



July 26, 2019

Mr. Mahendra Vaidya
648 Mansfield Avenue
Ottawa, Ontario K2A 2T6 6K8

Re: OTT-00240343-A0 **Phase One Environmental Site Assessment
89 Richmond Road, Ottawa, ON**

Dear Mr. Vaidya:

A request for the 89 Richmond Road site was made to the City of Ottawa for the Hazardous Land Use Index (HLUI) in May 2017 for the Phase I ESA report dated June 21, 2017. A response was received later in June 2017. The following entries were noted in the information package:

- A retail fuel outlet (RFO) was listed at 75-77 Richmond Road in 1948-1980 and 2005 and an automotive repair garage in 2006. It is noted that 2 underground storage tanks are located on the east side of the buildings.
- An automotive sales shop was listed at 72 Richmond in 1960, 1970, 1980, and 2001.
- An RFO was listed at 70 Richmond Road in 1940.
- A recycling depot was listed at 90 Richmond Road in 2005 and the property was listed as Canadian Tire between 1960 and 1980. A dry cleaner was listed at 96 Richmond Road between 1900 and 1950 and at 90 Richmond Road between 1960 and 1980. The provided map indicates that 96 and 90 were historically the same property.
- A retail fuel outlet was listed at 109 Richmond Road in 2001 and 2005 and an automotive garage was listed between 1948 and 1956.

These findings do not change the original recommendations of the Phase One ESA report. A copy of the HLUI document provided is provided as an attachment to this letter.

We trust this summary report is satisfactory for your purposes. If you have any questions regarding our submission, please do not hesitate to contact this office.

Yours truly,

EXP Services Inc.

A blue ink signature of Scott Lessard, consisting of a stylized first name and a last name that appears to be "Lessard".

Scott Lessard, B.Sc.
Environmental Scientist
Earth and Environment

A blue ink signature of Shawn Doherty, featuring a stylized first name and a last name that appears to be "Doherty".

Shawn Doherty, P.Eng.
Environmental Engineer
Earth and Environment

SL/SD

Attachments: 1: Information request – 89 Richmond Road



May 30, 2017

VIA FACSIMILE:
416-314-4285

FOI Manager
Freedom of Information & Protection of Privacy Office
Ministry of Environment and Climate Change
12th Floor, 40 St. Clair Avenue West
Toronto, Ontario M4V 1M2

Re: OTT-00240343-A0 **File Review Request**
 89 Richmond Road, Ottawa, Ontario

Dear Sir or Madam:

I am sending a Freedom of Information Request to you for 89 Richmond Road, Ottawa, Ontario. We are conducting an environmental site assessment and require any environmental concerns.

If possible, we would appreciate receiving the documentation by email (kathy.radisch@exp.com) and by mail. If you have any questions, or require any further information, please do not hesitate to contact the undersigned at 613-688-1891, ext. 3296.

Yours truly,
exp Services Inc.

A handwritten signature in blue ink that reads "Kathy Radisch". The signature is fluid and cursive, with the first name "Kathy" and last name "Radisch" clearly distinguishable.

Kathy Radisch
Administrative Assistant
Earth & Environment

Enclosures: FOI Form
 Credit Card Payment Form



File Number: D06-03-17-0073

June 13, 2017

Kathy Radisch
exp Service Inc.
100-2650 Queensview Drive
Ottawa, ON
K2B 8H6

Sent via email [kathy.radisch@exp.com]

Dear Ms. Radisch,

**Re: Information Request
89 Richmond Road, Ottawa, Ontario ("Subject Property")**

Internal Department Circulation

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- The Sewer Use Program notes that there are records related to the Subject Property, however nothing recent.

Information Request searches only include recent reports, violations, approvals, and agreements pursuant to the provisions of the Sewer Use by-law (2003-514). The Sewer Use Program cannot guarantee or make comments on the environmental condition of the subject properties, as the Sewer Use Program does not have the necessary data to make such an evaluation, you may wish to contact the Ministry of Environment.

Please note that the Sewer Use Program cannot comment on any other properties adjacent to or in proximity to the subject properties without consent from the owners of those properties.

If you have any questions or concerns, please do not hesitate to contact the Sewer Use Program Duty Officer at extension 23326.

- The City's Environmental Remediation Unit notes that the subject property is within 500 M of former landfill Ur-19 – McRae Avenue. The City of Ottawa has no information regarding the current environmental conditions of this former

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Planning, Infrastructure and Economic
Development Department

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 21690
Fax: (613) 560-6006
www.ottawa.ca

Ville d'Ottawa
Services de la planification, de l'infrastructure et
du développement économique

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 21690
Télé: (613) 560-6006
www.ottawa.ca

landfill as the site is under private ownership. The City's Environmental Remediation Unit has no other records of environmental contamination information on rights of way or other city-owned properties adjacent to 89 Richmond Road.

Search of Historical Land Use Inventory

This acknowledges receipt of the signed Disclaimer regarding your request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the Subject Property.

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Property.

The HLUI database was also searched for activity associated with properties located within 50m of the Subject Property. The search revealed the following:

- There are eleven activities associated with properties located within 50m of the Subject Property: Activity Numbers 3941, 7053, 12078, 11218, 13885, 1599, 2890, 4634, 8791, 2891, and 2383.

Please note that Activity Numbers 12078, 2383, and 8791 have a PIN Certainty of "2". This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the Subject Property. All database entries with a PIN Certainty of "2" require independent verification as to their precise location.

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

Additional information may be obtained by contacting:

Ontario's Environmental Registry

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

The Ontario Land Registry Office

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

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

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

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

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

If you have any further questions or comments, please contact Ellen Potts at 613-580-2424 ext. 21690 or HLUI@ottawa.ca

Sincerely,



Ellen Potts

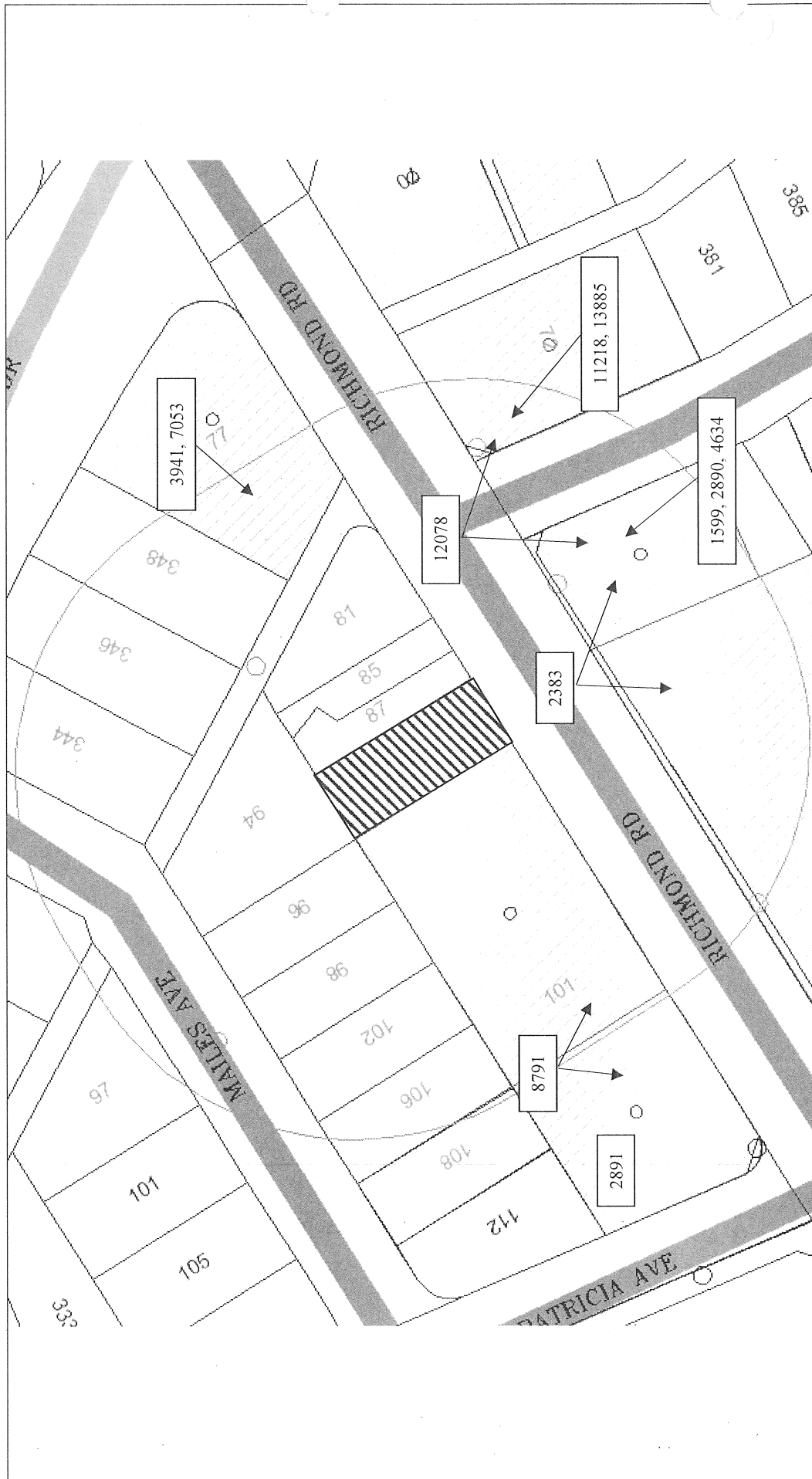
Per:
Michael Boughton, MCIP, RPP
Senior Planner
Development Review East
Planning Services

Planning, Infrastructure and Economic Development Department

MB/EP

Attach: 12

cc: File no. D06-03-17-0073



Overview

ID# = Activity Identification Number

 = Subject Site

89 Richmond Road
Ottawa, ON
File # D06-03-17-0073
Ellen Potts



Scale 1: n/a



CITY OF OTTAWA

HLUI ID: __679F16

AREA (Square Metres): 1133.665

Report:

RPTC_OT_DEV0122

Run On:

02 Jun 2017 at: 13:52:04

Study Year
1998

PIN
040210081

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 3941 **Multiple PINS:** N

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

Related PINS: 040210081

Name: DILAWRI KEWAL

Address: 77 RICHMOND ROAD, OTTAWA

Facility Type: Gasoline Service Stations

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Property Assessment

NAICS **SIC**

447190 0

447110 0

Company Name

Year of Operation

DILAWRI KEWAL

c. 2005

MIRAGE MOTORS

c. 2006



CITY OF OTTAWA
HLUI ID: __679FI6
AREA (Square Metres): 1133.665

Report: RPTC_OT_DEV0122
Run On: 02 Jun 2017 at: 13:52:04

Study Year
1998

PIN
040210081

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7053 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 40
Related PINS: 040210081
Name: ISLAND PARK TEXACO SERVICE STATION
Address: RICHMOND ROAD, OTTAWA
Facility Type: Gasoline Service Stations
Comments 1:
Comments 2: 75-77
Generator Number:
Storage Tanks: 2 UST located on the east side of the buildings
HL References 1: M.1949, M.1957, M.1960, M.1970, M.1980; FIP1912,vol2; FIP1922-252-511,vol2; FIP1948-310-511;
FIP1956-310-2-511
HL References 2:
HL References 3:

NAICS	SIC
811119	635
811121	635
447110	633
811112	635
811199	633
447190	633

Company Name

Jack Hassal
Jack Mosley and Son Service Station
Island Park Texaco Service Station

Year of Operation

c. 1948-1960
c. 1960
c. 1970-1980+



CITY OF OTTAWA
HLUI ID: __679EG6
AREA (Square Metres): 1041.873

Report: RPTC_OT_DEV0122
Run On: 02 Jun 2017 at: 13:53:29

Study Year
1998

PIN
040210161

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 11218 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040210161

Name: R & R CAR CARE

Address: 72 RICHMOND ROAD, OTTAWA

Facility Type: Motor Vehicles, Wholesale

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS SIC

811111 0

Company Name

R & R CAR CARE

Year of Operation

c. 2001



CITY OF OTTAWA
HLUI ID: __679EG6
AREA (Square Metres): 1041.873

Report: RPTC_OT_DEV0122
Run On: 02 Jun 2017 at: 13:53:29

Study Year
1998

PIN
040210161

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 12078 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 5633
Related PINS: 040210117
Name: REG GODDARD SERVICE STATION
Address: RICHMOND ROAD, OTTAWA
Facility Type: Gasoline Service Stations
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950
HL References 2:
HL References 3:

NAICS	SIC
811199	633
447190	633
447110	633

Company Name

Reg Goddard Service Station

Year of Operation

c. 1940



CITY OF OTTAWA

HLUI ID: __679EG6

AREA (Square Metres): 1041.873

Report:

RPTC_OT_DEV0122

Run On:

02 Jun 2017 at: 13:53:29

Study Year
1998

PIN
040210161

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13885 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 2152
Related PINS: 040210161
Name: WALLY BIGGS NEW & USED CARS
Address: 72 RICHMOND ROAD, OTTAWA
Facility Type: Motor Vehicle Repair Shops
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1960, M.1970, M.1980
HL References 2:
HL References 3:

NAICS	SIC
811121	635
811112	635
811119	635

Company Name

Wally Biggs New & Used Cars

Year of Operation

c. 1960



CITY OF OTTAWA
HLUI ID: __679E4Q
AREA (Square Metres): 685.726

Report: RPTC_OT_DEV0122

Run On: 02 Jun 2017 at: 13:59:57

Study Year
1998

PIN
040210162

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 1599 **Multiple PINS:** N

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

Related PINS: 040210162

Name: BILLY'S APPLIANCES

Address: 90 RICHMOND ROAD,

Facility Type: Waste Materials, Wholesale

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS **SIC**

418190 0

Company Name

BILLY'S APPLIANCES

Year of Operation

c. 2005



CITY OF OTTAWA
HLUI ID: __679E4Q
AREA (Square Metres): 685.726

Report: RPTC_OT_DEV0122
Run On: 02 Jun 2017 at: 13:59:57

Study Year
1998

PIN
040210162

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 2383 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 5741
Related PINS: 040210162
Name: CLASSIC CLEANERS
Address: 96 RICHMOND ROAD, OTTAWA
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950
HL References 2:
HL References 3:

NAICS	SIC
812330	972
561740	972
812310	972
812320	972

Company Name

Classic Cleaners
Dollar Cleaners
Associated Cleaners

Year of Operation

c. 1940
c. 1940
c. 1940



CITY OF OTTAWA

HLUI ID: __679E4Q

AREA (Square Metres): 685.726

Report:

RPTC_OT_DEV0122

Run On:

02 Jun 2017 at: 13:59:57

Study Year
1998

PIN
040210162

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 2890 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 1575
Related PINS: 040210162
Name: CANADIAN TIRE
Address: 90 RICHMOND ROAD, OTTAWA
Facility Type: Motor Vehicle Repair Shops
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1960, M.1970, M.1980
HL References 2:
HL References 3:

NAICS	SIC
811112	635
811121	635
811199	633
447110	633
447190	633
811119	635

Company Name

Canadian Tire Corp. Association Stores

Year of Operation

c. 1980



CITY OF OTTAWA
HLUI ID: __679E4Q
AREA (Square Metres): 685.726

Report: RPTC_OT_DEV0122
Run On: 02 Jun 2017 at: 13:59:57

Study Year
1998

PIN
040210162

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 4634 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 2114
Related PINS: 040210162
Name: ESQUIRE CLEANERS
Address: 90 RICHMOND ROAD, OTTAWA
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1960, M.1970, M.1980
HL References 2:
HL References 3:

NAICS	SIC
812330	972
561740	972
812320	972
812310	972

Company Name
Esquire Cleaners

Year of Operation
c. 1970

**CITY OF OTTAWA**

HLUI ID: __679FQN

AREA (Square Metres): 1488.492

Report:

RPTC_OT_DEV0122

Run On:

02 Jun 2017 at: 14:02:14

Study Year
1998**PIN**
040210111**Multi-NAIC**
Y**Multiple Activities**
N**Activity ID:** 8791**Multiple PINS:** Y**PIN Certainty:** 2**Previous Activity ID(s) :** 1915**Related PINS:** 040210111**Name:** MONROE GARAGE**Address:** RICHMOND ROAD, OTTAWA**Facility Type:** Motor Vehicle Repair Shops**Comments 1:** 1922 - farmland FIP1948 - located at 107 M. 1949 - Monroe Garage listed @ 109**Comments 2:** 105 - 107**Generator Number:****Storage Tanks:** Two underground storage tanks located at SW corner of building**HL References 1:** FIP1912, Vol, 2; FIP1922-252-511, vol2; FIP1948-310-511; FIP1956-310-2-511; M.1949, M.1957, BEP 1950**HL References 2:****HL References 3:****NAICS****SIC**

811112	635
811121	635
811119	635

Company Name

Monroe Garage

Year of Operation

c. 1948-1956



CITY OF OTTAWA

HLUI ID: __679EE4

AREA (Square Metres): 949.789

Report:

RPTC_OT_DEV0122

Run On:

02 Jun 2017 at: 14:05:26

Study Year
1998

PIN
040210112

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 2891 **Multiple PINS:** N

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

Related PINS: 040210112

Name: CANADIAN TIRE GAS BAR

Address: 109 RICHMOND ROAD, OTTAWA

Facility Type: Gasoline Service Stations

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Property Assessment

NAICS **SIC**

447110 0

447190 0

Company Name

CANADIAN TIRE GAS BAR

CANADIAN TIRE GAS BAR

Year of Operation

c. 2001

c. 2005