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Phase I-Environmental Site Assessment

Proposed Athletic Recreation Complex (ARC)

Algonquin College

Woodroffe Campus - Ottawa, Ontario

Prepared For

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Report: PE4406-1

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EXECUTIVE SUMMARY

Assessment

A Phase I-Environmental Site Assessment (ESA) was carried out for part of 1385 Woodroffe Avenue, Ottawa Ontario. The Phase I Property is comprised of a parking lot situated on the north central portion of the larger Algonquin college campus, more specifically east of the Student Commons building. The purpose of the Phase I-ESA was to research the past and current use of the site and study area and to identify environmental concerns with the potential to have impacted the subject property.

Based on the available historical information sources, the Phase I Property and adjacent lands were never developed prior to the establishment of the existing parking lot. It is estimated that the Phase I Property was first developed as a parking lot in the 1970's.

Following the historical review, a site visit was conducted. The current Phase I Property is still used as a parking lot for the Algonquin College Campus. The adjacent properties consist of additional parking lots and Buildings E, N, P, S, G, and R3 of Algonquin College. No visual or olfactory evidence of potential contaminating activities was observed during the site visit.

Based on the findings of the site-visit and the available historical information sources, no historical potentially contaminating activities (PCAs) were identified on the Phase I Property, while five (5) off-site PCAs were identified within the Phase I Study Area. Based on the separation distances in combination with their cross-gradient orientations and the previously reviewed engineering reports these PCAs are not considered to represent APECs on the Phase I Property.

Conclusion

Based on the findings of the Phase I-ESA, **it is our opinion that a Phase II-ESA is not required for the Phase I Property.**

1.0 INTRODUCTION

At the request of Colliers Project Leaders, Paterson Group (Paterson) conducted a Phase I-Environmental Site Assessment (Phase I-ESA) for part of the Algonquin College property located at 1385 Woodroffe Avenue in the City of Ottawa, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the site and study area to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I-ESA by Mr. Philip Belanger of Colliers Project Leaders. Mr. Belanger can be contacted by telephone at 613-799-5461.

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 Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act), and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I-ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

2.0 PHASE I PROPERTY INFORMATION

Address:	1385 Woodroffe Avenue, Ottawa, Ontario
Legal Description:	Part of Lot 34 Concession 1 (Rideau Front) Geographic township of Nepean, now City of Ottawa.
Property Identification Numbers:	Part of PIN 04691-0242
Location:	The Phase I Property is located on the south side of North Access Road, approximately 460m east of Woodroffe Avenue, in the City of Ottawa. The property consists of Parking Lot 8 North and Parking Lot 9 Northwest. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 21' 3" N, 75° 45' 18" W
Site Description:	
Configuration:	Rectangular (approximate)
Site Area:	14,250m ² (approximate)
Zoning:	I2 – Major Institutional Zone
Current Use:	The Phase I Property is occupied by a paved parking lot and small landscaped or treed areas along the north end of the subject site.
Services:	The Phase I Property 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 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 a review of historically available information, the Phase I Property has never been developed.

Fire Insurance Plans

The 1956 fire insurance plans (FIPs) were reviewed for the Phase I Study Area. The Phase I Property does is not covered by the 1956 FIPs however, the adjacent and neighbouring properties were included.

According to the 1956 FIPs, the Adjacent and neighbouring properties within the Phase I Study Area were used for a combination of institutional, and commercial purposes. The adjacent property to the west was occupied by the Ontario Vocational Centre (institutional building). The adjacent property to the north was occupied by a retail department store (commercial building). The adjacent properties to the south and east of the Phase I Property were not covered in the FIPs.

According to the 1956 FIPs, multiple off-site PCAs such as gas stations and maintenance garages were identified further to the north of the property along Baseline Road. These off-site PCAs are situated outside of the study area and are not considered to pose a concern to the Phase I Property based on their separation distances from the subject land and the inferred groundwater flow in a northwesterly direction.

City of Ottawa Street Directories

City directories were reviewed in approximate 10 year intervals from 1961 to 2011. The Phase I Property, part of 1385 Woodroffe Avenue, was listed after 1960 as the Ontario Vocational Centre. Adjacent and neighbouring properties within the Phase I Study Area were first listed in the 1960's as institutional or commercial business (along Navaho Drive). The city directory review did not identify any PCAs on the Phase I Property.

Several PCAs were identified on the adjacent and neighbouring properties within the Phase I Study Area. Potentially contaminating activities identified in the city directories are presented in Table 1 and depicted on Drawing PE4406-2 – Surrounding Land Use Plan.

Table 1: Potentially Contaminating Activities City Directories Review Summary				
Address	Listing	Years Listed	Potentially Contaminating Activity	Represents an Area of Potential Environmental Concern
Woodroffe Avenue				
1363	Laundry Land	1990	Dry cleaning	No
1363	Spic and Span Cleaners	1980	Dry cleaning	No
1363	Cleanaway Ltd. coin wash and dry cleaning	1980	Dry cleaning	No
1371	Classic Cleaners and Launderers	1965-1970	Dry cleaning	No

The above noted PCAs are located at the northwestern boundary of the Phase I Study Area. The PCAs listed in Table 1 are not considered to represent a concern to the Phase I Property, based on their separation distances and orientations down or cross-gradient with respect to the subject land.

Chain of Title

Paterson did not request a Chain of Title for the subject site as it was determined that sufficient information was gathered from other sources, such as City directories, aerials photographs and previous engineering reports.

Current Plan of Survey

A Plan of Survey was completed by Fairhall Moffatt and Woodland Limited and dated March 1, 2005. The plan of survey was reviewed as part of this Phase I ESA. The subject site is shown in its current configuration. A copy of the Plan of Survey is provided in Appendix 1.

Previous Engineering Reports

The following reports were reviewed as part of the Phase I ESA:

- ❑ “Phase I Environmental Site Assessment, Algonquin College Woodroffe Campus, 1385 Woodroffe Avenue, Ottawa, Ontario”, prepared by DST and dated September 2016.

The 2016 Phase I ESA conducted by DST encompassed the entire property addressed 1385 Woodroffe. Based on historical review, which included a review of various historical reports, five (5) on-site PCAs were identified resulting in five (5) areas of potential environmental concern (APEC). Based on the locations of these PCAs and their orientations with respect to the Phase I Property, they are not considered to result in APECs on the subject parcel of land.

- ❑ Drawing titled “Site History for Environmental Hazards”, prepared by Algonquin College Physical Resources - Facilities Maintenance & Operations, dated June 7, 2016.

The 2016 drawing prepared by Algonquin College Physical Resources identified multiple locations for chemical storage, diesel or gasoline storage tanks, elevator/hydraulic oil tanks, transformer oil, pesticide storage, former PCB storage sites, and hydro-carbon contamination sites. These identified environmental hazard sites are not considered to represent a concern to the Phase I Property based on the separation distances with respect to the subject parcel of land.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on August 20, 2018. The Phase I Property was not listed in the NPRI database. Properties within the Phase I Study Area were not listed in the NPRI.

PCB Inventory

A search of the national PCB waste storage sites was conducted. The Algonquin college campus is listed as a PCB waste storage. A 2016 Site History for Environmental Hazards drawing prepared by Algonquin College Physical Resources was provided to Paterson for review. The drawing identifies two (2) former PCB storage sites and seven (7) above ground transformers. All present transformers adjacent to the Phase I Property were observed to be in good condition.

Based on waste manifests provided by the client approximately 11,000 L of PCB oil was disposed of in 2016. In addition to the liquid PCB waste, a transfer and storage tank was also disposed of.

The former PCB storage on the Algonquin College Campus is not considered to represent a concern to the Phase I Property based on the separation distances of the former storage locations and existing transformer locations with respect to the subject parcel of land.

Ontario Ministry of 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. A response from the MECP was received at the time this report was issued. A review of the documentation provided by the MECP did not identify any new information or activity which would pose a risk to the subject site. A copy of the MECP response is provided in Appendix 2 and the documentation is available upon request.

MECP Coal Gasification Plant Inventory

The MECP document entitled “Municipal Coal Gasification Plan Site Inventory, 1991” was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified on the Phase I Property or 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. A response from the MECP was received at the time this report was issued. A review of the documentation provided by the MECP did not identify any new information or activity which would pose a risk to the subject site. A copy of the MECP response is provided in Appendix 2 and the documentation is available upon request.

MECP Waste Management Records

A request was submitted to the MECP Freedom of Information office for information with respect to waste management records. A response from the MECP was received at the time this report was issued. A review of the documentation provided by the MECP did not identify any new information or activity which would pose a risk to the subject site. A copy of the MECP response is provided in Appendix 2 and the documentation is available upon request.

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. A response from the MECP was received at the time this report was issued. A review of the documentation provided by the MECP did not identify any new information or activity which would pose a risk to the subject site. A copy of the MECP response is provided in Appendix 2 and the documentation is available upon request.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry (ESR) 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 Phase I Property. There are no RSCs listed for properties within 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. No former landfills were identified on the Phase I Property or within the Phase I Study Area.

Areas of Natural Heritage and Significance Interest (ANSIs)

A search for areas of natural significance and features within the Phase I Study area was conducted on the Ontario Ministry of Natural Resources (MNR) web site on August 20, 2018. The search did not identify any provincially significant life sciences or earth sciences ANSIs within the Phase I Study Area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on August 15, 2018, to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records were returned for the Phase I Property. The TSSA search identified a record of one (1) active propane cylinder handling facility at 1900 Baseline Road. This facility or type of facility is not considered to represent a concern to the Phase I Property based on the separation distance with respect to the Phase I Property. A copy of the TSSA correspondence is provided in Appendix 2.

City of Ottawa Landfill Document

The document entitled "Old Landfill Management Strategy, Phase I-Identification of Sites, City of Ottawa", was reviewed. No landfill sites were identified within the Phase I Study Area.

City of Ottawa Historical Land Use Inventory (HLUI)

A requisition form was sent to the City of Ottawa to request information from the City's Historical Land Use Inventory (HLUI 2005) database for the address associated with the subject property. Based on the response from the HLUI database the subject site is associated with fifteen (15) actives. There are twelve (12) additional actives identified within 50 m of the subject site. All activities identified from the HLUI database are associated with the developed parts of the larger subject property and are not associated with the subject site.

Based on the information contained in the database and the historical research conducted for the Phase I Property, these activities are considered to represent offsite PCAs which are not considered to be an APEC on the subject site. A copy of the request form and response is provided in Appendix 2.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate 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:

- | | |
|------|--|
| 1945 | The Phase I Property appears to be undeveloped agricultural land. All adjacent lands are agricultural fields with a farmstead to the south and a second farmstead to the north. |
| 1958 | The Phase I Property remains unchanged from the previous photograph. Further to the south and east, residential subdivisions have been developed. |
| 1968 | The property adjacent to the west appears to have been developed with an institutional building. The retail property further to the northwest has been developed with a large commercial building and a parking lot. The residential development to the south and east appears unchanged. |
| 1983 | The institution to the west has expanded its development in the eastward direction with the addition of new institutional buildings and parking lots. The Phase I Property appears to be used as a parking lot associated with the adjacent institutional building to the west. Additional commercial development appears to have occurred to the north and northwest of the Phase I Property. The residential developments to the south appear unchanged. |
| 1994 | No significant changes appear to have been made to the adjacent and neighbouring properties with the exception of an additional parking lot to the east. |

- 2001 No significant changes appear to have been made to the Phase I Property. Development of the retail property further to the northwest has expanded in the eastward direction. Additional institutional buildings have developed on the adjacent property to the southeast. Additional parking lots have been developed to the east.
- 2017 (City of Ottawa, geoOttawa) The Phase I Property, adjacent and neighbouring lands are depicted as they appear today.

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

Topographic Maps

A topographic map was obtained and reviewed from Natural Resources Canada – The Atlas of Canada website. The topographic maps indicate that the elevation of the Phase I Property is approximately 90m above sea level. The regional topography in the general area of the Phase I Property slopes downward to the northwest, towards the Ottawa River. An illustration of the referenced topographic map is presented in Figure 2 – Topographic Map appended to this report. A copy of the topographic map is provided in Appendix 1.

Physiographic Maps

The Ontario Geological Survey publication ‘The Physiography of Southern Ontario, Third Edition’ was reviewed as a part of this assessment. According to the publication and attached mapping, the site is situated within the Ottawa Valley Clay Plains physiographic region, described as “clay plains interrupted by ridges of rock or sand”. Mapping shows the subject site as situated in an area of limestone and till plains.

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, the bedrock in the area of the subject site consists of shale of the Rockcliffe Formation. Overburden soils are shown as glacial till, with a drift thickness on the order of 5 to 15 m.

Water Well Records

The MECP online interactive well record mapping system was accessed on August 23, 2018. One (1) potable well record was identified for the larger property addressed 1385 Woodroffe. According to the well record, the well was installed for agricultural purposes in 1962. The Phase I Property and properties within the Phase I Study Area have since been developed and provided with municipal services. The potable well is considered to be no longer in use.

A total of nine (9) monitoring well records were identified within the Phase I Study Area. Based on the interactive mapping system, records, and our retrieved files, these monitoring wells were installed as part of a geotechnical investigation conducted in 2010 prior to the construction of the Student Commons Building situated approximately 50 meters west of the Phase I Property.

Water Bodies and Areas of Natural Significance

No water bodies or areas of natural significance (ANSIs) are present on the Phase I Property. No ANSIs are known to exist within the Phase I Study Area.

5.0 INTERVIEWS

Paterson had submitted an email inquiry to Mr. Philip Belanger regarding any information pertaining to PCB storage facilities, existing fuel tanks, environmental reports, or any records of leaks or spills. Mr. Belanger submitted our request to the colleges Physical Resource department. Mr. Timothy Lee with the Algonquin College Department of Physical Resources provided Paterson with previous engineering reports and a 2016 drawing summarizing engineering reports and a 2016 drawing summarizing chemical storage and spill locations on the college campus. Based on the previously discussed information in Section 4.1, no concerns were identified with respect to the Phase I Property.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site visit was conducted on August 16, 2018. Weather conditions were sunny, with a temperature of approximately 25° C. Personnel from 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 visit, from publicly accessible areas.

6.2 Specific Observations at Phase I Property

Buildings and Structures

There are no buildings or structures on the Phase I Property. The majority of the Phase I Property consists of a paved parking lot, with landscaped areas or trees along the northern property limits. The Phase I Property is depicted on Drawing PE4406-1 – Site Plan, in the Figures section of this report.

Underground Utilities

The Phase I Property is situated in a municipally serviced area. Underground utilities on the Phase I Property include storm water drainage, potable water and electrical. Approximate locations of buried services are shown on Drawing PE4406-1 – Site Plan.

Site Features

The Phase I Property is not developed with any building structures. The subject land is occupied by a paved parking lot, while small areas along the northern, western and southern property limits are treed or landscaped.

Drainage on site consists primarily of sheet drainage to catch basins located on the Phase I Property, with some possible surficial infiltration in landscaped areas. No standing water or evidence of surficial staining was observed on the exterior of the Phase I Property at the time of the site visit.

No aboveground storage tanks (ASTs) or signs of underground storage tanks (USTs) were observed on the Phase I Property at the time of the site visit.

No other underground structures were noted on the Phase I Property aside from utilities. No wells or private sewage systems were observed onsite, nor are any expected to be present, as the site is located in a municipally-serviced area. Waste is not currently generated on the Phase I Property, aside from storm water drainage.

No evidence of current or former railway or spur lines on the subject land as observed at the time of the site visit. There were no unidentified substances observed on the exterior of the Phase I Property. The above-noted site features are shown on Drawing PE4406-1 - Site Plan.

Geotechnical Investigation

A Geotechnical Investigation was conducted by Paterson in August of 2018. Nine (9) boreholes were placed throughout the subject land. Based on the findings of the field program, the soil stratigraphy on the Phase I Property consists of a pavement structure over fill material and/or silty clay which in turn is overlying a glacial till deposit. Boreholes extended to a maximum depth of 9.93m. No deleterious materials were observed in the fill. No visual or olfactory evidence of potential contamination was noted in the fill or native soils during the field program.

Phase I Study Area

An inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site visit. Land use adjacent to the Phase I Property was as follows:

- ☐ North – North Access Road followed by Residential Building R3 and G (Algonquin College);
- ☐ South – Parking lot followed by Institutional Building P (Algonquin College);
- ☐ East – Parking lot followed by a sports field (Algonquin College) and;
- ☐ West – Institutional Buildings E, H, F, and D (Algonquin College) and commercial restaurants and retail clothing stores.

None of these buildings or properties were considered to pose a concern to the Phase I Property.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The Phase I Property has always been vacant, undeveloped land, until the construction of the existing parking lot to serve the Algonquin College campus. The Phase I Property was part of the original lot purchased by the current property owner in the 1960`s.

Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs)

No Historical or existing PCAs were identified on the Phase I Property. Several PCAs were identified in the Phase I Study Area and consist of the following:

- ☐ Item 28, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Gasoline and associated products storage in fixed tanks” – this PCA was identified based on a reported former heating oil spill resulting in soil and groundwater contamination within the heating plant; a reported former UST at the heating plant; documentation regarding the former waste oil UST located on the northeastern side of Building A; documentation regarding the former AST and reported soil contamination, located south of Building P; documentation delineating gasoline/diesel storage tanks in Buildings G, T, N, J, and H.
- ☐ Item 37, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Operation of Dry Cleaning Equipment (where chemicals are used)” – this PCA was identified based on historical dry cleaning establishments located at 1363 Woodroffe Avenue.
- ☐ Item 40, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications” – This PCA was identified based on documentation delineating pesticide storage sites in Building G, and south of Buildings P and Building S.
- ☐ Item 52, Table 2, O.Reg. 153/04 as mentioned in O.Reg. 269/11: “Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems” this PCA was identified as part of Building G located north of the Phase I Property.

Based on the separation distances in combination with their cross-gradient orientations and the previously reviewed engineering reports these PCAs are not considered to represent APECs on the Phase I Property.

These PCAs are illustrated in green on Drawing PE4406-2 – Surrounding Land Use Plan in the Figures section of this report, following the text. Other potential sources of contamination/hazards were identified in the study area (such as transformers, hydraulic/elevator oils, former PCB storages, chemical storage sites, and pesticide storage sites) however, none were considered to represent an APEC on the Phase I Property.

Contaminants of Potential Concern (CPCs)

No CPCs were identified on the Phase I Property.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

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, the bedrock in the area of the subject site consists of shale of the Rockcliffe Formation. Overburden soils are shown as offshore marine sediments with erosional terraces, with a drift thickness on the order of 5 to 15 m.

The regional groundwater flow is expected to be towards northwest, towards the Ottawa River.

Buildings and Structures

There are no buildings or structures on the Phase I Property. The majority of the Phase I Property consists of a paved parking lot, with landscaped or treed areas along the north, west and southern property limits.

Water Bodies

No water bodies are present on the Phase I Property. The closest water body is the Ottawa River, located approximately 3.5km northwest of the subject land, outside of the Phase I ESA Study Area.

Areas of Natural Significance

No areas of natural significance were identified on the Phase I Property or within the Phase I Study Area.

Drinking Water Wells

The MECP online interactive well record mapping system was accessed on August 23, 2018. One (1) potable well record was identified for the larger property addressed 1385 Woodroffe. According to the well record the well was installed for agricultural purposes in 1962. The Phase I Property and properties within the Phase I Study Area have since been developed and provided with municipal services. The potable well is considered to be no longer in use.

Monitoring Well Records

A total of nine (9) monitoring well records were identified within the Phase I Study Area. Based on the interactive mapping system, records, and our retrieved files, these monitoring wells were installed as part of a geotechnical investigation conducted in 2010 prior to the construction of the Student Commons Building (E) situated approximately 50 meters west of the Phase I Property.

Neighbouring Land Use

Neighbouring land use in the Phase I Study Area consists of institutional, residential and commercial/retail land use.

Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs)

No Historical or existing PCAs were identified on the Phase I Property. The PCAs identified in the Phase I Study Area are not considered to represent APECs on the Phase I Property. The PCAs identified within the Phase I Study Area are illustrated in green on Drawing PE4406-2 – Surrounding Land Use Plan in the Figures section of this report, following the text.

Contaminants of Potential Concern (CPCs)

No contaminants of potential concern were identified.

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 PCAs on the Phase I Property and none within the Phase I Study Area which have impacted the subject site. The presence of PCAs 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

A Phase I-Environmental Site Assessment (ESA) was carried out for part of 1385 Woodroffe Avenue, Ottawa Ontario. The Phase I Property is comprised of a parking lot situated on the north central portion of the larger Algonquin college campus, more specifically east of the Student Commons building. The purpose of the Phase I-ESA was to research the past and current use of the site and study area and to identify environmental concerns with the potential to have impacted the subject property.

Based on the available historical information sources, the Phase I Property and adjacent lands were never developed prior to the establishment of the existing parking lot. It is estimated that the Phase I Property was first developed as a parking lot in the 1970's.

Following the historical review, a site visit was conducted. The current Phase I Property is still used as a parking lot for the Algonquin College Campus. The adjacent properties consist of additional parking lots and Buildings E, N, P, S, G, and R3 of Algonquin College. No visual or olfactory evidence of potentially contaminating activities was observed during the site visit.

Based on the findings of the site-visit and the available historical information sources, no historical potentially contaminating activities (PCAs) were identified on the Phase I Property, while five (5) off-site PCAs were identified within the Phase I Study Area. Based on the separation distances in combination with their cross-gradient orientations and the previously reviewed engineering reports these PCAs are not considered to represent APECs on the Phase I Property.

Conclusion

Based on the findings of the Phase I-ESA, **it is our opinion that a Phase II-ESA is not required for the Phase I Property.**

9.0 STATEMENT OF LIMITATIONS

This Phase I-Environmental Site Assessment (ESA) 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 Colliers Project Leaders and Algonquin College. Permission and notification from above noted parties and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Mark St Pierre, B.Eng.



Mark D'Arcy, P.Eng., QP_{ESA}



Report Distribution:

- ☐ Colliers Project Leaders
- ☐ 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

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
The City of Ottawa eMap website.

Local Information Sources

Site History for Environmental Hazards, Algonquin College, 2016
Topographic Plan, prepared by Fairhall, Moffett and Woodland (2009)
Previous Engineering Reports.
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4406-1 – SITE PLAN

DRAWING PE4406-2 – SURROUNDING LAND USE PLAN

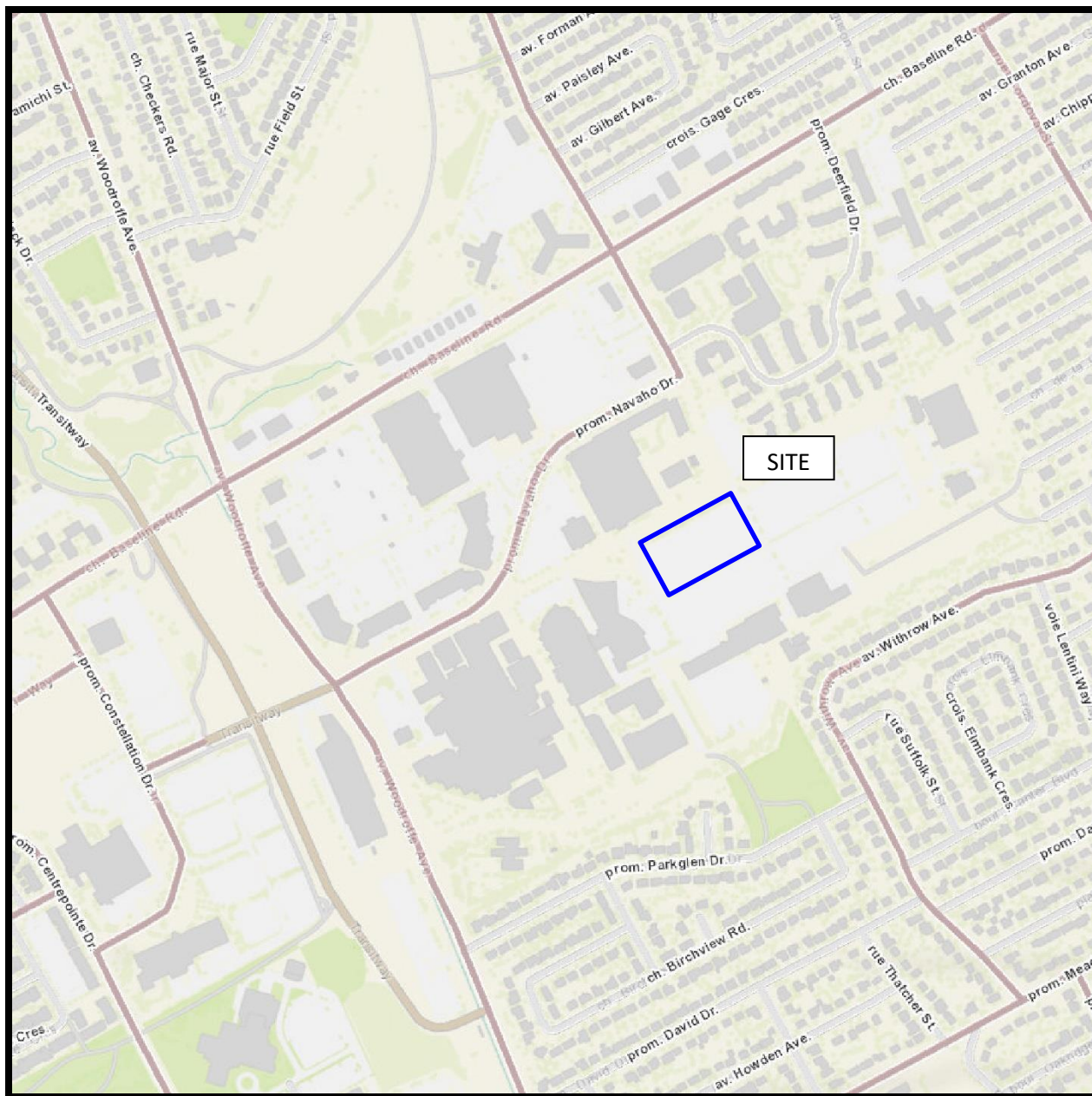


FIGURE 1
KEY PLAN

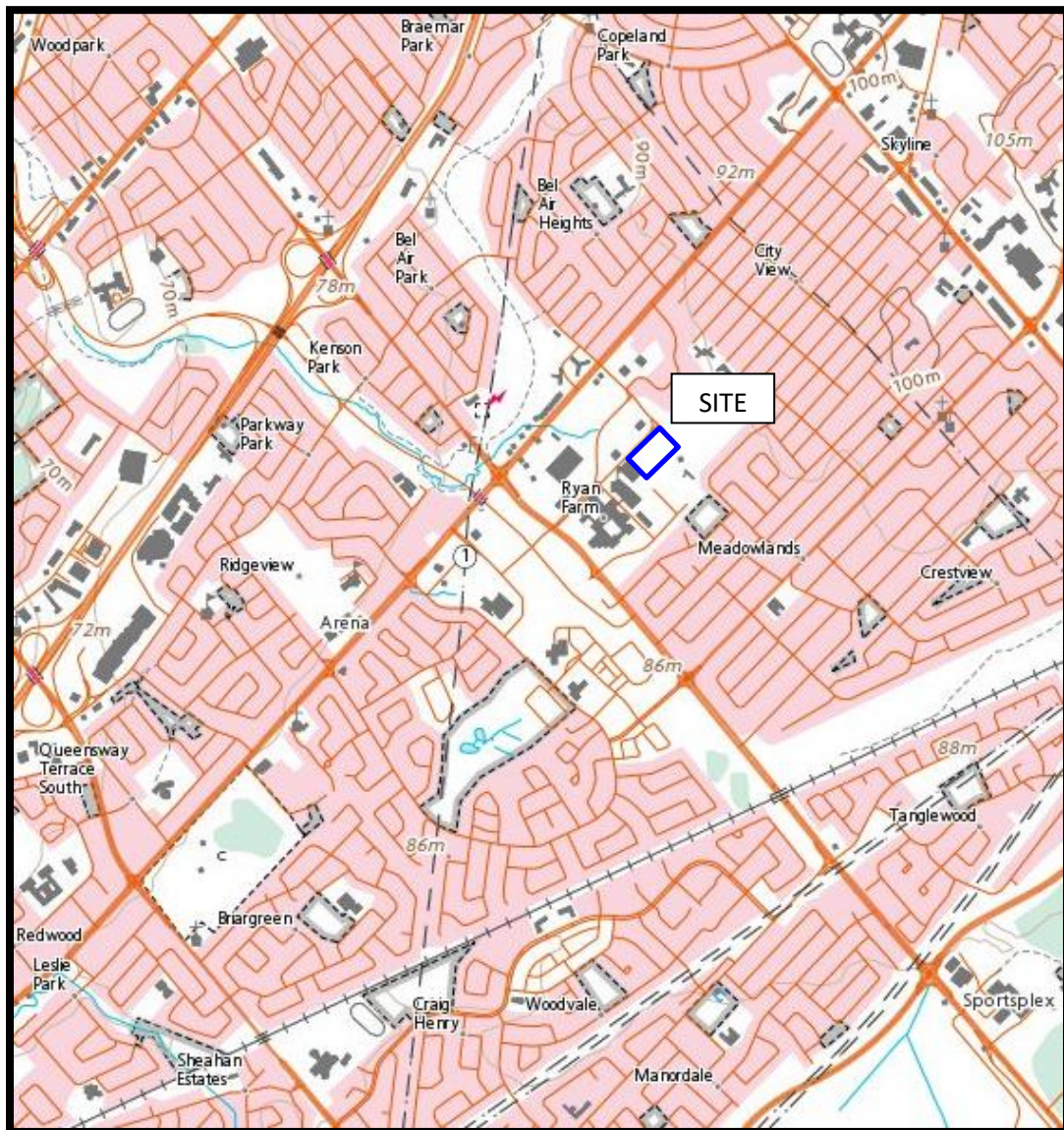
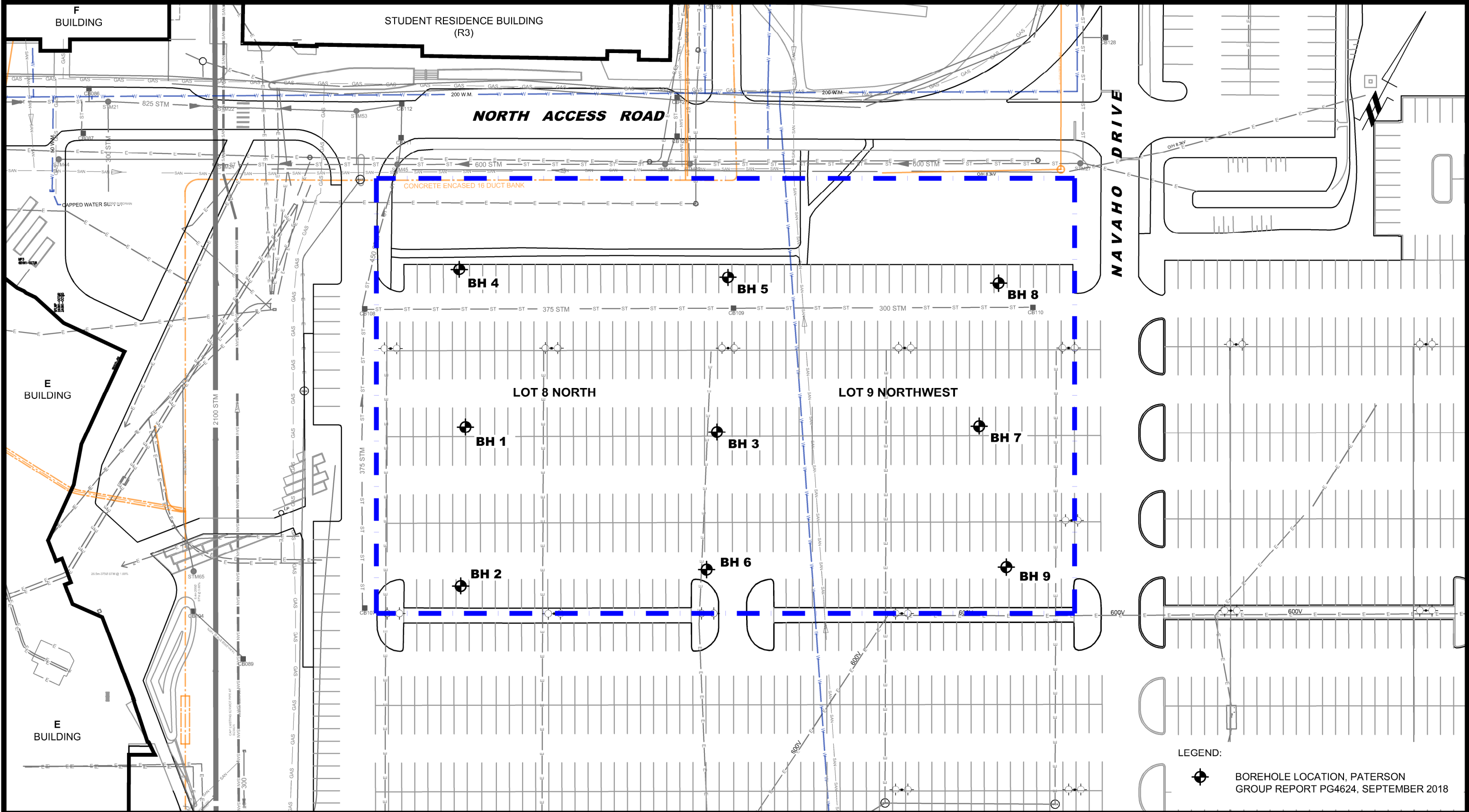


FIGURE 2
TOPOGRAPHIC MAP



LEGEND:
 BOREHOLE LOCATION, PATERSON GROUP REPORT PG4624, SEPTEMBER 2018

patersongroup
consulting engineers

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

0			
NO.	REVISIONS	DATE	INITIAL

COLLIERS PROJECT LEADERS

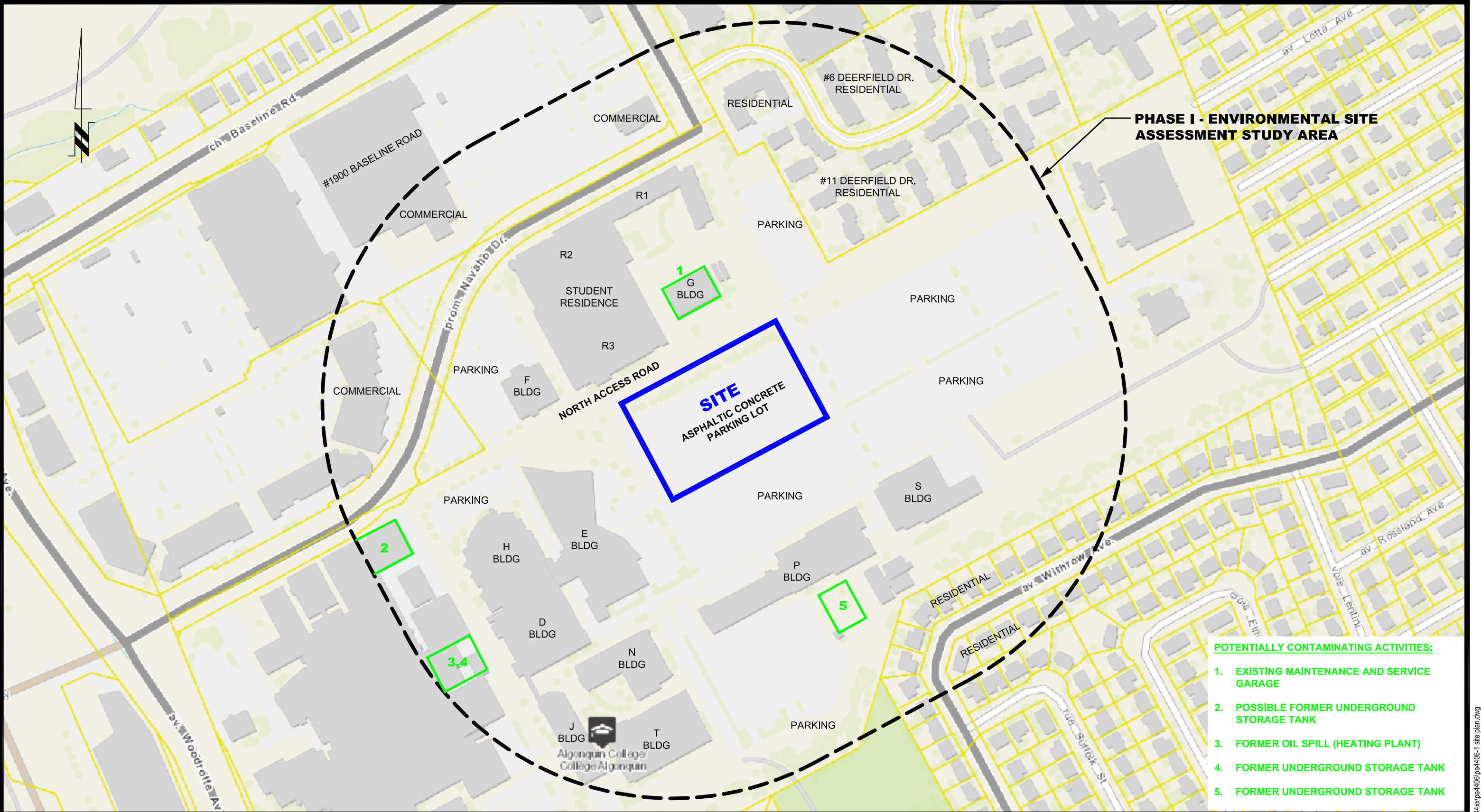
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
ALGONQUIN COLLEGE - 1385 WOODROFFE AVENUE

OTTAWA, ONTARIO

Title: SITE PLAN

Scale:	1:750	Date:	08/2018
Drawn by:	MPG	Report No.:	PE4406-1
Checked by:	MSP	Dwg. No.:	PE4406-1
Approved by:	MSD	Revision No.:	0

p:\alrocd drawings\environmental\pe44xx\pe4406\pe4406-1 site plan.dwg



- POTENTIALLY CONTAMINATING ACTIVITIES:**
- 1. EXISTING MAINTENANCE AND SERVICE GARAGE
 - 2. POSSIBLE FORMER UNDERGROUND STORAGE TANK
 - 3. FORMER OIL SPILL (HEATING PLANT)
 - 4. FORMER UNDERGROUND STORAGE TANK
 - 5. FORMER UNDERGROUND STORAGE TANK

patersongroup
consulting engineers

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

0			
NO.	REVISIONS	DATE	INITIAL

COLLIERS PROJECT LEADERS	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
ALGONQUIN COLLEGE - 1385 WOODROFFE AVENUE	
OTTAWA,	ONTARIO
Title: SURROUNDING LAND USE PLAN	

Scale:	1:3000	Date:	08/2018
Drawn by:	RCG	Report No.:	PE4406-1
Checked by:	MSP	Dwg. No.:	PE4406-2
Approved by:	MSD	Revision No.:	0

APPENDIX 1

SURVEY PLAN

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

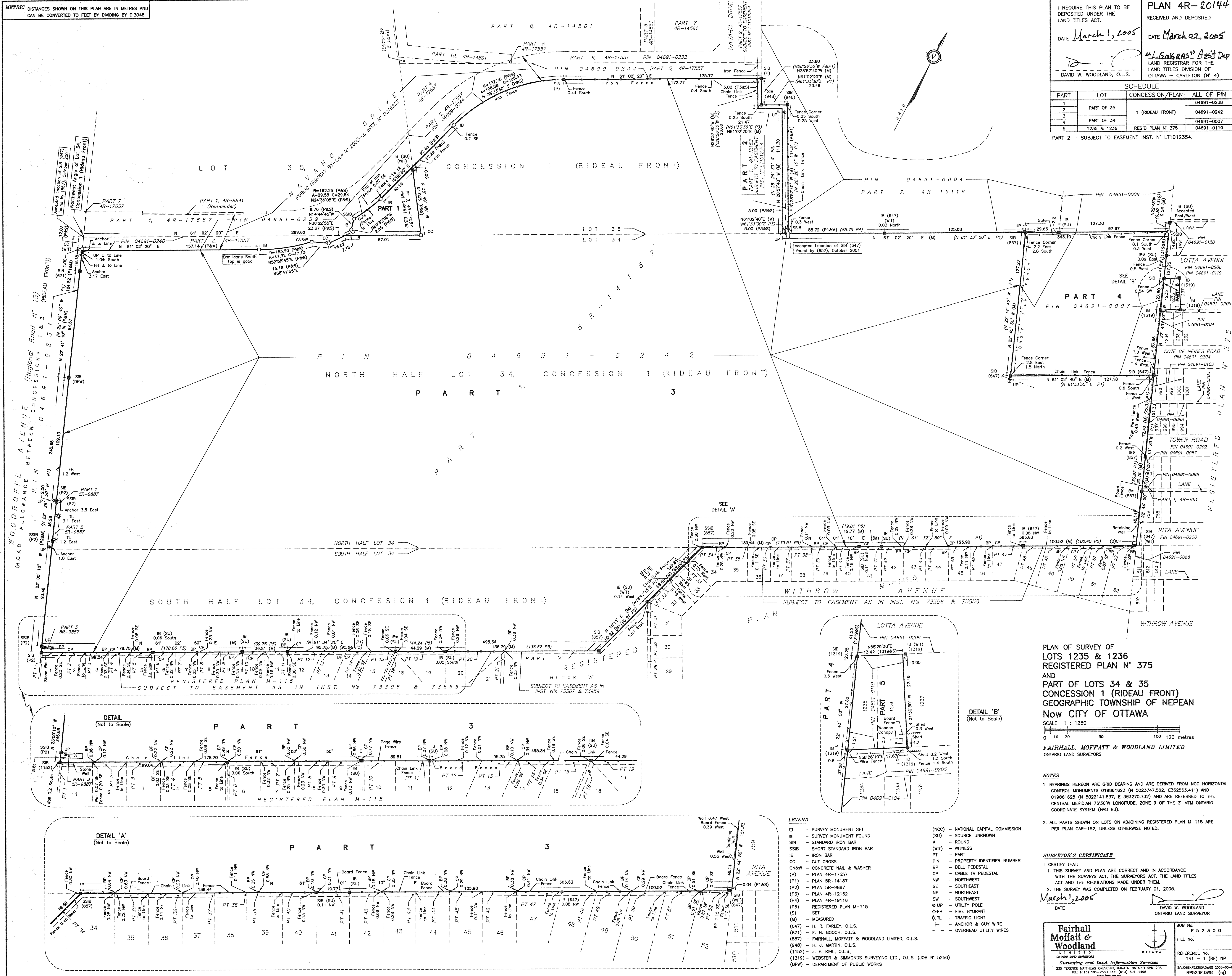
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE March 1, 2005
DAVID W. WOODLAND, O.L.S.

PLAN 4R-20144
RECEIVED AND DEPOSITED
DATE March 02, 2005
M. GILBRAS "Asst Dep"
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA - CARLETON (N° 4)

SCHEDULE			
PART	LOT	CONCESSION/PLAN	ALL OF PIN
1	PART OF 35	1 (RIDEAU FRONT)	04691-0238
2	PART OF 34		04691-0242
3	1235 & 1236	REG'D PLAN N° 375	04691-0007
4			04691-0119

PART 2 - SUBJECT TO EASEMENT INST. N° LT102354.

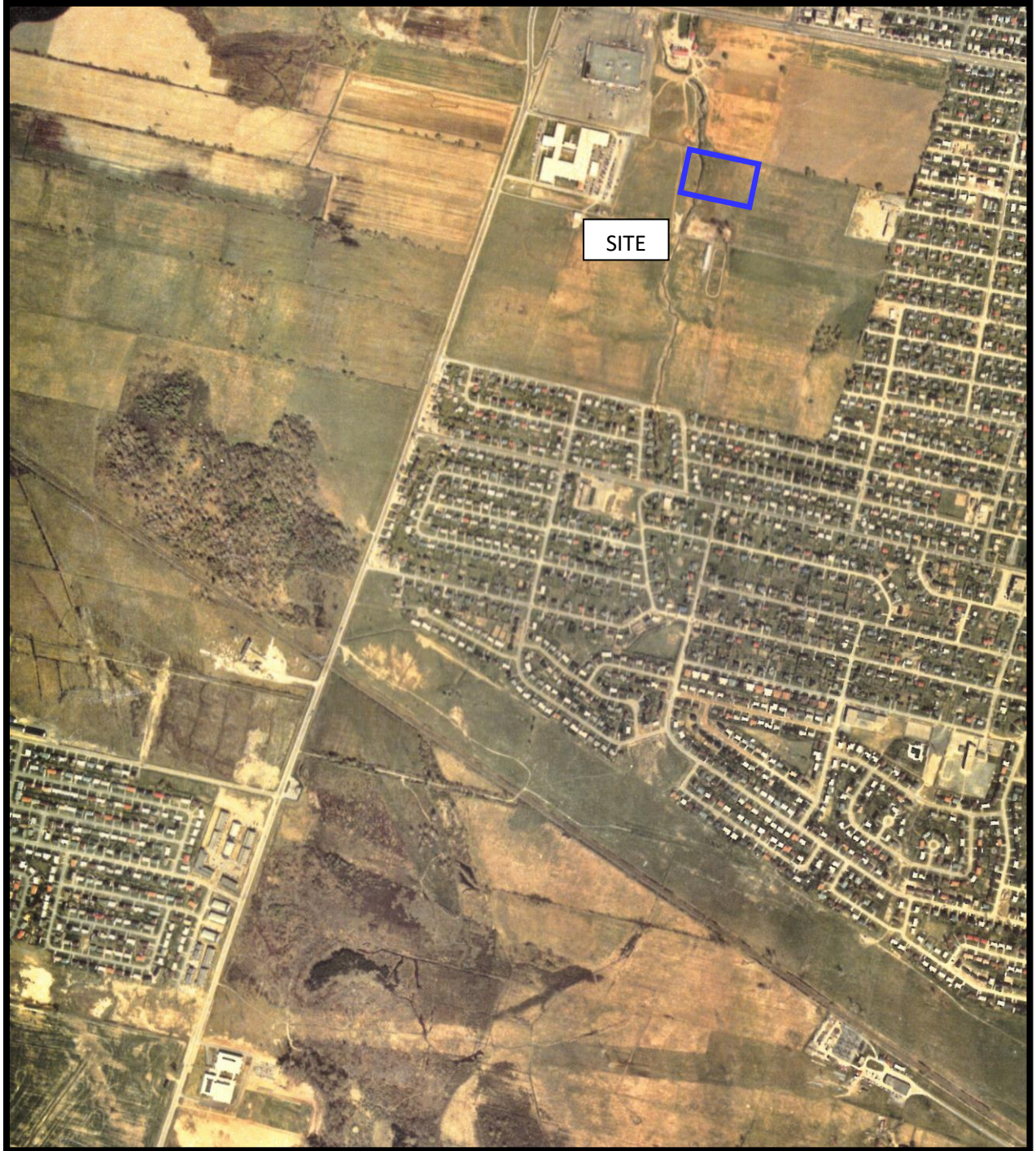




AERIAL PHOTOGRAPH
1945



AERIAL PHOTOGRAPH
1958



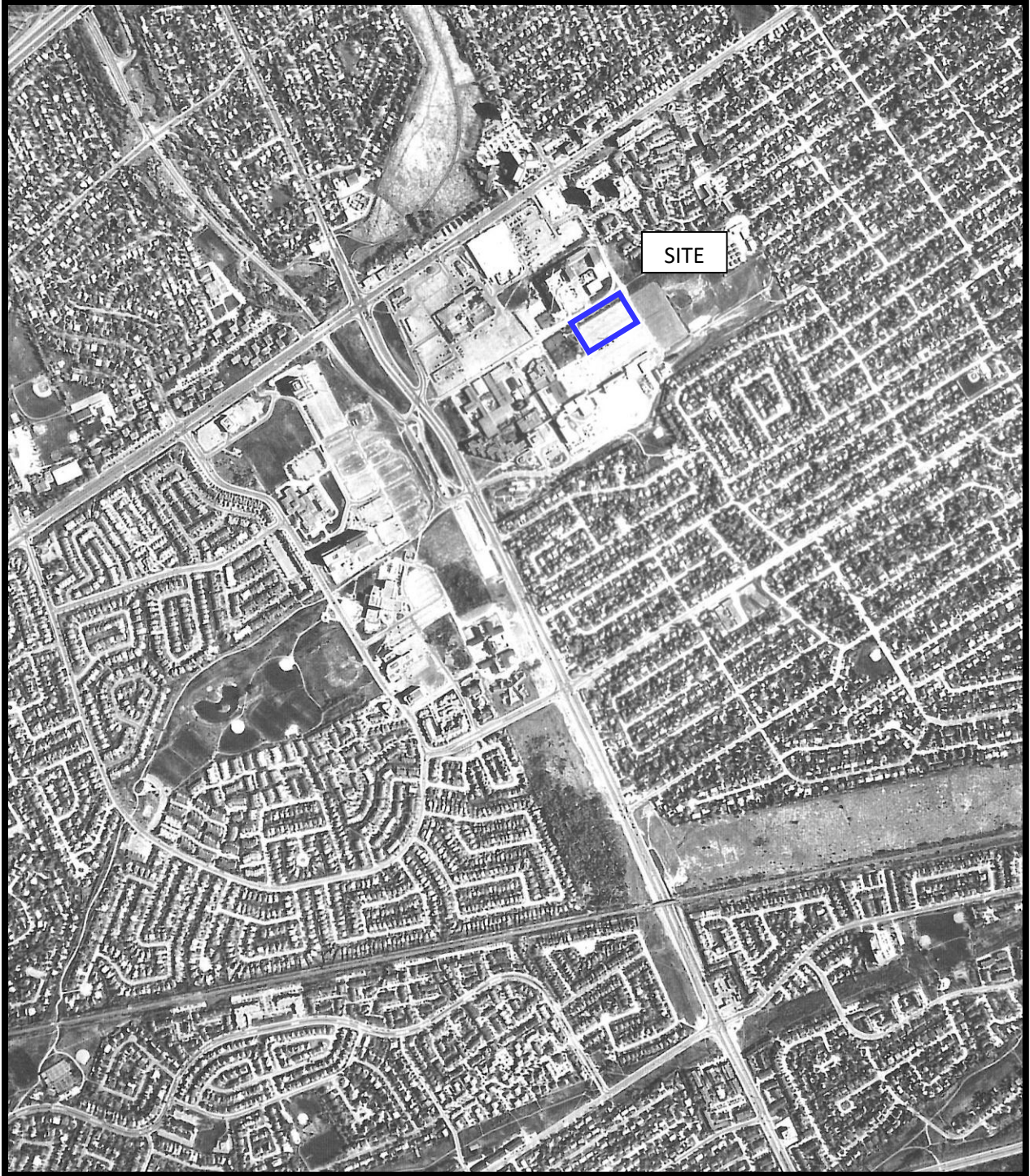
AERIAL PHOTOGRAPH
1968



AERIAL PHOTOGRAPH
1983



AERIAL PHOTOGRAPH
1994



AERIAL PHOTOGRAPH
2001



AERIAL PHOTOGRAPH
2017

Site Photographs

PE4406

1385 Woodroffe Avenue – Ottawa, ON

October 10, 2018



Photograph 1: Photograph illustrates the Phase I Property, facing northwest. Photograph illustrates the Residence and G Building to the north.



Photograph 2: View of land adjacent to the Phase I Property, facing east. Photograph illustrates the parking lot to the east.

Site Photographs

PE4406

1385 Woodroffe Avenue – Ottawa, ON

October 10, 2018



Photograph 3: View of land adjacent to the Phase I Property, facing southwest. Photograph illustrates the adjacent parking lot and P Building to the south.



Photograph 4: View of Phase I Property facing northwest. Photograph illustrates the majority of the Phase I Property, Student Commons Building to the west, and the residence building to the north.

APPENDIX 2

MECP FREEDOM OF INFORMATION

MECP WELL RECORDS

CITY OF OTTAWA HLUI

TSSA CORRESPONDENCE

Ministry of the Environment,
Conservation and Parks

Freedom of Information and
Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075

Ministère de l'Environnement, de
la Protection de la nature et des
Parcs

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



November 14, 2018

Mark St Pierre
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Mark St Pierre:

RE: *Freedom of Information and Protection of Privacy Act Request*
Our File #: A-2018-05832, Your Reference #: PE4406

This letter is further to your request made pursuant to the *Freedom of Information and Protection of Privacy Act relating to 1385 Woodroffe Avenue, Ottawa.*

After a review of the records received from the Ministry's Ottawa District Office, Environmental Assessment and Permissions Branch, and Environmental Monitoring and Reporting Branch, the final decision has been made to provide partial access to the attached information. To protect privacy, personal information has been withheld in accordance with Section 21(1)(f) of the Act. Information beyond the scope of the request has been removed and marked N/R.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the adjusted fees are detailed below:

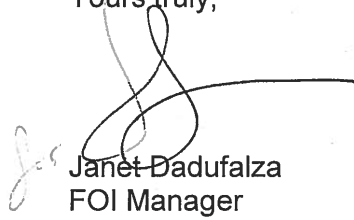
• Search Time 1.00 hour(s) @ \$30/hour	\$ 30.00
• CD	10.00
• Preparation Time ¹ 0.49 hours @ \$30/hour	14.70
• Delivery	3.00
• Total	\$ 57.70
• Deposit Received	- 48.40
• Balance Waived (NOT REQUIRED)	\$ 9.30

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

¹ Due to the volume, the records have been provided to you electronically on a CD. The Ministry has relied on Order PO-3621 by the Office of the Information and Privacy Commissioner (IPC) in order to calculate the adjusted final fees. Order PO-3621 states that the Ministry may charge a preparation fee of \$30.00 per hour in order to scan 1,200 pages of records. The breakdown of the adjusted preparation fee is as follows: 0.22 hours to convert 264 pages to electronic format and 0.27 hours to sever the 8 pages at a rate of two minutes per page.

If you have any questions regarding this matter, please contact Jelena Stankovic at jelena.stankovic@ontario.ca.

Yours truly,

A handwritten signature in black ink, appearing to read 'Janet Dadufalza', with a long horizontal flourish extending to the right.

Janet Dadufalza
FOI Manager

Attachment

Well ID

Well ID Number: 1505707

Well Audit Number:

Well Tag Number:

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

Well Location

Address of Well Location	
Township	NEPEAN TOWNSHIP
Lot	034
Concession	RF 01
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 440775.70 Northing: 5021977.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
	SILT	BLDR		0 ft	45 ft
	LMSN			45 ft	120 ft

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed

Method of Construction & Well Use

Method of Construction	Well Use
Cable Tool	Domestic
	Livestock

Status of Well

Water Supply

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
6 inch	STEEL		47 ft
6 inch	OPEN HOLE		120 ft

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 3504

Results of Well Yield Testing

After test of well yield, water was	CLEAR
If pumping discontinued, give reason	
Pump intake set at	
Pumping Rate	10 GPM
Duration of Pumping	1 h:0 m
Final water level	70 ft
If flowing give rate	
Recommended pump depth	70 ft
Recommended pump rate	10 GPM
Well Production	PUMP
Disinfected?	

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	15 ft		
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	

20	20
25	25
30	30
40	40
45	45
50	50
60	60

Water Details

Water Found at Depth	Kind
120 ft	Fresh

Hole Diameter

Depth From	Depth To	Diameter

Audit Number:

Date Well Completed: June 27, 1962

Date Well Record Received by MOE: October 04, 1962

Updated: June 28, 2018

Well ID

Well ID Number: 7150611

Well Audit Number: M06764

Well Tag Number: A096578

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

This well is part of a well cluster.

The information below is extracted from the cluster well record.

More information on the cluster well record (related to other wells in the cluster)

[is also available.](#)

Well Location

Address of Well Location	WOODROFFE AVE.
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 440773.00 Northing: 5022160.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	LOAM			0 m	.07 m
BRWN	SILT	SAND	GRVL	.07 m	.09 m
GREY	SILT	CLAY	SAND	.09 m	2.49 m
GREY			WTHD	2.49 m	6.85 m
GREY	SAND	SILT	CLAY	6.85 m	12.04 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
.5 m	1.2 m	BENTONITE	
3.8 m	4.3 m	BENTONITE	

6.5 m	7.8 m	BENTONITE
-------	-------	-----------

Method of Construction & Well Use

Method of Construction	Well Use
Not Known	
	Monitoring

Status of Well

Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
5.1 cm	PLASTIC	0 m	10.5 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
5.8 cm	PLASTIC		

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1844

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?
N

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	4.8 m		
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter
0 m	12 m	20 cm

Audit Number: M06764

Date Well Completed: June 23, 2010

Date Well Record Received by MOE: August 30, 2010

Updated: June 28, 2018

Well ID

Well ID Number: 7150611

Well Audit Number: M06764

Well Tag Number: A096578

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

This well is part of a well cluster.

The information below is extracted from the cluster well record.

More information on the cluster well record (related to other wells in the cluster)

[is also available.](#)

Well Location

Address of Well Location	WOODROFFE AVE.
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 440773.00 Northing: 5022058.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
		BENTONITE	

Method of Construction & Well Use

Method of Construction	Well Use
HSA	Monitoring

Status of Well

Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
	PLASTIC		3.6 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
		3.6 m	9.6 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1844

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected? N

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	3.4 m		
1		1	
2		2	
3		3	
4		4	
5		5	

10	10
15	15
20	20
25	25
30	30
40	40
45	45
50	50
60	60

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter
	9.68 m	20 cm

Audit Number: M06764

Date Well Completed: June 22, 2010

Date Well Record Received by MOE: August 30, 2010

Updated: June 28, 2018

Well ID

Well ID Number: 7150611

Well Audit Number: M06764

Well Tag Number: A096578

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

This well is part of a well cluster.

The information below is extracted from the cluster well record.

More information on the cluster well record (related to other wells in the cluster)

[is also available.](#)

Well Location

Address of Well Location	WOODROFFE AVE.
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 440793.00 Northing: 5022068.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
		BENTONITE	

Method of Construction & Well Use

Method of Construction	Well Use
HSA	Monitoring

Status of Well

Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
	PLASTIC		6 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
		6 m	7.5 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1844

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected? N

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	4.3 m		
1		1	
2		2	
3		3	
4		4	
5		5	

10	10
15	15
20	20
25	25
30	30
40	40
45	45
50	50
60	60

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter
	10.19 m	20 cm

Audit Number: M06764

Date Well Completed: June 24, 2010

Date Well Record Received by MOE: August 30, 2010

Updated: June 28, 2018

Well ID

Well ID Number: 7150611

Well Audit Number: M06764

Well Tag Number: A096578

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

This well is part of a well cluster.

The information below is extracted from the cluster well record.

More information on the cluster well record (related to other wells in the cluster)

[is also available.](#)

Well Location

Address of Well Location	WOODROFFE AVE.
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 440810.00 Northing: 5022076.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
		BENTONITE	

Method of Construction & Well Use

Method of Construction	Well Use
HSA	Monitoring

Status of Well

Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
	PLASTIC		3 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
		3 m	7.9 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1844

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?
N

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	3.3 m		
1		1	
2		2	
3		3	
4		4	
5		5	

10	10
15	15
20	20
25	25
30	30
40	40
45	45
50	50
60	60

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter
	10.57 m	20 cm

Audit Number: M06764

Date Well Completed: June 22, 2010

Date Well Record Received by MOE: August 30, 2010

Updated: June 28, 2018

Well ID

Well ID Number: 7150611

Well Audit Number: M06764

Well Tag Number: A096578

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

This well is part of a well cluster.

The information below is extracted from the cluster well record.

More information on the cluster well record (related to other wells in the cluster)

[is also available.](#)

Well Location

Address of Well Location	WOODROFFE AVE.
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 440747.00 Northing: 5022151.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
		BENTONITE	

Method of Construction & Well Use

Method of Construction	Well Use
HSA	Monitoring

Status of Well

Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
	PLASTIC		6 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
		6 m	7 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1844

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected? N

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	4.3 m		
1		1	
2		2	
3		3	
4		4	
5		5	

10	10
15	15
20	20
25	25
30	30
40	40
45	45
50	50
60	60

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter
	11.79 m	20 cm

Audit Number: M06764

Date Well Completed: June 24, 2010

Date Well Record Received by MOE: August 30, 2010

Updated: June 28, 2018

Well ID

Well ID Number: 7150611

Well Audit Number: M06764

Well Tag Number: A096578

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

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The information below is extracted from the cluster well record.

More information on the cluster well record (related to other wells in the cluster)

[is also available.](#)

Well Location

Address of Well Location	WOODROFFE AVE.
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 440726.00 Northing: 5022137.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
		BENTONITE	

Method of Construction & Well Use

Method of Construction	Well Use
HSA	Monitoring

Status of Well

Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
	PLASTIC		4.4 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
		4.4 m	11 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1844

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?
N

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	5 m		
1		1	
2		2	
3		3	
4		4	
5		5	

10	10
15	15
20	20
25	25
30	30
40	40
45	45
50	50
60	60

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter
	11.08 m	20 cm

Audit Number: M06764

Date Well Completed: June 23, 2010

Date Well Record Received by MOE: August 30, 2010

Updated: June 28, 2018

Well ID

Well ID Number: 7150611

Well Audit Number: M06764

Well Tag Number: A096578

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

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The information below is extracted from the cluster well record.

More information on the cluster well record (related to other wells in the cluster)

[is also available.](#)

Well Location

Address of Well Location	WOODROFFE AVE.
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 440751.00 Northing: 5022093.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
		BENTONITE	

Method of Construction & Well Use

Method of Construction	Well Use
HSA	Monitoring

Status of Well

Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
	PLASTIC		5.5 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
		5.5 m	7 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1844

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected? N

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	3.2 m		
1		1	
2		2	
3		3	
4		4	
5		5	

10	10
15	15
20	20
25	25
30	30
40	40
45	45
50	50
60	60

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter
	10.34 m	20 cm

Audit Number: M06764

Date Well Completed: June 23, 2010

Date Well Record Received by MOE: August 30, 2010

Updated: June 28, 2018

Well ID

Well ID Number: 7150611

Well Audit Number: M06764

Well Tag Number: A096578

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

This well is part of a well cluster.

The information below is extracted from the cluster well record.

More information on the cluster well record (related to other wells in the cluster)

[is also available.](#)

Well Location

Address of Well Location	WOODROFFE AVE.
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 440793.00 Northing: 5022122.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
		BENTONITE	

Method of Construction & Well Use

Method of Construction	Well Use
HSA	Monitoring

Status of Well

Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
	PLASTIC		9 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
		9 m	10.57 m

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1844

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected? N

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	4.8 m		
1		1	
2		2	
3		3	
4		4	
5		5	

10	10
15	15
20	20
25	25
30	30
40	40
45	45
50	50
60	60

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter
	10.57 m	20 cm

Audit Number: M06764

Date Well Completed: June 24, 2010

Date Well Record Received by MOE: August 30, 2010

Updated: June 28, 2018

Well ID Number: 7150611

Well Cluster Records

The wells listed below are included on the cluster well record. They are listed by Well_ID number and UTM coordinate (Zone, Easting, Northing).

To see the locations of **all** the associated wells, use the Well_ID number for your search on the main portal map page.

To see any **individual record**, click in the ID listed below.

To find the **individual location** of any of the records listed below, use the UTM coordinate for your search on the main portal map.

Well ID	Zone	Easting	Northing
7150611	18	440773.00	5022160.00 Master Well
7150611	18	440773.00	5022058.00
7150611	18	440793.00	5022068.00
7150611	18	440810.00	5022076.00
7150611	18	440747.00	5022151.00
7150611	18	440726.00	5022137.00
7150611	18	440751.00	5022093.00
7150611	18	440793.00	5022122.00

Updated: June 28, 2018

Office Use Only

Application Number: _____	Ward Number: _____	Application Received: (dd/mm/yyyy): _____
Client Service Centre Staff: _____	Fee Received: \$	<input type="text"/>



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:**

** Mandatory Field*

Applicant/Agent Information:

Name:	<input type="text"/>		
Mailing Address:	<input type="text"/>		
Telephone:	<input type="text"/>	Email Address:	<input type="text"/>

Registered Property Owner Information:

☐ Same as above

Name:	<input type="text"/>		
Mailing Address:	<input type="text"/>		
Telephone:	<input type="text"/>	Email Address:	<input type="text"/>

Site Details

Legal Description
and PIN:

What is the land
currently used for?

Lot frontage:

m

Lot depth:

m

Lot area:

m²

OR

Lot area: (irregular lot)

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

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 _____ ("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): _____

Per: _____
(Please print name)

Title: _____

Company: _____

Mark St. Pierre

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: August 15, 2018 12:26 PM
To: Karyn Munch
Subject: RE: Records Search Request - PE4406

Records Found

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are **fuel storage tanks records** in our database at the subject address(es).

Inst Number	Context	Address	City	Province	Postal Code	Status
10299761	FS PROPANE CYLR HANDLING FACILITY	1900 BASELINE RD	OTTAWA	ON	K2C 3Z6	Active

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 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. 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

From: Karyn Munch <KMunch@Patersongroup.ca>
Sent: August 15, 2018 9:50 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Records Search Request - PE4406

Good morning,

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

1363 and 1385 Woodroffe Avenue
1900 and 2030 Baseline Road

Thank-you very much!

Best Regards,

Karyn Munch, P.Eng.

patersongroup
solution oriented engineering

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (613) 226-7381 Ext. 217
Fax: (613) 226-6344
Email: kmunch@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

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Intermediate Environmental Engineer

EDUCATION

Carleton University, B.Eng., 2015
Environmental Engineering

EXPERIENCE

2018 – Present

Paterson Group Inc.

Consulting Engineers
Geotechnical and Environmental Division
Intermediate Environmental Engineer

2013 – 2018

InAIR Environmental Limited

Environmental Consulting Firm
Environmental Consultant and Project Manager

SELECT LIST OF PROJECTS

Designated Substance Surveys – Residential and Commercial Sites – Ottawa
Asbestos Air Testing – Residential and Commercial Sites – Ottawa
Mould Testing – Residential and Commercial Sites Locations
Phase I Environmental Site Assessments – Residential and Commercial Sites –
Ottawa (CSA Z768-01)
Contaminated Soil and Groundwater Sampling – Various Sites – Ottawa
Remediation Programs – Various Sites - Ottawa

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