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REPORT ON

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
1258 MARENGER STREET, ORLEANS WARD  
CITY OF OTTAWA, ONTARIO**

Submitted to:

1786302 Ontario Inc.  
209 Pretoria Avenue  
Ottawa, Ontario  
K1S 1X1

DATE: February 7, 2020

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## **1.0 EXECUTIVE SUMMARY**

This Phase I Environmental Site Assessment was carried out by Kollaard Associates Inc. for 1786302 Ontario Inc. of Ottawa, Ontario. The subject site for this assessment consists of a property with civic address 1258 Marenger Street, Orleans, Ontario (see Key Plan, Figure 1). The site has a total area of 0.14 hectares (0.35 acres) of land located on the west side of Marenger Street, about 85 metres north of the intersection of Marenger Street and St. Joseph Boulevard. The site is currently occupied by a single family dwelling.

It is understood that it is proposed to remove the existing building and construct two, multi-unit two storey residential buildings at the site.

The purpose of the Phase I Environmental Site Assessment was to identify, if possible, through non-intrusive investigation, consisting of a review of current and historical information and observations of site conditions during a site reconnaissance visit, the existence of any significant, actual or potential environmental liabilities associated with the property. The Phase I Environmental Site Assessment (ESA) has been prepared in general conformity with our interpretation of the requirements of CSAZ768 as well as Ontario Regulation 153/04 (as amended in December 2009 through Ontario Regulation 511/09) for conducting environmental site assessments.

The Phase I ESA was based on a site reconnaissance visit carried out on January 31, 2020, together with a review of available geological, topographical, historical and environmental information for the site.

There were no current or historical Potentially Contaminating Activities (PCAs) identified at the subject site. Some off-site current or historical PCAs were identified within the Phase I ESA study area. However, given their distances and the inferred groundwater flow direction is away from the subject site, Kollaard Associates considers there were no resulting APECs from these off-site sources on the subject site.

It is understood that it is proposed to redevelop the property into a higher density residential development. The historical land use of the property, based on the results of this investigation, has also been for residential use. Therefore, a RSC is not required for the property, based on our understanding of Ontario Regulation 153/04.

The results of this Phase I ESA indicate that there are no significant environmentally related issues identified at the subject site. Based on the results of this study no major issues of environmental concern were identified with respect to subsurface soil and/or groundwater quality and no further investigation is considered warranted at this time. However, the building at the site does have the potential to contain deleterious materials, including lead and other metals as well as asbestos due to its age. Prior to demolition and removal of the building, a Designated Substances Survey should be carried out to identify and test building materials to ensure proper handling and disposal measures are carried out.

*This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.*



## **2.0 INTRODUCTION**

### **2.1 PROPERTY INFORMATION**

The subject site for this assessment consists of a property located at civic address 1258 Marenger Street, Orleans Ward, City of Ottawa, Ontario (see Key Plan, Figure 1). The site consists of about 0.14 hectares (0.36 acres) of land located on the south side of St. Joseph Boulevard, about 85 metres north of the intersection of Marenger Street and St. Joseph Boulevard.

For the purposes of this assessment, project north is considered to be perpendicular to St. Joseph Boulevard at the site (see Key Plan, Figure 1).

Kollaard Associates Inc. carried out this Phase I Environmental Site Assessment for 1786302 Ontario Inc., for the purpose of a development application with the City of Ottawa. It is understood that it is planned to redevelop the site into two multi-unit two storey residential building. As such, there is no change of use or previous use for which a Record of Site Condition could be required under Ontario Regulation 153/04.

The site is currently occupied by a single family dwelling with a small storage shed. The remaining areas not occupied by the dwelling and storage shed consist of a partially asphaltic concrete surfaced and partially gravel surfaced driveway and grass surfaced yard space.

Surrounding land use is currently mixed residential and commercial development. The site is bordered on the west by vacant commercial development and Jeanne D'Arc Medical Center, on the south and north by high density residential development and on the east by Marenger Street followed by residential development.

The local topography is mostly flat lying with a gentle slope from south to north across the property. The regional topography slopes north towards the Ottawa River located approximately 2.1 kilometres from the subject site.

The legal description for the subject property based on information from the chain of title is as follows:



- Part of Park Lot 12, Plan 162, as described in Instrument No. N684057, formerly City of Gloucester, City of Ottawa, PIN 043920929.

## **2.2 OBJECTIVES**

The primary objective of this Phase I ESA is to document the site conditions on the day of a walk-through site reconnaissance and, if possible, to identify former and current operations or practices that may present potential environmental risks. The study is based on current and historical information and observations of site conditions during a site reconnaissance visit conducted on January 31, 2020. The general objectives of the Phase I Environmental Site assessment, as outlined in Ontario Regulation 153/04, include the following:

1. To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the phase one property.
2. To determine the need for a Phase II ESA.
3. To provide a basis for carrying out any Phase II ESA, required.
4. To provide adequate preliminary information about environmental conditions in the land or water on, in or under the phase one property for the conduct of a risk assessment following completion of a Phase II ESA.

## **3.0 SCOPE OF WORK**

The scope of the Phase I ESA is sufficient to identify existing and/or potential environmental liabilities which are obvious from visual examination of surface features and from available sources of information. The Phase I Environmental Site Assessment (ESA) has been prepared in general conformity with our interpretation of the requirements of CSAZ768-01 as well as Ontario Regulation 153/04 (as amended in December 2009 through Ontario Regulation 511/09 and subsequent amendments) for conducting environmental site assessments.

This level of work is a method of risk reduction, not risk elimination. No building materials, liquid, gas, or chemical product sampling and/or testing on or in the vicinity of the subject site were carried out as part of this assessment. This assessment included only a cursory overview of the present neighbouring land uses and does not constitute a complete assessment of the adjacent facilities.



The scope of work carried out for the site comprised the following:

- a review of available current and historical information about the site and surrounding properties within 250 metres of the site
- observations of site conditions during a site reconnaissance visit
- review and evaluate the information from the above noted information sources
- document the findings in a report

## **4.0 RECORDS REVIEW**

### **4.1 GENERAL**

#### **4.1.1 PHASE ONE STUDY AREA DETERMINATION**

Kollaard Associates Inc. considers that a 250 metre study area is sufficient to identify areas of historical and current potential concern on or near the subject site. As part of the preliminary review of historical documents for the site, aerial photographs of the site and surrounding area were reviewed, as well as documentation from the City of Ottawa on landfills and historical industrial sites (Sections 4.2.1 and 4.3.1). Any properties outside of this radius are considered too distant to cause any significant impact to the site.

#### **4.1.2 FIRST DEVELOPED USE DETERMINATION**

The first developed use of the property was determined based on a review of aerial photographs and the title search for the site (Section 4.3.1). The earliest air photograph that was reviewed was 1953. At that time, the site and surrounding land appear to be farmland. A 1958 air photograph indicates a billboard creating a shadow at the site. A 1965 air photograph indicates a single family dwelling and a detached garage at the site. As such, first developed use of the property is indicated to be sometime between 1958 and 1960.



#### **4.1.3 FIRE INSURANCE PLANS**

Due to the lack of historical and/or industrial and commercial sites in the Phase I Study Area, no request was made for Fire insurance plans. Air photograph review indicates the site and area was undeveloped until between 1958 and 1960.

#### **4.1.4 CHAIN OF TITLE**

The legal description for the property, based on information from the City of Ottawa, is as follows:

- Part of Park Lot 12, Plan 162, as described in Instrument No. N684057, formerly City of Gloucester, City of Ottawa, PIN 043920929.

A chain of title for this site (see Attachment A) was provided by Wentzell Titles Ltd. Based on a review of information obtained from that title search, the property is indicated to have been owned mostly by individuals and two companies. The two companies are listed as RDC Lynx Mechanical Ltd. and Ginsberg, Gingras & Associates Inc. The current owners are listed as Francois Poulin and Marie Lanoue.

#### **4.1.5 ENVIRONMENTAL REPORTS**

No environmental related reports are expected to exist for this site.

#### **4.1.6 PROPERTY USE RECORDS**

The City of Ottawa Website was reviewed for the zoning designation of the subject site. The website indicates that the site is currently zoned R4Z [1244] – Residential Fourth Density Zone according to the City of Ottawa Zoning By-law 2012-334. This zoning permits a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan.





The earliest air photograph that was reviewed was 1953. At that time, the site and surrounding land appear to be farmland.

A search of the environmental databases (Section 4.2.2) indicates no records found for the subject property.

Neither an open or closed waste management facility was identified to be within 500 metres of the subject property.

## **4.2 ENVIRONMENTAL SOURCE INFORMATION**

In order to assess some of the historical conditions at the property, a preliminary review of information from the following sources was conducted:

### Municipal and Provincial Government Sources

- Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd.
- Online queries with the following provincial and federal databases; Pits and Quarries database, Large and Small Landfills, online MOECC well records database, Federal Contaminated Sites Inventory
- Ministry of Environment, Conservation and Parks (MECP), Ottawa, Ontario
- City of Ottawa Historical Land Use Inventory

### Environmental Databases

- Ecolog ERIS – Environmental Risk Information Services Standard Report

## **4.2.1 MUNICIPAL AND PROVINCIAL GOVERNMENT SOURCES**

### City of Ottawa

A review of a report entitled Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd. indicates there are no old landfill sites within greater than 500 metres of the subject site.



### Historical Land Use Inventory

The City of Ottawa was contacted to conduct a search of all environmental databases, including Historical Land Use Inventory (HLUI) and any information pertaining to the environmental condition of the property and adjoining areas including, but not limited to, past environmental reports, orders, violations of environmental statutes, regulations or by-laws, certificates, approvals, permits and any other environmental information. At the time of the preparation of this report, a response from the City of Ottawa had not been received (see Attachment D). Any environmentally relevant information be provided from this information request that had not been previously identified from other sources will be provided in an addendum letter at a later date.

### Ministry of the Environment, Conservation and Parks

A formal request was made to the MECP office in Ottawa, Ontario to determine if the Ministry has maintained a file with respect to the subject property. Specifically, the MECP was asked to respond (in writing) with information concerning any historical or existing incidents at or in the vicinity of the subject site. At the time of the preparation of this report, a response from the MECP had not been received. However, if any relevant environmental information about the site is provided, an addendum letter summarizing the new information will be provided at that time (Attachment G).

### Pits and Quarries

Based on a review of the provincial online database, there are no active pits or quarries with the Phase I Study Area (i.e. 250 metres).

### Large and Small Landfills

Based on a review of the provincial online databases for large and small landfill sites, there are no landfill sites (open or closed) within at least 2 kilometres of the subject site.

### Online MECP Well Records

Six drinking water wells records were identified within 250 metres of the subject site. The well records indicate limestone bedrock was encountered at between 50 to 64 metres below the existing ground surface. One of the well records was indicated to be abandoned from lack of water. The well records indicate the wells were constructed between 1958 and 1964.



Other records identified within 250 metres of the site are indicated to be for boreholes. The boreholes are indicated to range in depth from about 4.6 to 6.2 metres below existing ground surface. It is indicated that the boreholes were placed for geotechnical purposes.

#### Federal Contaminated Sites Inventory

Based on a review of the online database for federal contaminated sites, there are no sites (open or closed) within at least 500 metres of the subject site.

### **4.2.2 ENVIRONMENTAL DATABASES**

#### **ECOLOG ERIS – Environmental Risk Information Services Standard Report**

A review of information provided by Ecolog ERIS – Environmental Risk Information Services (see Attachment E) was carried out as part of this Phase I ESA. Based on that review, no records were found in the databases searched for the project property.

The following were identified in the report for properties within 250 metres of the subject site with some environmental significance.

In the List of TSSA Expired Facilities (EXP), Fuel Storage Tank (FST) and Fuel Storage Tank - Historic (FSTH), Private and Retail Fuel Storage Tanks (PRT), Retail Fuel Storage Tanks (RST) Summaries, the following sites were identified:

- 1901 St. Joseph Boulevard - Canadian Tire Corp/ c/o Canadian Tire Petroleum - 79.8 metres southwest
- 1976 S. Joseph Boulevard - Mr. Lube - 150.7 metres east southeast
- 1875 St. Joseph Boulevard - Mews Chevrolet Limited - 184.2 metres southwest
- 1980 St. Joseph Boulevard - 6234241 Canada Corporation - 182.5 metres southwest
- 1980 St. Joseph Boulevard - 1189739 Ontario Inc. O/A Jeanne D'Arc Esso/6234241 Canada Corporation - 188.3 metres east
- 1980 St. Joseph Boulevard - Imperial Oil - 182.5 metres southwest
- 1976 St. Joseph Boulevard - Mr. Lube - 228 metres west southwest

Given the distance between these properties and the subject site, none of the sites have resulted in APECs to the subject site.



In the Ontario Regulation 347 Waste Generators Summary, the following sites were identified:

- Jeanne d'Arc Medical Centre - 1887 St. Joseph Boulevard - Pathological Wastes - 57.8 metres west
- Metrophonics Inc. - 1887 St. Joseph Boulevard - Acid waste and alkaline waste, other inorganic and organic acid wastes, inorganic and organic laboratory chemicals, aliphatic solvents, petroleum distillates, paint, pigment and coating residues, other specified inorganics, oil skimmings and sludges, waste oils and lubricants, waste compressed gases - 78.3 metres west
- Robillard Hearing Centres - 1934 St. Joseph Boulevard - Aliphatic Solvents and residues - 116.7 metres south east
- Ottawa Cardio Center Orleans - 5929 Jean D'Arc Boulevard - Pharmaceuticals and pathological wastes - 151.2 metres northeast

All other waste generators were indicated to be insignificant. Kollaard Associates considers that none of the waste generators have resulted in APECs on the subject site.

A total of seven (7) spills have been reported in the Phase I Study Area in the Ontario Spills database.

<b>Address</b>	<b>Distance from site metres (m) dir</b>	<b>Spill Description</b>	<b>Impact</b>	<b>APEC on site</b>
1988 St. Joseph Boulevard	60 m WSW	Petro Canada - 9 litres of fuel spilled to ground from fuel tank - June 7, 1992	Minor Soil Contamination	No
Jeanne D'Arc and Henri Lauzon	71.43 m NNE	Collision/Accident - October 31, 2017 - 50 litres of coolant to ground surface.	Minor Soil Contamination	No
1267 Marenger Street & 5925 Jeanne D'Arc Boulevard	108.9 m ENE	Private Residence - July 22, 1996 - Above ground furnace oil tank spill - 90 litres spill onto neighbours lawn.	Possible Soil and water Contamination	No
MCL - 1492 Youville Drive	201.8 m NNW	Transport Truck (Cargo) - Pipe/Hose Leak - 4 litres hydraulic fluid	Minor Spill	No
Gloucester Hydro - 1492 Youville Drive	201.8 m NNW	Transformer Spill - Cooling System Leak	Minor Spill	No



Petro Canada - St. Joseph/Jean D'Arc Service Station	227.5 m E	9 litre fuel oil to ground from fuel tank	Minor Spill	No
Hydro Ottawa Limited - 1825 St. Joseph Blvd.	248.0 m WSW	170 litre non PCB transformer oil to ground	Minor Spill	No

These spills and others reported in the database were indicated to be minor and localized. Kollaard Associates considers that none of the spills have resulted in APECs on the subject site.

No other significant environmental concerns are listed in the Environmental Risk Information Services Standard Report.

## 4.3 PHYSICAL SETTING SOURCES

### 4.3.1 AERIAL PHOTOGRAPHS

A review of air photographs of the site for the years 1953, 1958, 1960, 1965, 1976, 1991, 2002, 2007, 2011, 2015 and 2017 was carried out as part of this Phase I ESA (Attachment C). The aerial photographs were obtained from the City of Ottawa website and National Air Photo Library. The following table is a summary of the air photograph review:

Date	Observations
1953	The site and surrounding area are farmland. Two barns are located south of the site.
1958	The site appears to form part of a farm. A shadow appears in the west portion of the site from possibly a billboard sign. Farmland, farm buildings and scattered residential dwellings are located west, southeast and south of the site.
1960	Poor quality air photograph. It appears a single family dwelling has been constructed at the site.
1965	The air photo indicates the billboard sign has been removed. A single family dwelling and a detached garage are located in the east half of the site. A small building with some vehicles are located north of the site. A single family dwelling is now located in the north half of the site. No significant changes are evident on the subject site. No other significant changes are evident on the adjacent properties.



1976	Poor quality air photograph. Another single family dwelling has been constructed northeast of the site. No other significant changes are evident on the subject site or adjacent properties.
1991	The detached garage is no longer visible at the site. Significant changes have occurred west and east of the site. A large commercial building including a gas station and parking lot has been constructed west of the site. The gas station is located in the southwest corner. Many vehicles are located throughout the parking lot. Several single family dwellings have been constructed east and northeast of the site. The single family dwelling to the north of the site has been removed and the property is now vacant. The area surrounding the site has significantly developed.
2002	No significant changes are evident on the subject site. The gas station located in the southwest corner of the neighbouring property to the west has been removed.
2007	Apartment buildings have been constructed to the north and south of the property. No other significant changes are evident on the subject site or adjacent properties.
2011	No significant changes are evident on the subject site or adjacent properties.
2015	No significant changes are evident on the subject site or adjacent properties.
2017	No significant changes are evident on the subject site or adjacent properties.

#### 4.3.2 TOPOGRAPHY, HYDROLOGY AND GEOLOGY

##### Topography and Hydrology

The ground surface across the site and surrounding area is generally flat lying. There is a slight slope from south to north across the site.

The regional topography slopes north towards the Ottawa River located approximately 2.1 kilometres from the subject site (Attachment B).

##### Surficial and Bedrock Geology

Based on a review of the surficial geology map for the site area, it is expected that the site is underlain by fine textured glaciomarine deposits. Bedrock geology maps indicate that the bedrock underlying the site consists of Paleozoic dolostone of the Oxford Formation.

Based on a review of overburden thickness mapping for the site area, the overburden is estimated to be between about 50 to 100 metres in thickness above bedrock.



Groundwater flow often reflects topographic features and typically flows toward nearby lakes, rivers and wetland areas. Based on the topography of the area, it is expected that the local shallow groundwater flow is to the northwest.

#### **4.3.3 FILL MATERIALS**

It is expected that some minor fill materials were used for the driveway at the site.

#### **4.3.4 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE**

There are no surface water features located on or within the vicinity of the subject site.

No provincially significant wetlands (PSWs) or areas of natural and scientific interest (ANSIs) were identified on the subject property or within the study area.

#### **4.3.5 WELL RECORDS**

A search on The Ministry of the Environment, Conservation and Parks website for Water Well Record Mapping was completed as part of this assessment. Six drinking water wells records were identified within 250 metres of the subject site. The well records indicate limestone bedrock was encountered at between 50 to 64 metres below the existing ground surface. One of the well records was indicated to be abandoned from lack of water. The well records indicate the wells were constructed between 1958 and 1964.

Other records identified within 250 metres of the site are indicated to be for boreholes. The boreholes are indicated to range in depth from about 4.6 to 6.2 metres below existing ground surface. It is indicated that the boreholes were placed for geotechnical purposes.



## **5.0 INTERVIEWS**

Based on a discussion with one of the existing owners of the site, Mr. Francois Poulin, it is understood that the dwelling is currently used as a rental house. It is also understood that the building was built around 1959. The owner is unaware if the building was heated with oil in the past and to his knowledge, there have been no spills or other environmental issues at the site.

## **6.0 SITE RECONNAISSANCE**

### **6.1 GENERAL REQUIREMENTS**

On January 31, 2020, a walk-through site reconnaissance was conducted at the subject property by Dean Tataryn, B.E.S., EP. The uses of the site and adjacent properties within the Phase I ESA Study Area were assessed. Observations of adjacent properties were limited to views from the subject property and from publicly accessible areas. It is noted that at the time of the site visit, the site was covered in ice and snow thus restricting ground surface observations, including but not necessarily limited to surface staining, distressed vegetation and the presence of buried structures.

The attached Key Plan, Figure 1 and air photographs show the relative location of the subject site with respect to the surrounding land and the existing roadway network.

Site photographs are provided (Attachment F).

### **6.2 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY**

#### **6.2.1 SITE DESCRIPTION**

The following was observed:

- The site is currently occupied by a single storey, single family dwelling with basement, a partially paved and partially gravel surfaced driveway, a storage shed and yard space. Currently, both floors are occupied by tenants.
- The dwelling has a concrete poured foundation and is clad in stucco and wooden vertical siding. It is understood that the building was constructed between 1959 and 1960. A basement stairwell and entry is located on the south side of the dwelling.





- Areas not occupied by the dwelling, driveway or storage shed are yard space.
- A large parking lot and medical center (Jeanne d'Arc Medical Center) is located immediately west of the site.
- Multi-unit residential buildings and parking lots are located immediately north and south of the site.
- Marenger Street is located immediately east of the site followed by other residential dwellings.
- In general, surface drainage across the site slopes slightly from south to north.
- No service stations exist in close proximity to the site.

The attached Key Plan, Figure 1 and air photographs show the relative location of the subject site with respect to the surrounding land and the existing roadway network.

## **6.2.2 SITE INFRASTRUCTURE**

The following observations of the site were made.

### Electricity

Currently, the dwelling is supplied by overhead hydro. Overhead wiring was observed along Marenger Street. A hydro pole is located at the southeast corner of the dwelling. The area is serviced by Hydro Ottawa. The dwelling is heated by electric baseboard heaters.

### Heating and Cooling

Although the area is served by natural gas, the dwelling is heated using electricity. There is no furnace or duct work within the building at the site. Electrical baseboard heaters were observed within the dwelling at the site. There were no signs of fill pipes around the exterior of the foundation. No evidence of an above ground fuel oil storage tank was observed within the basement of the dwelling. No fuel oil odours were noted at the time of the site visit. The current owner indicated that the dwelling was also heated with electrical baseboards when it was purchased in 2006.

No air conditioners were observed at the site.



#### Water Supply

A municipal water supply system is located within Marenger Street and services the dwelling and the area.

#### Wastewater and Sewage Disposal

The area is serviced by sanitary and storm sewers located within Marenger Street.

#### Sumps, Pits and Floor Drains

No floor drains, sumps or pits were observed within the building at the site.

### **6.2.3 BUILDING DESCRIPTION**

The site is currently occupied by a single storey, single family dwelling with basement, a partially paved and partially gravel surfaced driveway, a storage shed and yard space. Two tenants occupy the building, one on each floor. The dwelling has a concrete poured foundation and is clad in stucco and wooden vertical siding. It is understood that the building was constructed between 1959 and 1960. A basement stairwell and entry is located on the south side of the dwelling. The site is currently vacant.

### **6.2.4 POTENTIALLY CONTAMINATING ACTIVITY**

Based on a review of information for the site, the historical use been for agricultural and residential purposes.

No waste generators or manufacturing or other database search results were identified at the subject site.

Based on information provided, there are no current or historical activities at the subject site that could be considered "Potentially Contaminating Activities", as identified in Table 2 of Schedule D of O. Reg. 153/04.



The following table describes PCAs at the site and in vicinity of the site.

Address / Occupant	Activity	Distance from Subject Site	Potential Area of Concern on Subject Site (Y/N)?
PCA 1 1267 Marenger Street & 5925 Jeanne D'Arc Boulevard - Private Residence	Activity #28 - Gasoline and Associated Products Storage in Fixed Tanks - 90 Litres of furnace oil onto neighbouring lawns	55m E	N
PCA2 1951 St. Joseph Boulevard MIDAS Garage	Activity #10 - Commercial Autobody Shops	91 m E	N
PCA 3 1887 St. Joseph Boulevard, Orleans - Former Canadian Tire Fuel Station - Potential Subsurface Contamination	Activity #28 - Gasoline and Associated Products Storage in Fixed Tanks Full Service Gasoline Service Station Liquid Fuel Tanks, retail, vendor	120 m SW	N
PCA 4 1976 St. Joseph Boulevard Mr. Lube Potential Subsurface Contamination	Activity #10 - Commercial Autobody Shops	128 m SE	N
PCA 5 5941 Youville Drive, Orleans - Mistubishi Motors Dealership and Service Garage - Potential Subsurface Contamination	Activity #10 - Commercial Autobody Shops	134 m N	N
PCA 6 1875 St. Joseph Boulevard, Orleans - Myers Chevrolet Dealership and Service Garage - Potential Subsurface Contamination	Activity #10 - Commercial Autobody Shops	143 m SW	N
PCA 7 1980 St. Joseph Boulevard 6234241 Canada Corporation- Jeanne D'Arc Esso Gas Station	Activity #28 - Gasoline and Associated Products Storage in Fixed Tanks Full Service Gasoline Service Station Liquid Fuel Tanks, retail, vendor	168 m SW	N



## **6.2.5 MATERIALS HANDLING AND STORAGE**

### General Storage and Debris

At the time of the site reconnaissance, solid waste storage was not observed or expected at the site.

### Solid Waste

The area is served by City of Ottawa municipal waste collection on a weekly basis.

### Hazardous Materials

No storage of hazardous materials was observed or is expected on the subject site.

## **6.2.6 DESIGNATED AND REGULATED SUBSTANCES**

### Polychlorinated Biphenyls (PCBs)

The use of PCBs in electrical equipment such as transformers, capacitors, fluorescent light ballasts, etc. was common up to about 1980. The Federal Chlorobiphenyls Regulation, SOR/91-152, prohibits the use of PCBs in the aforementioned electrical equipment installed after July 1, 1980. It is not a requirement to remove materials containing PCBs. However, any handling or removal of PCB containing equipment should be carried out in accordance with Ontario Regulation 362, PCB Waste Management under the Environmental Protection Act of Ontario, R.S.O 1990.

Older fluorescent lighting, if present, could contain PCBs within the light ballasts. Should any removal of lighting and electrical equipment which may contain PCBs be removed from the buildings during future renovations or demolition, it should first be identified through a designated substances and hazardous materials survey (DSS) whether special handling may be required.

Based on the age of the building at the site, there is a possibility that PCB containing equipment may exist within the building at the site although incandescent lighting was observed.



### Suspect Asbestos Containing Materials (ACM)

The common use of friable (breakable by hand) ACM in construction decreased in the mid 1970s. Buildings constructed prior to about 1985 may contain some ACM. Friable asbestos (friable is defined as a material that can be crumpled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980's. Examples where ACM can exist include floor, wall or ceiling tiles, heating/cooling pipes, pipe gaskets, roofing materials and insulation/non-combustible materials. The application of friable asbestos was banned by Ontario Regulation 654/85, which came into effect March 1985. On November 1, 2005, this regulation was most recently updated and changed to Ontario Regulation 278/05.

Under Ontario Regulations, it is not a requirement to remove asbestos from a building unless it is damaged or is likely to be disturbed during renovations or demolition work etc. Applicable regulations define "asbestos-containing material" as material that contains 0.5 per cent or more asbestos by dry weight. If asbestos is to be removed, it should be carried out in accordance with the procedures outlined in Ontario Regulation 837, R.R.O. 1990 and Ontario Regulation 278/05.

Based on the age of the building at the site, there is a potential for ACMs to be contained within the building materials. Prior to any future demolition, it is recommended that a Designated Substances Survey (DSS) be carried out to identify and test building materials to ensure proper handling and disposal measures are carried out.

### Ozone- Depleting Substances (ODS)

Certain chemicals, recognized as ozone- depleting substances (ODS), break down in the stratosphere and release chlorine or bromine, which in turn destroy the stratospheric ozone layer. Most of these substances are also greenhouse gases. Ozone- depleting substances are used as foam blowing agents, solvents, fire extinguishers, and refrigerants for air conditioning and refrigeration applications. Under the Canadian Environmental Protection Act, 1999, Environment Canada administers the Ozone- Depleting Substances Regulations, 1998 and its subsequent amendments to reduce the use of these and other ODS. According to Environment Canada's website, the target established by these regulations



specifies a one hundred percent reduction in the use of HCFCs by the year 2030. As of January 1, 2010, no new manufacture or import of HCFC (R-22) containing equipment was allowed in Canada.

No air conditioning units were observed at the site.

#### Lead

Lead is commonly associated with old pipes, pipe solder, and lead paint. In 1976, Canadian Regulations limited the amount of lead in interior paint to 0.5 percent by weight. Although paints containing lead were banned from uses on exterior or interior surfaces of buildings, furniture or household products in the 1970s, various commercial paints (e.g., road paint) are still known to contain lead.

Based on the age of the building at the site, there is a potential for lead paint and/or lead to be present within the building materials. A Designated Substances Survey should be carried out prior to any renovations or demolition to ensure proper handling/disposal of any building materials that contain hazardous materials.

#### Urea Formaldehyde Foam Insulation (UFFI)

Urea Formaldehyde Foam Insulation is composed of a mixture of urea-formaldehyde resin, a foaming agent, and compressed air. It was commonly injected in exterior wood frame and masonry walls in order to insulate difficult to reach cavities until its ban in Canada in December 1980. The majority of UFFI was installed in new and existing construction in Canada between 1975 and 1978 as part of the Canadian Home Insulation Program.

Due to the age of the building at the site, there is a potential for UFFI to be present. A Designated Substances Survey should be carried out prior to any renovations or demolition to ensure proper handling/disposal of any building materials that contain hazardous materials.



## **6.2.7 ABOVE AND UNDERGROUND STORAGE TANKS**

No above ground fuel storage tanks were observed within the basement of the dwelling at the site. No staining or odours were detected within the basement. No evidence of former use of heating oil was observed at the site. Based on a review of the Ecolog ERIS report for the site and site area, no reports of any spills were documented for the site.

## **6.2.8 ADJACENT PROPERTIES**

For the approximate locations of the following properties, see Attachment E, Map Key and Overview.

At the time of the site visit, adjacent properties were observed from publicly accessible areas to determine whether any activities on those properties could pose a concern for the subject site.

Surrounding land use is currently mixed residential and commercial development. The site is bordered on the west by a commercial development (Jeanne D'Arc Medical Center), on the south and north by high density residential development and on the east by Marenger Street followed by residential development.

An existing fuel service station (Jeanne D'Arc Esso Gas Station) is located about 168 metres southeast of the site. Due to the distance from the site, the existing gas station does not result in an APEC on the subject site.

Four automobile service garages exist about 91 metres southwest (MIDAS), 128 metres southeast (Mr. Lube), 134 metres northeast (Mistubishi Motors) and 142 metres southwest (Myers Chevrolet) of the subject site. Based on the distance and that the sites are considered cross-gradient or downgradient from the property, it is considered that those site do not represent APECs.



Some hydrocarbon spills were reported to have occurred within 150 metres of the subject site. However, due to the distance and nature of the spills (all localized) from the site, Kollaard Associates does not consider any of these to have resulted in an APEC.

### **6.2.9 Enhanced Investigation Property Observations**

Part VI of O.Reg. 511/09 defines an Enhanced Investigation Property as (i) a property used, or has ever been used, in whole or part, for an industrial purpose, or (ii) a commercial property used as a garage, a bulk liquid dispensing facility, including a gasoline outlet or for the operation of dry cleaning equipment.

Based on the records review and site reconnaissance the site was not classified as an Enhanced Investigation Property.

## **6.3 WRITTEN DESCRIPTION OF INVESTIGATION**

The Phase I ESA presented herein is based on information that was obtained from a records review (Section 4.0), interviews (Section 5.0) and site reconnaissance (Section 6.0). The details of the information obtained from each of these sources are provided in the relevant sections of this report. Based on the information obtained, Kollaard Associates has not identified any current and/or historical potential sources of contamination (PCAs) with no resulting areas of potential environmental concern (APEC) at the site, which are described in Section 7.0.

## **7.0 REVIEW AND EVALUATION OF INFORMATION**

### **7.1 CURRENT AND PAST USES**

The site is currently occupied by a single family dwelling, a small storage shed and a driveway. The remaining areas not occupied by the dwelling, storage shed or driveway are grass surfaced yard space. The south side and rear property boundaries are identified by a retaining wall and a wooden fence.





Based on a review of historical aerial photographs, title search, historical maps, and other records review, the site was first developed sometime between 1959 and 1960. Prior to that, only agricultural land. A 1953 air photograph indicates the site is farmland. A 1965 air photograph indicates a single family dwelling and a detached garage at the site. Based on a discussion with the owner, it is understood that the dwelling was constructed between 1959 and 1960. This corresponds with the timeline of the air photographs. Farm and farmland were observed surrounding the site.

A description of current and past uses of the Phase I ESA property to its first developed use is provided below.

<b>Year</b>	<b>Owner</b>	<b>Property Use</b>
1803 -2014	Various individuals	Agricultural followed by Residential
2014 - 2016	Irongate Developments	Residential
2016 - Current	George El-Hoge Elias and Joel El-Hoge Elias	Residential

## **7.2 POTENTIALLY CONTAMINATING ACTIVITY**

As per Ontario Regulation 153/04, a Potential Contaminating Activity (PCA) is defined as one of fifty-nine (59) industrial operations set out in Table 2 of Schedule D. From that list, no items were identified for the subject site.

The historical use of the site has been for agricultural and residential purposes only of which aerial photographs confirmed over the years. There are no current or historical activities at the subject site that qualify as PCAs.

Based on information provided, thirteen current or historical activities have been identified within 250 metres that could be considered "Potentially Contaminating Activities", as identified in Table 2 of Schedule D of O. Reg. 153/04.



No records for waste generation or handling or Scott's Manufacturing directory and other database search requests were found for the subject site (Section 4.2.2).

The following table describes PCAs at the site and in vicinity of the site.

<b>Address / Occupant</b>	<b>Activity</b>	<b>Distance from Subject Site</b>	<b>Potential Area of Concern on Subject Site (Y/N)?</b>
PCA 1 1267 Marenger Street & 5925 Jeanne D'Arc Boulevard - Private Residence	Activity #28 - Gasoline and Associated Products Storage in Fixed Tanks - 90 Litres of furnace oil onto neighbouring lawns	55m E	N
PCA2 1951 St. Joseph Boulevard MIDAS Garage	Activity #10 - Commercial Autobody Shops	91 m E	N
PCA 3 1887 St. Joseph Boulevard, Orleans - Former Canadian Tire Fuel Station - Potential Subsurface Contamination	Activity #28 - Gasoline and Associated Products Storage in Fixed Tanks Full Service Gasoline Service Station Liquid Fuel Tanks, retail, vendor	120 m SW	N
PCA 4 1976 St. Joseph Boulevard Mr. Lube Potential Subsurface Contamination	Activity #10 - Commercial Autobody Shops	128 m SE	N
PCA 5 5941 Youville Drive, Orleans - Mistubishi Motors Dealership and Service Garage - Potential Subsurface Contamination	Activity #10 - Commercial Autobody Shops	134 m N	N
PCA 6 1875 St. Joseph Boulevard, Orleans - Myers Chevrolet Dealership and Service Garage - Potential Subsurface Contamination	Activity #10 - Commercial Autobody Shops	143 m SW	N
PCA 7 1980 St. Joseph Boulevard 6234241 Canada Corporation- Jeanne D'Arc Esso Gas Station	Activity #28 - Gasoline and Associated Products Storage in Fixed Tanks Full Service Gasoline Service Station Liquid Fuel Tanks, retail, vendor	168 m SW	N



### **7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN**

There are seven current or historical activities that have been identified within 250 metres of the subject site that could be considered Potentially Contaminating Activities within the Phase One Study Area (see Conceptual Site Model, Figure 2). However, none of the activities are considered to have any impact to the subject site based on the historical information and relative distance to the site.

There were no PCAs on the subject property. There are no offsite PCAs which have resulted in APECs on the subject site.

### **7.4 PHASE ONE CONCEPTUAL SITE MODEL**

The Phase I ESA Conceptual Model provided as Figure 2 identifies the PCAs (identified in Sections 7.2 and 7.3, if applicable) and within the Phase I Study Area (250 metres) as well as surface features, such as buildings, roads and property uses for adjacent properties. The Phase I study area and all of the activities and historical property uses are described within maps provided.

The following describes the Phase One ESA Conceptual Site Model (CSM) for the Site based on the information obtained and reviewed as part of this Phase I ESA:

- The subject site for this assessment consists of one property with civic address 1258 Marenger Street, in the City of Ottawa, Ontario.
- The site consists of about 0.14 hectares (0.36 acres) of land located on the north side of St. Joseph Boulevard, about 85 metres north of the intersection of Marenger Street and St. Joseph Boulevard, in Orleans Ward of the City of Ottawa, Ontario.
- The historical use of the site has been for agricultural and residential purposes.
- The site is currently occupied by a single family dwelling and a small storage shed. According to the owner and air photograph review the dwelling was constructed between 1959 and 1960.
- Aerial photographs indicate the site was vacant in 1953. A single family dwelling and detached garage were observed on a 1960 and 1965 air photograph.
- According to the Ecolog ERIS report, there are no water wells present on the site.



- Surrounding land use is currently mixed residential and commercial development. The site is bordered on the west by a commercial development (Jeanne D'Arc Medical Center), on the south and north by high density residential development and on the east by Marenger Street followed by residential development.
- The local topography is mostly flat lying with a gentle slope from south to north across the property. The regional topography slopes north towards the Ottawa River located approximately 2.1 kilometres from the subject site.
- Groundwater is anticipated to flow north towards the Ottawa River.

In order to determine whether any potentially contaminating activities within the Phase I study area may have contributed to an APEC at the subject site, the following were considered.

Site and area topography and surface water drainage: For most of the site, the ground surface consists of a gentle slope from south to north. Groundwater flow often reflects topographic features and typically flows toward nearby lakes, rivers and wetland areas. Based on the topography of the area, it is expected that the local shallow groundwater flow is to the northwest. The regional topography slopes north towards the Ottawa River located approximately 2.1 kilometres from the subject site.

Hydrogeology/Surficial and Bedrock Geology: Based on a review of the surficial geology map for the site area, it is expected that the site is underlain by fine textured glaciomarine deposits. Bedrock geology maps indicate that the bedrock underlying the site consists of Paleozoic dolostone of the Oxford Formation. Based on a review of overburden thickness mapping for the site area, the overburden is estimated to be between about 50 to 100 metres in thickness above bedrock.

Contaminant distribution, transport and underground utilities: The soils at the site and within the Phase I study area consist of silty clay which has low permeability. The Phase I study area is also controlled by municipal storm and sanitary sewers. Lateral gradients in clay soils are relatively slow and contamination would tend to migrate downward until saturated conditions are encountered. Once saturated conditions are encountered and depending on contaminant mobility, solubility, volatility, etc. the contaminants could be expected to dissolve into the groundwater and migrate laterally in the direction of groundwater flow. In this case, the topographical information indicates



that the groundwater flow gradient is moving towards the Ottawa River located approximately 2.1 kilometres north of the subject site.

The underground utilities pertaining to water and sewer enter the site from Marenger Street. Hydro services are overhead. Service trenches related to underground utilities provide preferential pathways for contaminant migration. However, no contamination is expected to exist at the site.

Uncertainty: The uncertainties associated with the conceptual model include those associated with a limited documentation for the subject site and adjacent sites. However, based on the body of information acquired, it is considered that the absence of this information should not likely affect the final conclusion of the Phase I ESA. There were no material deviations to the Phase I ESA requirements set out in O. Reg. 153/04 that would cause uncertainty or absence of information that would affect the validity of the Phase I Conceptual Site Model or the findings of this Phase I ESA.

## **8.0 CONCLUSION**

### **8.1 PHASE II ESA REQUIREMENT FOR RSC FILING**

The results of this Phase I ESA suggest that a Phase II ESA is not required at this time.

The current and proposed development of the site are residential uses.

Given that the Phase I property is currently used as a single family dwelling and is to be redeveloped with a higher density residential building, there will be no change in the land use from less sensitive to more sensitive. Therefore, an RSC is not required for the property, based on our understanding of Ontario Regulation 153/04.

### **8.2 SIGNATURES**

The results of this Phase I ESA should in no way be construed as a warranty that the subject property is free from any and all contaminants other than those noted in this report, nor that all compliance issues have been addressed.



This report was prepared for the exclusive use of 1786302 Ontario Inc. and is based on data and information collected during the Phase I ESA of the property conducted by Kollaard Associates Inc. This report may not be relied upon by any other person or entity without the express written consent of 1786302 Ontario Inc. and Kollaard Associates Inc. In evaluating this site, Kollaard Associates Inc. has relied in good faith on information provided by others. The assessment of environmental conditions and possible site hazards presented has been made using available technical data collected and provided by others. We accept no responsibility for any deficiencies, or inaccuracies in this report as a result of omission, misinterpretations, or fraudulent acts of others.

The conclusions provided herein represent the best judgement of Kollaard Associates Inc. based on current environmental standards. Due to the nature of the investigation and the limited data available, we cannot warrant against undiscovered environmental liabilities. If new information is discovered during future work, including excavations, borings or other studies, Kollaard Associates Inc. should be requested to re-evaluate the conclusions presented in this report and provide amendments as required.

We trust that this report is sufficient for your present requirements. If you have any questions concerning this report, please do not hesitate to contact our office.

Yours truly,

Kollaard Associates Inc.

Dean Tataryn, B.E.S., EP.



Colleen Vermeersch, P. Eng.



---

## 9.0 REFERENCES

*City of Ottawa geoMaps*, air photographs for the years 1958, 1960, 1965, 1976, 1991, 2002, 2007, 2011, 2015 and 2017.

*National Air Photo Library*, air photograph, A13083 - 104, October 30, 1953.

*Old Landfill Management Strategy Phase 1 – Identification of Sites*, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd.

*Topographic Map: NRCan Topographic Maps*, Ottawa, Ontario, 31 G/5, Edition 11, published 1998, current as of 1994, scale 1:50,000.

*Surficial Geology Map*: Geological Survey of Canada, Surficial Geology, Ottawa, Ontario, Map 1506A, published 1982, scale 1:50,000.

*Bedrock Geology Map*: Geological Survey of Canada, Generalized Bedrock Geology, Ottawa-Hull, Ontario and Quebec, Map 1508A, published 1979, scale 1:125,000.

*Ecolog Eris Ltd. Standard Report*, dated January 27, 2020, various federal, provincial and private database records for 250 metres study area.



## 10.0 QUALIFICATIONS OF THE ASSESSORS

### **Dean Tataryn, B.E.S., EP – Senior Environmental Professional**

Mr. Dean Tataryn is a Senior Environmental Professional (EP) with Kollaard Associates Inc. in Kemptville, Ontario. Mr. Dean Tataryn has been conducting Phase I ESAs in accordance with the CSA Standard and Environmental Protection Act for more than 21 years. Mr. Tataryn has conducted more than 150 Phase I, II and III ESAs for commercial/residential clients over his career. Mr. Tataryn obtained a Bachelor of Environmental Studies (Honours Urban and Regional Planning) and a Certificate in Environmental Assessment from the University of Waterloo in 1995. Mr. Tataryn obtained his Environmental Professional (EP) designation in June of 2010.

EP certification is available exclusively to experienced professionals who have five or more years of relevant environmental work experience. Recipients of the EP designation have demonstrated that their skills and knowledge meet or exceed the National Occupational Standards (NOS) to ensure that they possess the specific environmental competencies required in their fields of practice. The NOS are a comprehensive list of skill statements that describe the competencies required for environmental work in Canada. The NOS provides a rigorous, nationally validated benchmark of the skills, knowledge and experience relevant for practice within the environment sector in the areas of environmental protection, resource management, environmental sustainability, environmental management, environmental auditing and/or greenhouse gas reporting.

Mr. Tataryn joined Kollaard Associates Inc. in 2005 and has worked on numerous environmental, geotechnical and hydrogeological assessment projects over his career. Mr. Tataryn is fully trained in coordinating and conducting environmental site assessments, environmental remediation, reclamation and restoration, contamination and spill inspections, and storage tank assessment and removal.

Kollaard Associates is an engineering consulting firm that provides a complete range of engineering services for developers, builders and homeowners in Eastern Ontario. Kollaard Associates specializes in providing civil, structural, geotechnical, hydrogeological and environmental services to our clients. Kollaard Associates Inc. has been established as a team of engineers and consultants since 2005. Mr. William Kollaard, P.Eng., owner and president, is responsible for the overall company development and management of the firm.

### **Colleen Vermeersch, P.Eng.**

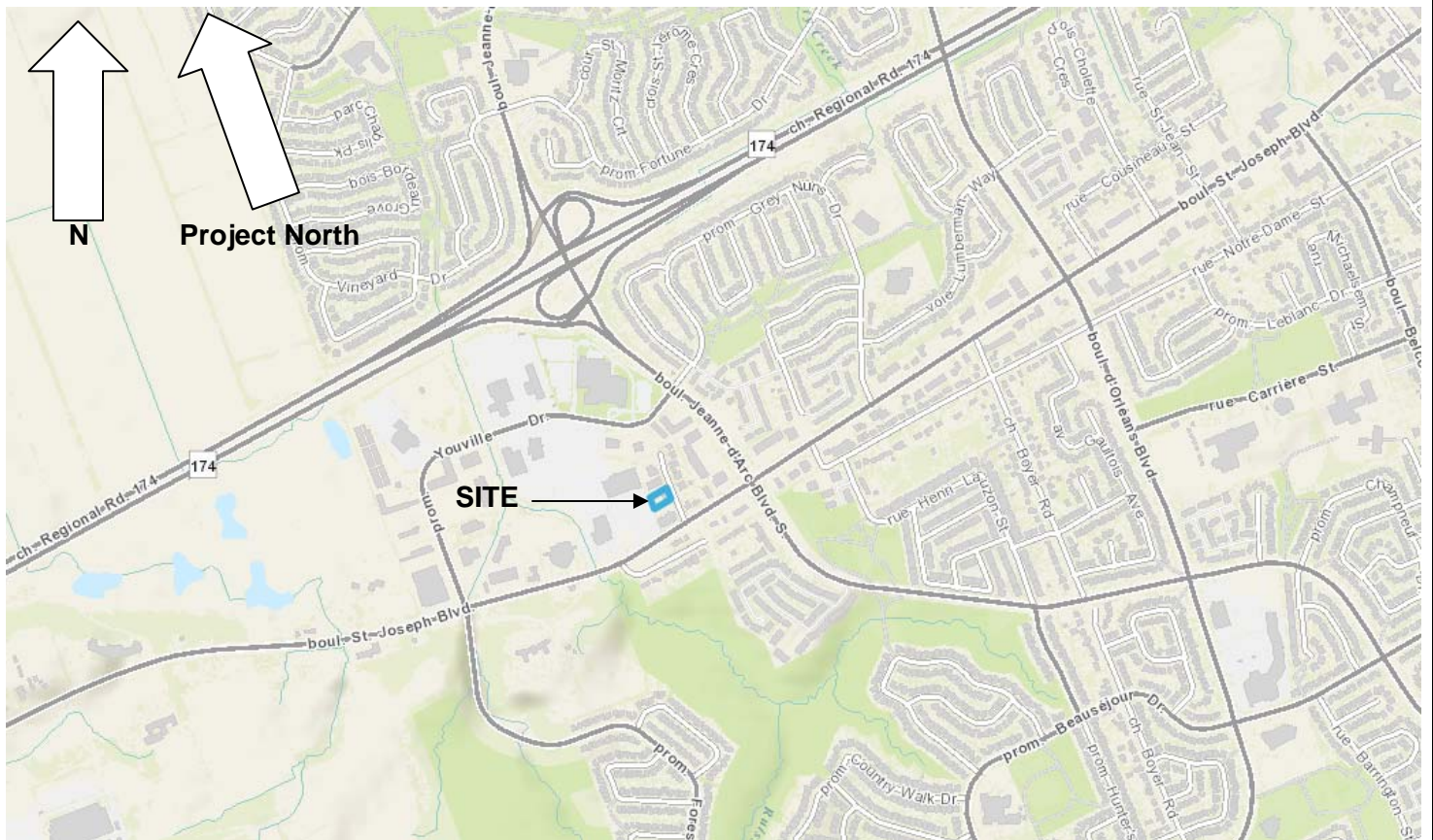
Colleen Vermeersch is an engineer with Kollaard Associates Inc. in Kemptville, Ontario. Colleen has been conducting Phase I ESAs in accordance with the CSA Standard and Environmental Protection Act for more than four years. Colleen has conducted more than thirty Phase I ESAs for commercial/residential clients over her career and several Phase II ESAs, some of which have involved clean up supervision. Colleen Vermeersch obtained a Bachelor of Engineering (Environmental) from Carleton University in 2007 and achieved professional status in 2012.

Colleen joined Kollaard Associates Inc. in 2007 and has worked on numerous environmental and hydrogeological projects since that time. Colleen is fully trained in carrying out and analyzing pumping tests, and field and lab based testing to determine soil and aquifer properties, such as hydraulic conductivity, transmissivity and groundwater flow directions/gradients, as these apply to contaminant transport and migration, coordinating and conducting environmental site assessments, environmental remediation, and storage tank assessment and removal.



## KEY PLAN

FIGURE 1



NOT TO SCALE



**Kollaard Associates**  
Engineers

Project No. 200083

Date January 2020



DRAWING NUMBER:  
FIGURE 2

LEGEND:

I INSTITUTIONAL USE

R RESIDENTIAL USE

C COMMERCIAL USE

M INDUSTRIAL USE

P PARK/COMMUNITY USE

PHASE I SITE BOUNDARY

PHASE I STUDY AREA  
250 METRES RADIUS

THERE ARE NO ANSI OR SURFACE WATER BODIES IN THE PHASE I ESA STUDY AREA.

THERE ARE NO WELLS ON THE PHASE I PROPERTY.

THERE ARE NO USTs WITHIN THE PHASE I ESA PROPERTY.

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING REPORT.

REFERENCE: MAPPING OBTAINED FROM OTTAWA GEOMAPS

REV.	NAME	DATE	DESCRIPTION

Kollaard Associates  
Engineers

PO, BOX 189, 210 PRESCOTT ST  
KEMPTVILLE ONTARIO  
K0G 1J0 FAX (613) 258-0475  
<http://www.kollaard.ca>

(613) 860-0923  
[info@kollaard.ca](mailto:info@kollaard.ca)

CLIENT:  
1786302 ONTARIO INC.

PROJECT:  
PHASE I ENVIRONMENTAL  
SITE ASSESSMENT  
CONCEPTUAL SITE MODEL

LOCATION:  
  
1258 MARENGER STREET  
ORLEANS WARD  
CITY OF OTTAWA, ONTARIO

DESIGNED BY: --	DATE: FEB 7, 2020
DRAWN BY: DT	SCALE: AS SHOWN

KOLLAARD FILE NUMBER:  
200083

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## **ATTACHMENT A**

### **TITLE SEARCH DOCUMENTATION**



Attn: Sam Tatum

ENVIRONMENTAL SEARCH

Co: 1258 Insurance St.

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
	Patent	Oct 15 1803	Croan	Henry Purvis
R05283	Deed	Aug 16 1851	Henry Purvis	Louis T. Beavers
R017337	Will	Nov 11 1861	Louis T. Beavers	Louis W. Beavers
GC184	Deed	May 18 1869	Louis W. Beavers	Margaret Loom
GC311	Deed	Oct 26 1869	Margaret Loom Andrew Loom	Louis W. Beavers
GC10496	Deed	Aug 29 1892	Louis W. Beavers	Andrew P. Beavers
GC11761	Home- claims	Apr 1 1895	High Court of Justice	Metropolitan Loan & Insurance Company
GC17447	Deed	July 7 1903	Metropolitan Loan & Insurance Company	John Purvis George F. R. Purvis



ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
6627060	Deed	July 3 1914	John Prosser George F. R. Harris	Estate of Devere Prosser
6632211	Deed	May 31 1923	Estate of Devere Prosser	Prosser
6661678	Deed	July 6 1959	Prosser	Alce Butler Rena Butler
67213072	Deed	July 9 1975	Alce Butler Rena Butler	Prosser George H. Prosser
NS126342	Deed	Aug 4 1981	Prosser George H. Prosser	Prosser Raymond Prosser
NS216369	Deed	Oct 31 1983	Prosser Raymond Prosser	Alce Butler
NS282380	Deed	Aug 9 1985	Alce Butler	Richard Prosser Charlotte
NS650257	Deed	Feb 9 1993	Richard Prosser Charlotte	RDC Trust Prosser H.



④

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
N683551	Assign- ment	Jan 25 1994	RDC Tyres Mechanical Pty.	Bridgway, Birgma & associates Pty.
N684057	in Emburpety Good	Jan 31 1994	Bridgway, Birgma & associates Pty.	Carol Ruffman
LT/1325502	Good	Oct 2 2000	Carol Ruffman	Collette Comtois Biller Tompkey
OC 219361	Good	July 11 2003	Collette Comtois Biller Tompkey	Therese Paulsen Therese Paulsen (Current Owner)
* Legal Description is: Part of Park Lot 12, Plan 162, as depicted in Instrument no. N684057, formerly City of Vancouver, City of Ottawa. PIN 04392-0929.				
Tot 3/20				



## **ATTACHMENT B**

### **TOPOGRAPHIC MAP**

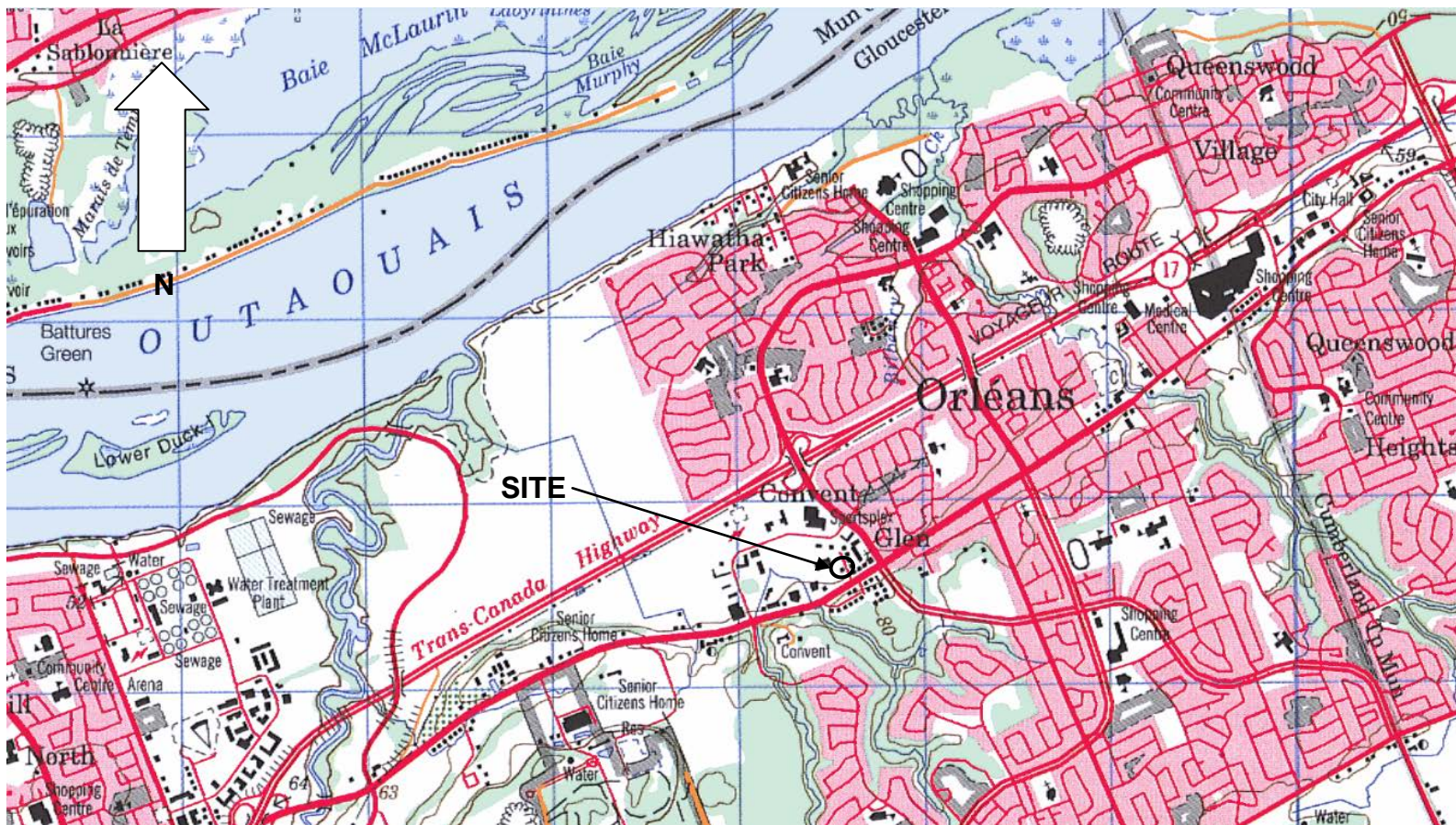




1786302 Ontario Inc.  
February 7, 2020

## Phase I Environmental Site Assessment

1258 Marenger Street , Orleans  
Ottawa, Ontario  
200083

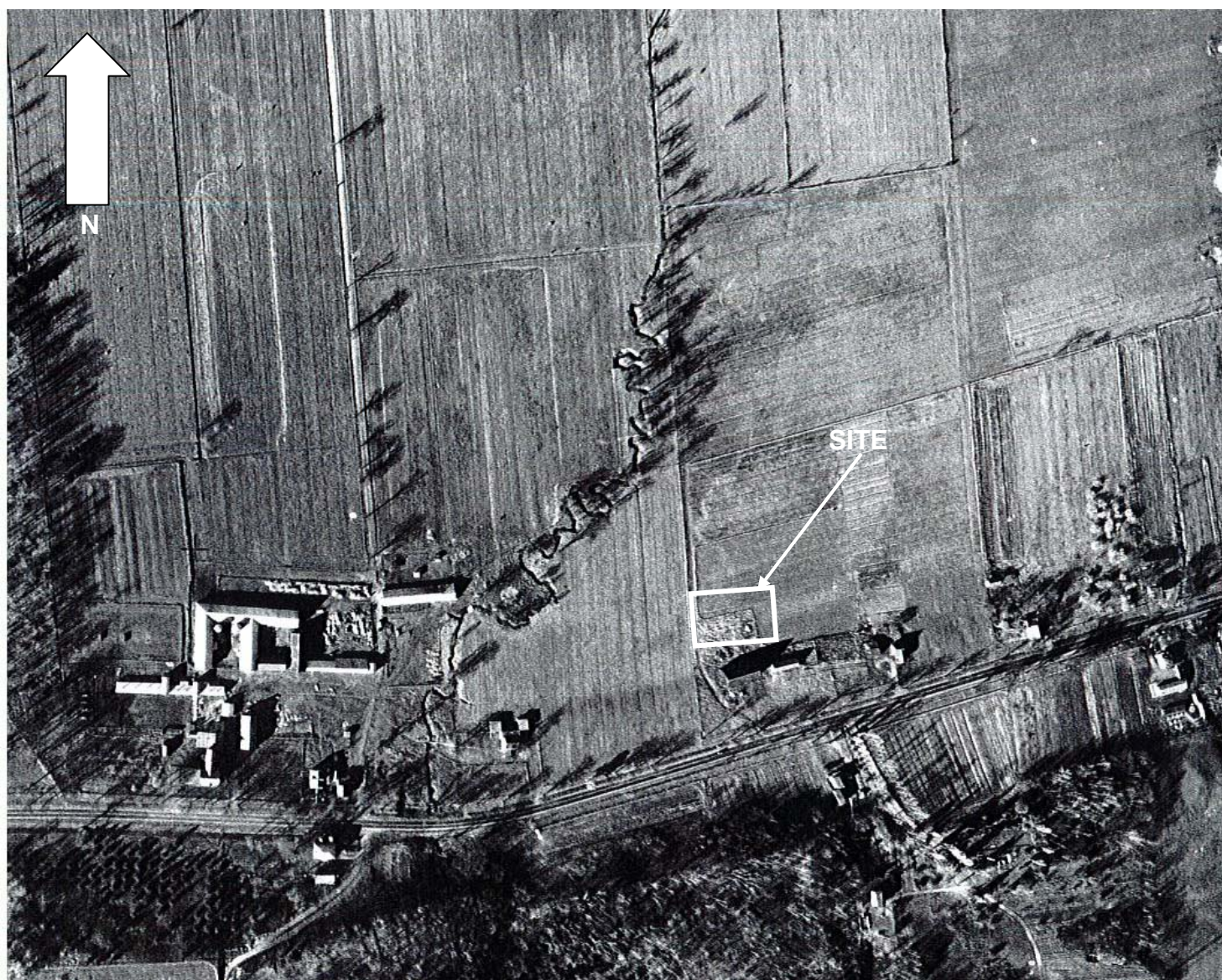






**ATTACHMENT C**  
**AIR PHOTOGRAPHS**

## AIR PHOTOGRAPH



1953



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Date February 2020



## AIR PHOTOGRAPH



1958



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Date February 2020

# AIR PHOTOGRAPH



1960



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Date February 2020

## AIR PHOTOGRAPH



1965



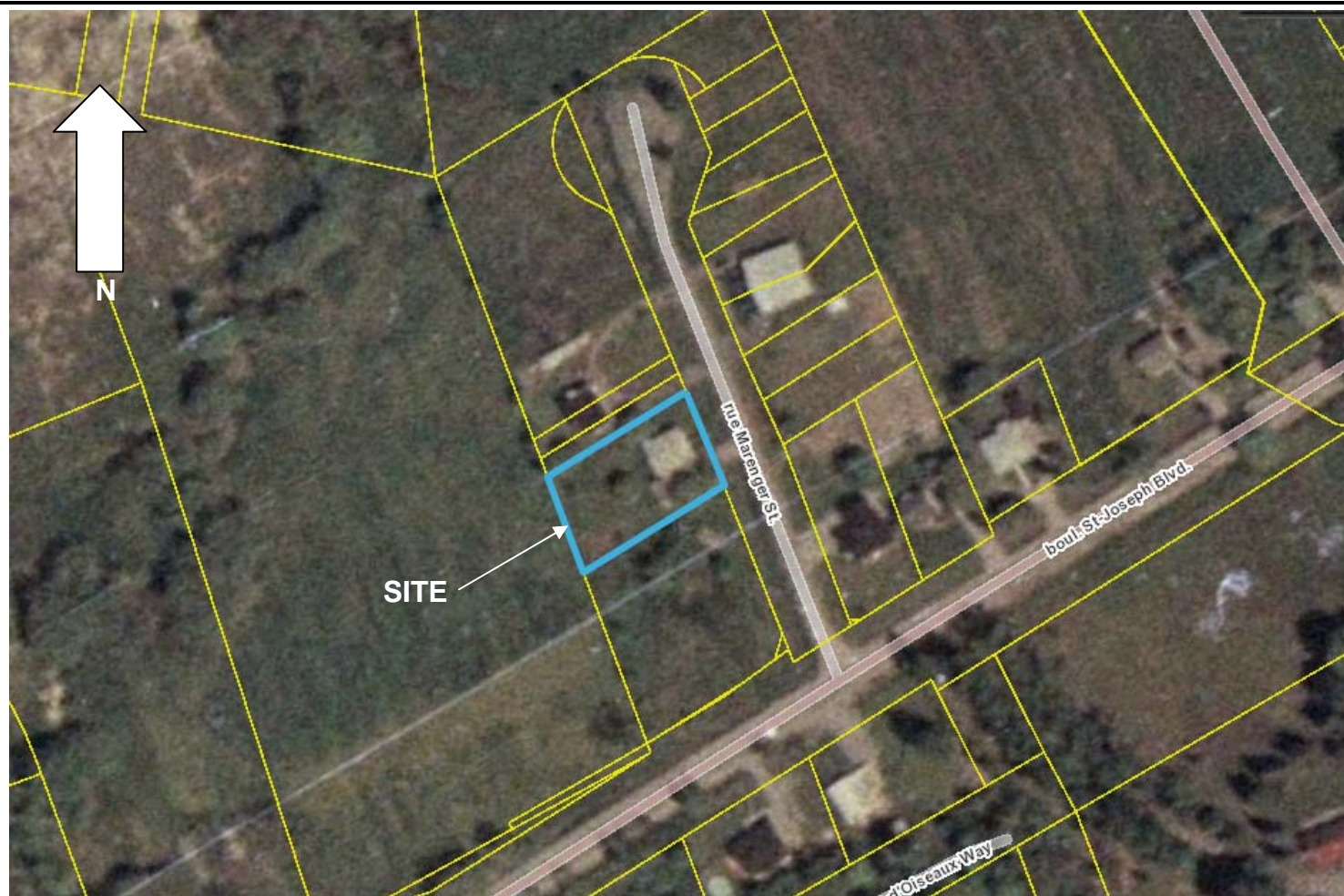
Kollaard Associates  
Engineers

Project No. 200083

Date February 2020



## AIR PHOTOGRAPH



1976



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Date February 2020

## AIR PHOTOGRAPH



1991



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Date February 2020



## AIR PHOTOGRAPH



2002



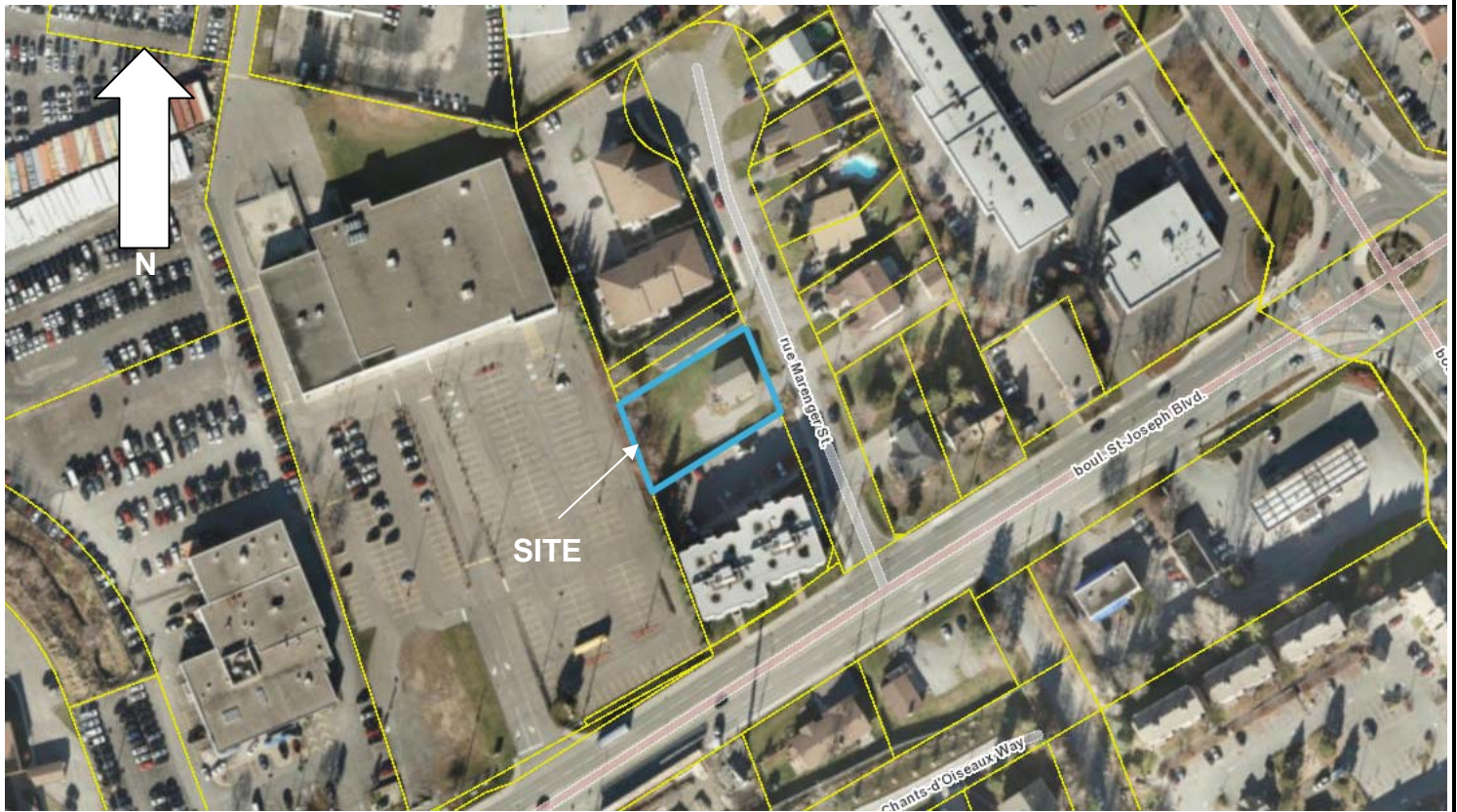
Kollaard Associates  
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Project No. 200083

Date February 2020



## AIR PHOTOGRAPH



2007

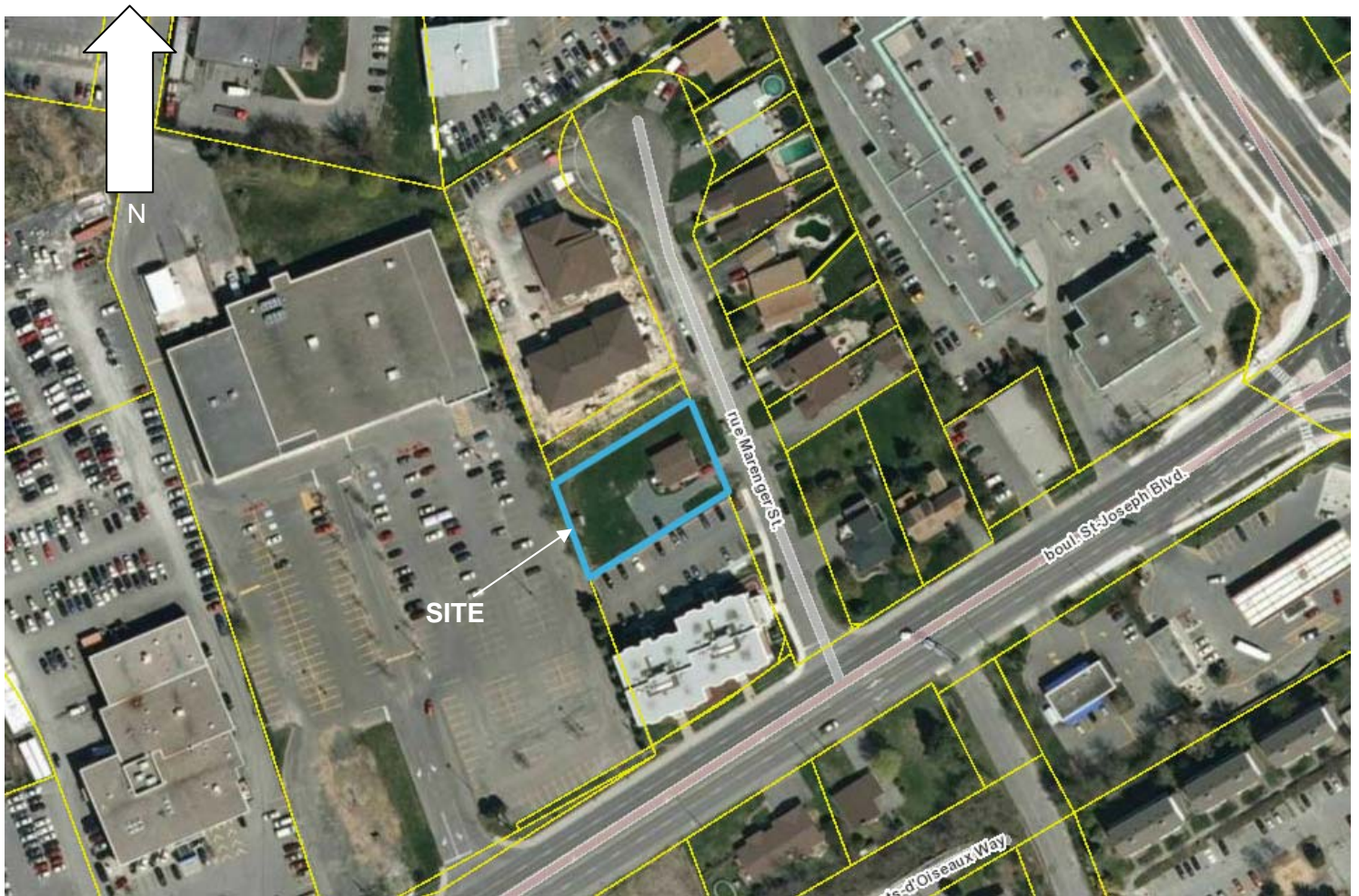


Kollaard Associates  
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Project No. 200083

Date February 2020

## AIR PHOTOGRAPH



2011



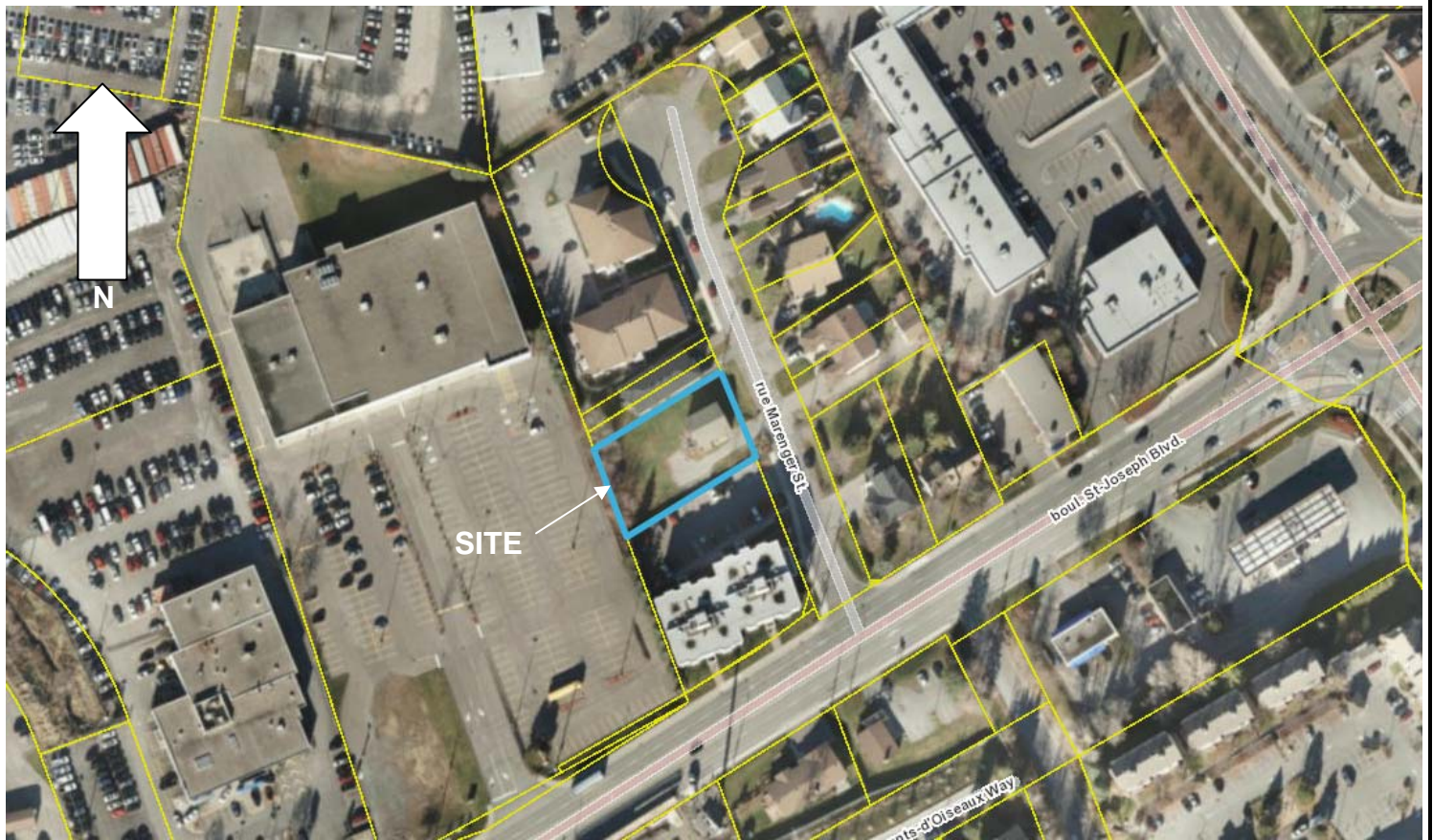
Kollaard Associates  
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Project No. 200083

Date February 2020



## AIR PHOTOGRAPH



2015



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Project No. 200083

Date February 2020

## AIR PHOTOGRAPH



2017



Kollaard Associates  
Engineers

Project No. 200083

Date February 2020



## **ATTACHMENT D**

### **CITY OF OTTAWA CORRESPONDENCE**





**Kollaard Associates**

Engineers

210 Prescott Street

P.O. Box 189

Kemptville, Ontario K0G 1J0

Civil • Geotechnical •  
Structural • Environmental •  
Hydrogeology •

**(613) 860-0923**

FAX: (613) 258-0475

January 24, 2020

200083

City of Ottawa  
Planning and Development  
110 Laurier Avenue West  
Ottawa, Ontario  
K1P 1J1

Attention: To whom it may concern

Re: ENVIRONMENTAL SEARCH REQUEST  
1258 MARENGER STREET, ORLEANS  
CITY OF OTTAWA, ONTARIO

Dear Sir/Madam:

Kollaard Associates Inc. was retained by Revelstoke Custom Homes & Developments to carry out a Phase I ESA for the above noted site. Kollaard Associates Inc. hereby requests that the City of Ottawa conduct a search of all environmental databases, including the Historical Land Use Inventory ("HLUI"). Kollaard Associates Inc. is interested in any information pertaining to the environmental condition of the property and adjoining areas including, but not limited to past environmental reports, orders, violations of environmental statutes, regulations or by-laws, certificates, approvals, permits and any other environmental information.

Please find attached the consent letter, HLUI disclaimer form, and the Request for Information form. We thank you for your cooperation in this matter and look forward to your reply.

If you should require further information, please do not hesitate to contact the requestor at [dean@kollaard.ca](mailto:dean@kollaard.ca) or by telephone at (613) 860-0923, Ext 225.

Sincerely,  
KOLLAARD ASSOCIATES, INC.

*Dean Tataryn, B.E.S., EP.*



**Professional Engineers**  
Ontario

Authorized by the Association of Professional Engineers  
of Ontario to offer professional engineering services.



Kollaard Associates

Engineers

210 Prescott Street

P.O. Box 189

Kemptville, Ontario K0G 1J0

Civil • Geotechnical •  
Structural • Environmental •  
Hydrogeology •

**(613) 860-0923**

FAX: (613) 258-0475

January 24, 2020

200083

Marie Lanoue and Francois Cleophas Poulin  
1258 Marenger Street  
Ottawa, Ontario K1C 1S2

Re: Consent to Disclose Information  
1258 Marenger Street, Orleans  
City of Ottawa, Ontario

Dear Sir,

We have been retained to perform a Phase I Environmental Site Assessment (ESA) for the above noted property located within the City of Ottawa, Ontario.

We are requesting consent from you, the owner of 1258 Marenger Street for the City of Ottawa to disclose information for the purpose of the Phase I Environmental Site Assessment. This will authorize the City of Ottawa to release any relevant information about the property to the requester.

To provide consent, please sign and date the following.

**Jan.27 2020**

Owner/Representative Signature (Marie Lanoue and Francois Cleophas Poulin)      Date

**Francois Poulin**

Owner/Representative Name (Please Print)

Thank you for your assistance regarding this matter.

Sincerely,  
KOLLAARD ASSOCIATES, INC.

*Dean Tataryn, B.E.S., EP.*



Professional Engineers  
Ontario

Authorized by the Association of Professional Engineers  
of Ontario to offer professional engineering services.

Office Use Only

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



## Historic Land Use Inventory

### Application Form

#### Notice of Public Record

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

#### Municipal Freedom of Information and Protection Act

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

#### Background Information

**\*Site Address or Location:**

1258 Marenger Street, Orleans Ward, Ottawa, ON

*\* Mandatory Field*

#### Applicant/Agent Information:

Name: KOLLAARD ASSOCIATES INC. (Dean Tataryn)

Mailing Address: 210 PRESCOTT STREET

Telephone: 613-860-0923 Email Address: dean@kollaard.ca

#### Registered Property Owner Information:

☐ Same as above

Name: Revelstoke Custom Homes & Renovations (Rocco Giamberardino, Vice-President)

Mailing Address: 209 Pretoria Ave. Ottawa, ON K1S 1X1

Telephone: 613.234.5571 Email Address: service@myrevelstokehome.com



### Site Details

Legal Description  
and PIN:

PLAN 162, PART OF LOT 12  
PIN:043920929

What is the land  
currently used for?

Residential

Lot frontage:  m Lot depth:  m Lot area:  m<sup>2</sup>

OR Lot area: (irregular lot)  m<sup>2</sup>

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

\$125.00

### Submittal Requirements

The following are required to be submitted with this application:

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

**Disclaimer**  
**For use with HLUI Database**

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

The City, in providing information from the HLUI, to Kollaard Associates Inc. ("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: Dean Tataryn

Dated (dd/mm/yyyy): 24/01/2020

Per: Dean Tataryn

(Please print name)

Title: Environmental Professional

Company: Kollaard Associates Inc.



1786302 Ontario Inc.  
February 7, 2020

**Phase I Environmental Site Assessment**  
1258 Marenger Street , Orleans  
Ottawa, Ontario  
200083

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## **ATTACHMENT E**

### **ECOLOG ERIS SERVICES**





# DATABASE REPORT

<b>Project Property:</b>	<i>1258 Marenger Street 1258 Marenger Street Orléans ON K1C 1S2 200083</i>
<b>Project No:</b>	
<b>Report Type:</b>	<i>Standard Report</i>
<b>Order No:</b>	<i>20200123199</i>
<b>Requested by:</b>	<i>Kollaard Associates Inc.</i>
<b>Date Completed:</b>	<i>January 27, 2020</i>

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## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

**Reliance on information in Report:** This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

**License for use of information in Report:** No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

**Your Liability for misuse:** Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

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# Executive Summary

## Property Information:

**Project Property:** 1258 Marenger Street  
1258 Marenger Street Orléans ON K1C 1S2

**Project No:** 200083

## **Coordinates:**

**Latitude:** 45.4637569  
**Longitude:** -75.542985  
**UTM Northing:** 5,034,613.39  
**UTM Easting:** 457,551.12  
**UTM Zone:** 18T

**Elevation:** 186 FT  
56.79 M

## Order Information:

**Order No:** 20200123199  
**Date Requested:** January 23, 2020  
**Requested by:** Kollaard Associates Inc.  
**Report Type:** Standard Report

## Historical/Products:

## Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking &amp; Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	5	5
CA	<i>Certificates of Approval</i>	Y	0	4	4
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	1	1
ECA	<i>Environmental Compliance Approval</i>	Y	0	3	3
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	14	14
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	17	17
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FED TANKS	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FOFT	<i>Fisheries &amp; Oceans Fuel Tanks</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	4	4
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	2	2
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	25	25
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	1	1
IAFT	<i>Indian &amp; Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	2	2
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	3	3
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	4	4
SCT	Scott's Manufacturing Directory	Y	0	2	2
SPL	Ontario Spills	Y	0	6	6
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	13	13
<b>Total:</b>			0	106	106



# Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
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No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<a href="#">1</a>	BORE		ON	NE/60.3	-0.73	<a href="#">31</a>
<a href="#">2</a>	WWIS		lot 6 con 1 ON <b>Well ID:</b> 1500687	SE/67.2	5.64	<a href="#">32</a>
<a href="#">3</a>	PES	TROCO LIMITED DBA CANADIAN TIRE	1887 ST. JOSEPH BLVD. ORLEANS ON K1C 7J2	W/78.3	1.05	<a href="#">34</a>
<a href="#">3</a>	CA		1887 St. Joseph Blvd. Ottawa ON K1C 7J2	W/78.3	1.05	<a href="#">34</a>
<a href="#">3</a>	EBR	Metrophotonics Inc.	1887 St. Joseph Blvd. Ottawa Ontario Ottawa ON	W/78.3	1.05	<a href="#">35</a>
<a href="#">3</a>	GEN	METROPHOTONICS INC.	1887 ST. JOSEPH BOULEVARD ORLEANS ON K1C 7J2	W/78.3	1.05	<a href="#">35</a>
<a href="#">3</a>	EHS		1887 St. Joseph Blvd Orleans (Ottawa) ON K1C 7J2	W/78.3	1.05	<a href="#">36</a>
<a href="#">3</a>	WWIS		ORLEANS ON <b>Well ID:</b> 1535791	W/78.3	1.05	<a href="#">36</a>
<a href="#">3</a>	ECA	Metrophotonics Inc.	1887 St. Joseph Blvd. Ottawa ON K1C 7J2	W/78.3	1.05	<a href="#">37</a>
<a href="#">3</a>	GEN	Jeanne d'Arc Medical Centre	1887 St Joseph Blvd Orleans ON K1C 7J2	W/78.3	1.05	<a href="#">37</a>
<a href="#">3</a>	GEN	Jeanne d'Arc Medical Centre	1887 St Joseph Blvd Orleans ON K1C 7J2	W/78.3	1.05	<a href="#">38</a>
<a href="#">3</a>	GEN	Jeanne d'Arc Medical Centre	1887 St Joseph Blvd Orleans ON K1C 7J2	W/78.3	1.05	<a href="#">38</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#"><u>3</u></a>	PES	CANADIAN TIRE ASSO. STORE/GASTON LAUZON LTEE-LTD.	1887 ST. JOSEPH BLVD. ORLEANS ON K1C1T1	W/78.3	1.05	<a href="#"><u>38</u></a>
<a href="#"><u>3</u></a>	GEN	Jeanne d'Arc Medical Centre	1887 St Joseph Blvd Orleans ON K1C 7J2	W/78.3	1.05	<a href="#"><u>39</u></a>
<a href="#"><u>4</u></a>	PRT	CANADIAN TIRE CORP LTD PETROLEUM DIVISION - SUSAN	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>39</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Fir**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>39</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Fir**	1901 ST JOSEPH BLVD ORLEANS ON	S/79.8	8.08	<a href="#"><u>39</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Fir**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>40</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Fir**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>40</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Fir**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>40</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Fir**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>40</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Fir**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>40</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Fir**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>41</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Fir**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>41</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Fir**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>41</u></a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Fir**	1901 ST JOSEPH BLVD ORLEANS ON	S/79.8	8.08	<a href="#"><u>41</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>42</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>42</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>42</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>42</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>43</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>43</u></a>
<a href="#"><u>4</u></a>	EXP	CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S/79.8	8.08	<a href="#"><u>43</u></a>
<a href="#"><u>5</u></a>	WWIS		lot 6 con 1 ON <b>Well ID:</b> 1500690	E/89.6	3.39	<a href="#"><u>43</u></a>
<a href="#"><u>6</u></a>	BORE		ON	SW/100.1	2.61	<a href="#"><u>46</u></a>
<a href="#"><u>7</u></a>	SPL	PRIVATE RESIDENCE	1267 MARENGER ST & 5925 JEANNE D'ARC BLVD. FURNACE OIL TANK GLOUCESTER CITY ON	ENE/108.9	0.65	<a href="#"><u>47</u></a>
<a href="#"><u>8</u></a>	EHS		1926 St Joseph Blvd. Ottawa, Orleans ON K1C 1E4	SSE/109.6	9.47	<a href="#"><u>48</u></a>
<a href="#"><u>9</u></a>	EHS		1951 St Joseph Blvd Ottawa ON K1C2E2	E/112.8	4.03	<a href="#"><u>48</u></a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#"><u>10</u></a>	WWIS		OTTAWA ON <i>Well ID: 7222879</i>	S/114.4	11.58	<a href="#"><u>48</u></a>
<a href="#"><u>11</u></a>	GEN	ROBILLARD HEARING CENTRES	1934 ST.JOSEPH BLVD ORLEANS ON K1C 1E4	SE/116.7	11.08	<a href="#"><u>50</u></a>
<a href="#"><u>11</u></a>	GEN	ROBILLARD HEARING CENTRES	1934 ST.JOSEPH BLVD ORLEANS ON K1C 1E4	SE/116.7	11.08	<a href="#"><u>51</u></a>
<a href="#"><u>12</u></a>	WWIS		lot 7 con 1 OTTAWA ON <i>Well ID: 1535857</i>	WSW/123.5	5.08	<a href="#"><u>51</u></a>
<a href="#"><u>13</u></a>	EHS		5929 Jeanne D'arc Blvd S Ottawa ON K1C6V8	NE/126.5	0.39	<a href="#"><u>53</u></a>
<a href="#"><u>14</u></a>	WWIS		lot 6 con 1 ON <i>Well ID: 1500694</i>	ESE/128.0	11.36	<a href="#"><u>53</u></a>
<a href="#"><u>14</u></a>	SCT	Future-Vu	1940 St Joseph Blvd Unit 6 Orléans ON K1C 7K4	ESE/128.0	11.36	<a href="#"><u>57</u></a>
<a href="#"><u>15</u></a>	BORE		ON	ESE/128.4	11.36	<a href="#"><u>57</u></a>
<a href="#"><u>16</u></a>	ECA	Montfort Renaissance Inc.	1900 St. Joseph Blvd Part of Lot 7 and Cocession 1 (Ottawa Front) Ottawa ON K1N 5M8	SSW/147.0	11.41	<a href="#"><u>59</u></a>
<a href="#"><u>17</u></a>	RST	MR LUBE	1976 ST JOSEPH BLVD ORLEANS ON K1C 1E4	ESE/150.7	10.37	<a href="#"><u>59</u></a>
<a href="#"><u>17</u></a>	RST	MR LUBE	1976 ST. JOSEPH BLVD ORLEANS ON K1C1E4	ESE/150.7	10.37	<a href="#"><u>59</u></a>
<a href="#"><u>18</u></a>	EHS		#77 - 1976 St.Joseph Blvd, Orleans, ON Orleans ON	ESE/150.7	10.37	<a href="#"><u>60</u></a>
<a href="#"><u>19</u></a>	CA	GEORGE ISSA	5929 JEAN D'ARC BLVD., ORLEANS GLOUCESTER CITY ON	NE/151.2	-0.10	<a href="#"><u>60</u></a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#"><u>19</u></a>	SCT	Abenaki Computer Enterprise	5929 Jeanne d'Arc Blvd S Suite 310 Orléans ON K1C 7K2	NE/151.2	-0.10	<a href="#"><u>60</u></a>
<a href="#"><u>19</u></a>	GEN	Ottawa Cardio Center Orleans	5929 Jeanne D'Arc Blvd South Orleans ON K1C 6V8	NE/151.2	-0.10	<a href="#"><u>60</u></a>
<a href="#"><u>19</u></a>	GEN	Ottawa Cardio Center Orleans	5929 Jeanne D'Arc Blvd South Orleans ON K1C 6V8	NE/151.2	-0.10	<a href="#"><u>61</u></a>
<a href="#"><u>19</u></a>	GEN	Ottawa Cardio Center Orleans	5929 Jeanne D'Arc Blvd South Orleans ON K1C 6V8	NE/151.2	-0.10	<a href="#"><u>61</u></a>
<a href="#"><u>19</u></a>	GEN	Ottawa Cardio Center Orleans	5929 Jeanne D'Arc Blvd South Orleans ON K1C 6V8	NE/151.2	-0.10	<a href="#"><u>61</u></a>
<a href="#"><u>20</u></a>	EHS		1900 St Joseph Blvd Ottawa ON K1C1E4	SSW/152.4	12.06	<a href="#"><u>62</u></a>
<a href="#"><u>21</u></a>	WWIS		lot 7 con 1 ON <b>Well ID:</b> 1500714	SSW/153.4	11.41	<a href="#"><u>62</u></a>
<a href="#"><u>22</u></a>	BORE		ON	NE/158.0	0.56	<a href="#"><u>64</u></a>
<a href="#"><u>23</u></a>	WWIS		lot 6 con 1 ON <b>Well ID:</b> 1500696	NE/158.6	0.56	<a href="#"><u>66</u></a>
<a href="#"><u>24</u></a>	EHS		1479 Youville Drive Ottawa ON K1C 4R1	NW/167.6	0.00	<a href="#"><u>68</u></a>
<a href="#"><u>25</u></a>	RST	MR LUBE	1976 ST JOSEPH BLVD ORLEANS ON K1C1E4	E/179.2	10.30	<a href="#"><u>68</u></a>
<a href="#"><u>26</u></a>	WWIS		OTTAWA ON <b>Well ID:</b> 7222878	SW/182.9	9.51	<a href="#"><u>69</u></a>
<a href="#"><u>27</u></a>	RST	MEWS CHEVROLET LIMITED	1875 ST JOSEPH BLVD OTTAWA ON K1C 7J2	SW/184.2	7.06	<a href="#"><u>71</u></a>



<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#"><u>28</u></a>	CA	Mews Chev-Olds Inc.	1875 St-Joseph Boulevard Ottawa ON K1C 7J2	SW/184.4	7.06	<a href="#"><u>71</u></a>
<a href="#"><u>28</u></a>	ECA	Mews Chev-Olds Inc.	1875 St-Joseph Boulevard Ottawa ON K2C 0A6	SW/184.4	7.06	<a href="#"><u>71</u></a>
<a href="#"><u>29</u></a>	PRT	JEANNE D'ARC ESSO	1980 ST JOSEPH BLVD ORLEANS ON K1C 1E4	E/188.3	10.30	<a href="#"><u>72</u></a>
<a href="#"><u>29</u></a>	FSTH	1189739 ONTARIO INC O/A JEANNE D'ARC ESSO	1980 ST JOSEPH BLVD ORLEANS ON K1C 1E4	E/188.3	10.30	<a href="#"><u>72</u></a>
<a href="#"><u>29</u></a>	EHS		1980 St. Joseph Blvd. Orleans ON K1C 1E4	E/188.3	10.30	<a href="#"><u>72</u></a>
<a href="#"><u>29</u></a>	FSTH	1189739 ONTARIO INC O/A JEANNE D'ARC ESSO	1980 ST JOSEPH BLVD ORLEANS ON K1C 1E4	E/188.3	10.30	<a href="#"><u>73</u></a>
<a href="#"><u>29</u></a>	GEN	Imperial Oil	1980 St. Joseph Boulevard Ottawa ON K1C 1E4	E/188.3	10.30	<a href="#"><u>73</u></a>
<a href="#"><u>29</u></a>	FST	6234241 CANADA CORPORATION	1980 ST JOSEPH BLVD OTTAWA ON K1C 1E4	E/188.3	10.30	<a href="#"><u>73</u></a>
<a href="#"><u>29</u></a>	FST	6234241 CANADA CORPORATION	1980 ST JOSEPH BLVD OTTAWA ON K1C 1E4	E/188.3	10.30	<a href="#"><u>74</u></a>
<a href="#"><u>29</u></a>	FST	6234241 CANADA CORPORATION	1980 ST JOSEPH BLVD OTTAWA ON K1C 1E4	E/188.3	10.30	<a href="#"><u>74</u></a>
<a href="#"><u>29</u></a>	FST	6234241 CANADA CORPORATION	1980 ST JOSEPH BLVD OTTAWA ON K1C 1E4	E/188.3	10.30	<a href="#"><u>74</u></a>
<a href="#"><u>29</u></a>	EHS		1980 ST JOSEPH BLVD ORLEANS ON	E/188.3	10.30	<a href="#"><u>75</u></a>
<a href="#"><u>29</u></a>	SPL	ESSO<UNOFFICIAL>	1980 St. Joseph Blvd. Ottawa ON	E/188.3	10.30	<a href="#"><u>75</u></a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#"><u>30</u></a>	WWIS		Ottawa ON <b>Well ID:</b> 7101850	E/192.1	9.08	<a href="#"><u>75</u></a>
<a href="#"><u>30</u></a>	WWIS		Ottawa ON <b>Well ID:</b> 7107071	E/192.1	9.08	<a href="#"><u>84</u></a>
<a href="#"><u>31</u></a>	EHS		5925-5929 Jeanne D'Arc Blvd. Ottawa ON	ENE/192.7	2.13	<a href="#"><u>87</u></a>
<a href="#"><u>32</u></a>	SPL	MCL	1492 YOUVILLE DR ORLEANS TRANSPORT TRUCK (CARGO) OTTAWA-CARLETON R.M. ON K1C 2X8	NNW/201.8	0.08	<a href="#"><u>88</u></a>
<a href="#"><u>32</u></a>	SPL	GLOUCESTER HYDRO	1492 YOUVILLE DRIVE TRANSFORMER GLOUCESTER CITY ON K1C 2X8	NNW/201.8	0.08	<a href="#"><u>88</u></a>
<a href="#"><u>32</u></a>	PRT	VOYAGEUR PONTIAC BUICK LTD	1492 YOUVILLE DR ORLEANS ON K1C2X8	NNW/201.8	0.08	<a href="#"><u>89</u></a>
<a href="#"><u>33</u></a>	EHS		1479 Youville Drive Orleans ON K1C 4R1	NW/202.5	0.08	<a href="#"><u>89</u></a>
<a href="#"><u>34</u></a>	WWIS		lot 7 con 2 ON <b>Well ID:</b> 1501243	SSE/204.3	16.81	<a href="#"><u>89</u></a>
<a href="#"><u>35</u></a>	CA	COUNTRY STYLE DONUTS - LE CARREFOUR MALL	ST. JOSEPH & JEANNE D'ARC BLVD GLOUCESTER CITY ON	ENE/211.7	5.44	<a href="#"><u>92</u></a>
<a href="#"><u>36</u></a>	SPL	PETRO-CANADA	ST.JOSEPH/JEAN D'ARC SERVICE STATION GLOUCESTER CITY ON	E/227.5	7.54	<a href="#"><u>92</u></a>
<a href="#"><u>37</u></a>	EHS		5935 Jeanne D'arc Ottawa ON	NNE/227.7	-2.23	<a href="#"><u>92</u></a>
<a href="#"><u>38</u></a>	WWIS		lot 7 con 2 ON <b>Well ID:</b> 1501242	S/230.6	14.81	<a href="#"><u>93</u></a>
<a href="#"><u>39</u></a>	BORE		ON	S/231.3	14.81	<a href="#"><u>95</u></a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#">40</a>	EHS		1490 Youville Drive Ottawa ON K1C 2X8	NW/234.8	0.08	<a href="#">97</a>
<a href="#">41</a>	EHS		1475 Youville Drive Ottawa (formerly Orleans) ON K1C 4R1	NW/241.1	-0.61	<a href="#">97</a>
<a href="#">42</a>	SPL	Hydro Ottawa Limited/ Hydro Ottawa Limitée	1825 St Joseph Boulevard Ottawa ON	WSW/248.0	5.60	<a href="#">97</a>
<a href="#">43</a>	GEN	City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW/248.3	-0.95	<a href="#">97</a>
<a href="#">43</a>	HINC		1490 YOUVILLE DRIVE ORLEANS ON K1C 2X8	NNW/248.3	-0.95	<a href="#">98</a>
<a href="#">43</a>	GEN	City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW/248.3	-0.95	<a href="#">98</a>
<a href="#">43</a>	GEN	City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW/248.3	-0.95	<a href="#">99</a>
<a href="#">43</a>	GEN	City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW/248.3	-0.95	<a href="#">99</a>
<a href="#">43</a>	GEN	City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW/248.3	-0.95	<a href="#">99</a>
<a href="#">43</a>	GEN	City Of Ottawa	1490 Youville Drive Orleans ON	NNW/248.3	-0.95	<a href="#">100</a>
<a href="#">43</a>	GEN	City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW/248.3	-0.95	<a href="#">100</a>
<a href="#">43</a>	GEN	City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW/248.3	-0.95	<a href="#">100</a>
<a href="#">43</a>	GEN	City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW/248.3	-0.95	<a href="#">101</a>

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<a href="#"><u>43</u></a>	GEN	City Of Ottawa PBGOM -EAST	1490 Youville Drive Orleans ON K1C 2X8	NNW/248.3	-0.95	<a href="#"><u>101</u></a>
<a href="#"><u>43</u></a>	GEN	Elevation Elevator Inc.	1490 Youville Drive Orleans ON K1C2X8	NNW/248.3	-0.95	<a href="#"><u>102</u></a>
<a href="#"><u>43</u></a>	GEN	AC Mechanical Ltd	1490 Youville Dr Ottawa ON K1C 2X8	NNW/248.3	-0.95	<a href="#"><u>102</u></a>
<a href="#"><u>43</u></a>	GEN	City Of Ottawa PBGOM -EAST	1490 Youville Drive Orleans ON K1C 2X8	NNW/248.3	-0.95	<a href="#"><u>102</u></a>

# Executive Summary: Summary By Data Source

## **BORE - Borehole**

A search of the BORE database, dated 1875-Jul 2018 has found that there are 5 BORE site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	ON	SW	100.09	<a href="#"><u>6</u></a>
	ON	ESE	128.44	<a href="#"><u>15</u></a>
	ON	NE	158.00	<a href="#"><u>22</u></a>
	ON	S	231.34	<a href="#"><u>39</u></a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	ON	NE	60.30	<a href="#"><u>1</u></a>

## **CA - Certificates of Approval**

A search of the CA database, dated 1985-Oct 30, 2011\* has found that there are 4 CA site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	1887 St. Joseph Blvd. Ottawa ON K1C 7J2	W	78.31	<a href="#"><u>3</u></a>
Mews Chev-Olds Inc.	1875 St-Joseph Boulevard Ottawa ON K1C 7J2	SW	184.35	<a href="#"><u>28</u></a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
COUNTRY STYLE DONUTS - LE CARREFOUR MALL	ST. JOSEPH & JEANNE D'ARC BLVD GLOUCESTER CITY ON	ENE	211.73	<a href="#">35</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GEORGE ISSA	5929 JEAN D'ARC BLVD., ORLEANS GLOUCESTER CITY ON	NE	151.24	<a href="#">19</a>

### **EBR - Environmental Registry**

A search of the EBR database, dated 1994-Dec 31, 2019 has found that there are 1 EBR site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Metrophotonics Inc.	1887 St. Joseph Blvd. Ottawa Ontario Ottawa ON	W	78.31	<a href="#">3</a>

### **ECA - Environmental Compliance Approval**

A search of the ECA database, dated Oct 2011-Dec 31, 2019 has found that there are 3 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Metrophotonics Inc.	1887 St. Joseph Blvd. Ottawa ON K1C 7J2	W	78.31	<a href="#">3</a>
Montfort Renaissance Inc.	1900 St. Joseph Blvd Part of Lot 7 and Cocession 1 (Ottawa Front) Ottawa ON K1N 5M8	SSW	147.04	<a href="#">16</a>
Mews Chev-Olds Inc.	1875 St-Joseph Boulevard Ottawa ON K2C 0A6	SW	184.35	<a href="#">28</a>

### **EHS - ERIS Historical Searches**

A search of the EHS database, dated 1999-Oct 31, 2019 has found that there are 14 EHS site(s) within approximately 0.25 kilometers of the project property.



<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	1887 St. Joseph Blvd Orleans (Ottawa) ON K1C 7J2	W	78.31	<a href="#"><u>3</u></a>
	1926 St Joseph Blvd. Ottawa, Orleans ON K1C 1E4	SSE	109.62	<a href="#"><u>8</u></a>
	1951 St Joseph Blvd Ottawa ON K1C2E2	E	112.83	<a href="#"><u>9</u></a>
	5929 Jeanne D'arc Blvd S Ottawa ON K1C6V8	NE	126.50	<a href="#"><u>13</u></a>
	#77 - 1976 St.Joseph Blvd, Orleans, ON Orleans ON	ESE	150.71	<a href="#"><u>18</u></a>
	1900 St Joseph Blvd Ottawa ON K1C1E4	SSW	152.41	<a href="#"><u>20</u></a>
	1479 Youville Drive Ottawa ON K1C 4R1	NW	167.64	<a href="#"><u>24</u></a>
	1980 ST JOSEPH BLVD ORLEANS ON	E	188.34	<a href="#"><u>29</u></a>
	1980 St. Joseph Blvd. Orleans ON K1C 1E4	E	188.34	<a href="#"><u>29</u></a>
	5925-5929 Jeanne D'Arc Blvd. Ottawa ON	ENE	192.71	<a href="#"><u>31</u></a>
	1479 Youville Drive Orleans ON K1C 4R1	NW	202.49	<a href="#"><u>33</u></a>
	1490 Youville Drive Ottawa ON K1C 2X8	NW	234.76	<a href="#"><u>40</u></a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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5935 Jeanne D'arc Ottawa ON	NNE	227.67	<a href="#">37</a>
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1475 Youville Drive Ottawa (formerly Orleans) ON K1C 4R1	NW	241.10	<a href="#">41</a>
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## **EXP - List of Expired Fuels Safety Facilities**

A search of the EXP database, dated Feb 28, 2017 has found that there are 17 EXP site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#">4</a>
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CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#">4</a>
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CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#">4</a>
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CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Flr**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#">4</a>
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CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Flr**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#">4</a>
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CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Flr**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#">4</a>
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CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Flr**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#">4</a>
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<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Flr**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#"><u>4</u></a>
CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#"><u>4</u></a>
CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Flr**	1901 ST JOSEPH BLVD ORLEANS ON	S	79.80	<a href="#"><u>4</u></a>
CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Flr**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#"><u>4</u></a>
CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Flr**	1901 ST JOSEPH BLVD ORLEANS ON	S	79.80	<a href="#"><u>4</u></a>
CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Flr**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#"><u>4</u></a>
CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#"><u>4</u></a>
CANADIAN TIRE CORP LTD C/O Canadian Tire Petroleum 17 Flr**	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#"><u>4</u></a>
CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#"><u>4</u></a>
CANADIAN TIRE CORPORATION, LIMITED	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#"><u>4</u></a>

### **FST - Fuel Storage Tank**

A search of the FST database, dated Feb 28, 2017 has found that there are 4 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
6234241 CANADA CORPORATION	1980 ST JOSEPH BLVD OTTAWA ON K1C 1E4	E	188.34	<a href="#"><u>29</u></a>
6234241 CANADA CORPORATION	1980 ST JOSEPH BLVD OTTAWA ON K1C 1E4	E	188.34	<a href="#"><u>29</u></a>
6234241 CANADA CORPORATION	1980 ST JOSEPH BLVD OTTAWA ON K1C 1E4	E	188.34	<a href="#"><u>29</u></a>
6234241 CANADA CORPORATION	1980 ST JOSEPH BLVD OTTAWA ON K1C 1E4	E	188.34	<a href="#"><u>29</u></a>

### **FSTH - Fuel Storage Tank - Historic**

A search of the FSTH database, dated Pre-Jan 2010\* has found that there are 2 FSTH site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
1189739 ONTARIO INC O/A JEANNE D'ARC ESSO	1980 ST JOSEPH BLVD ORLEANS ON K1C 1E4	E	188.34	<a href="#"><u>29</u></a>
1189739 ONTARIO INC O/A JEANNE D'ARC ESSO	1980 ST JOSEPH BLVD ORLEANS ON K1C 1E4	E	188.34	<a href="#"><u>29</u></a>

### **GEN - Ontario Regulation 347 Waste Generators Summary**

A search of the GEN database, dated 1986-Oct 31, 2019 has found that there are 25 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
METROPHOTONICS INC.	1887 ST. JOSEPH BOULEVARD ORLEANS ON K1C 7J2	W	78.31	<a href="#"><u>3</u></a>
Jeanne d'Arc Medical Centre	1887 St Joseph Blvd Orleans ON K1C 7J2	W	78.31	<a href="#"><u>3</u></a>
Jeanne d'Arc Medical Centre	1887 St Joseph Blvd Orleans ON K1C 7J2	W	78.31	<a href="#"><u>3</u></a>

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Jeanne d'Arc Medical Centre	1887 St Joseph Blvd Orleans ON K1C 7J2	W	78.31	<a href="#"><u>3</u></a>
Jeanne d'Arc Medical Centre	1887 St Joseph Blvd Orleans ON K1C 7J2	W	78.31	<a href="#"><u>3</u></a>
ROBILLARD HEARING CENTRES	1934 ST.JOSEPH BLVD ORLEANS ON K1C 1E4	SE	116.73	<a href="#"><u>11</u></a>
ROBILLARD HEARING CENTRES	1934 ST.JOSEPH BLVD ORLEANS ON K1C 1E4	SE	116.73	<a href="#"><u>11</u></a>
Imperial Oil	1980 St. Joseph Boulevard Ottawa ON K1C 1E4	E	188.34	<a href="#"><u>29</u></a>
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Ottawa Cardio Center Orleans	5929 Jeanne D'Arc Blvd South Orleans ON K1C 6V8	NE	151.24	<a href="#"><u>19</u></a>
Ottawa Cardio Center Orleans	5929 Jeanne D'Arc Blvd South Orleans ON K1C 6V8	NE	151.24	<a href="#"><u>19</u></a>
Ottawa Cardio Center Orleans	5929 Jeanne D'Arc Blvd South Orleans ON K1C 6V8	NE	151.24	<a href="#"><u>19</u></a>
Ottawa Cardio Center Orleans	5929 Jeanne D'Arc Blvd South Orleans ON K1C 6V8	NE	151.24	<a href="#"><u>19</u></a>
City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW	248.26	<a href="#"><u>43</u></a>
City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW	248.26	<a href="#"><u>43</u></a>



City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW	248.26	<a href="#">43</a>
City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW	248.26	<a href="#">43</a>
City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW	248.26	<a href="#">43</a>
City Of Ottawa	1490 Youville Drive Orleans ON	NNW	248.26	<a href="#">43</a>
City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW	248.26	<a href="#">43</a>
City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW	248.26	<a href="#">43</a>
City Of Ottawa	1490 Youville Drive Orleans ON K1C 2X8	NNW	248.26	<a href="#">43</a>
City Of Ottawa PBGOM -EAST	1490 Youville Drive Orleans ON K1C 2X8	NNW	248.26	<a href="#">43</a>
Elevation Elevator Inc.	1490 Youville Drive Orleans ON K1C2X8	NNW	248.26	<a href="#">43</a>
AC Mechanical Ltd	1490 Youville Dr Ottawa ON K1C 2X8	NNW	248.26	<a href="#">43</a>
City Of Ottawa PBGOM -EAST	1490 Youville Drive Orleans ON K1C 2X8	NNW	248.26	<a href="#">43</a>

### **HINC - TSSA Historic Incidents**

A search of the HINC database, dated 2006-June 2009\* has found that there are 1 HINC site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1490 YOUVILLE DRIVE ORLEANS ON K1C 2X8	NNW	248.26	<a href="#">43</a>

### **PES - Pesticide Register**

A search of the PES database, dated 1988-Dec 2019 has found that there are 2 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
TROCO LIMITED DBA CANADIAN TIRE	1887 ST. JOSEPH BLVD. ORLEANS ON K1C 7J2	W	78.31	<a href="#">3</a>
CANADIAN TIRE ASSO. STORE/GASTON LAUZON LTEE- LTD.	1887 ST. JOSEPH BLVD. ORLEANS ON K1C1T1	W	78.31	<a href="#">3</a>

### **PRT - Private and Retail Fuel Storage Tanks**

A search of the PRT database, dated 1989-1996\* has found that there are 3 PRT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CANADIAN TIRE CORP LTD PETROLEUM DIVISION - SUSAN	1901 ST JOSEPH BLVD ORLEANS ON K1C 7J2	S	79.80	<a href="#">4</a>
JEANNE D'ARC ESSO	1980 ST JOSEPH BLVD ORLEANS ON K1C 1E4	E	188.34	<a href="#">29</a>
VOYAGEUR PONTIAC BUICK LTD	1492 YOUVILLE DR ORLEANS ON K1C2X8	NNW	201.78	<a href="#">32</a>

### **RST - Retail Fuel Storage Tanks**

A search of the RST database, dated 1999-Jul 31, 2019 has found that there are 4 RST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MR LUBE	1976 ST. JOSEPH BLVD ORLEANS ON K1C1E4	ESE	150.69	<a href="#">17</a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MR LUBE	1976 ST JOSEPH BLVD ORLEANS ON K1C 1E4	ESE	150.69	<a href="#">17</a>
MR LUBE	1976 ST JOSEPH BLVD ORLEANS ON K1C1E4	E	179.18	<a href="#">25</a>
MEWS CHEVROLET LIMITED	1875 ST JOSEPH BLVD OTTAWA ON K1C 7J2	SW	184.22	<a href="#">27</a>

### **SCT - Scott's Manufacturing Directory**

A search of the SCT database, dated 1992-Mar 2011\* has found that there are 2 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Future-Vu	1940 St Joseph Blvd Unit 6 Orléans ON K1C 7K4	ESE	127.98	<a href="#">14</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Abenaki Computer Enterprise	5929 Jeanne d'Arc Blvd S Suite 310 Orléans ON K1C 7K2	NE	151.24	<a href="#">19</a>

### **SPL - Ontario Spills**

A search of the SPL database, dated 1988-Jun 2019 has found that there are 6 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
PRIVATE RESIDENCE	1267 MARENGER ST & 5925 JEANNE D'ARC BLVD. FURNACE OIL TANK GLOUCESTER CITY ON	ENE	108.86	<a href="#">7</a>
ESSO<UNOFFICIAL>	1980 St. Joseph Blvd. Ottawa ON	E	188.34	<a href="#">29</a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GLOUCESTER HYDRO	1492 YOUVILLE DRIVE TRANSFORMER GLOUCESTER CITY ON K1C 2X8	NNW	201.78	<a href="#"><u>32</u></a>
MCL	1492 YOUVILLE DR ORLEANS TRANSPORT TRUCK (CARGO) OTTAWA-CARLETON R.M. ON K1C 2X8	NNW	201.78	<a href="#"><u>32</u></a>
PETRO-CANADA	ST.JOSEPH/JEAN D'ARC SERVICE STATION GLOUCESTER CITY ON	E	227.48	<a href="#"><u>36</u></a>
Hydro Ottawa Limited/ Hydro Ottawa Limitée	1825 St Joseph Boulevard Ottawa ON	WSW	247.99	<a href="#"><u>42</u></a>

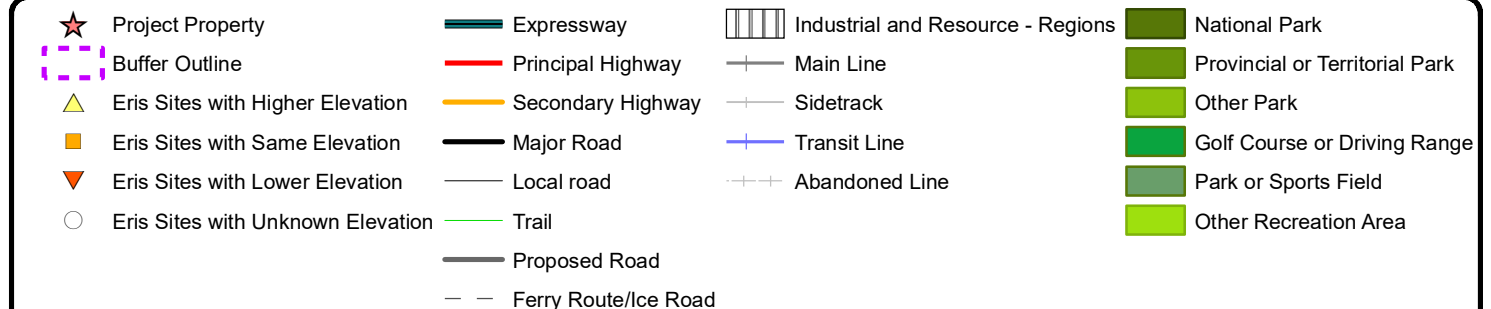
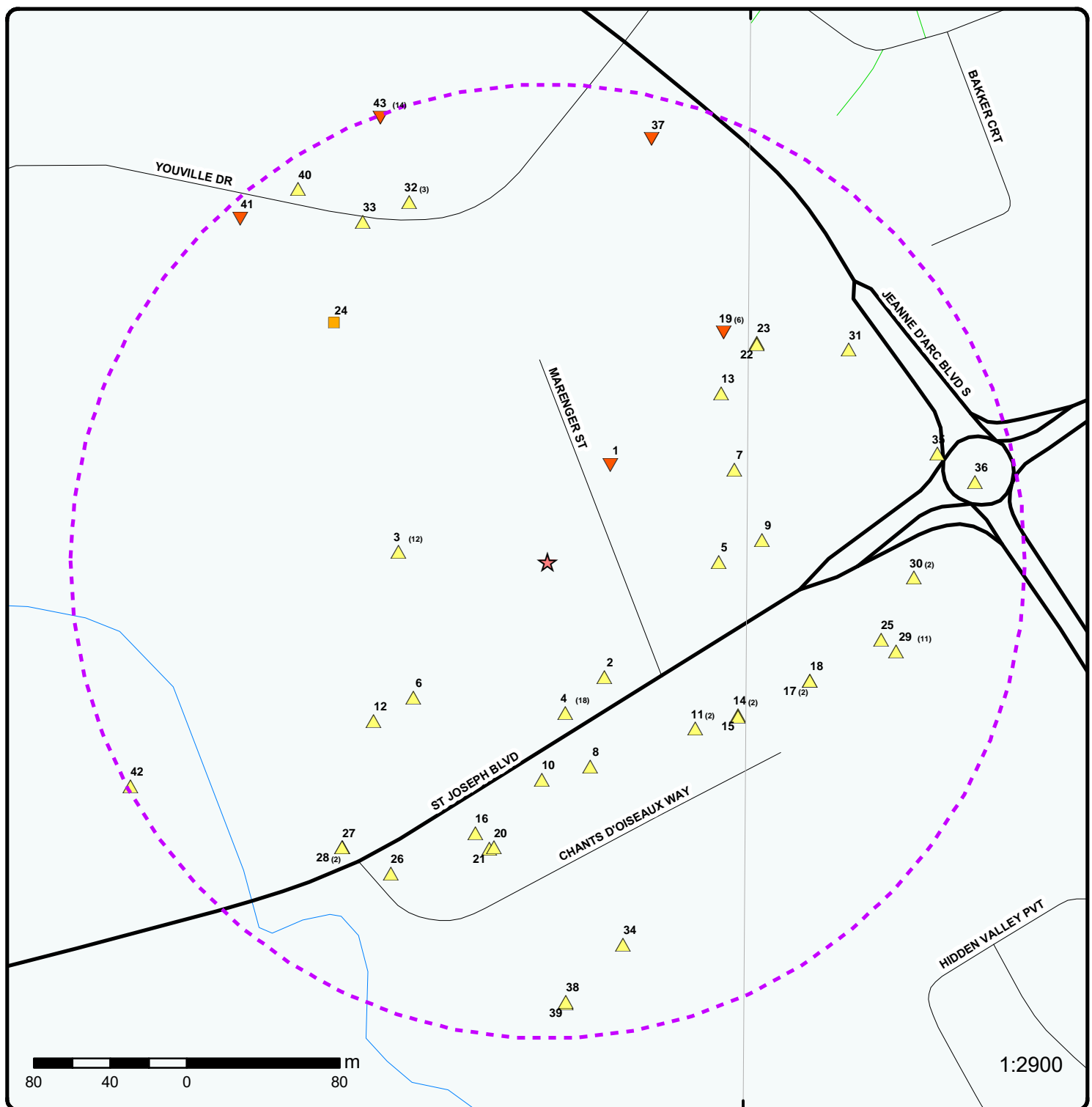
### **WWIS - Water Well Information System**

A search of the WWIS database, dated Feb 28, 2019 has found that there are 13 WWIS site(s) within approximately 0.25 kilometers of the project property.

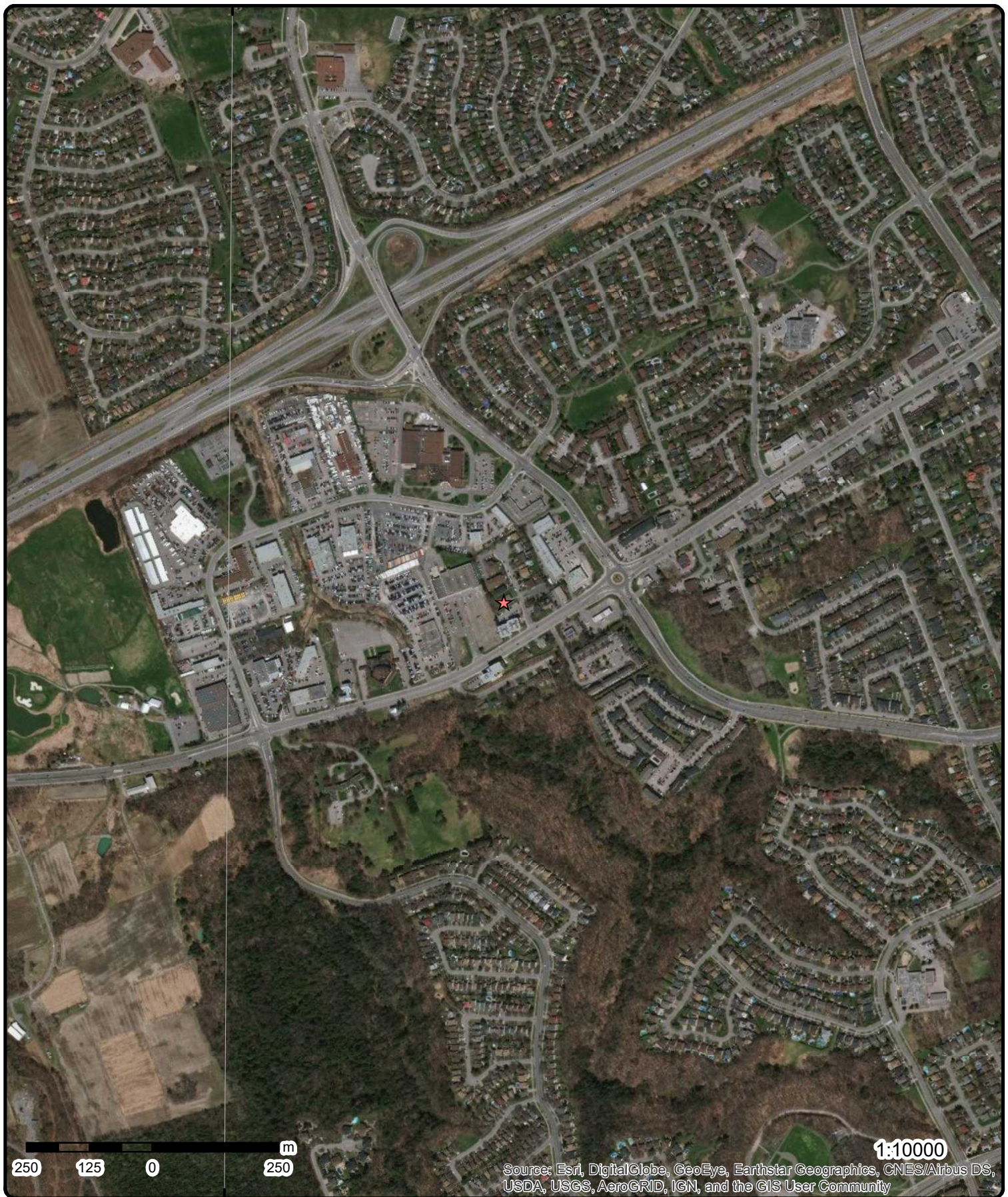
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 6 con 1 ON  <i>Well ID:</i> 1500687	SE	67.25	<a href="#"><u>2</u></a>
	ORLEANS ON  <i>Well ID:</i> 1535791	W	78.31	<a href="#"><u>3</u></a>
	lot 6 con 1 ON  <i>Well ID:</i> 1500690	E	89.58	<a href="#"><u>5</u></a>
	OTTAWA ON  <i>Well ID:</i> 7222879	S	114.43	<a href="#"><u>10</u></a>
	lot 7 con 1 OTTAWA ON  <i>Well ID:</i> 1535857	WSW	123.52	<a href="#"><u>12</u></a>
	lot 6 con 1 ON  <i>Well ID:</i> 1500694	ESE	127.98	<a href="#"><u>14</u></a>



<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 7 con 1 ON  <i>Well ID:</i> 1500714	SSW	153.44	<a href="#"><u>21</u></a>
	lot 6 con 1 ON  <i>Well ID:</i> 1500696	NE	158.56	<a href="#"><u>23</u></a>
	OTTAWA ON  <i>Well ID:</i> 7222878	SW	182.87	<a href="#"><u>26</u></a>
	Ottawa ON  <i>Well ID:</i> 7101850	E	192.06	<a href="#"><u>30</u></a>
	Ottawa ON  <i>Well ID:</i> 7107071	E	192.06	<a href="#"><u>30</u></a>
	lot 7 con 2 ON  <i>Well ID:</i> 1501243	SSE	204.26	<a href="#"><u>34</u></a>
	lot 7 con 2 ON  <i>Well ID:</i> 1501242	S	230.59	<a href="#"><u>38</u></a>







**Aerial** Year: 2019

**Address: 1258 Marenger Street, Orléans, ON**

Source: ESRI World Imagery

Order Number: 20200123199



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75°33'W

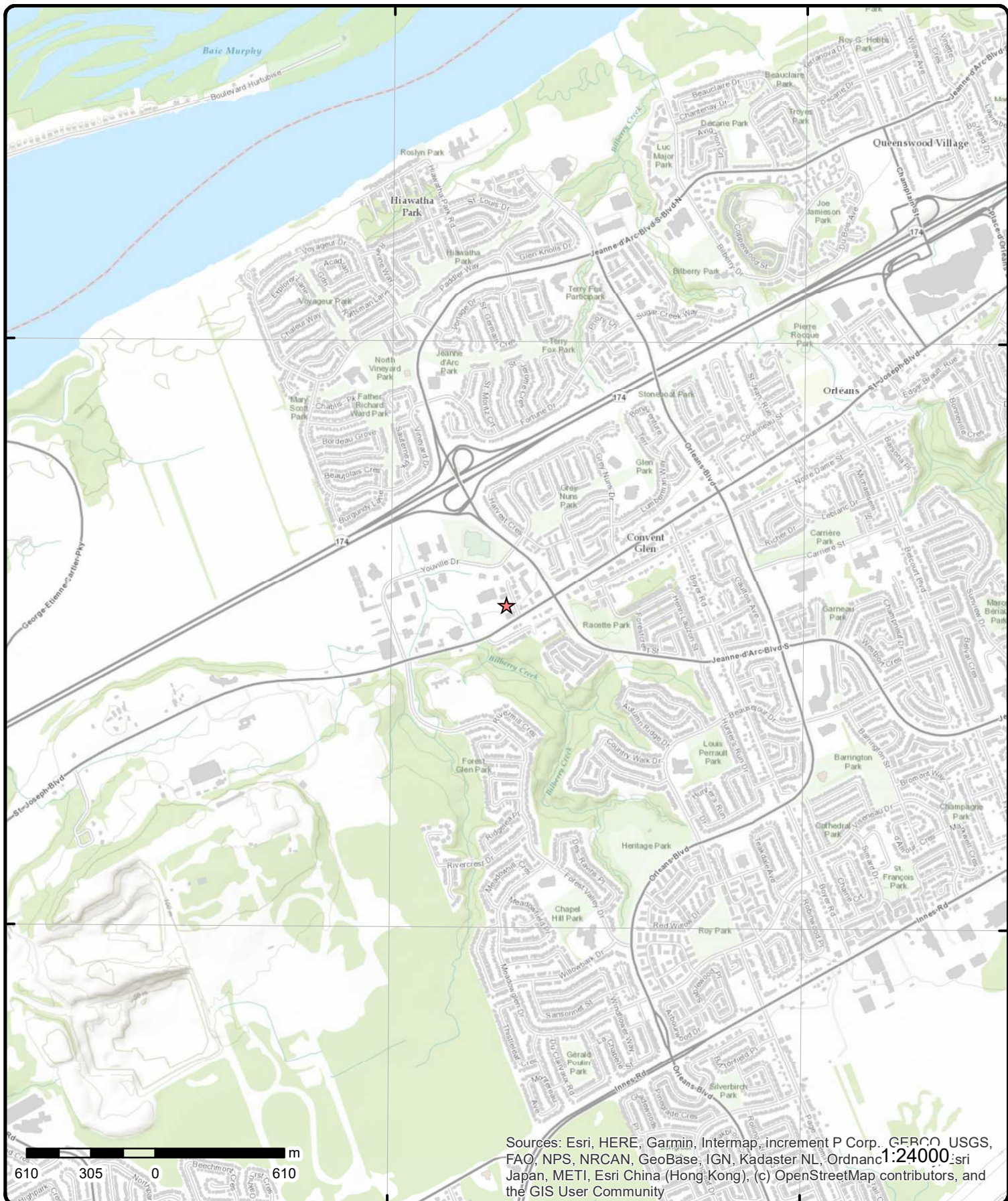
75°31'30"W

45°28'30"N

45°28'30"N

45°27'N

45°27'N



# Topographic Map

**Address: 1258 Marenger Street, ON**

**Source:** ESRI World Topographic Map

Order Number: 20200123199



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## **ATTACHMENT F**

### **SITE PHOTOGRAPHS**



Front of dwelling facing west



View from rear of dwelling facing east



View of multi-unit residential building at 1921 St. Joseph Boulevard located south of the site



South facing view of multi-unit residential buildings located north of the site.





View of Existing Commercial Building at 1887 St. Joseph Boulevard located south of the site.



Existing residential dwelling located east of the site



View of Midas garage located at 1951 St. Joseph Boulevard some 91 metres southeast of the site. .



Gas station (Esso) located at 1980 St. Joseph Boulevard, some 168 metres southeast of the site.





## **ATTACHMENT G**

### **MECP CORRESPONDENCE**



**Kollaard Associates**

Engineers

210 Prescott Street

P.O. Box 189

Kemptville, Ontario K0G 1J0

Civil • Geotechnical •  
Structural • Environmental •  
Hydrogeology

**(613) 860-0923**

FAX: (613) 258-0475

January 24, 2020

200083

Ministry of the Environment, Conservation and Parks  
2430 Don Reid Drive  
Ottawa, Ontario  
K1H 1E1

Attention: Abatement Officer

Re: 1258 MARENGER STREET  
PLAN 162, PART OF LOT 12  
ORLEANS WARD  
PIN 043920929  
CITY OF OTTAWA, ONTARIO

Dear Sirs/Madam:

We have been retained by Revelstoke Custom Homes & Renovations to carry out a Phase I ESA for the above noted site. Accordingly, we would be pleased if you would provide us with information concerning any historical or existing incidents at or in the vicinity of the above site on file with the Ministry of the Environment, Conservation and Parks

Sincerely,  
KOLLAARD ASSOCIATES, INC.

*Dean Tataryn, B.E.S., EP.*



**Professional Engineers**  
Ontario

Authorized by the Association of Professional Engineers  
of Ontario to offer professional engineering services.



## **ATTACHMENT H**

### **PROPERTY INFORMATION**

1258 MARENGER ST

PIN: 043920929

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
043920929	PLAN 162 PART LOT 12



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	043920929
FRONTAGE - ft / FAÇADE - pi:	98.00
DEPTH - ft / PROFONDEUR - pi:	156.80
PROPERTY AREA - ft² / SUPERFICIE pi²:	15366.4000

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
043920929	Z5 City TUE B

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
043920929	1	ORLÉANS	Matthew Luloff



## Part 6 - Residential Zones (Sections 155 to 168)

The City of Ottawa Zoning By-law is made available on the web site for information, however confirmation on the zoning provisions should be sought through the City's development information officers (DIO), by contacting 311 and asking for the DIO for the geographic area in question.

This part contains the Urban and Suburban residential zones that apply to the City and includes:

In the Urban/Suburban area the R1- Residential First Density (detached dwellings), R2- Residential Second Density (two unit dwellings), R3- Residential Third Density (townhouse dwellings), R4- Residential Fourth Density (low rise apartments), R5- Residential Fifth Density (mid/high-rise apartments) and the RM-Mobile Home zone applies to all areas. (By-law 2012-334)