY CROSS ROMAN  
CATHOLIC CHURCH

#2821-2823 SPRINGLAND DRIVE  
RESIDENTIAL

#2825-2827 SPRINGLAND DRIVE  
RESIDENTIAL

#2829-2831 SPRINGLAND DRIVE  
RESIDENTIAL

#2833-2835 SPRINGLAND DRIVE  
RESIDENTIAL

SPRINGLAND  
DRIVE

WALTON  
COURT

RESIDENTIAL

RESIDENTIAL

**patersongroup**  
consulting engineers

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NO.	REVISIONS	DATE	INITIAL

CANOE BAY DEVELOPMENTS INC.  
PHASE I - ENVIRONMENTAL SITE ASSESSMENT UPDATE  
2826 SPRINGLAND DRIVE

OTTAWA,  
Title:

ONTARIO

# SITE PLAN

Scale: 1:500

Date: 03/2019

Drawn by: MPG

Report No.: PE3986-LET.02

Checked by: MW

## PE3986-3

Approved by: MSD

Revision No.: