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**Phase I Environmental Site Assessment**

Vacant Property  
850 Champlain Street  
Ottawa, Ontario

Prepared For

Revera Living

August 8, 2016

Report: PE3846-1

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## EXECUTIVE SUMMARY

### Assessment

A Phase I-ESA was carried out for the property at 850 Champlain Street, in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the site and neighbouring properties within the Phase I-ESA study area and identify any environmental concerns with the potential to impact the subject property.

The historical research indicated that the subject site was first developed sometime in the 1960's with a building along the east side of the subject site. Based on historical photographs, the building was removed in the mid-1980's. Between 2011 and 2013 a sales centre was present on the subject site. The majority of the property has remained undeveloped and apparently used for agriculture. Surrounding properties have consisted of vacant lands and residential properties.

Following the historical review, a site visit was conducted. The subject property is vacant; covered in grass and some mature trees. Surrounding properties consisted of residential dwellings to the north, east and west, and a paved parking lot to the south. No potentially contaminating activities were identified on the subject property. One (1) potentially contaminating activity was identified in the Phase I-ESA study area. Based on historical photos, a former retail fuel outlet was identified on a property located 80 m to the south of the subject site. Based on the significant thickness of clay overburden, as well as the distance separating the subject site from the former retail fuel outlet, the retail fuel outlet is not considered to have had the potential to impact the subject property.

### Conclusion

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

## **1.0 INTRODUCTION**

At the request of Revera Living (Revera), Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 850 Champlain Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr. Peter Ciuciura of Revera Living. Revera's offices are located at 55 Standish Court, 8<sup>th</sup> Floor, Mississauga, Ontario. Mr. Ciuciura can be reached by telephone at (613) 360-1177.

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

This Phase I-ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04 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:	850 Champlain Street, Ottawa, Ontario.
Legal Description:	Block I, Plan 4M-206, except Part 1 on 4R4407 and Part 1 on 4R7075, in the City of Ottawa, Ontario.
Property Identification Numbers:	03940-0159 and 03940-0164.
Location:	The subject site is located on the west side of Champlain Street, south of the intersection of Champlain Street and Jeanne D'Arc Boulevard North. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 28' 58" N, 75° 31' 16" W.
<b>Site Description:</b>	
Configuration:	Rectangular.
Site Area:	6.8 hectares (approximate).
Zoning:	MC – Main street commercial.
Current Use:	The subject site is vacant and grassed.
Services:	The subject site is located in a municipally serviced area.

### **3.0 SCOPE OF INVESTIGATION**

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

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

## **4.0 RECORDS REVIEW**

### **4.1 General**

#### **Phase I-ESA Study Area Determination**

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

#### **First Developed Use Determination**

Based on aerial photographs, it appears that the subject property was developed with a single family dwelling for a period of time between 1955 and 1973. A title search shows that the property has been owned by individuals since the mid-1880s. Based on the aerial photographs and the chain of title the first developed use of the subject site is considered to be residential in the mid-1950s, prior to that the site use is considered to be agricultural.

#### **Fire Insurance Plans**

Fire insurance plans of the subject site area are not available.

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

City directories at the National Archives were reviewed in approximate 10 year intervals from 1991 to 2010 as part of the Phase I ESA.

The subject site has not been listed since 1991, and neighbouring properties have been listed as residential properties since that time.

#### **Chain of Title**

Paterson verified the current land title for the subject property with Read Abstracts Limited. Originally, the subject property consisted of two parcels of land, each with a separate chain of title. According to the Chains of Title dated July 19, 2013, the subject property is owned by Minto Properties Inc. The first parcel was transferred to Pierre Rocque in 1863 and 1878 by the R.C. Corporation, while the second parcel was transferred from the College of Bytown to John Jamieson in 1860. Both parcels were transferred between individuals, and later between companies, until 1972 and 1977, when the parcels were transferred to Minto Construction Limited (which later became Minto Properties

Inc). Minto Properties verified that they are still the current owner of the subject site.

### **Environmental Reports**

The following reports were reviewed as part of this assessment:

- ❑ “Geotechnical Investigation, Proposed Champlain Centre, Champlain Street at Jeanne D’Arc Boulevard, Ottawa, Ontario”, prepared by Paterson Group, dated July 2013.

A geotechnical investigation was conducted on the subject property in July 2013. As part of the investigation, thirteen (13) boreholes were sampled to a maximum depth of 10.4 m below the existing ground surface. The subsurface soil conditions encountered during the investigation consisted of a layer of topsoil, followed by compact brown silty sand and/or a deep very stiff to firm silty clay deposit.

- ❑ “Phase 1 – Environmental Site Assessment, Vacant Property, 850 Champlain Street, Ottawa, Ontario”, prepared by Paterson Group, dated September 2013.

Paterson completed a Phase I ESA for the subject site in 2013. The subject property was vacant with the exception of a sales office for Minto Homes. The report indicated that a propane tank was located on the exterior of the sales office. No concerns were identified during the Phase I ESA.

### **Plan of Survey**

A topographical plan, prepared by Annis, O’Sullivan, Vollebekk Ltd., was reviewed as part of this assessment. The plan is dated December 1, 2010. The topographical plan shows the subject site in its current configuration.

## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on June 24, 2016. The subject site was not listed in the NPRI database. The property at 110 Place d’Orleans, also known as the Place D’Orleans Shopping Centre, was listed from 2003 to 2005 in the database for emitting particulate matter to the air in small quantities (0.2 to 0.6 tonnes). Due to the small quantities, these emissions are not expected to pose an environmental concern to the subject property.

## **PCB Inventory**

A search of national PCB waste storage sites was conducted. No PCB waste storage sites are located within the Phase I study area.

## **Ontario Ministry of Environment and Climate Change (MOECC) Instruments**

A request was submitted to the MOE Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOE issued instruments for the site. A response dated July 15, 2016 indicated that no records were found during a search of the MOECC files.

A request was completed as part of the 2013 Phase I ESA. The MOECC did not have any records relating to the subject site at the time.

## **MOECC Incident Reports**

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. A response dated July 15, 2016 indicated that no records were found during a search of the MOECC files.

A request was completed as part of the 2013 Phase I ESA. The MOECC did not have any records relating to the subject site at the time.

## **MOECC Waste Management Records**

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. A response dated July 15, 2016 indicated that no records were found during a search of the MOECC files.

A request was completed as part of the 2013 Phase I ESA. The MOECC did not have any records relating to the subject site at the time.

## **MOECC Submissions**

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MOECC. A response dated July 15, 2016 indicated that no records were found during a search of the MOECC files.

A request was completed as part of the 2013 Phase I ESA. The MOECC did not have any records relating to the subject site at the time.

### **MOECC Brownfields Environmental Site Registry**

A search of the MOECC Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) were filed for the subject property or properties within the Phase I ESA study area.

### **MOECC Waste Disposal Site Inventory**

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

### **Areas of Natural Significance**

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on June 24, 2016. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

### **Technical Standards and Safety Authority (TSSA)**

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on June 24, 2016 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records are listed in the TSSA registry for the subject site or for properties within the Phase I-ESA study area. A copy of the TSSA correspondence is included 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 former landfill sites are located within 250 m of the subject site.

### **City of Ottawa Historical Land Use Inventory (HLUI)**

A search was completed as part of the 2013 Phase I ESA. No records were returned for the subject site. Two (2) records were returned for properties in the surrounding area. Based on the information contained in the HLUI response it

was determined that the records were not considered to be an environmental concern.

A search was also completed as part of the current Phase I ESA. No records were returned for the subject site. Two (2) records were returned for properties in the surrounding area. Based on the information contained in the HLUI response the records are not considered to be an environmental concern.

## 4.3 Physical Setting Sources

### Aerial Photographs

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

- |      |  |
|------|--|
| 1945 | The subject property appears to be vacant and used for agriculture. Neighbouring properties are either treed or used for agricultural purposes. Further to the south, a roadway is visible in the current location of Highway 174.   |
| 1955 | No significant changes appear to have been made to the subject site or neighbouring properties.  |
| 1968 | A building has been constructed in the southeast corner of the subject site. Champlain Street is now present to the east of the subject site, along with a residential subdivision. To the south of the subject site, within the current Highway 174 alignment, a retail fuel outlet has been constructed. |
| 1973 | No significant changes appear to have been made to the subject site or neighbouring properties.  |
| 1987 | The building has been removed from the subject site. The former building location appears to have some mild soil disturbances. No other significant changes have been made to the subject site. Residential dwellings have been constructed to the east, north and west of the subject property.           |
| 2002 | The subject site appears to be vacant and grassed. The OC Transpo Park and Ride has now been constructed immediately to  |

the south. No other significant changes appear to have been made to adjacent properties.

- 2011 (City of Ottawa website) A building has been constructed on the subject site, near the southeast corner of the property. Based on current knowledge of the property, the building was a showroom for upcoming residential developments. No changes have been made to adjacent properties.
- 2014 (City of Ottawa website) The building has been removed from the subject site. The associated parking areas from the building are still present. No other changes have been made to the subject site.

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

In addition to aerial photographs, a street-level photograph dated 1982 was reviewed. This photograph shows the Champlain Street and Highway 174 intersection, looking north along Champlain Street. A retail fuel outlet is present at the intersection of Champlain Street and Highway 174. What appears to be a residential dwelling is present beyond the retail fuel outlet, on west side of Champlain Street.

### **Topographic Maps**

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website. The topographic maps indicate that the regional topography in the general area of the site is relatively flat, sloping gently downward towards the Ottawa River to the north (approximately 1km away). No other water bodies are located near the site. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

### **Physiographic Maps**

The Physiographic Regions Map, published by The Atlas of Canada was reviewed as a part of this assessment. According to the map, the site is situated within the St. Lawrence Low Lands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is located in the Central St. Lawrence Lowland, “where the land is rarely more than 150 m above sea level, except for the Monteregion Hills, which consist of intrusive igneous rocks.”



## **Geological Maps**

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the northern most portion of the subject site consists of interbedded limestone and dolomite of the Gull River formation, while the south portion of the site is limestone of the Bobcaygeon formation. Overburden throughout the subject site consists of offshore marine sediments, with the possibility of encountering Paleozoic rock at the south end of the property. Based on information from the Geological Survey of Canada website, the overburden thickness appears to range from 1 to 15 m. The mapping is generally consistent with the results of the previous subsurface investigations conducted by Paterson.

## **Water Well Records**

A search of MOECC's online water well records database was completed on June 26, 2016, for all drilled wells within 250 m of the subject site. A total of nine (9) wells are included in the results of the well records search. One (1) of the wells was found to be located on the subject property. No wells were identified on the subject site during the site visit. All of the well records returned from the search appear to have been drilled for domestic water use. Based on the availability of municipal water in the area it is expected that no drinking water wells existing within the Phase I ESA Study Area.

## **Water Bodies and Areas of Natural Significance**

No creeks, rivers, streams, lakes or any other water body were identified in the Phase I study area. The majority of the study area consists of residential dwellings. The Ottawa River is the closest significant water body and is located approximately 1 km north of the subject site. No areas of natural significance are known to exist within the Phase I study area.

# **5.0 INTERVIEWS**

## **Property Owner Representative**

Mr. Scott Barrett, a representative of Minto, was interviewed as part of this assessment. The interview was conducted by via email. Mr. Barrett indicated that the former sales centre was erected sometime in mid-2011, and dismantled in late 2013. The building reportedly was serviced by holding tanks for both drinking water and sewage. The sales centre was heated with propane. Mr. Barrett

confirmed that the property is still owned by Minto. Mr. Barrett is unaware of any environmental concerns regarding the subject property.

The information obtained in this interview is consistent with site information obtained from other sources and is considered to be valid.

## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

The site visit was conducted on June 28, 2016. Weather conditions consisted of a mix of sun and cloud, with a temperature of approximately 27° C. Mr. Michael Beaudoin from the Environmental Department of Paterson Group conducted the site assessment. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site visit.

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

#### **Buildings and Structures**

No buildings or structures are currently present on the subject site.

#### **Site Features**

The subject site is vacant and grass covered, with occasional trees. Site drainage consists primarily of infiltration. No areas of stained soil, vegetation, or pavement or stressed vegetation were observed. Crushed stone, used as a grading material for parking areas, was identified in the area of the former sales centre. No concerns were identified with respect to the fill material.

No evidence of current or former railway or spur lines on the subject property was observed at the time of the site inspection. There were no unidentified substances observed on the subject site.

#### **Neighbouring Properties**

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

- North - Jeanne D'Arc Boulevard North, followed by residential dwellings;
- South - OC Transpo Park and Ride, followed by Highway 174;
- East - Champlain Street, followed by residential dwellings;

- West - Bilberry Drive and DuBois Avenue, followed by residential dwellings.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the subject site. Current land use in the Phase I Study area is illustrated on Drawing: PE3846-2 – Surrounding Land Use Plan in the Figures section of this report, following the text.

## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Land Use History

The following table indicates the current and past uses of the site as well as associated potentially contaminating activities dating back to the first developed use of the site.

Table 1 - Land Use History – 850 Champlain Street			
Time Period	Land Use	Potentially Contaminating Activities	Potential Environmental Concerns
Prior to 1955	Vacant/Undeveloped	None	None
1955 to 1982	Residential/Agricultural.	None	None
1982 to 2016	Vacant.	None	None

#### Potentially Contaminating Activities

No Potentially Contaminating Activities (PCAs) were identified at the Phase I property. No PCAs were identified on adjacent properties at the time of the site inspection.

Historically, one (1) potentially contaminating activity was identified within the study area, at a property located approximately 80 meters to the south of the subject site. As per Column A of Table 2, from Ontario Regulation 153/04, amended by Ontario Regulation 296/11, the following was identified: Gasoline and Associated Projects Stored in Fixed Tanks (Item 28) and Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles (Item 27). Based on aerial photographs, and a photograph taken of the property in 1982, it appears as though a retail fuel outlet and service station was located to the south of the subject site.

Based on the soil conditions in the area (typically grey silty clay), and the distance (80 m) between the retail fuel outlet and the subject site, the retail fuel outlet is not expected to pose an environmental concern to the subject site.

### **Areas of Potential Environmental Concerns**

There are no areas of potential environmental concern on the subject property.

### **Contaminants of Potential Concern**

No Contaminants of Potential Concern (CPCs) were identified on the subject site.

## **7.2 Conceptual Site Model**

### **Geological and Hydrogeological Setting**

Based on information from the Geological Survey of Canada, drift thickness in the area of the subject site is estimated to be on the order of 1-15 m. The 2013 geotechnical investigation conducted by Paterson encountered silty clay soils to depths of up to 10.4 m, consistent with the Geological Survey of Canada description. Groundwater was encountered in the boreholes at depths of 2.5 to 5 m below existing grade.

### **Contaminants of Potential Concern**

As per Section 7.1 of this report, no Contaminants of Potential Concern (CPCs) were identified on the subject site.

### **Existing Buildings and Structures**

No buildings or structures are currently present on the subject site.

### **Water Bodies**

There are no water bodies on the subject site or within the Phase I study area. The closest water body, the Ottawa River, is located approximately 1 km to the north of the site.

### **Areas of Natural Significance**

No areas of natural significance were identified on the subject site or in the Phase I study area.

### **Drinking Water Wells**

Based on well records, one (1) drinking water well was located on the subject property. It is likely that this well serviced the former residence on site and has since been decommissioned. The well could not be located at the time of the site visit. Based on the availability of municipal water within the Phase I ESA study area no drinking water wells are expected to be present, or in use at this time.

### **Neighbouring Land Use**

Neighbouring land use in the Phase I study area is currently residential, with the exception of a parking lot to the south of the site.

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

As per Section 7.1 of this report, there were no Potentially Contaminating Activities identified on the subject site. Potentially Contaminating Activities identified within the Phase I ESA study area are not considered to represent Areas of Potential Environmental Concern with respect to the subject site.

### **Assessment of Uncertainty and/or Absence of Information**

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are no areas of potential environmental concern on the subject site. The presence of potentially contaminating activities was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

## 8.0 CONCLUSIONS

### Assessment

A Phase I-ESA was carried out for the property at 850 Champlain Street, in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the site and neighbouring properties within the Phase I-ESA study area and identify any environmental concerns with the potential to impact the subject property.

The historical research indicated that the subject site was first developed sometime in the 1960's with a building along the east side of the subject site. Based on historical photographs, the building was removed in the mid-1980's. Between 2011 and 2013 a sales centre was present on the subject site. The majority of the property has remained undeveloped and apparently used for agriculture. Surrounding properties have consisted of vacant lands and residential properties.

Following the historical review, a site visit was conducted. The subject property is vacant; covered in grass and some mature trees. Surrounding properties consisted of residential dwellings to the north, east and west, and a paved parking lot to the south. No potentially contaminating activities were identified on the subject property. One (1) potentially contaminating activity was identified in the Phase I-ESA study area. Based on historical photos, a former retail fuel outlet was identified on a property located 80 m to the south of the subject site. Based on the significant thickness of clay overburden, as well as the distance separating the subject site from the former retail fuel outlet, the retail fuel outlet is not considered to have had the potential to impact the subject property.

### Conclusion

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

## 9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04 as amended 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 Revera Living. Permission and notification from Revera Living and Paterson will be required to release this report to any other party.

### Paterson Group Inc.



Michael Beaudoin, P.Eng.



Mark S. D'Arcy, P.Eng.



### Report Distribution:

- Revera Living (6 copies)
- Paterson Group (1 copy)

## 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**

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

### **Municipal Records**

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.  
The City of Ottawa eMap website.  
City of Ottawa Historical Land Use Inventory (HLUI) Database

### **Local Information Sources**

Chain of Title obtained through Read Abstracts Limited, June 2013.  
Topographical Plan, prepared by Annis, O’Sullivan, Vollebekk Ltd.  
Personal Interviews.

### **Public Information Sources**

Google Earth.  
Google Maps/Street View.



# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE3846-1 – SITE PLAN**

**DRAWING PE3846-2 – SURROUNDING LAND USE PLAN**

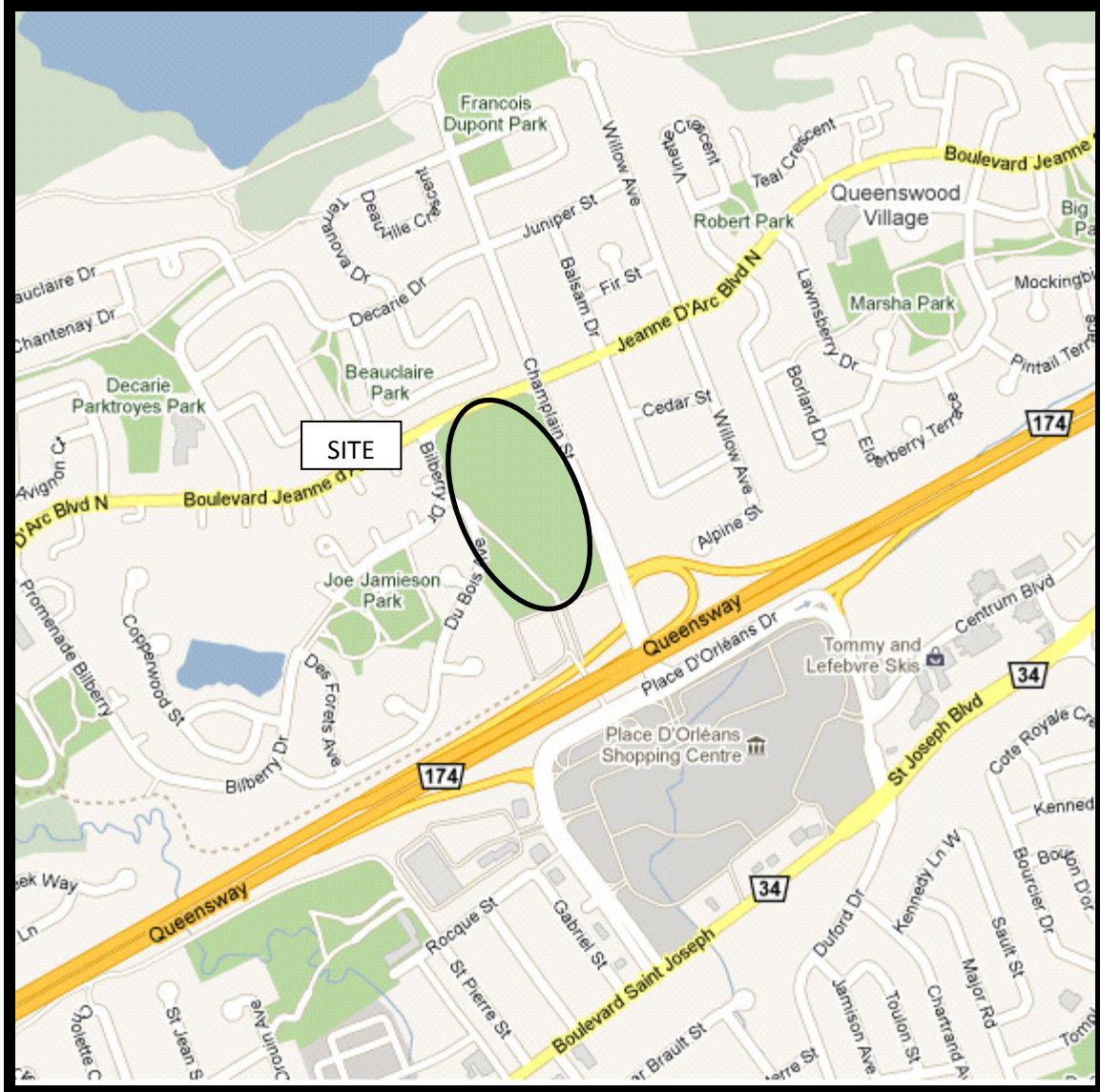


FIGURE 1  
KEY PLAN

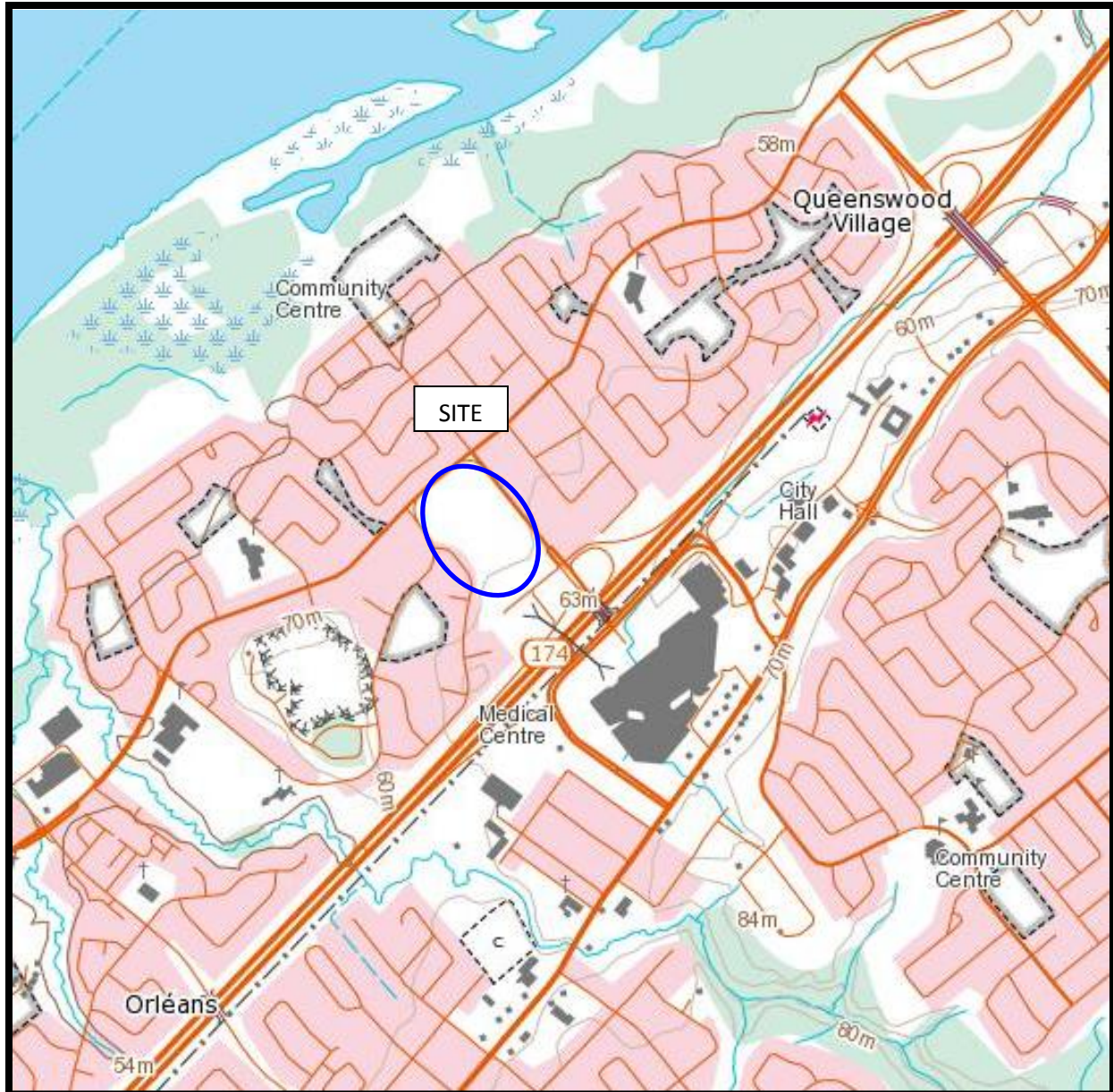
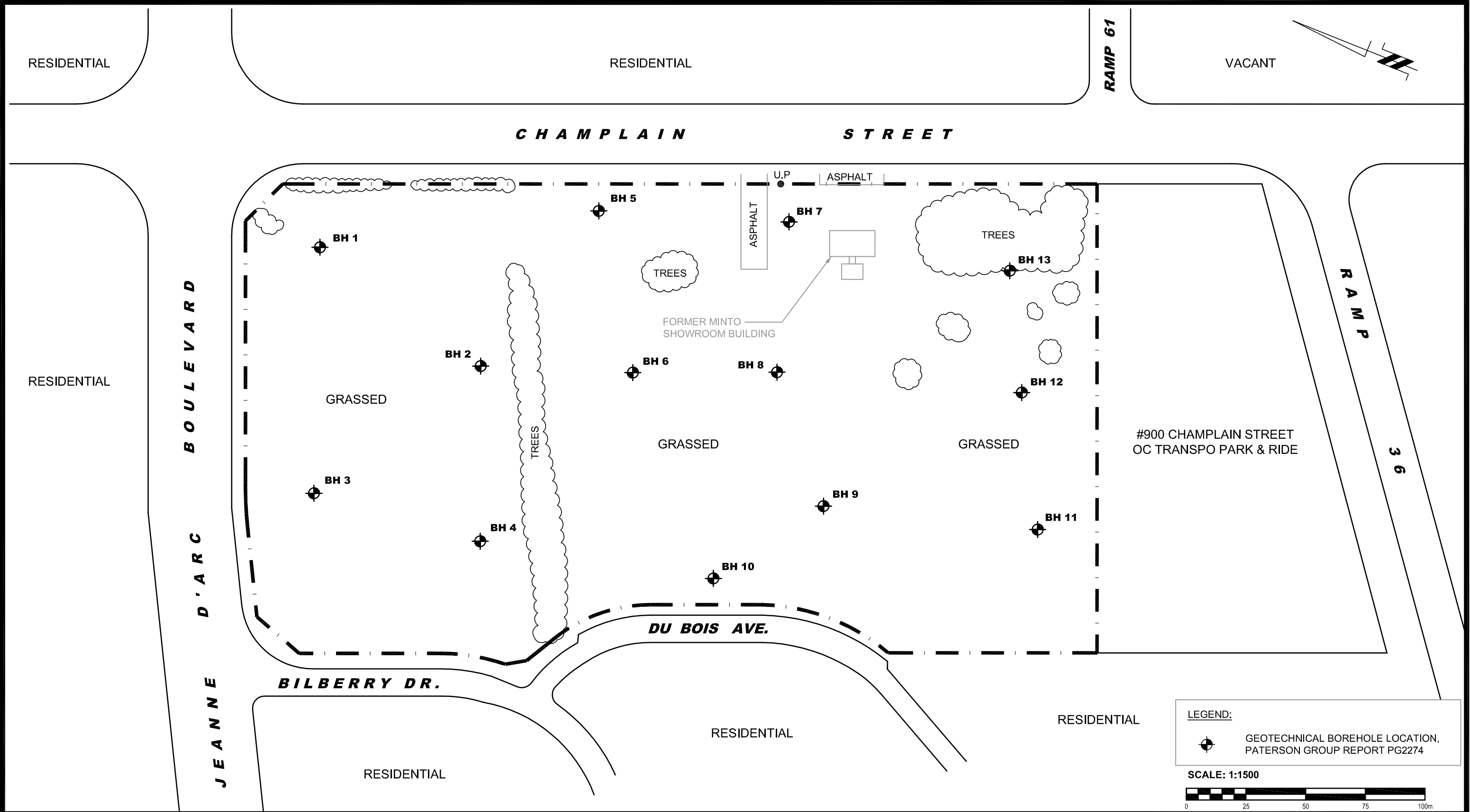


FIGURE 2  
TOPOGRAPHIC MAP






LEGEND:

 GEOTECHNICAL BOREHOLE LOCATION,  
PATERSON GROUP REPORT PG2274

SCALE: 1:1500



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0			
NO.	REVISIONS	DATE	INITIAL

REVERA LIVING  
PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
850 CHAMPLAIN STREET  
OTTAWA, ONTARIO

Title: SITE PLAN

Scale:	1:1500	Date:	07/2016
Drawn by:	MPG	Report No.:	PE3846-1
Checked by:	MB	Dwg. No.:	PE3846-1
Approved by:	MSD	Revision No.:	





PHASE I - ENVIRONMENTAL SITE ASSESSMENT STUDY AREA

**POTENTIALLY CONTAMINATING ACTIVITY:**  
1. FORMER FUEL RETAIL OUTLET AND AUTOMOTIVE GARAGE 1960-1991  
(AERIAL PHOTOGRAPHS, HISTORICAL PHOTOGRAPH)

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0			
NO.	REVISIONS	DATE	INITIAL

REVERA LIVING	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
850 CHAMPLAIN STREET	
OTTAWA,	ONTARIO
Title: SURROUNDING LAND USE PLAN	

Scale:	1:4000	Date:	07/2016
Drawn by:	MPG	Report No.:	PE3846-1
Checked by:	MB	Dwg. No.:	PE3846-2
Approved by:	MSD	Revision No.:	0



# **APPENDIX 1**

**CHAIN OF TITLE**

**TOPOGRAPHICAL PLAN**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**

Page 1 of 3

Read Abstracts Limited  
331 Cooper St., Suite 300  
Ottawa, ON K2P 0G5

July 19, 2013

Paterson Group  
154 Colonnade Road S.  
Ottawa, ON K2E 7J5

Att: Luke Lopers

RE: 850 Champlain Street, Ottawa

Legal Description: Block I, Plan 4M-206, except Part 1 on 4R4407 and Part 1 on 4R7075  
PIN: 03940-0159  
Owner: Minto Properties Inc.

Note, subject lands comprise two chains of title:

CHAIN OF TITLE 1:

Deed GL74255, registered Feb. 3, 1884  
Pierre Rocque TO Gabrielle Rocque

(whereas Pierre Rocque appears to have obtained title by Deeds RO23373, reg. Dec. 2, 1863 and Deed GL4012 reg. Jan. 5, 1878 from the R. C. Corporation)

Deed GL18810, registered Mar. 31, 1906  
Gabrielle Rocque TO Alphonse Cote

Deed GL20653, registered Mar. 17, 1909  
Alphonse Cote TO Antoine Rocque

Deed GL60967, registered Mar. 6, 1959  
Estate of Antoine Rocque TO Shenkman Properties Limited

Deed GL63851, registered May 16, 1960  
Shenkman Properties Limited TO Winsome Heights Realities Limited

Deed GL63929, registered May 30, 1960  
Winsome Heights Realities Limited TO Bruclan Limited

Deed CT140892, registered Sep. 15, 1971  
Bruclan Limited TO Sheldon Wiseman (in trust)

Deed CT165745, registered Jan. 15, 1972  
Sheldon Wiseman (in trust) TO Minto Construction Limited

- Minto Construction Limited became Minto Commercial Properties Inc. by Application OC815100, registered Jan. 11, 2008
- Minto Commercial Properties Inc. became Minto Properties Inc. by Application OC1339746, registered Mar. 7, 2012

CHAIN OF TITLE 2:

Deed RO15281, registered Feb. 4, 1860  
College of Bytown TO John Jamieson

Deed GL5107, registered Jul. 9, 1880  
John Jamieson TO Joseph Jamieson

Deed GL43631, registered Jul. 19, 1947  
Joseph Jamieson TO Anantole Lemay

Deed GL55428, registered May 3, 1956  
Anantole Lemay TO Marguerite Smith

Deed LT105113, registered Jun. 28, 1974  
Marguerite Dix (formerly Marguerite Smith) TO Sheldon Wiseman (as trustee)

Deed LT147595, registered Feb. 14, 1977  
Sheldon Wiseman (as trustee) TO Minto Construction Limited

- Minto Construction Limited became Minto Commercial Properties Inc. by Application OC815100, registered Jan. 11, 2008
- Minto Commercial Properties Inc. became Minto Properties Inc. by Application OC1339746, registered Mar. 7, 2012



Page 3 of 3

We trust that this information is satisfactory for your purposes in requesting this search. If you require further information on this or any other endeavors, please do not hesitate to contact us.

Yours truly,

Greg Melanson

## Prepared by Annis, O'Sullivan, Vollebekk Ltd.

Revised to show additional tree December 1, 2010

**Metric**

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

Denotates	Deciduous Tree
	Deciduous Tree
	Coniferous Tree
	Fire Hydrant
	Water Valve
	Maintenance Hole (Storm Sewer)
	Maintenance Hole (Sanitary)
	Maintenance Hole (Hydro)
	Maintenance Hole (Traffic)
	Maintenance Hole (Unidentified)
	Valve Chamber (Watermain)
	Overhead Wires
	Catch Basin
	Catch Basin Inlet
	Hydro Meter
	Handhole
	Cable Terminal Box
	Sign
	Sign on Double Post
	Chain Link Fence
	Board Fence
	Rail Fence
	Utility Pole
	Anchor
	Light Standard
	Air Conditioner
	Diameter
	Location of Elevations
	Location of Elevations (Top of Curb)
	Top of Grade
	Invert
	Centreline
	Property Line
	Yellow Paint Line
	White Paint Line

**SITE AREA = 66750 m<sup>2</sup>**

BOUNDARY INFORMATION COMPILED FROM  
PLANS 4R-7075 AND 4R-16870

THE PARKING AREA SOUTH OF THIS SITE AND THE TOWNHOMES WEST OF THIS SITE ARE TAKEN FROM EXISTING CITY OF OTTAWA DIGITAL MAPPING.

### ELEVATION NOTES

1. Elevations shown are referred to geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

## UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 1S3  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: [Nepean@osvlltd.com](mailto:Nepean@osvlltd.com)  
Job No. 035-X-10, Minto, PIRI K 1-0-P M206, TP #3.





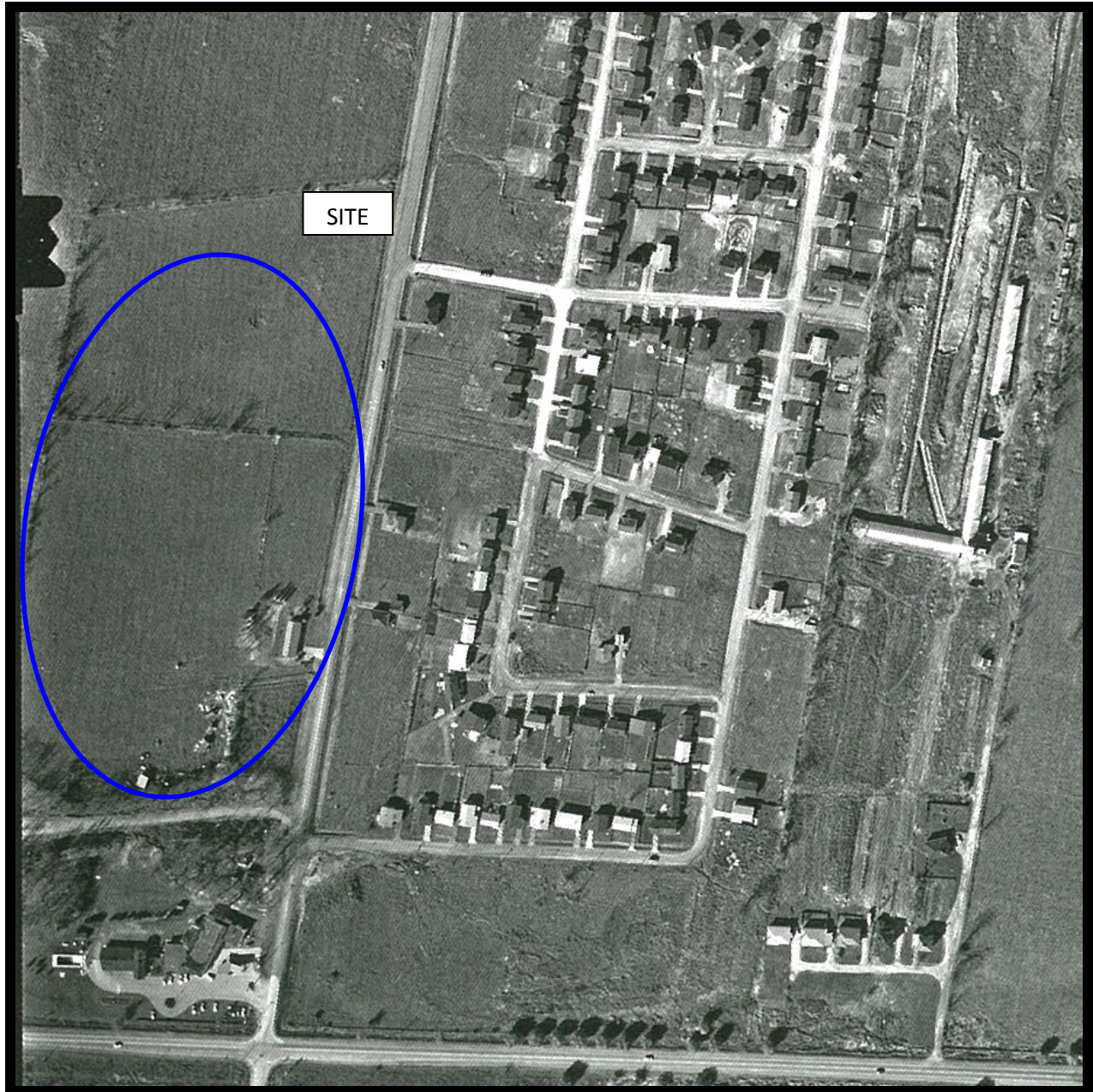
AERIAL PHOTOGRAPH  
1945





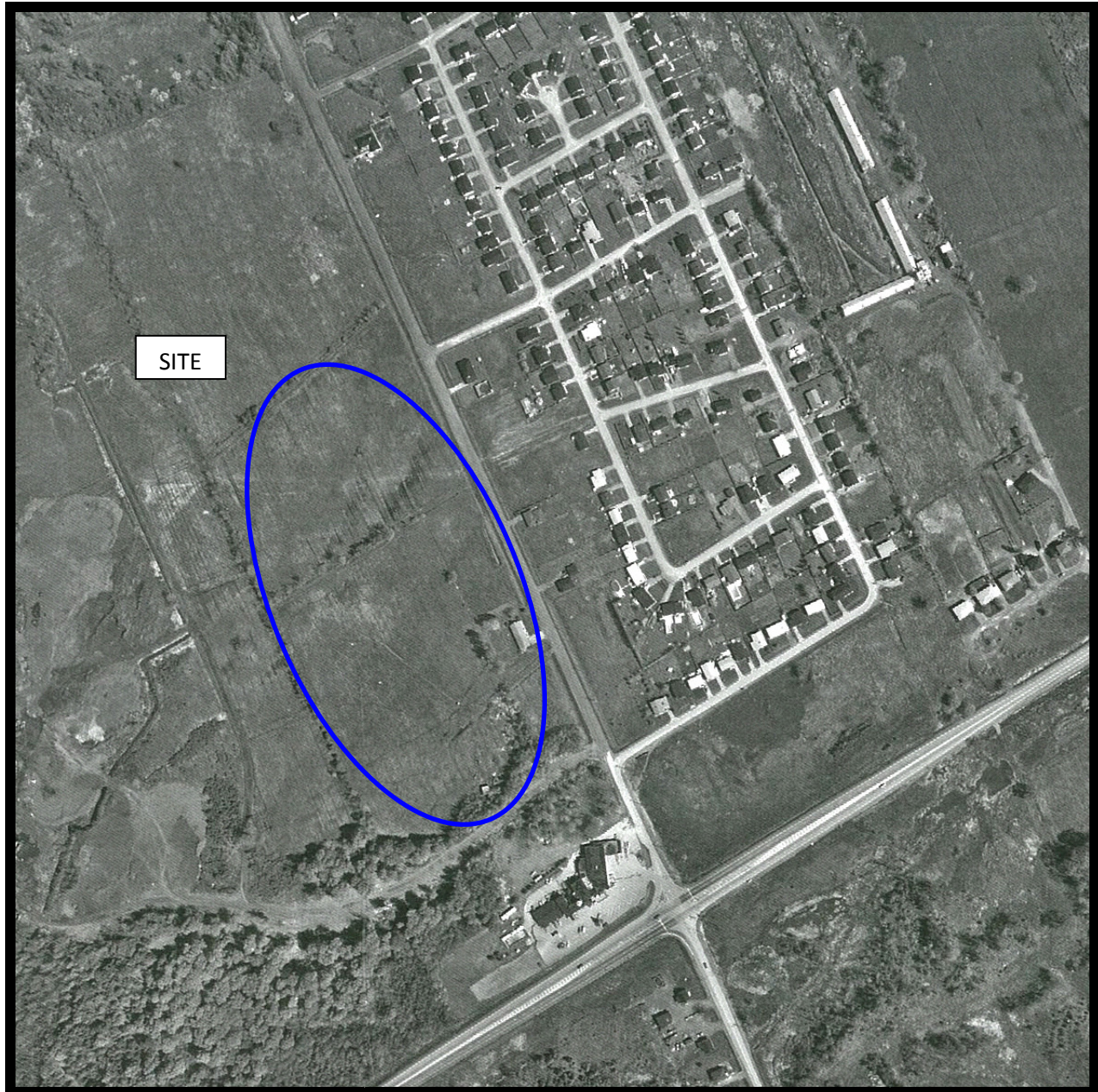
AERIAL PHOTOGRAPH  
1955





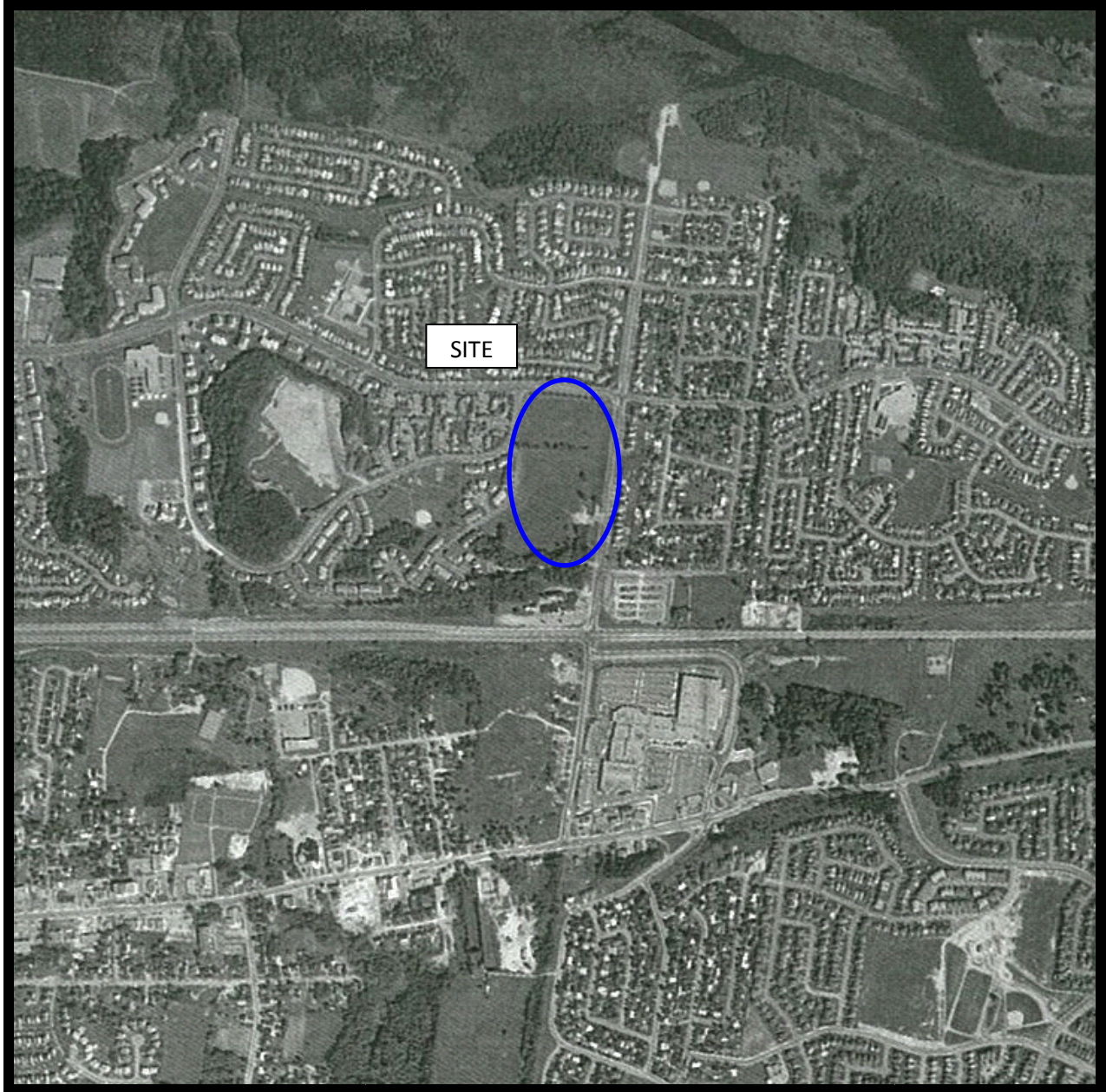
AERIAL PHOTOGRAPH  
1968





AERIAL PHOTOGRAPH  
1973





AERIAL PHOTOGRAPH  
1987





AERIAL PHOTOGRAPH  
2002



## Site Photographs

PE3846

850 Champlain Street, Ottawa, ON

June 28, 2016



Photograph 1: Location of former showroom building.



Photograph 2: Looking northeast along Champlain Street.

## Site Photographs

PE3846

850 Champlain Street, Ottawa, ON

June 28, 2016



Photograph 3: Looking south, along Champlain Street.



Photograph 4: Looking west across the property, towards Du Bois Avenue.



## Site Photographs

PE3846

850 Champlain Street, Ottawa, ON

June 28, 2016



Photograph 5: Looking north across the property, towards Jeanne d'Arc Boulevard North.



Photograph 6: Looking southwest, towards the OC Transpo Park and Ride..

# **APPENDIX 2**

**MOECC FREEDOM OF INFORMATION REQUEST**

**TSSA CORRESPONDENCE**

**MOECC WELL RECORDS**

**CITY OF OTTAWA HLUI SEARCH REQUEST**

Ministry of the Environment  
and Climate Change

Freedom of Information and  
Protection of Privacy Office

12<sup>th</sup> Floor  
40 St. Clair Avenue West  
Toronto ON M4V 1M2  
Tel: (416) 314-4075  
Fax: (416) 314-4285

Ministère de l'Environnement et de  
l'Action en matière de changement  
climatique

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

12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél.: (416) 314-4075  
Téléc.: (416) 314-4285



July 15, 2016

Michael Beaudoin  
Paterson Group Inc  
154 Colonnade Road  
Ottawa, ON K2E 7J5

Dear Michael Beaudoin:

RE: ***Freedom of Information and Protection of Privacy Act Request***  
**Our File # A-2016-03939, Your Reference PE3846**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 850 Champlain Street, Ottawa.

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Approvals Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

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.

If you have any questions regarding this matter, please contact Meagan Caschera at meagan.caschera@ontario.ca.

Yours truly,

Jacqueline Gallacher  
FOI Manager (A)

## Michael Beaudoin

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**From:** Ruchi Chohan <rchohan@tssa.org> on behalf of Public Information Services <publicinformationservices@tssa.org>  
**Sent:** June-27-16 1:19 PM  
**To:** Michael Beaudoin  
**Subject:** RE: 850 Champlain Street

Hello Michael,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail ([publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Thank you and have a great day!

Ruchi



**Ruchi Chohan | Public Information Agent**

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3417 | Fax: +1-416-231-4903 | E-Mail: [rchohan@tssa.org](mailto:rchohan@tssa.org)

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



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**From:** Michael Beaudoin [<mailto:MBeaudoin@patersongroup.ca>]  
**Sent:** Friday, June 24, 2016 11:25 AM  
**To:** Public Information Services <[publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)>  
**Subject:** 850 Champlain Street

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills or other infractions for the following address(es) for properties located in the City of Ottawa, ON

845, 847, 849, 850, 900, 950 Champlain Street  
6700, 6913, 6982 Bilberry Drive  
203 Regional Road 174

Michael Beaudoin, P.Eng

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

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.

Form 5



314/5h. "A"



263

15 No. 613

UTM 1182 459435E

5R 59361195N

The Ontario Water Resources Commission Act

Elev. 4R 215

# WATER WELL RECORD

Basin 25 Carleton

Township, Village, Town or City Gloucester

Con. 1 Ottawa Front Lot 1

Date completed 20 April 1966 (day month year)

Owner Normandie Motel (print in block letters)

Address Orleans, Ont.

## Casing and Screen Record

## Pumping Test

Inside diameter of casing 5"  
 Total length of casing 17'  
 Type of screen  
 Length of screen  
 Depth to top of screen  
 Diameter of finished hole 5"

Static level 10'  
 Test-pumping rate 5 G.P.M.  
 Pumping level 175'  
 Duration of test pumping 3 hrs.  
 Water clear or cloudy at end of test clear  
 Recommended pumping rate 6 G.P.M.  
 with pump setting of 190 feet below ground surface

## Well Log

## Water Record

### Overburden and Bedrock Record

From ft.

To ft.

Depth(s) at which water(s) found

Kind of water (fresh, salty, sulphur)

boulders &amp; clay

0

5

196

fresh

grey limestone

5

196

For what purpose(s) is the water to be used? domestic

MOTEL

Is well on upland, in valley, or on hillside? upland

Drilling or Boring Firm

G. Charbonneau, Diamond &amp; Cable Drilling,

Address R.R. #1, Box 194, Orleans, Ont.

Licence Number 2156

Name of Driller or Borer G. Charbonneau

Address R.R. 1, Box 194, Orleans, Ont.

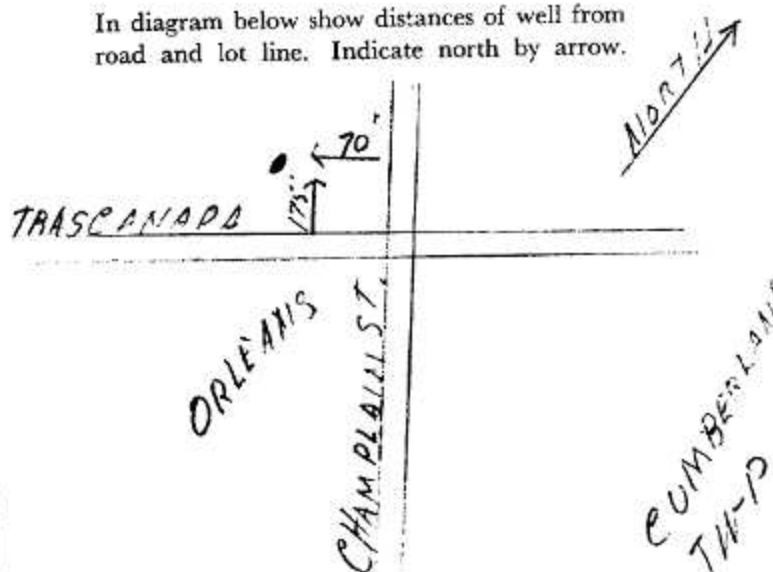
Date 20 April, 1966

 Gerard Charbonneau  
 (Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-4138

## Location of Well

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



OWRC COPY



UTM 1182 459141410 E

5R 5036131010 N

Elev. 5R 021019

Basin 215



ONTARIO

1513075

56 N°

831

GROUND WATER BRANCH

JUN 27 1960

ON

RECORD

The Water-well Drillers Act, 1954

Department of Mines

## Water-Well Record

314/54

County or Territorial District Russell Township, Village, Town or City CumberlandCon. 1st Lot 49 Street and Number (if in Village, Town or City) Orleans, Ont.Owner Parks & Gardens DEVELOP CO Address Orleans, Ont.Date completed Feb. 24/60

(day) (month) (year)

## Pipe and Casing Record

## Pumping Test

Casing diameter(s) <u># 3"</u>	Static level <u>14'</u>
Length(s) <u>102'</u>	Pumping rate <u>8 GPM</u>
Type of screen	Pumping level <u>20'</u>
Length of screen	Duration of test <u>2 hrs</u>

## Well Log

## Water Record

## Overburden and Bedrock Record

From  
ft.To  
ft.Depth(s)  
at which  
water(s)  
foundNo. of feet  
water risesKind of water  
(fresh, salty,  
or sulphur)

clay

BLUE

0

102

124

110'

fresh

limestone

621

102

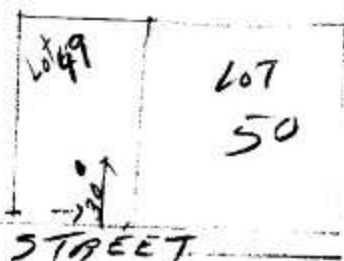
124

For what purpose(s) is the water to be used?

domesticIs water clear or cloudy? clearIs well on upland, in valley, or on hillside? uplandDrilling firm G. CHAPDONNEAUAddress ORLEANS, ONT.Name of Driller R. J. ...Address ...Licence Number 454I certify that the foregoing  
statements of fact are true.Date Feb. 24/60

Signature of Licensee

## Location of Well

In diagram below show distances of well from  
road and lot line. Indicate north by arrow.ALAN T10914  
LOT 49

CSS.88

UTM 1182 459520E

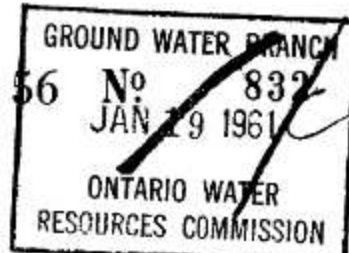
15R 5103441910N

Elev 157.8m

Basin 1205/65



1513076



The Ontario Water Resources Commission Act, 1957

# WATER WELL RECORD

County or District O.F. Con I Rot Comm Township, Village, Town or City 316/5h Cumberland  
 Con. I OF Lot Common Date completed 27 Nov 1960  
 (day month year)  
 Owner Park & Gardens Home Development Ltd Address 28 Percy St Ottawa  
 (print in block letters)

## Casing and Screen Record

Inside diameter of casing 10"  
 Total length of casing 106'  
 Type of screen 40 slot 8" Ever-dur  
 Length of screen 5'  
 Depth to top of screen 102'  
 Diameter of finished hole 10"

## Pumping Test

Static level 13 ft  
 Test-pumping rate 65 Imp G.P.M.  
 Pumping level 80 ft  
 Duration of test pumping 4.8 hrs  
 Water clear or cloudy at end of test clear  
 Recommended pumping rate 65 Imp G.P.M.  
 with pumping level of 85 ft

## Well Log

## Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	No. of feet water rises	Kind of water (fresh, salty, sulphur)
<u>Blue Clay</u>	<u>0</u>	<u>98'</u>			
<u>Sand (coarse)</u>	<u>98'</u>	<u>107</u>	<u>98 to 107</u>	<u>89</u>	<u>fresh</u>

For what purpose(s) is the water to be used?

housing development

Is well on upland, in valley, or on hillside?

valley

Drilling Firm McLEAN WATER SUPPLY LTD.

Address 1532 RAVEN AVE.

OTTAWA

Licence Number 476

Name of Driller B. Foster

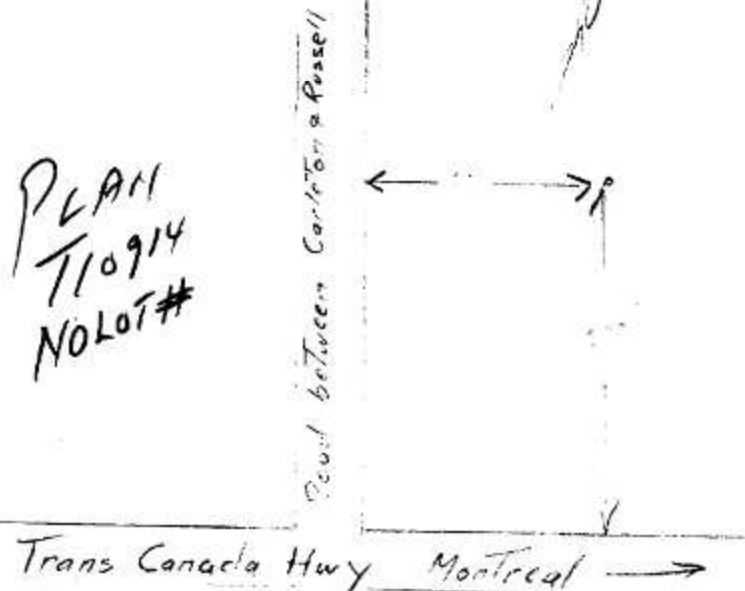
Address

Date Dec 1, 1960

(Signature of Licensed Drilling Contractor)

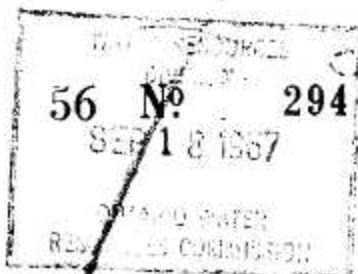
## Location of Well


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









Elev. 

# WATER WELL RECORD

Basin 1251  
 County or District Russell  
 Con. 1st. Ottawa R. Lot O.F. I Common

314/5h  
Township, Village, Town or City.....Cumberland

Date completed 5 June 1967  
(day month year)

Owner \_\_\_\_\_  
(print in block letters)

Address.....Cumberland, Ont.

### Casing and Screen Record

### Pumping Test

Inside diameter of casing ..... 2"  
Total length of casing ..... 80'  
Type of screen .....  
Length of screen .....  
Depth to top of screen .....  
Diameter of finished hole ..... 2"

Static level ..... 12' .....

Test-pumping rate ..... 10 ..... G.P.M.

Pumping level ..... 25' .....

Duration of test pumping ..... 2 hrs. ....

Water clear or cloudy at end of test ..... clear .....

Recommended pumping rate ..... 6 ..... G.P.M.

with pump setting of ..... 25 ..... feet below ground surface

## Well Log

## Water Record

### Overburden and Bedrock Record

From  
ft.

To  
ft.

Depth(s) at which water(s) found
--

Kind of water  
(fresh, salty,  
sulphur)

blue clay

Q

70

gravel

70

80

80

fresh

For what purpose(s) is the water to be used?.....domestic

Is well on upland, in valley, or on hillside? ..... **upland**

Drilling or Boring Firm

G. Charbonneau, Diamond & Cable Drilling.

Address R.R. 1, Box 194, Orleans, Ont.

Licence Number.....2593

Name of Driller or Borer G. Charbonneau

Address.....R.R. 1, Orleans, Ont.

Date ..... 5 June 1967.

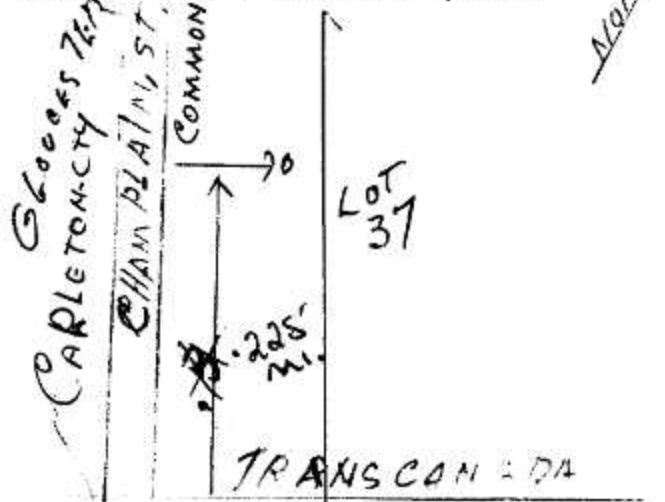
*Gerard Charbonneau*  
(Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-4138

OWRC COPY

### Location of Well

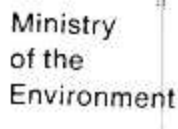
In diagram below show distances of well from road and lot line. Indicate north by arrow.



CS3.38







# WATER WELL RECORD

2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

1522183

MUNICIPAL

250

COUNTY OR DISTRICT <b>Ottawa-Carleton</b>		TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE <b>Gloucester</b>		CON. BLOCK, TRACT, SURVEY, ETC. <b>Conc. 1</b>		LOT <b>1</b>	
OWNER (SURNAME FIRST) <b>Kingsmere Homes</b>		ADDRESS <b>Manotick, Ontario. KOA 2N0</b>		DATE COMPLETED DAY <b>27</b> MO <b>11</b> YR <b>87</b>		48-53	
ZONE 1 2		EASTING 10 20 30		NORTHING 10 20 30		BC 10 20 30	
ELEVATION 10 20 30		BASIN CODE 10 20 30		11		12	

[illegible]

31

32

41		WATER RECORD	
WATER FOUND AT - FEET		KIND OF WATER	
10-13	1 <input checked="" type="checkbox"/> FRESH 2 <input checked="" type="checkbox"/> SALTY	3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERALS 5 <input type="checkbox"/> GAS	10
15-18	1 <input type="checkbox"/> FRESH 2 <input type="checkbox"/> SALTY	3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERALS 5 <input type="checkbox"/> GAS	15
20-23	1 <input type="checkbox"/> FRESH 2 <input type="checkbox"/> SALTY	3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERALS 5 <input type="checkbox"/> GAS	20
25-28	1 <input type="checkbox"/> FRESH 2 <input type="checkbox"/> SALTY	3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERALS 5 <input type="checkbox"/> GAS	25
30-33	1 <input type="checkbox"/> FRESH 2 <input type="checkbox"/> SALTY	3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERALS 5 <input type="checkbox"/> GAS	30

51 CASING & OPEN HOLE RECORD				
INSIDE D.I.M. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
10-11 6 1/4	<input checked="" type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC	.188	0	30
17-18 6	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input checked="" type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC		30	95
24-25	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC			27-30

SCREEN	SIZE(S) OF OPENING (SLOT NO.)		30-33	DIAMETER	34-38	LENGTH	39-40
	MATERIAL AND TYPE		INCHES		FEET		
			DEPTH TO TOP OF SCREEN		41-44	10	
					FEET		

61 PLUGGING & SEALING RECORD			
DEPTH SET AT FEET		MATERIAL AND TYPE	CEMENT GROUT LEAD PACKER ETC.
FROM	TO		
10-13	16-17		
18-21	22-25		
26-29	30-33	60	

PUMPING TEST	PUMPING TEST METHOD		PUMPING RATE		DURATION OF PUMPING	
	1 <input checked="" type="checkbox"/> PUMP 2 <input type="checkbox"/> BAILER		15 GPM		1 15-16 HOURS 17-18 MINS	
	STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING			
			1 <input checked="" type="checkbox"/> PUMPING 2 <input type="checkbox"/> RECOVERY			
	15 FEET	50 FEET	15 MINUTES 50 FEET	30 MINUTES 50 FEET	45 MINUTES 50 FEET	60 MINUTES 50 FEET
IF FLOWING, GIVE RATE		PUMP INTAKE SET AT		WATER AT END OF TEST		
				42		
RECOMMENDED PUMP TYPE		RECOMMENDED PUMP SETTING		RECOMMENDED PUMPING RATE		
<input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP		75 FEET		5 GPM		

<p><b>FINAL STATUS OF WELL</b></p>	<p>1 <input checked="" type="checkbox"/> WATER SUPPLY 2 <input type="checkbox"/> OBSERVATION WELL 3 <input type="checkbox"/> TEST HOLE 4 <input type="checkbox"/> RECHARGE WELL</p>	<p>5 <input type="checkbox"/> ABANDONED INSUFFICIENT SUPPLY 6 <input type="checkbox"/> ABANDONED POOR QUALITY 7 <input type="checkbox"/> UNFINISHED 9 <input type="checkbox"/> DEWATERING</p>
<p><b>WATER USE</b></p>	<p>1 <input checked="" type="checkbox"/> DOMESTIC 2 <input type="checkbox"/> STOCK 3 <input type="checkbox"/> IRRIGATION 4 <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER</p>	<p>5 <input type="checkbox"/> COMMERCIAL 6 <input type="checkbox"/> MUNICIPAL 7 <input type="checkbox"/> PUBLIC SUPPLY 8 <input type="checkbox"/> COOLING OR AIR CONDITIONING 9 <input type="checkbox"/> NOT USED</p>
<p><b>METHOD OF CONSTRUCTION</b></p>	<p>1 <input type="checkbox"/> CABLE TOOL 2 <input type="checkbox"/> ROTARY (CONVENTIONAL) 3 <input type="checkbox"/> ROTARY (REVERSE) 4 <input type="checkbox"/> ROTARY (AIR) 5 <input checked="" type="checkbox"/> AIR PERCUSSION</p>	<p>6 <input type="checkbox"/> BORING 7 <input type="checkbox"/> DIAMOND 8 <input type="checkbox"/> JETTING 9 <input type="checkbox"/> DRIVING <input type="checkbox"/> DIGGING <input type="checkbox"/> OTHER</p>

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE  
INDICATE NORTH BY ARROW

25097

NAME OF WELL CONTRACTOR		WELL CONTRACTOR'S LICENCE NUMBER	
Capital Water Supply Ltd.		1558	
ADDRESS			
Box 490; Stittsville, Ontario.		KOA 360	
NAME OF WELL TECHNICIAN		WELL TECHNICIAN'S LICENCE NUMBER	
S. Miller			
SIGNATURE OF TECHNICIAN/CONTRACTOR		SUBMISSION DATE	
[Signature]		DAY 30 MO 11 YEAR 87	

OFFICE USE ONLY	DATA SOURCE	58	CONTRACTOR	59-62	DATE RECEIVED	62-64	65
					FEB 01 1988		
	DATE OF INSPECTION		INSPECTOR				
REMARKS							





File Number: C10-01-16-0193

July 19, 2016

Michael Beaudoin  
Paterson Group  
154 Colonnade Rd S  
Ottawa, ON K2E 725

*Sent via email [mbeaudoin@patersongroup.ca]*

Dear Michael Beaudoin,

**Re: Information Request  
850 Champlain St. Ottawa, Ontario ("Subject Property")**

**Internal Department Circulation**

The Planning and Growth Management Department has the following information in response to your request for information regarding the Subject Property:

- No information was returned on the Subject Property from Departmental circulation.

**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 2 activities associated with properties located within 50m of the Subject Property: Activity Numbers 8819 and 1614.

*Shaping our future together  
Ensemble, formons notre avenir*

City of Ottawa  
Infrastructure Services and Community  
Sustainability Department  
Planning and Growth Management Branch

110 Laurier Avenue West, 4th Floor  
Ottawa, ON K1P 1J1  
Tel: (613) 580-2424 ext. 24856  
Fax: (613) 560-6006  
www.ottawa.ca

Ville d'Ottawa  
Services d'infrastructure et Viabilité des  
collectivités  
Direction de l'approbation des demandes  
d'aménagement et d'infrastructure

110, avenue Laurier Ouest, 4e étage  
Ottawa (Ontario) K1P 1J1  
Tél.: (613) 580-2424 ext. 24856  
Télé.: (613) 560-6006  
www.ottawa.ca

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.

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 for additional information.

If you have any further questions or comments, please contact Stephanie Mirtitsch at 613-580-2424 ext. 24856 or [HLUI@ottawa.ca](mailto:HLUI@ottawa.ca)

Sincerely,

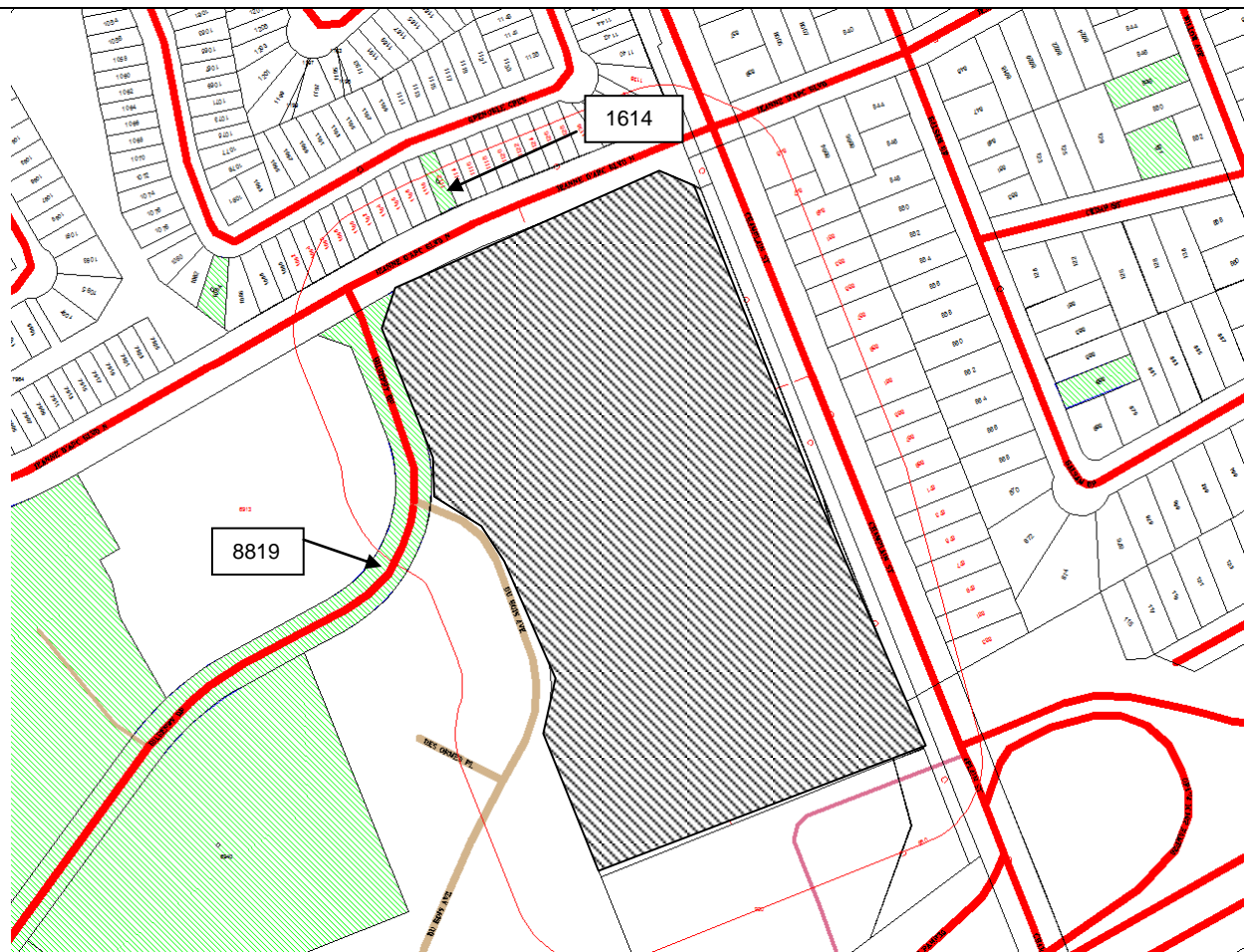


for: David Wise, MUP, MCIP, RPP  
Program Manager  
Development Review (Suburban Services) - West  
Planning and Growth Management Department

DW / SM

Attach: 3

cc: File no. C10-01-16-0193




Scale 1: n/a

850 Champlain St.  
Ottawa, ON  
File # C10-01-16-0193  
Stephanie Mirtitsch



### Overview

ID# = Activity Identification Number

 = Subject Site



CITY OF OTTAWA

HLUI ID: \_\_679A0Q

AREA (Square Metres): 336.207

Report:

RPTC\_OT\_DEV0122

Run On:

15 Jul 2016 at: 15:42:39

Study Year  
2005

PIN  
039390117

Multi-NAIC  
N

Multiple Activities  
N

Activity ID: 1614 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 039390117

Name: BETTER MOVERS

Address: 1112 GRENOBLE CRESCENT, ORLEANS

Facility Type: Public Passenger Transit Systems Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
488990	0

Company Name

BETTER MOVERS

Year of Operation

c. 2001



**CITY OF OTTAWA**

HLUI ID: \_\_679GD5

AREA (Square Metres): 27982.167

Report: RPTC\_OT\_DEV0122

Run On: 15 Jul 2016 at: 15:43:46

**Study Year**  
1998**PIN**  
039400122**Multi-NAIC**  
Y**Multiple Activities**  
N

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**Activity ID:** 8819      **Multiple PINS:** Y  
**PIN Certainty:** 1      **Previous Activity ID(s) :** 5873  
**Related PINS:** 151550000  
**Name:** MINTO CONSTRUCTION LIMITED  
**Address:** , GLOUCESTER  
**Facility Type:** Sand and Gravel Pits  
**Comments 1:** UTM = 458775E, 5036200N (1985). Area is 250m x 300m: 1950 - lists as sand & gravel quarry  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** 1922-DMD-TM-Ottawa-Sheet#14, 1948-DND-ASE-NTS-31G/5, 1967-EMR-SMB-NTS-31G/5-7th ed.,  
1985-EMR-SMB-NTS-31G/5-11th ed., City of Gloucester-File #8-363, #8-400-Subject: Pits & Quarries-Box 123, 130  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
212315	81
212317	81
212323	82
212316	81
212314	81

**Company Name**

Minto Construction Ltd.

Frazer Duntile Ltd.

**Year of Operation**

c. 1967-1985

c. 1950

# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

## POSITION

Environmental Engineer

## EDUCATION

Carleton University, B.Eng. 2010  
Environmental Engineering

## EXPERIENCE

*2010-present*

**Paterson Group Inc.**

Consulting Engineers

Geotechnical and Environmental Division

Environmental Specialist

## SELECT LIST OF PROJECTS

Rideau Street Reconstruction - Ottawa

Main Street Reconstruction - Ottawa

Woodroffe Avenue Reconstruction – Ottawa

Westboro Connection Remediation - Ottawa

Former Alcan Plant Redevelopment - Kingston

Former Nordex Facility Redevelopment - Kingston

Jack Garland Airport Remediation – North Bay

Highway 17 Twinning Project – Arnprior

Watermain Construction – North Bay

Waste Audits – Various City of Ottawa Facilities

Parks Recycling Pilot Program – Various City of Ottawa parks

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

Groundwater Remediation and Monitoring Program Supervision – Ottawa

Designated Substance Surveys – Residential and Commercial Sites – Ottawa

Asbestos Air Testing – Various Locations - Ottawa

Mould Testing – Various Locations - Ottawa

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

**Environmental  
Engineering**

**Geotechnical  
Engineering**

**Materials Testing  
Quality Control**

**Building Sciences**

**Hydrogeology**

**Archeological Services**

## 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  
Consulting 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  
Rideau Centre Expansion project - Ottawa  
Agricultural Supply Facilities - Eastern Ontario  
Laboratory Facility – Edmonton (Alberta)  
Ottawa International Airport - Contaminant Migration Study - Ottawa  
Investigation and Remediation – Cotton Mill Redevelopment, Cornwall  
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  
Assessment and Remediation - North Bay Airport  
Commercial Properties – Guelph and Brampton  
Brownfields Remediation – Alcan Site - Kingston  
PWGSC Building – 90 Elgin Street - Ottawa  
Remediation Program - Ottawa Train Yards  
MHLH Facility – CFB Petawawa  
Ottawa Congress Centre  
Lansdowne Park Redevelopment - Ottawa

**Environmental  
Engineering**

**Geotechnical  
Engineering**

**Materials Testing  
Quality Control**

**Building Science**

**Hydrogeology**

**Archaeological  
Services**