Phase I Environmental Site Assessment

1951, 1967 and 1983 Carling Avenue
Ottawa, Ontario

Prepared for:

2473493 Ontario Inc.
129 Oakfield Crescent
Ottawa, ON K2J 5H8

December 1, 2020

Pinchin File: 223931.001

Issued To:	**2473493 Ontario Inc.**
Issued On:	**December 1, 2020**
Pinchin File:	**223931.001**
Issuing Office:	**Kanata, ON**

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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on November 10, 2020 through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by 2473493 Ontario Inc. (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 1951, 1967 and 1983 Carling Avenue, Ottawa, Ontario (hereafter referred to as the Site).

The Site is developed with three, three-storey multi-tenant residential buildings (Site Buildings).

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled *"Phase I Environmental Site Assessment, CSA Standard Z768-01"* dated November 2001 (reaffirmed 2016), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

Given the year of construction of the Site Buildings (i.e., approximately 1958), there is a potential for asbestos-containing materials to be present in the Site Buildings. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. During Pinchin's Site reconnaissance, all building materials observed, were observed to be in good condition. The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an Asbestos Management Program has not been developed for or implemented at the Site.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.
This report has been issued without having received responses from the Ministry of the Environment, Conservation and Parks or the Technical Standards & Safety Authority. Once responses from these regulatory bodies are received, the information will be reviewed by Pinchin and, if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.

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1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on November 10, 2020 through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by 2473493 Ontario Inc. (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 1951, 1967 and 1983 Carling Avenue, Ottawa, Ontario (hereafter referred to as the Site).

The Site is developed with three, three-storey multi-tenant residential buildings (Site Buildings).

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the Site.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2016), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on November 17, 2020, and was accompanied by the Site Owner since 2015, and hereafter referred to as the Site Representative.

In addition, Pinchin reviewed the following documents:

- Report entitled "*Phase II Environmental Site Assessment, 1951, 1967 and 1983 Carling Avenue, Ottawa, Ontario*" prepared by Terrapex Environmental Ltd. (Terrapex) for Mr. Allen Kerwin, and dated February 7, 2006 (2006 Terrapex Phase II ESA Report);
- Report entitled "*Phase I Environmental Site Assessment, 1951, 1967 and 1983 Carling Avenue, Ottawa, Ontario*", prepared by Pinchin for TD Commercial Banking, and dated June 15, 2015 (2015 Pinchin Phase I ESA Report); and
- Report entitled "*Phase I Environmental Site Assessment Update, 1951, 1967 and 1983 Carling Avenue, Ottawa, Ontario*", prepared by Pinchin for McKellar Park Suites, and dated May 29, 2018 (2018 Pinchin Phase I ESA Update Report).

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located on the northeast corner of the intersection of Carling Avenue and Bromley Road, approximately 110 metres (m) southwest of McKeller Avenue, in Ottawa, Ontario. The Site is situated in an area that predominantly consists of residential, institutional and commercial land uses. Figure 2 illustrates the Site and surrounding area.

A summary of the physical description of the Site, including the Site Buildings, is provided below:

Topic	Details
Approximate Site Area	0.47 hectares (1.16 acres).
Buildings on-Site	Site Building A (1951 Carling Avenue): Located on the east portion of the Site. Site Building B (1967 Carling Avenue): Located on the central portion of the Site. Site Building C (1983 Carling Avenue): Located on the west portion of the Site.
Approximate Year of Construction and Significant Additions or Renovations	1958.
Number of Floors (Including ground level)	Three.
Subsurface Levels	The ground level of each Site Building is located partially below grade.
Approximate Footprint Areas of Buildings	Each Site Building: 343 square metres (m^2) (3,700 square feet (ft^2)).
Approximate Total Areas of Buildings	Each Site Building: 1,031 m^2 (11,100 ft^2).
Heating / Cooling	Natural gas-fired boilers supplying hydronic radiators. Each unit is equipped with a thru-wall air conditioning unit.
Elevators	None observed and none reported by the Site Representative.
Emergency Generators	None observed and none reported by the Site Representative.
Landscaped / Grassed/Bare Ground Areas	Landscaping is present along the south Site boundary, as well as throughout the Site.

Topic	Details
Paved or Other Sealed Surface Materials	The majority of the Site exterior consists of asphalt-paved parking areas and access routes.

2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area gradually slope towards the northeast.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties to the northwest and southeast. The adjoining property to the southwest is approximately 1.0 m higher in elevation than the Site and the adjoining property to the northeast is approximately 1.0 m lower in elevation than the Site.
Subsurface Soils	According to the 2006 Terrapex Phase II ESA Report, subsurface soils at the Site consist of sand/silty sand to approximately 0.5 to 1.0 m below ground surface (mbgs) extending to bedrock.
Fill Materials	None observed and none reported by the Site Representative.
Bedrock Type	The 2006 Terrapex Phase II ESA Report noted that the local bedrock consists of Ordovician limestone of the Ottawa Formation.
Inferred Bedrock Depth	The 2006 Terrapex Phase II ESA Report noted that the bedrock depth at the Site ranges from 0.5 m to 1.0 mbgs.
Inferred Groundwater Depth	Unknown based on the information reviewed.
Nearest Open Water Body	The Ottawa River is located approximately 1.2 kilometres north-northwest of the Site.
Inferred Groundwater Flow Direction	Northeast based on topography.

2.3 Site Operations

The Site is developed with three, three-storey multi-tenant residential buildings (Site Buildings). Site Buildings A and B each contain 12 residential units; and Site Building C contains 11 residential units. The ground level of Site Building A consists of office space, a maintenance room, a storage room, a laundry and electrical room, a boiler room and residential units. The remainder of the floors consist of residential units. The ground level of Site Buildings A and B consist of a maintenance room, a storage room, a laundry and electrical room, a boiler room and residential units. It should be noted that the boiler room is

located along the north-central portion of each Site Building. The remainder of the floors consist of residential units.

There is no day care in the Site Buildings, nor is there external playground equipment. In addition, there are no elevators in the Site Buildings. Stairs provide egress/ingress along the central portion of each Site Building.

Asphalt-paved parking areas are located on the north portion of the Site.

Site maintenance activities involve painting, replacement of light fixtures, minor plumbing and electrical work on an as-needed basis.

Further details regarding on-Site operations are provided in Section 5.0.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

The Site Representative advised Pinchin of the following with respect to the historical occupancy and operations at the Site:

- The Site Buildings were constructed in approximately 1958 on previously undeveloped land;
- Occupants of the Site Buildings have always been residential in nature;
- No dry cleaning operations have historically taken place at the Site; and
- No retail fuel outlets (RFOs) have operated at the Site.

3.2 Aerial Photographs and Satellite Imagery

A copy of an aerial photograph dated 1983 was obtained from the National Air Photo Library in Ottawa, Ontario and reviewed by Pinchin. In addition, digital aerial photographs dated 1958, 1965, 1976, 1991, 2002, 2011 and 2017 were reviewed on the City of Ottawa e-map website (http://maps.ottawa.ca/geoOttawa/) by Pinchin. It should be noted that accurate details could not be determined from the 1976 and 1983 aerial photographs due to the large reference scale and the low resolution of the photographs.

A summary of information inferred with respect to the Site is provided in the following table:

Year of Photograph	Site
1958-2017.	Three buildings that were similar in size and configuration to the present-day Site Buildings were evident on the Site.

A summary of information inferred with respect to the surrounding area is provided in the following table:

Year of Photograph	North	East	South	West
1958.	Vacant undeveloped land, residential dwellings and present-day Bromley Road followed by vacant undeveloped land and additional residential dwellings.	Multi-tenant residential buildings and present-day Carling Avenue followed by present-day Dunlevie Avenue and residential dwellings, similar to the current configuration.	Carling Avenue followed by vacant undeveloped land, residential dwellings and present-day Maplecrest Avenue.	Present-day Bromley Road followed by vacant undeveloped land and a residential dwelling.
1965.	Similar to 1958, with the exception of additional residential dwellings.	Similar to 1958.	Similar to 1958, with the exception of additional residential dwellings, similar to the current configuration.	Similar to 1958, with the exception of additional residential dwellings.
1976-2017.	Similar to 1958 and 1965, with the exception of additional residential dwellings, similar to the current configuration.	Similar to 1958 and 1965.	Similar to 1958 and 1965.	Similar to 1958 and 1965, with the exception of a multi-tenant residential building and additional residential dwellings, similar to the current configuration

3.3 Opta Information

Pinchin previously contacted Opta Information Intelligence (Opta) to obtain copies of Fire Insurance Plans (FIPs) related to the Site and surrounding area, as well as Property Underwriters' Reports (PURs) and

Property Underwriters' Plans (PUPs) related to the Site. Opta provided Pinchin with copies of the following (see Appendix I):

- FIP dated 1965 for the Site and properties located west and northwest of the Site;
- PURs dated 1959 and 1982; and
- PUP dated 1959.

Based on Pinchin's review of the FIP, the following was noted:

- The 1965 FIP indicated that three buildings that were similar in size and configuration to the current Site Buildings were evident on-Site. In addition, the FIP indicated that the Site Buildings were heated by fuel oil. As mentioned in Pinchin's review of the 1959 PUR below, it was noted that Site Buildings B and C were heated by fuel oil and Site Building A was heated by natural gas; and
- Surrounding properties located west of the Site consisted of multi-tenant residential buildings. A surrounding property located northwest of the Site consisted of an institutional building.

Based on Pinchin's review of the PURs and PUP, the following was noted:

- The Site Buildings were constructed in their current configuration in 1958;
- Heating for Site Buildings B and C was provided by a 1,000-L fuel oil underground storage tank (UST). Previous subsurface environmental work was completed at the Site in 2006 near the west elevation of Site Building C to address the historical UST, as this was the reported former UST location. Based on the configuration of the Site and the locations of the boiler room, it is Pinchin's opinion that the UST was likely located within the vicinity of the north elevations of Site Buildings B and C; however, as noted in the 2015 Pinchin Phase I ESA Report, a Ground Penetrating Radar (GPR) survey was completed along the north elevations of Site Buildings B and C, which did not identify clear evidence of a present or former UST (refer to Section 3.5). As such, it is Pinchin's opinion that no further work is warranted; and
- Heating for Site Building A was provided by natural gas.

3.4 City Directories

City directories for the years 1951 to 2011 were reviewed by Pinchin at the Library and Archives of Canada in Ottawa, Ontario. It should be noted that no city directories were available for the City of Ottawa subsequent to 2011. A summary of information obtained with respect to the Site is provided in the following table:

Year(s)	Occupant Listings for Site Address
1951-1959.	Site not listed.
1960.	Kosub MW Apartment Rental Ltd., and apartment listings.
1966-1980.	Kosub MW Apartment Rental Ltd., and McKeller Park Apartments.
1984-2002.	Kerwin Realities Ltd., and McKellar Park Apartments.
2006-2011.	Kerwin Realities Ltd., and McKellar Park Suites.

In general, the city directories indicated that the surrounding area has historically consisted of commercial, institutional and residential land uses since 1952. No historical dry cleaning operations, RFOs or other operations of potential environmental concern were identified; however, Pinchin notes the following:

- Bruce Fuels. Ltd was listed at 2019 Carling Avenue from 1960 until 1971. This property is located approximately 125 m southwest of the Site. Based on the distance between this property and the Site, it is Pinchin's opinion that this historical off-Site operation is unlikely to result in potential subsurface impacts at the Site; and
- Historical RFOs, automotive repair facilities and dry cleaners were listed within the city directories reviewed for the Site area. However, based on the distance of these facilities from the Site, the inferred groundwater flow direction and the fact that the majority of these properties have been redeveloped, it is Pinchin's opinion that these historical facilities are unlikely to result in potential subsurface impacts at the Site.

3.5 Previous Environmental Reports

2006 Terrapex Phase II ESA Report

The 2006 Terrapex Phase II ESA Report was completed based on the findings identified in the report entitled "*Phase I Environmental Site Assessment, 1951, 1967, 1983 Carling Avenue, Ottawa, Ontario*" prepared by AMEC Earth and Environmental Ltd (AMEC) for Mr. Allen Kerwin, and dated November 30, 2005 (2005 AMEC Phase I ESA Report). It should be noted that Pinchin was not provided with the above-mentioned report for review as part of this Phase I ESA; however, this report was briefly summarized in the 2006 Terrapex Phase II ESA Report. Based on the results of the 2005 AMEC Phase I ESA Report, a suspected former heating oil UST had been removed from the west portion of the Site in the late 1970s; however, there was no documentation available with regards to the removal of the UST. AMEC reported that no evidence pertaining to a UST was observed on-Site during the completion of the 2005 AMEC

Phase I ESA Report. As a result, AMEC recommended completing a subsurface investigation to confirm that no subsurface impacts were located at the Site.

The work undertaken as part of the 2006 Terrapex Phase II ESA Report was to assess soil conditions at the Site in relation to the suspected former on-Site UST reportedly located on the west portion of the Site.

A total of three boreholes were advanced to bedrock refusal within the vicinity of the suspected former UST location to depths of 0.5 m to 1.0 mbgs. It should be noted that groundwater monitoring wells were not installed as part of this Phase II ESA Report.

Based on the fact that the depth to bedrock was encountered at depths less than 2.0 mbgs, Terrapex indicated that the Site was classified as a shallow soil property and as such, Terrapex compared the soil laboratory analytical results to both the Table 1 and 2 Standards as outlined in the Ministry of the Environment, Conservation and Parks (MECP) document entitled "*Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*", and dated March 2004 (2004 Table 1 and 2 Standards).

One soil sample was submitted from each borehole for laboratory analysis of benzene, toluene, ethylbenzene and xylene (BTEX) and petroleum hydrocarbons (PHCs) (F1-F4). All analytical results reported concentrations that were below the laboratory detection limits, and as such, satisfied the 2004 Table 1 and 2 Standards.

Based on the fact that bedrock was encountered between 0.5 to 1.0 mbgs, Pinchin compared the soil analytical results presented in the 2006 Terrapex Phase II ESA Report to the currently applicable criteria presented in Table 7 (residential/parkland/institutional land use, in a shallow soil condition, non-potable groundwater environment) in the MECP document entitled "*Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*", and dated April 15, 2011 (2011 Table 7 Standards). All reported concentrations of targeted parameters in soil were below the 2011 Table 7 Standards.

2015 Pinchin Phase I ESA Report

The 2015 Pinchin Phase I ESA Report consisted of historical reviews and regulatory database searches, as well as interior and/or exterior assessments of the Site and surrounding properties. In addition, the 2015 Pinchin Phase I ESA Report reviewed the 2006 Terrapex Phase II ESA Report.

Pinchin noted that based on the configuration of the Site Buildings and the locations of the boiler room, it was Pinchin's opinion that the UST was likely located within the vicinity of the north elevations of Site Buildings B and C. As such and as part of the 2015 Pinchin Phase I ESA Report, Pinchin noted that on behalf of the Client, Pinchin retained USL-1 Utility Locators to complete a GPR survey at the Site on June 12, 2015, to potentially ascertain the location of the suspect UST. The areas located north of Site

Buildings B and C were scanned for any evidence of a present or former UST (i.e., metallic anomalies, non-native subsurface fill material, associated underground piping). All scanned areas reported no evidence of a present or former UST or associated facilities. In addition, no interior evidence (i.e., levelometer, copper fuel feed line, vent/fill pipes, concrete patching, etc.) indicative of present or former fuel oil tanks (above or below ground) were observed during the GPR work.

Based on the results of the 2015 Pinchin Phase I ESA Report, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) was recommended at that time.

2018 Pinchin Phase I ESA Update Report

The 2018 Pinchin Phase I ESA Update Report consisted of historical reviews and regulatory database searches, a review of the above-noted previous repots, as well as interior and/or exterior assessments of the Site and surrounding properties. It should be noted that the 2018 Pinchin Phase I ESA Update Report was an update of the findings identified in the 2015 Pinchin Phase I ESA Report.

The results of the 2018 Pinchin Phase I ESA Update Report indicated that there were no significant potential environmental concerns associated with the current and historical use of the Site and adjacent properties and as such, no further environmental assessment work was recommended.

3.6 Historical Summary

Based on the results of the historical review, nothing was identified that is likely to result in potential subsurface impacts at the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Site Representative and was advised that there is no regulatory information with respect to the Site.

4.2 Ministry of the Environment, Conservation and Parks

An MECP Freedom of Information request was submitted to the MECP for information on file with respect to the Site. Specifically, the MECP was asked what information it has regarding historical spills, orders, investigations/prosecutions, waste generator numbers/classes, Certificates-of-Approval and Environmental Compliance Approvals. At the time of writing this report, no response had been received from the MECP. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended

based on this information. A copy of Pinchin's request submitted to the MECP is provided in Appendix II of this report.

Pinchin conducted a search of the MECP *Brownfields Environmental Site Registry*. Based on the results of Pinchin's search, a Record of Site Condition (RSC) has not been filed for the Site or neighbouring properties within a 200 m radius of the Site.

4.3 Technical Standards & Safety Authority

The Technical Standards & Safety Authority (TSSA) was contacted to complete an archival search for the Site, in order to establish the status of the Site with respect to its historical files, to identify outstanding instructions, tank registrations, incident reports, fuel/oil spills or contamination records. At the time of writing this report, no response had been received from the TSSA. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of Pinchin's request submitted to the TSSA is provided in Appendix II of this report.

4.4 Local and Municipal Government

Pinchin reviewed the "Mapping and Assessment of Former Industrial Sites" report that was prepared by Intera Technologies Inc. (Intera) for the City of Ottawa. The Intera report consists of a study that lists former industrial sites that may have potentially impacted the soil and/or groundwater at their respective locations. The sites identified within the study are categorized as Group I, Group II or Group III. Low priority sites are identified as Group III as it is unlikely that significant waste quantities remain present at these properties today and, therefore, the potential for environmental impact is low. Medium priority sites are identified as Group II as they are presently likely to have waste quantities remaining; however, the sites' location with respect to surface waste is such that significant environmental impacts are not likely to occur. High priority sites are identified as Group I as there is documentation demonstrating that wastes are present at these sites, and that the potential for environmental impact is high.

The 1988 Intera report was consulted and no Group I, II or III sites were noted within a 250 m radius of the Site.

4.5 ERIS

Pinchin submitted a request to Environmental Risk Information Service Ltd. (ERIS) for a review of select databases, as they pertain to the Site and surrounding properties:

- "*Inventory of PCB Storage Sites*";

- "*Ontario Regulation 347 Waste Generators Summary*";
- "*Ontario Spills*";
- "*Commercial Fuel Oil Tanks*";
- "*List of TSSA Expired Facilities*";
- "*Fuel Storage Tank*";
- "*Fuel Storage Tank – Historic*";
- "*TSSA Historic Incidents*";
- "*TSSA Incidents*";
- "*TSSA Pipeline Incidents*";
- "*Retail Fuel Storage Tanks*";
- "*Private and Retail Fuel Storage Tanks*";
- "*TSSA Variances for Abandonment of Underground Storage Tanks*";
- "*Waste Disposal Sites - MOE CA Inventory*"; and
- "*Waste Disposal Sites – MOE 1991 Historical Approval Inventory*".

In addition, Pinchin reviewed the following publications prepared by Intera for the MECP:

- "*Inventory of Coal Gasification Plant Waste Sites in Ontario*", dated April 1987; and
- "*Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*", dated November 1988.

A copy of the ERIS report is provided in Appendix III. Based on a review of the information obtained from the above-noted sources, Pinchin notes the following:

- The Site was not listed in any of the above-noted databases reviewed by Pinchin; and
- Surrounding properties were listed in the ERIS report; however, based on the information provided within the ERIS report, the locations/distances between these properties and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that the potential issues of concern associated with these listings are unlikely to result in potential subsurface impacts at the Site.

4.6 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.

5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on November 17, 2020, and was accompanied by the Site Representative. The Site reconnaissance included a walk-through of accessible areas of the interior of the Site Buildings and exterior areas. Due to the pandemic measures in place at the time of the Site reconnaissance as specified by the Provincial and Federal governments, the Site reconnaissance was limited to common areas, mechanical rooms and public spaces. At the time of the Site reconnaissance, the ground surface was dry, and the weather was sunny. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

5.1 Hazardous Materials

Topic	Findings
Chemicals	Chemicals typically used for general purpose cleaning, and building maintenance (e.g., window cleaners, bleach, paints, deodorizers, etc.) were noted on-Site at the time of the Site reconnaissance. Chemicals observed on-Site were stored within manufacturer-supplied containers in various locations within the Site Buildings.
Compressed Gases	None observed and none reported by the Site Representative.
Hazardous Waste	None observed and none reported by the Site Representative.

No spills or evidence of historical spills (i.e., staining) were observed in the chemical storage areas noted above. The interior concrete floor slab was observed to be in good condition (i.e., no cracking or pitting) and the chemicals appeared to be stored in an orderly fashion. No floor drains or catch basins were present in the vicinity of the chemical storage areas.

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) were observed on-Site, and none were reported by the Site Representative. Although ASTs are commonly associated with buildings of this age (i.e., approximately 1958), Pinchin was unable to confirm or refute the presence of former on-Site ASTs. No evidence of former ASTs was observed by Pinchin.

5.2.2 Underground Storage Tanks

No evidence of USTs was observed on-Site, and none were reported by the Site Representative; however, as noted in the 2015 Pinchin Phase I ESA Report, the 1959 PUR indicated that the heating for Site Buildings B and C was provided by a heating oil UST. Previous subsurface environmental work was undertaken at the Site in 2006 near the west elevation of Site Building C to address the historical UST, as this was the reported former UST location. Based on the configuration of the Site and the locations of the boiler room, it is Pinchin's opinion that the UST was likely located within the vicinity of the north elevations of Site Buildings B and C. As noted in the 2015 Pinchin Phase I ESA Report, a GPR survey was completed along the north elevations of Site Buildings B and C, which did not identify clear evidence of a present or former UST. As such, it is Pinchin's opinion that no further work is warranted.

Although USTs are commonly associated with buildings of this age (i.e., approximately 1958), Pinchin was unable to confirm or refute the presence of additional former on-Site USTs. No evidence of additional former USTs was observed by Pinchin.

5.3 Water and Wastewater

Topic	Findings
Water Supply Source	City of Ottawa. Water is obtained by the City from the Ottawa River. Groundwater is not used as a source of potable water.
Water Use	Water is primarily used for domestic-related activities, as well as in the fire suppression and heating systems.
Sanitary/Process Wastewater Receptor	Municipal sanitary sewer system. No process wastewater is generated at the Site. Wastewater is limited to sanitary effluent.
Pits, Sumps or Lagoons	No sumps, pits or lagoons were observed and none were reported by the Site Representative.
Grease Traps	None observed and none reported by the Site Representative.
Oil/Water Separators	None observed and none reported by the Site Representative.
Storm Water Flow and Receptor	Storm water entering exterior roof drains would likely run overland to percolate naturally through the soil or discharge into the municipal storm sewers.
Wells	None observed and none reported by the Site Representative.
Watercourses, Ditches or Standing Water	None observed and none reported by the Site Representative.

5.4 Hydraulic Equipment

No evidence of hydraulic equipment (i.e., hydraulic hoists, elevators, compactors, dock levels, etc.) was identified at the Site during the Site reconnaissance.

5.5 Polychlorinated Biphenyls

The use of polychlorinated biphenyls (PCBs) in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common until Canada banned its use in 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. These regulations required the decommissioning of equipment containing high levels of PCBs (>500 ppm) in 2009. Additionally, the regulations require decommissioning of light ballasts, pole top transformers, capacitors and electrical equipment containing greater than 50 mg/kg PCBs by December 31, 2025. Cables, pipelines and equipment associated with natural gas, petroleum and petroleum products, and fusion sealed capacitors for use in communication equipment and electrical control equipment are exempt from the decommissioning requirement.

Given the year of construction of the Site Buildings (i.e., approximately 1958), it is unlikely that PCBs are present in on-Site electrical equipment. No transformers were observed on-Site and none were reported by the Site Representative.

Typical buildings of this age may contain PCBs in paint, caulking and window putties. Testing for the presence of PCBs in these materials is beyond the scope of this Phase I ESA. The potential presence of PCBs in these materials could result in future costs if extensive renovation requiring removal of these materials or demolition activities are undertaken at the Site. The extent of such potential issues could not be assessed as part of this Phase I ESA.

5.6 Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are commonly found in building construction materials (particularly in older buildings). Asbestos use in building products declined in use starting in the 1970s, with the majority of products being phased out by circa 1990. Asbestos use in Canada was formally banned in December 2018.

Friable asbestos (friable is defined as a material that can be crumbled, 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 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until circa 1990. A limited

number of non-friable asbestos products remained in use until the end of 2018; examples include friction materials, gaskets, cement pipes, sealants, adhesives and caulking.

Given the year of construction of the Site Buildings (i.e., approximately 1958), there is a potential for ACMs to be present in the Site Buildings. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. During Pinchin's Site reconnaissance, all building materials observed, were observed to be in good condition. The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an Asbestos Management Program (AMP) has not been developed for or implemented at the Site.

Prior to any renovation or demolition activities, a designated substance (including asbestos) survey would be required.

5.7 Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, primers and coatings for anti-corrosive purposes, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in consumer paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. In 2005, the limit was reduced to 600 ppm and in 2010, the limit was further reduced to 90 ppm, however, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road and line markings. In June 2016, these exemptions were removed and as of this date, any paint sold should not contain more than 90 ppm, even if sold for anti-corrosion purposes.

Pinchin did not conduct an assessment of lead in painted surfaces as part of this Phase I ESA, and the Site Representative advised Pinchin that no surveys have been previously conducted at the Site. Prior to any demolition or renovation activities, a designated substance (including lead) survey would be required. During Pinchin's Site reconnaissance, painted surfaces (where observed) were in good condition (i.e., no peeling or flaking).

5.8 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances (ODSs) was not observed. The Site Representative reported that the bulk storage of ODSs has not been carried out at the Site.

Thru-wall air conditioning units, as well as residential refrigeration units, were observed within the Site Buildings. These units may include refrigerants, such as R22 or R12, that are noted within the phase-out

schedules for elimination in both Provincial and Federal regulations. No other sources of ODSs were observed at the time of the Site reconnaissance.

5.9 Radon

Radon is a naturally occurring radioactive gas formed by the breakdown of uranium in soil, rocks and even groundwater. Radon is invisible, odourless and colourless and as such, cannot be detected by humans. Radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building the concentrations can increase to higher levels. Health Canada has developed guidelines for acceptable levels of radon in dwellings and public buildings and has indicated that radon levels should not exceed 200 Becquerels per cubic metre (Bq/m^3). Testing for radon in the Site Buildings was beyond the scope of this Phase I ESA. The Site Representative reported that no radon surveys have been carried out at the Site.

5.10 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

A comprehensive inspection for mould, which would require intrusive testing, was not performed as part of this Phase I ESA. Visible mould or water-damaged areas were not observed at the time of the Site reconnaissance. The Site Representative was not aware of the presence of mould in the Site Buildings. In addition, the Site Representative was not aware of any historical leaks in the Site Buildings or past flooding events.

5.11 Air Emissions

Topic	Findings
Washroom Vents	Washroom vent exhausts are discharged through roof stacks.
Kitchen Vents	Kitchen exhausts are discharged through roof stacks.
Heating/Cooling	Natural gas-fired boilers supplying hydronic radiators.
Emergency Generators	None observed and none reported by the Site Representative.
Process Vents	None observed and none reported by the Site Representative.

Topic	Findings
Odours	No strong, pungent or noxious odours were identified.
Permits / Approvals	The Site Representative advised Pinchin that the Site does not hold any permits/approvals for the Site, as related to air emissions or discharges.

5.12 Staining and Stressed Vegetation

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance. The Site Representative reported that no known historical chemical spills have occurred on-Site.

5.13 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Domestic refuse is deposited in metal bins located along the north portion of the Site. The waste is removed for off-Site disposal on a weekly basis by the City of Ottawa.
Recyclables	Recyclables (i.e., cans, bottles, newsprint, plastics, and cardboard) are stored in plastic bins located along the north portion of the Site and are removed to an off-Site recycling facility on a weekly basis by the City of Ottawa.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that predominantly consists of residential, institutional and commercial land uses. A description of the adjacent properties is summarized in the following table, based on Pinchin's observations from the Site and publicly accessible locations:

	North	East	South	West
Operation or Activity	Residential dwellings followed by Bromley Road, additional residential dwellings and Lauder Drive.	Carling Avenue and Dunlevie Avenue followed by single-family residential dwellings to beyond 150 m from the Site.	Carling Avenue and Maplecrest Avenue followed by single-family residential dwellings to beyond 200 m from the Site.	Bromley Road followed by residential dwellings and multi-tenant residential buildings.
Direction with Respect to Inferred Groundwater Flow	Down/transgradient.	Down/transgradient.	Up/transgradient.	Up/transgradient.

	North	East	South	West
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	None observed.	None observed.

Based on Pinchin's observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.

7.0 FINDINGS AND RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

Given the year of construction of the Site Buildings (i.e., approximately 1958), there is a potential for ACMs to be present in the Site Buildings. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. During Pinchin's Site reconnaissance, all building materials observed, were observed to be in good condition. The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an AMP has not been developed for or implemented at the Site.

8.0 TERMS AND LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 1951, 1967 and 1983 Carling Avenue, Ottawa, Ontario, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site. The scope of work completed by Pinchin, as part of this Phase I ESA, is not sufficient (in and of itself) to meet the requirements for the submission of an RSC in accordance with Ontario Regulation 153/04 (as amended). If an RSC is an intended end product of work conducted at the Site, further consultation and/or work will be required.

This report was prepared for the exclusive use of 2473493 Ontario Inc. (Client), subject to the terms, conditions and limitations contained within the duly authorized work plan for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2016), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

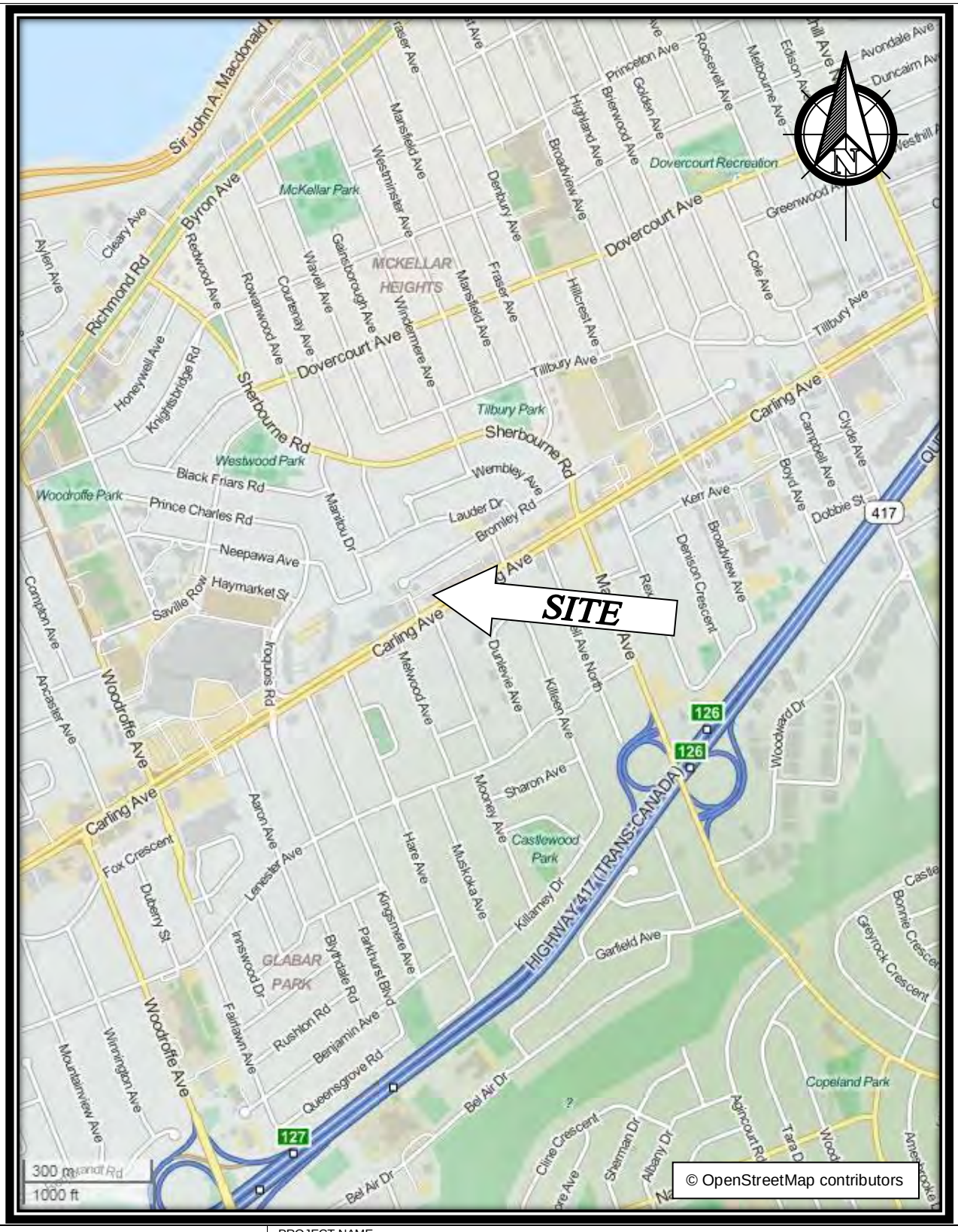
9.0 REFERENCES

The following documents, persons or organizations provided information used in this report:

1. Site Owner since 2015 [Site Representative].
2. ERIS report entitled "1951, 1967 and 1983 Carling Avenue, Ottawa, Ontario", dated November 12, 2020 (ERIS Project # 20310900245).
3. Opta Information Intelligence.
4. The Atlas of Canada – Surficial Materials: http://atlas.nrcan.gc.ca/site/english/maps/environment/land/surficialmaterials/1

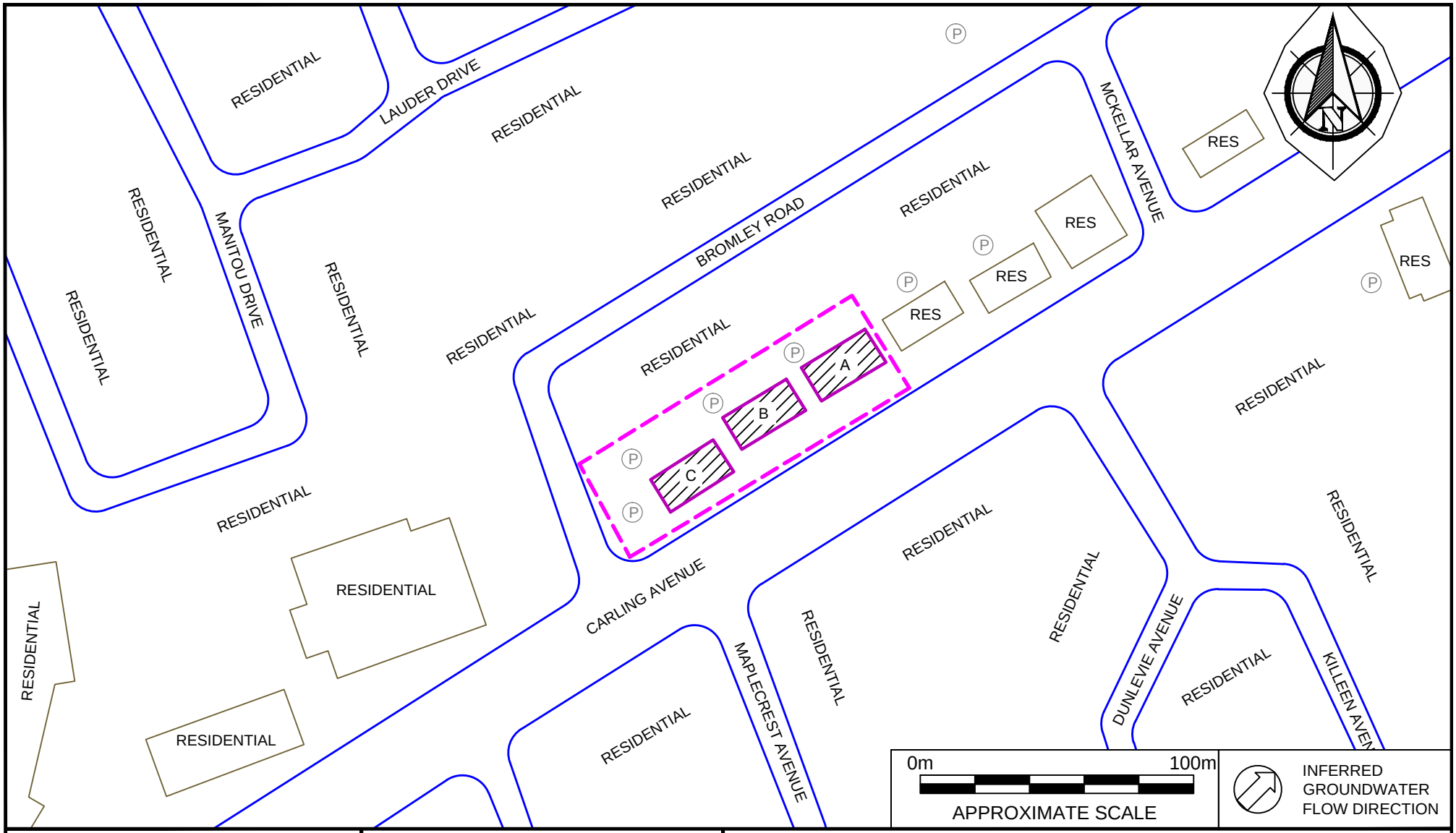
5. The Atlas of Canada – Bedrock Geology: http://atlas.gc.ca/site/english/maps/archives/3rdedition/environment/land/016?w=4&h=4&l=6&r=4&c=12.
6. Toporama – Topographic Maps: http://atlas.gc.ca/site/english/maps/topo/map.
7. Canadian Centre for Occupational Health & Safety: http://www.ccohs.ca/oshanswers/phys_agents/radon.html.
8. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2016.
9. National Air Photo Library, Ottawa, Ontario.
10. Library and Archives of Canada, Ottawa, Ontario.
11. Technical Standards & Safety Authority.
12. The City of Ottawa.
13. Ministry of the Environment, Conservation and Parks.
14. MECP Brownfields Environmental Site Registry.
15. Health Canada. "*Cross-Canada Survey of Radon Concentrations in Homes – Final Report*", dated March 2012.
16. "*Phase II Environmental Site Assessment, 1951, 1967 and 1983 Carling Avenue, Ottawa, Ontario*" prepared by Terrapex Environmental Ltd. for Mr. Allen Kerwin, and dated February 7, 2006.
17. "*Phase I Environmental Site Assessment, 1951, 1967 and 1983 Carling Avenue, Ottawa, Ontario*", prepared by Pinchin Ltd. for TD Commercial Banking, and dated June 15, 2015.
18. "*Phase I Environmental Site Assessment Update, 1951, 1967 and 1983 Carling Avenue, Ottawa, Ontario*", prepared by Pinchin Ltd. for McKellar Park Suites, and dated May 29, 2018.

FIGURES



PINCHIN

PROJECT NAME: PHASE I ENVIRONMENTAL SITE ASSESSMENT		
CLIENT NAME: 2473493 ONTARIO INC.		
PROJECT LOCATION: 1951, 1967 AND 1983 CARLING AVENUE, OTTAWA, ONTARIO		
FIGURE NAME: KEY MAP		FIGURE NO.: 1
SCALE: AS SHOWN	PROJECT NO.: 223931.001	DATE: DECEMBER 2020



PINCHIN

LEGEND

- SITE PERIMETER
- SITE BUILDINGS
RES - RESIDENTIAL
Ⓟ - PARKING

PROJECT NAME	PHASE I ENVIRONMENTAL SITE ASSESSMENT
CLIENT NAME	2473493 ONTARIO INC.
PROJECT LOCATION	1951, 1967 AND 1983 CARLING AVENUE, OTTAWA, ONTARIO
FIGURE NAME	SITE AND SURROUNDING LAND USE PLAN
FIGURE NO.	2
APPROXIMATE SCALE	AS SHOWN
PROJECT NO.	223931.001
DATE	DECEMBER 2020

APPENDIX I
Opta Response

opta
INFORMATION INTELLIGENCE

enviroscan

An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Sutharmina Balachandran

Site Address:

1983 Carling Avenue Ottawa ON Canada

Project No:

102315

Opta Order ID:

19764

Requested by:

Cheryl Coulas
Pinchin Ltd.

Date Completed:

2/18/2015 8:18:52 AM

Project Name: Multitenant Residential Buildings

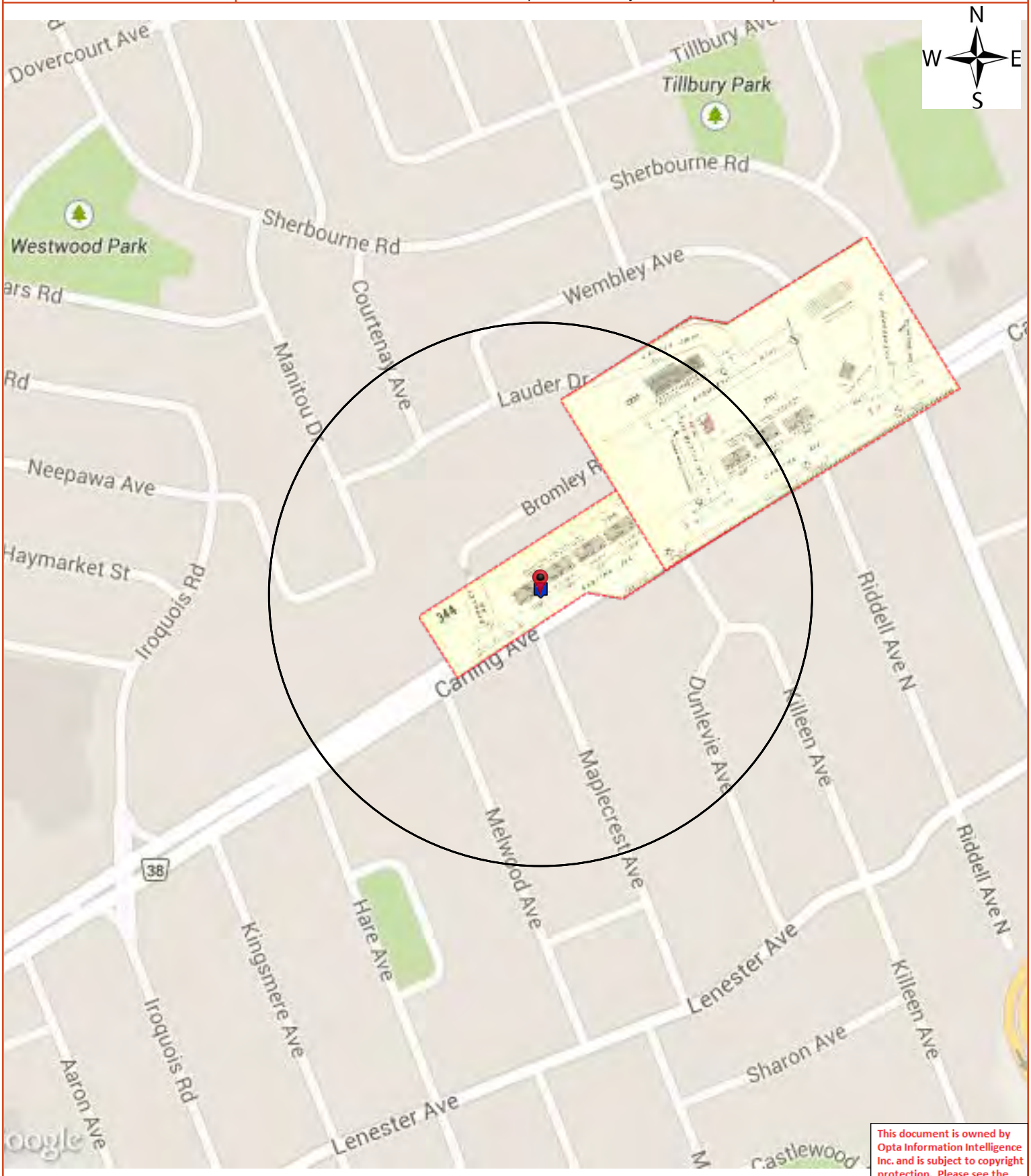
Project #: 102315

ENVIROSCAN Report

Search Area: 1983 Carling Avenue Ottawa ON Canada

Requested by:
Cheryl Coulas
Date Completed: February 18, 2015 08:18:52

enviroscan
OPTA INFORMATION INTELLIGENCE



Opta Historical Environmental Services Enviroscan™ Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

ENVIROSCAN Report

Report Index

Requested by:
Cheryl Coulas
Date Completed: February 18, 2015 08:18:52

OPTA INFORMATION INTELLIGENCE

Page	Report Title
6	(1965) Volume: Ottawa Volume 3 Firemap: 344
8	(1965) Volume: Ottawa Volume 3 Firemap: 344
9	(1959) Survey For Rating Fire-Resistive Risks & Reinspec. Report - 1959 Various Tenants 1927,1939, 1951, 1967,1983 Carling Avenue Ottawa ON a (distance = 0 metres*)
14	(1959) Siteplan Report - 1959 1927,1939, 1951, 1967,1983 Carling Avenue Ottawa ON a (distance = 0 metres*)
16	Commercial Property Fire Rating Form Report - 19?? 1983 Carling Avenue Ottawa ON a (distance = 0 metres*)

N
W E
S

Project Name: Multitenant Residential Buildings

Project #: 102315

ENVIROSCAN Report

1965 Volume: Ottawa 3 Firemap: 344
Ottawa Volume 3 Plan: 1451 (1956)
Sheet: 344 (1965)

Requested by:
Cheryl Coulas
Date Completed: February 18, 2015 08:18:52

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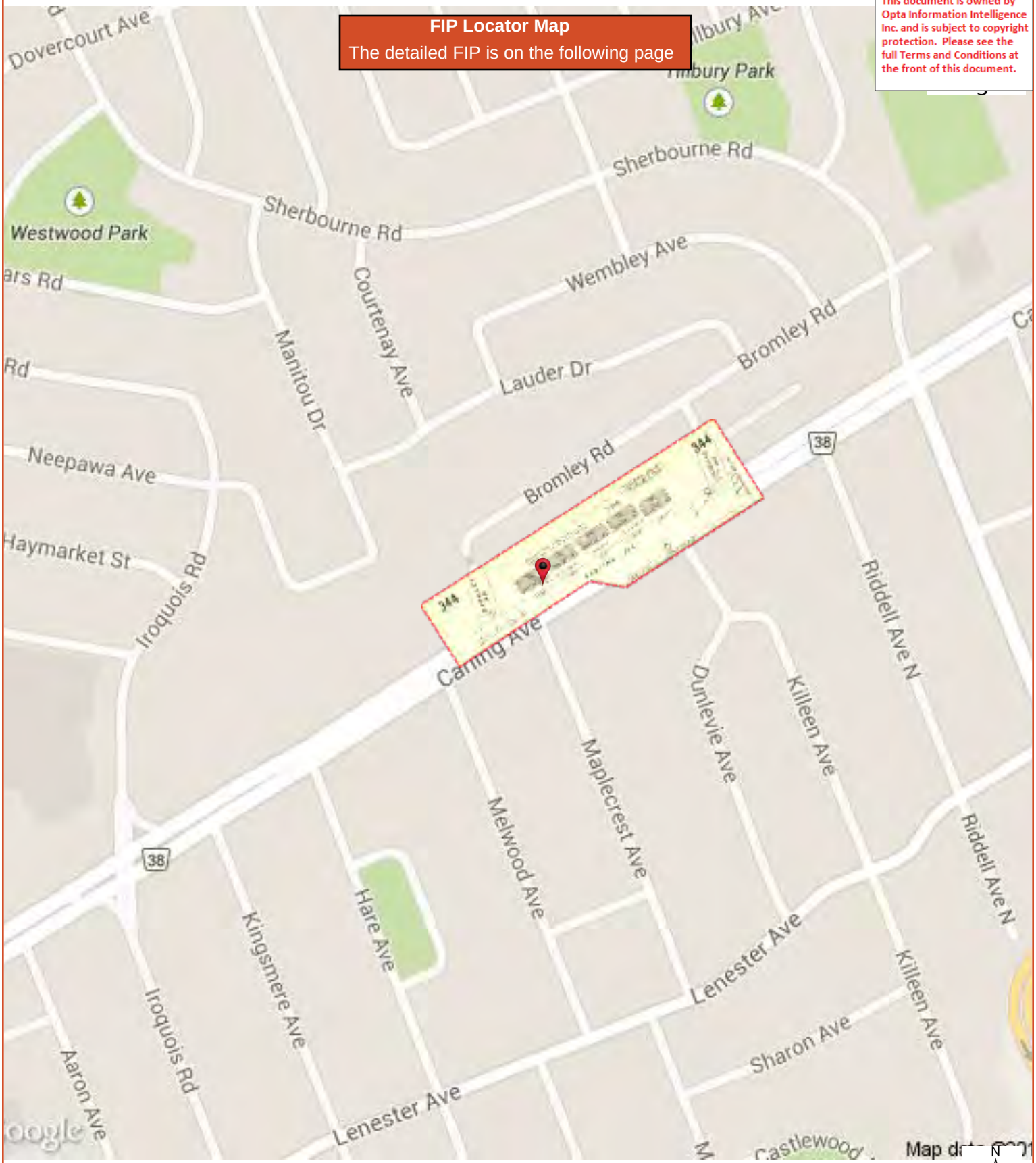
OPTA INFORMATION INTELLIGENCE

FIP Locator Map

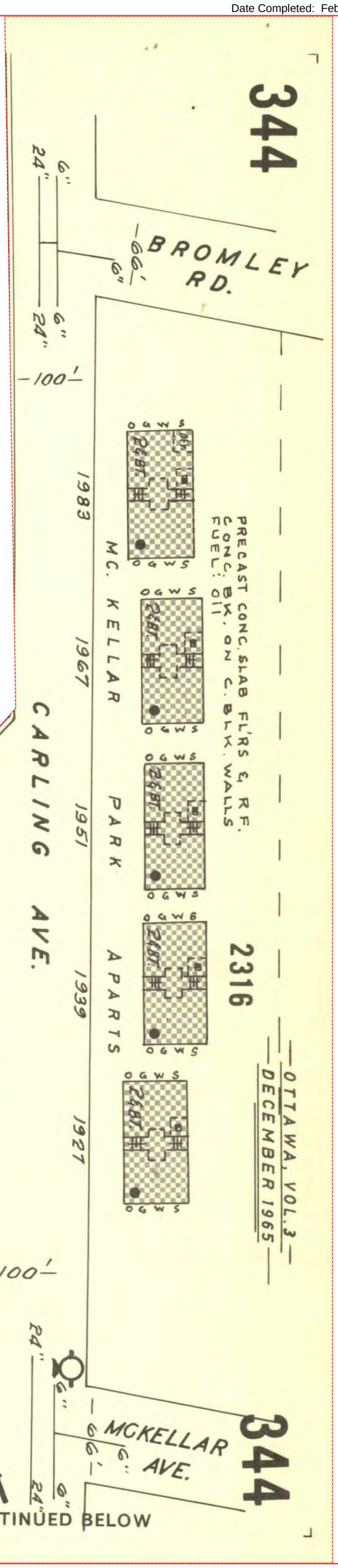
The detailed FIP is on the following page



HEIRS Report

1965 Volume: Ottawa 3 Firemap: 344
Ottawa Volume 3 Plan: 1451 (1956)
Sheet: 344 (1965)

Requested by:
Cheryl Coulas
Date Completed: February 18, 2015 08:18:52



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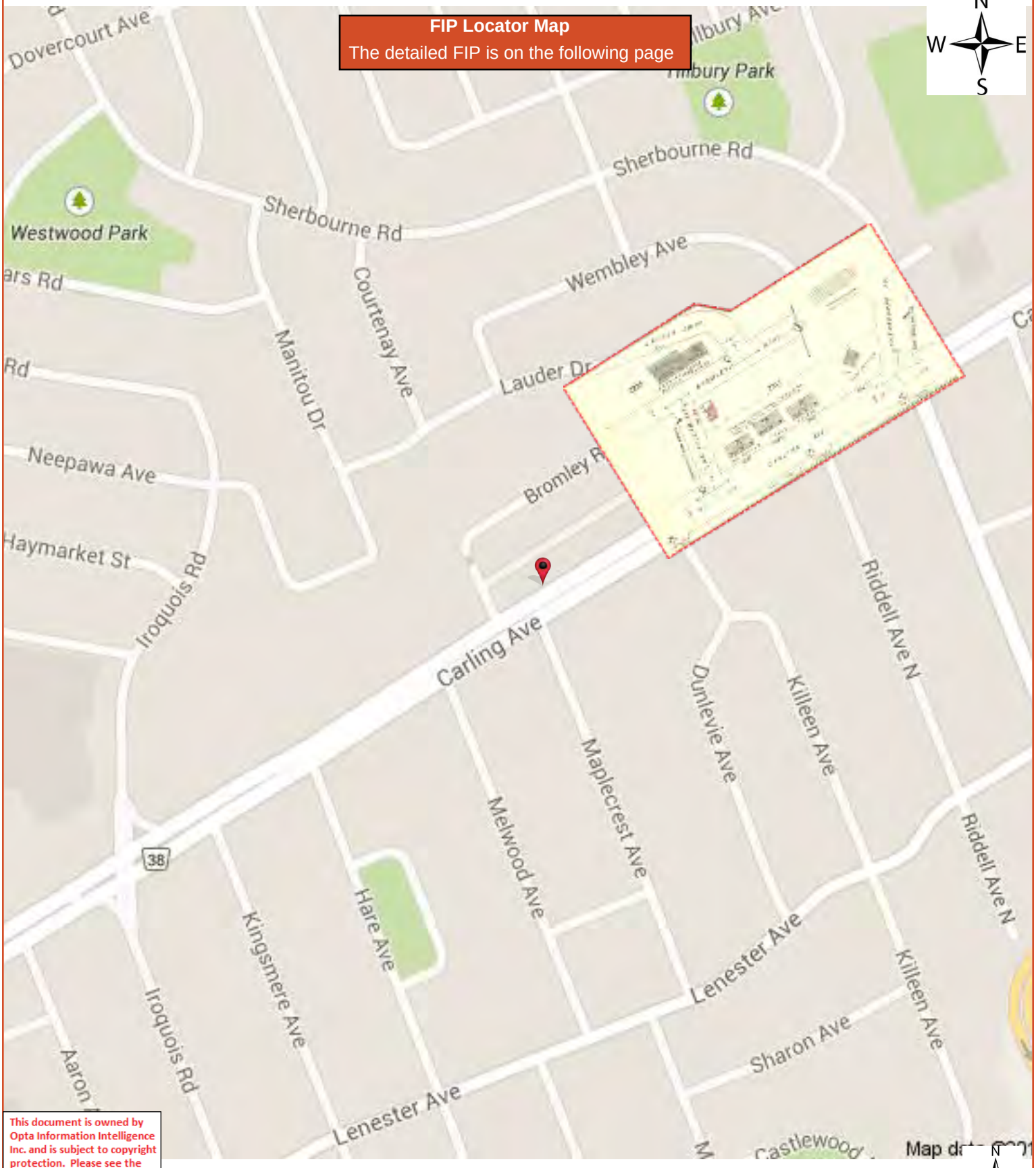

1965 Volume: Ottawa 3 Firemap: 344
Ottawa Volume 3 Plan: 1451 (1956)
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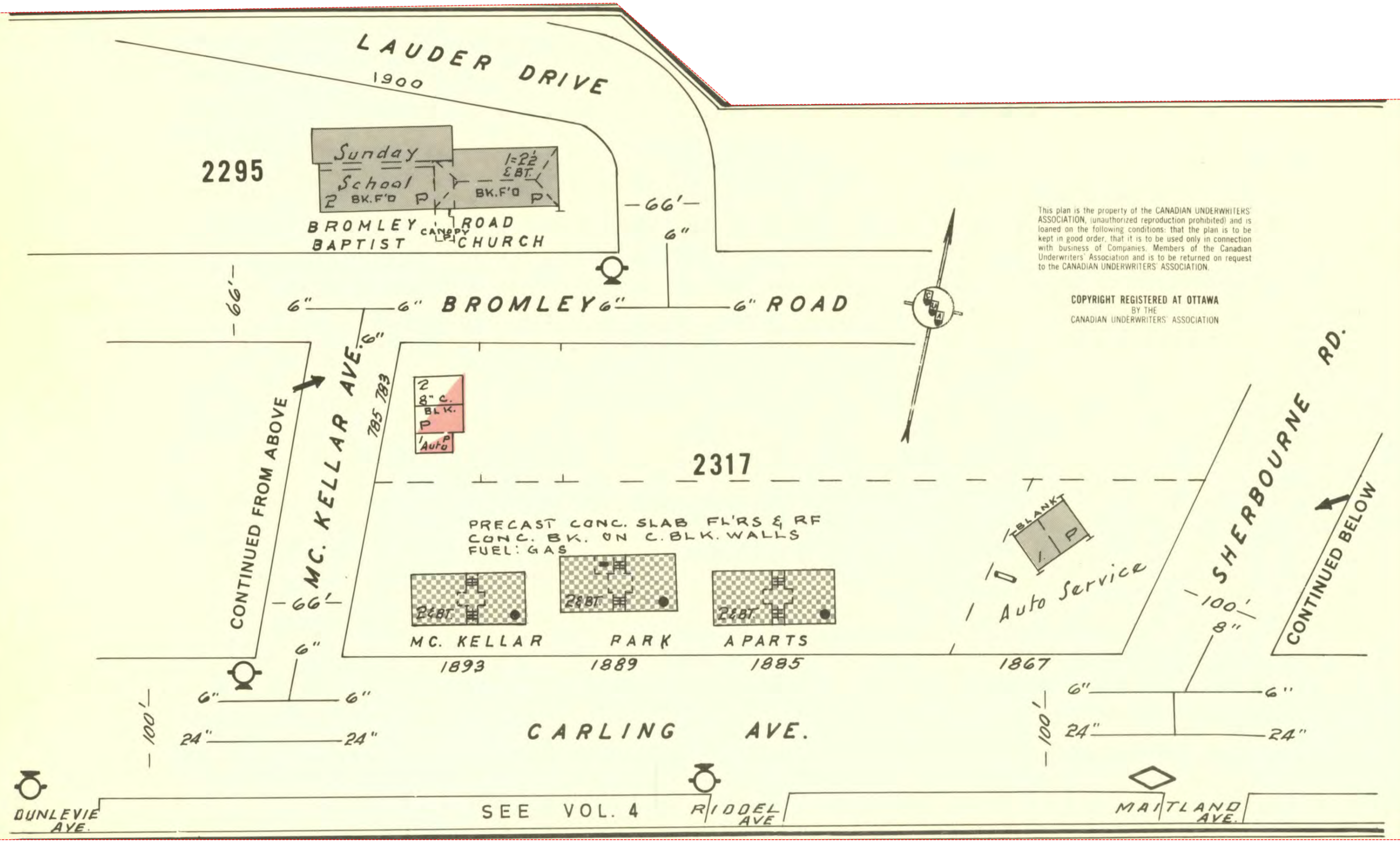


Survey For Rating Fire-Resistive Risks & Reinspec. Report - 1959 Various Tenants 1927,1939, 1951, 1967,1983 Carling Avenue Ottawa ON a

MERCANTILE DEPT.

Canadian Underwriters' Association

SURVEY FOR RATING FIREPROOF (FIRE-RESISTIVE) RISKS

Each question must be answered and the form signed by the owner, occupant or architect of the building, or it will be returned.

Key 1927-1939 1951-1967

Location (Town and Street) Ottawa (Twp Nepean) Carling Avenue Ins. Plan—S. 300 B. NOP No. 1983

Owned by M. W. Kozub Ltd. Occupied by Various Apartment Tenants

For Five-11 Suite Apartment Houses. No. of hands

Is building completely finished and out of workmen's hands? Yes

OCCUPANCY

Give occupancy, kind of work, processes, machinery and number of hands, on each floor.

Heating plants - NOS. 1967 + 1983 - Fuel Oil - NOS. 1927-1939-1951 - Natural Gas.
Three Dwelling Apartments - Locker + Laundry Room

2ND Four Apartments

3RD. Four Apartments

3rd

4th

5th

6th

B. 14 ... (3 yrs) ... 0' ... [illegible]

CONSTRUCTION OF BUILDING, INCLUDING COMBUSTIBLE FINISH

1. TYPE OF CONSTRUCTION—

(a) Reinforced concrete, flat slab or beam? (b) Skeleton steel and curtain wall?

2. Walls—State whether external walls are of brick or stone, reinforced concrete, hollow cement block, solid cement block, or hollow tile, and give thickness of walls in inches at each floor Brick faced HCB + HCB Walls

3. ROOF—State type and construction of roof and how supported 1 3/4" Concrete (Siporex) T/T Tar + Gravel on Steel Beams + Bar Joists.

(a) Is there any roof space? None If so, for what purpose is it used?

How is access obtained thereto? None If by trap or door, describe type

(b) Is there a texas, louvre, ventilator or skylight? None If so, which, giving size and height

(c) Are all skylights of wired glass in metal frames None

(d) Is there any wood in roof, louvres, ventilators or skylights; if so, give details? None

(e) Is there a wood roof laid over an incombustible one? No If so, how is it supported?

(f) If so, what is the maximum and minimum height of this above the incombustible roof? None

(g) Is the incombustible roof broken by texas, louvre, ventilator, trapdoor, skylight, stair, elevator or other shafts? None

If so, what is the construction of the sides through roof space? None

Is there any access or opening from these shafts to the roof space? Describe each separately None

(h) Is there a superstructure or Pent House of any kind on the roof? No If so, give construction and occupancy?

How is access obtained?

(Over)

4. **COLUMNS AND BEAMS**—If metal, are they exposed? No If protected, state nature and thickness of such protection.

(a) Columns Nil

(b) Beams Steel - M L + P - protected

5. **FLOORS**—State type, construction and thickness of each floor 2½" Concrete on Steel pan Steel Bar joists and steel beams

(a) Is there a wood wearing floor? yes (b) If so, on which storeys? in Apartments on each floor

(c) Is it laid directly on incombustible floor or with an air space? Describe Laid flat

FLOOR OPENINGS

6. **Well Holes or Light Wells**—Give number in each floor, and size of openings None

7. **STAIRWAYS**—How many, and state from which floor to which? Two

Is there an enclosure around them? yes If so, describe construction of enclosure, and the doors, and whether doors are self-closing

Two enclosed in HCB Wood Self Closing Doors from 1st. to 3rd floor

8. **ELEVATORS**—How many, and state from which floor to which? None

Is there an enclosure around them? If so, describe construction of enclosure, and the doors, and whether doors are self-closing

9. **Chutes, Vents, Dumb Waiters and Belt Holes**—Give size, construction of enclosure (if any), type of door (if any), and whether self-closing, stating which floors are cut by each None

10. **Heating and Ventilating Ducts**—Are there any? yes (a) If so, are they in the Walls, or do they pass through the floors? in walls

(b) Give construction Metal (c) State whether separate duct to each floor without communication to other floors Separate each floor (d) Do ducts open into roof space? NO

11. **HEIGHT**—State number of floors and whether there is a basement 3 Storey - no basement

12. **Area**—Give ground floor dimensions? 87 x 43 = 3741 sqft.

13. **INTERIOR FINISH**—

State separately for each floor, finish to walls and ceilings.

	Bast.	1st	2nd	3rd	4th	5th	6th
(a) Walls		Plastic	Plastic	Plastic			
(b) Ceilings		M L + P	M L + P	M L + P			
(c) Partitions		HCB	HCB	HCB			

State extent of any wood partitions, or partitions having wood supports, in square feet separately for each floor:—

Wood Tenants Locker-Rooms

14. **Trim**—(a) Are there any wood skirting or baseboards? yes (b) Wood window frames? yes (c) Wood doors? yes (d) Is there any other inside or outside combustible finish other than above? Describe fully None

15. **HEATING**—What is the system of heating the building? Hot Water Where is heating plant located? Fireproof Room, in 1st Floor!

Is it in fireproof room with standard fire door? ..... Are there any stoves; if so, how many and where located? Electric in Offices only

1 3/4" Wood Metal Lined Inside Door S/Section Do any stoves vent otherwise than to brick or concrete chimneys; if so, give details? .....

16. **Fuel** Fuel Oil in #1 - 1967 Natural Gas in 1927-1939-1951 If fuel oil, what make of burner is used? PETRO

Where are storage tanks located, inside building or outdoors? Outside (1000) Are they above or below ground? Underground

If inside, what is capacity of tank or tanks? .....

17. **LIGHTING**—How is building lighted? Electricity If electric, is wiring open or in conduit? BX

18. **POWER**—Is any used? None If so, what kind? ..... Total Horse Power? .....

What used for? .....

If gasoline engine, state method of ignition, location and capacity of supply tank, whether feed is pressure or gravity, quantity of gasoline in engine .....

19. **Gasoline or Benzine, or Other Oils**—Are any kept? None If so, what quantity of each? .....

What used for? .....

EXPOSURE

20. **Attachments**—Are there any attachments of inferior construction? None (a) Give dimensions, height, construction and occupancy, and indicate clearly on diagram .....

21. **Communications**—Does the building communicate with any other building? None

(a) If so, are buildings separated by solid wall? ..... (b) If so, are all openings protected by standard fireproof doors? .....

22. **Fireproof Doors**—Are all doors referred to as fireproof doors constructed as follows:—2½ in. thick, three-ply wood core, covered with tin, lockjointed, hung by heavy iron hinges or hangers bolted through the masonry, floor being cut by brick, stone or cement sill? .....

(a) Are they arranged to close automatically by fusible links and weights? .....

(b) Do they bear the Metal Approval Label of the Underwriters' Laboratories? ..... If so, state label numbers ..... Is hardware also "labelled"? .....

23. **Surroundings**—Show on diagram all buildings within 50 feet. See Diagram

24. **Windows**—Are all windows of wired glass in metal frames? No

PROTECTION

25. **Fire Department**—How many yards distant is the nearest brigade station? 2420+ Carling & Tauistock Aves.

26. **Hydrants**—What is the distance to the nearest two two-way hydrants? 125 + 200' Give size of main 6"

27. **Bucket Tanks or Chemical Extinguishers**—Are these provided? None If so, which? .....

(a) State how many on each floor. Basement ..... 1 — 2 — 3 — 4 ..... 5 ..... 6 .....

(b) If chemical extinguishers, state type and capacity? .....

(c) Do they bear the approval label of the Underwriters' Laboratories? ..... If so, state label numbers .....

28. **Standpipe and Hose**—Is there one standpipe (2 inch interior diameter) for each 5,000 square feet floor area with hose (1½ inch cotton) and ½-inch nozzle attached on each floor, so located that all parts of building may be reached with same? None

29. **Watchman**—Is there a Watchman making rounds of the whole premises, nights, Sundays, holidays, and at all times when plant is not in operation, rounds being made not less than once an hour during the night, i.e., from 6 p.m. to 6 a.m., and every two hours during the day? None

(a) Does he use a portable clock, electric detector, or report to central station? .....

(b) Give name of manufacturer of clock ..... (c) Does it bear approval label of Underwriters' Laboratories? .....

(d) Are the stations sufficient and so located that the Watchman must traverse each flat and every portion be visible to him? .....

(Over)

CANADIAN UNDERWRITERS' ASSOCIATION
Property Dept.
ONTARIO

RE-INSPECTION FORM
FIRE RESISTIVE RISKS

Ottawa

SHEET 344 BLOCK 2316 NO. 1927-39-51-67-83 STREET Carling Ave

OCCUPANCY

(UNDERLINE IN RED ALL CHANGES SINCE LAST INSPECTION)

(5) Apartment Houses.
There is an office in the basement of 1927
(~~real estate office~~)

OTHER CHANGES (STRUCTURAL, EXPOSURE, PROTECTION ETC.)

no changes.

DATE 12 March 1920 INSPECTOR Donald G. Comes.
2120
2/13

Report 51

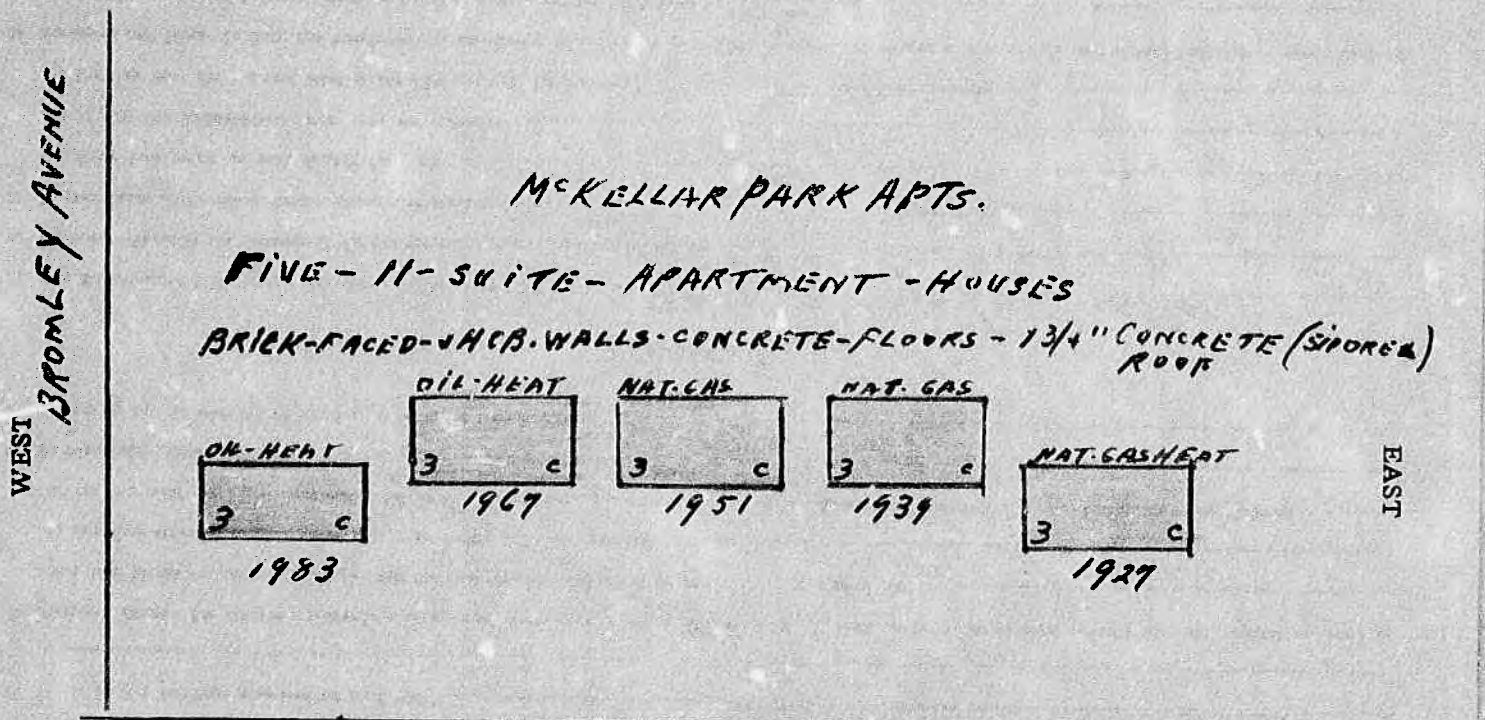
Siteplan Report - 1959 1927,1939, 1951, 1967,1983 Carling Avenue Ottawa ON a

DIAGRAM

(Note:—A diagram is not required if the Risk and all property within 100 feet is exactly as shown on the insurance plan.)
Show all Buildings within 50 feet of the Risk and describe their occupancy, show also any openings between adjoining Buildings and all exposed Windows. Show Frame Buildings with **BLACK**, Brick Buildings wit **RED**, Stone or Concrete Buildings with **BLUE** and Brick Veneered, Brick Nogged or Metal Clad Buildings with **DOTTED RED** lines for which purpose a red pencil can be used. Be sure to state exact distance between buildings shown.

Please Draw Diagram at a scale of 50 feet = 1 inch (same as the Insurance Plans).

NORTH



CARLING AVENUE

SOUTH

EXPOSURE. Note.—These questions must be answered fully.

North 200 ft. to building built of ..... stories high, occupied as Stone Store
South 100 " " ..... " " Stone Store
East 250 " " ..... " " Stone Store
West 50 " " ..... " " Stone Store

I hereby state that the above questions are fully and correctly answered, and agree that they shall form the basis of rating to be given by the C.U.A.

DATE March 12th., 19 59 SIGNATURE H. Williamson - Inspector!
(State whether Owner, Occupant or Architect)

Form 235.

Commercial Property Fire Rating Form Report - 19?? 1983 Carling Avenue Ottawa ON a

COMMERCIAL PROPERTY FIRE RATING FORM

CODING			
IND.	TERR.	CONS.	PROT.
653	63	2	2

LOCATION OTTAWA NAME FILE NO.

ADDRESS 1983 CARLING AVENUE Insp'd. by G. AMES Date 17 MARCH

Rated by C. FACETTE Date 10 DEC 1982

BASIC CONSTRUCTION: (SECTION II)

Construction Class 2 Bldg. Comb. Class 42

WALLS (ITEMS 210-215)

WALL AREA	MASONRY Wall Type	MASONRY Wall Thick.	FIRE RES. Dam. Type	FIRE RES. Fire Res.	NON COMB	COMB	DETAIL OF WALL CONSTRUCTION	% OF WALL PERIM	POINTS	CHARGES
	W-1		D-	HR			B/HCB & HCB	100 % x	-	= -
	W-		D-	HR				% x		=
	W-		D-	HR				% x		=
	W-		D-	HR				% x		=
	W-		D-	HR				% x		=
								% x		=
								% x		=
								% x		=

Columns in (or adjacent to) non-bearing masonry walls: Unprot. metal ☐ Comb. ☐

Panels in masonry or fire resistive walls: Comb. ☐ Non-comb. ☐ Glass ☐ Slow burning ☐

Special Conditions (Describe).....

FLOOR(S) AND ROOF (ITEMS 220-223)

LEVEL	DIMENSIONS	MAS. or F.R. Dam. Type	MAS. or F.R. Fire Res.	NON COMB	COMB	DETAILS OF FLOOR/ROOF MATERIALS	% of Total Floor/Roof Area	POINTS	CHARGES
Grade -	3DP	D-	HR	✓		2½" CONC ON UPL STEEL	% x	=	
		D-	HR				% x	=	
		D-	HR				1 % x	=	
		D-	HR				0 % x	=	140
Roof		D-	HR	✓		13½" CONC ON UPL STEEL	% x	=	

Total Basic Construction Charges: 140

Schedule Base ..... + 150

Building Base ..... = 290

Building Base x .7 Comb. Modifier (ITEM 230) x .001 = **BASIC BUILDING RATE:** .203

(carried fwd. overleaf) *

SECONDARY CONSTRUCTION: (SECTION III)

	% CHARGE
	20
	-
	20

Height: (ITEM 300) Nbr. Storeys 3 Bast. Yes Comb. Stories (Without ground level access) 42

Vertical Openings: (ITEM 310)

Type	Fm	To	Enclosure	Doors	% Chge.
V4	BSMT	3RD	HCB	WOOD	1st. 10
					+ 5
					+ 5

Area: (ITEM 320) ____ x ____, ____ x ____, ____ x ____, ...

Grade Floor Area 3429 Total Area ____ Effective Area 3429

Roof Surface: (ITEM 330) Approved ☑ Other (Described).....

Combustible Concealed Spaces: (ITEM 340) Roof Space; Percentage of total roof area - % .....

Ceiling Space; Percentage of total floor area - % .....

Combustible Interior Construction: (ITEM 350)

Floor Surfacing; Percentage of total floor area - % .....

Interior Walls or Partitions; Percentage of total exterior wall area - % .....

Mezzanines or Decks, Percentage of total floor/roof area - % .....

Combustible Interior Finish or Insulation: (ITEM 360)

Walls: Percentage of total area of exterior walls; Ord. Dam. - % Spec. Dam. - % ....

Roof & Floor(s): Percentage of total area of ceilings; Ord. Dam. - % Spec. Dam. - % ....

Combustible Exterior Finish or Attachments: (ITEM 370) .....

Building Condition: (ITEM 380) Good ☐; Average ☑; Poor ☐; .....

Total Secondary Construction Charges: 20

(carried fwd. overleaf) **

OCCUPANCY: (SECTION ... ... III)

St. No. Floor	Floor Area	% of Total Area	Occ'y Item No.	Name and Description of Occupancy and Hazards	Basic Occ'y Charge	Hazard Charges	Sep'd. Occ'y Factor	Total Occ'y Charge	Comb. Cl.	Susc. Cl.	Ind. Code
Common Hazards Applicable to Building				H.W. & ELEC		/					
			524	APARTMENT 11 UNITS	11				L2	S2	653

Building IND. CODE 653

TOTAL

Major Occupancy Charge (largest occupant, by area occupied) ..... 11 %
20% of ____ (next 10 highest additional Total Occupancy Charges) ..... - %
Common Hazards applicable to the Building ..... ____ %
Net Occupancy Charge ..... 11 %
L1, L2 Area 100 %
Net Occupancy Charge x .4 Occ'y Mod. Factor (ITEM 418) ..... = 4 %
**Total Secondary Construction Charge (brought forward from overleaf) ..... + 20 %

EXPOSURE: (SECTION VIII) Non Chargeable ☑

Facing Wall of Exposure						Facing Wall of Risk		Exposure Distance
Masonry Semi Prot.	Masonry Unprot.	Non-Comb.	Comb.	Comb. Cl.	Lth./Ht.	Comb. & Non-Comb	Masonry Unprot.	

Exposure Charge ..... + - %
Party Wall Exposure Charge (ITEM 831) ..... + - %
Communication Charge (ITEM 832) ..... + - %
+ 100 %

• (brought forward from overleaf) BASIC BUILDING RATE .203 x 124 % = UNPROTECTED BLDG. RATE .252

MUNICIPAL PROTECTION: (SECTION IX)
F.U.S. Prot. Class 3 Revised Prot. Class ____
Dist. to Hydrants: Stdr. ☑ Non Stdr. ☐ .....m. Accessibility: Good ☑ Poor ☐
Dist. to Fire Hall: Stdr ☑ Non Stdr. ☐ .....km. Congested Area: Yes ☐ No ☑
Unprotected Bldg. Rate x 44 Protection Class Factor ..... = PROTECTED BLDG. RATE .111

BUILDING ADJUSTMENT FACTOR: (SECTION X)
Protected Bldg. Rate x 97 Building Adjustment Factor ..... = GROSS BLDG. RATE .1108

INTERNAL PROTECTION: (SECTION XI)
Extinguishers Stdr. ☐ - % Credit W. & C. Stdr. ☐ - % Credit
S.P. & H. Stdr. ☐ - % Credit Automatic Fire Detection System Stdr. ☐ - % Credit
Automatic Sprinklers ☐ (Describe) ..... - % Credit
Other Auto. Protection ☐ (Describe) ..... - % Credit
GROSS BLDG. RATE ____ Less ____ % = ____ Less ____ % = ____ Less ____ % = FINAL BLDG. RATE .1108 NC

CONTENTS RATES (SECTION XII) JAN 0 3 1983 N.T

+ 02 UMA

ITEM →			1200		1210		1220											
Ind. Code	Susc. Class	OCCUPANCY	Susc. Charge		Hazards Adj.		Conts. Adj. Factor		Adj. Conts. Charge		Gross Bldg. Rate		Gross Conts. Rate		Int. Prot. Factor		FINAL CONTS RATE
653	S2	APARTMENT	04	x	-	x	48	=	.019	+	.108	=	.127	x	-	=	.127
				x		x		=		+		=		x		=	
RATES	BASED ON EXISTING			x		x		=		+		=		x		=	
FILE	INFORMATION REPORT			x		x		=		+		=		x		=	
		DEC 10 ROYAL		x		x		=		+		=		x		=	
				x		x		=		+		=		x		=	

APPENDIX II
Correspondence with Regulatory Agencies

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is **(416) 314-4285.**

Requester Data			**For Ministry Use Only**	
Name, Title, Company Name and Mailing Address of Requester Julie Roy Pinchin Ltd. 1 Hines Road, Suite 200 Kanata, Ontario K2K 3C7 For questions or concerns please contact **Julie Roy** at: jroy@pinchin.com			FOI Request No.	FOI Co-ordinator Review date
			Date Request Received Response Due Date	Fee Paid ~ ACCT ~ CHQ ☑ VISA ~ CASH
Telephone/Fax Nos. Tel: (613) 592-3387 ext 1833 Fax (613) 592-5897	Your Project/Reference No. 223931	Signature of Requester 	☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR ☐ SAC ☐ IEB ☐ EAA ☐	

Request Parameters

Municipal Address / Lot, Concession, Geographic Township **(Municipal address essential for cities, towns or regions**)

1951, 1967 and 1983 Carling Avenue Ottawa Ontario (one Site)

Present Property Owner(s) and Date(s) of Ownership

McKellar Park Suites

Previous Property Owner(s) and Date(s) of Ownership

Present/Previous Tenant(s),(if applicable)

Search Parameters Files older than 2 years may require $60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	**Specify Year(s) Requested**
Environmental concerns (General correspondence, occurrence reports, abatement)	ALL
Orders	ALL
Spills	ALL
Investigations/prosecutions ▸ Owner/tenant information must be provided	**ALL**
Waste Generator number/classes	**ALL**

Certificates of Approval ▸ Proponent information must be provided

1985 and prior records are searched manually. **Search fees in excess of $300.00** could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). **If supporting documents are also required, mark SD box** and specify type e.g. maps, plans, hydrogeological reports, etc.

		SD	**Specify Year(s) Requested**
air – *emissions*			
water - *mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)*			
sewage - *sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations*			
waste water - *industrial discharge*			
waste sites - *disposal, landfill sites, transfer stations, processing sites, incinerator sites*			
waste systems	*- haulers: sewage, non-hazardous & hazardous waste*		
	- mobile waste processing units		
	- PCB destruction		
pesticides - *licenses*			

Julie Roy

From: Julie Roy
Sent:
To: 'Public Information Services'
Subject: TSSA Archival Searches
Attachments: 1967 Carling TSSA Request.pdf; 1983 Carling TSSA Request .pdf

Can you please process the attached archival request?
Thank you

Julie Roy
Administrative Assistant

Pinchin Ltd.
1 Hines Road, Suite 200, Kanata ON K2K 3C7
T: 613.592.3387 ext. 1833 | pinchin.com

APPENDIX III
ERIS Report

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*1951, 1967 and 1983 Carling Ave Ottawa, ON* *1951 Carling Ave* *Ottawa ON K2A 1C2*
Project No:	*223931.001*
Report Type:	*Standard Report*
Order No:	*20310900245*
Requested by:	*Pinchin Ltd.*
Date Completed:	*November 12, 2020*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Executive Summary

Property Information:

Project Property:	*1951, 1967 and 1983 Carling Ave Ottawa, ON* *1951 Carling Ave Ottawa ON K2A 1C2*
Project No:	*223931.001*

Coordinates:

Latitude:	*45.3744646*
Longitude:	*-75.7617546*
UTM Northing:	*5,024,832.24*
UTM Easting:	*440,354.46*
UTM Zone:	*18T*

Elevation:	*262 FT* *79.88 M*

Order Information:

Order No:	*20310900245*
Date Requested:	*November 9, 2020*
Requested by:	*Pinchin Ltd.*
Report Type:	*Standard Report*

Historical/Products:

Executive Summary: Report Summary

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

Database	Name	Searched	Project Property	Within 0.25 km	Total
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MNR	Mineral Occurrences	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NCPL	Non-Compliance Reports	N	-	-	-
NDFT	National Defense & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defense & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-
NEBI	National Energy Board Pipeline Incidents	N	-	-	-
NEBP	National Energy Board Wells	N	-	-	-
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	N	-	-	-
NPRI	National Pollutant Release Inventory	N	-	-	-
OGWE	Oil and Gas Wells	N	-	-	-
OOGW	Ontario Oil and Gas Wells	N	-	-	-
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PES	Pesticide Register	N	-	-	-
PINC	Pipeline Incidents	Y	0	1	1
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	N	-	-	-
REC	Ontario Regulation 347 Waste Receivers Summary	N	-	-	-
RSC	Record of Site Condition	N	-	-	-
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	N	-	-	-
SPL	Ontario Spills	Y	0	4	4
SRDS	Wastewater Discharger Registration Database	N	-	-	-
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
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	N	-	-	-
	Total:		0	11	11

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number

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
1	SPL	City of Ottawa	Carling Ave at Bromley Ottawa ON	SW/95.3	0.00	13
2	GEN	HOMESTEAD LANDHOLDINGS	2001 CARLING AVE OTTAWA ON K2A 3W5	WSW/160.4	0.00	13
2	SPL		2001 Carling Ave. Westbound lane Ottawa ON	WSW/160.4	0.00	13
2	GEN	Homestead Land Holdings Ltd.	2001 CARLING AVENUE OTTAWA ON K2A 3W5	WSW/160.4	0.00	14
2	GEN	Homestead Land Holdings Ltd. Homestead Land Holdings Ltd.	2001 Carling Avenue OTTAWA ON K2A 3W5	WSW/160.4	0.00	14
3	SPL	S. 21	1945 LAUDER STREET<UNOFFICIAL> Ottawa ON K2A 1B2	NW/176.1	-2.00	15
4	SPL	Enbridge Gas Distribution Inc.	1943 Wembley Ave. Ottawa ON K2A 1A8	NW/242.0	-3.01	15
4	PINC		1943 Wembley Avenue, Ottawa ON	NW/242.0	-3.01	16
5	HINC		826 RIDDELL AVENUE NORTH OTTAWA ON K2A 2V9	E/246.2	0.00	16
6	HINC		818 RIDDELL AVENUE NORTH OTTAWA ON K2A 2V9	E/246.4	0.00	16
7	HINC		830 RIDDELL AVENUE NORTH OTTAWA ON K2A 2V9	E/249.5	0.00	17

Executive Summary: Summary By Data Source

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jul 31, 2020 has found that there are 3 GEN site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
Homestead Land Holdings Ltd.	2001 CARLING AVENUE OTTAWA ON K2A 3W5	WSW	160.36	2
Homestead Land Holdings Ltd. Homestead Land Holdings Ltd.	2001 Carling Avenue OTTAWA ON K2A 3W5	WSW	160.36	2
HOMESTEAD LANDHOLDINGS	2001 CARLING AVE OTTAWA ON K2A 3W5	WSW	160.36	2

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 3 HINC site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	826 RIDDELL AVENUE NORTH OTTAWA ON K2A 2V9	E	246.20	5
	818 RIDDELL AVENUE NORTH OTTAWA ON K2A 2V9	E	246.44	6
	830 RIDDELL AVENUE NORTH OTTAWA ON K2A 2V9	E	249.47	7

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2017 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key

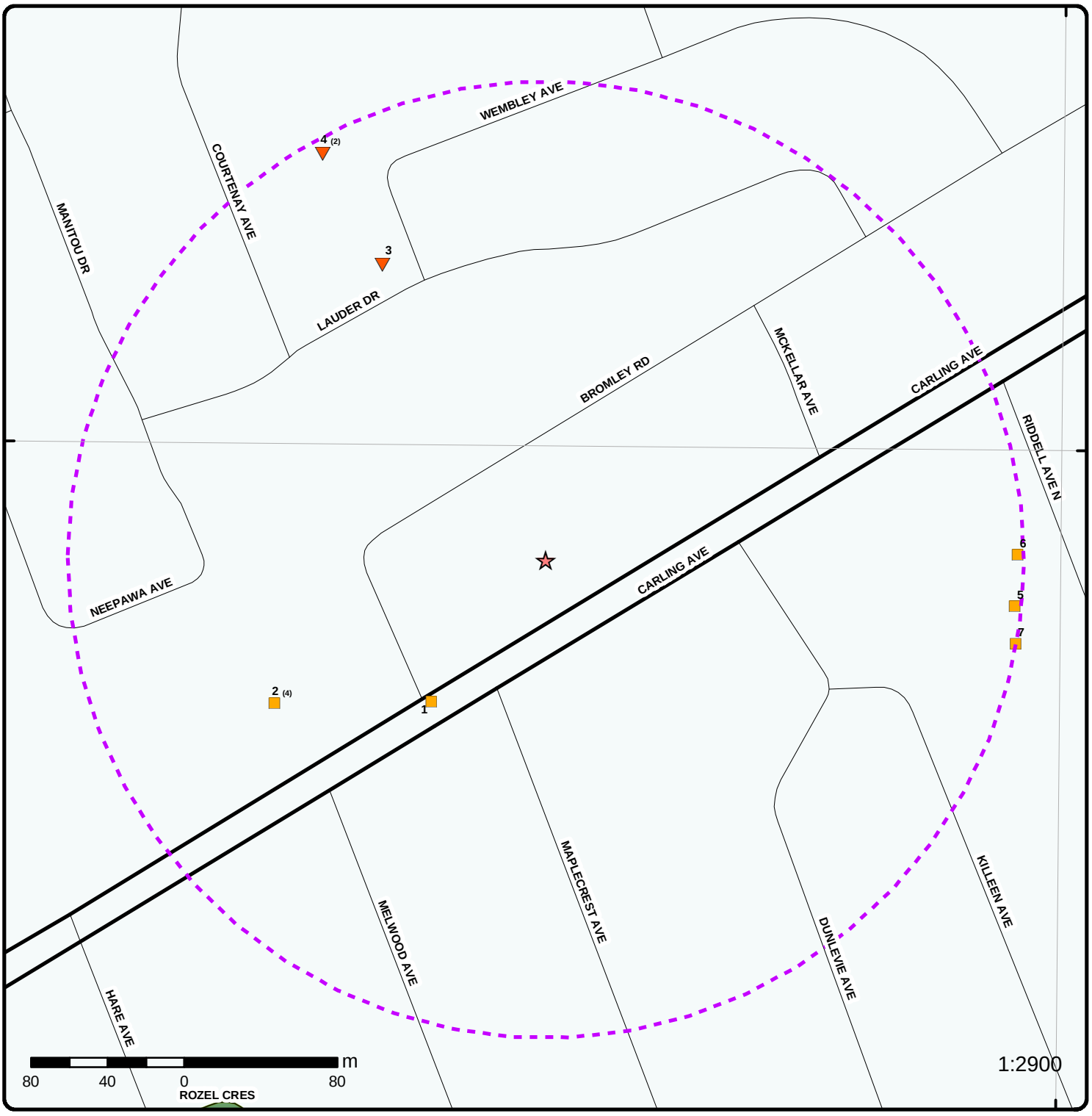
	1943 Wembley Avenue, Ottawa ON	NW	241.96	4

SPL - Ontario Spills

A search of the SPL database, dated 1988-Nov 2019 has found that there are 4 SPL site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
City of Ottawa	Carling Ave at Bromley Ottawa ON	SW	95.26	1
	2001 Carling Ave. Westbound lane Ottawa ON	WSW	160.36	2

Lower Elevation	Address	Direction	Distance (m)	Map Key
S. 21	1945 LAUDER STREET<UNOFFICIAL> Ottawa ON K2A 1B2	NW	176.14	3
Enbridge Gas Distribution Inc.	1943 Wembley Ave. Ottawa ON K2A 1A8	NW	241.96	4



Map : 0.25 Kilometer Radius

Order Number: 20310900245

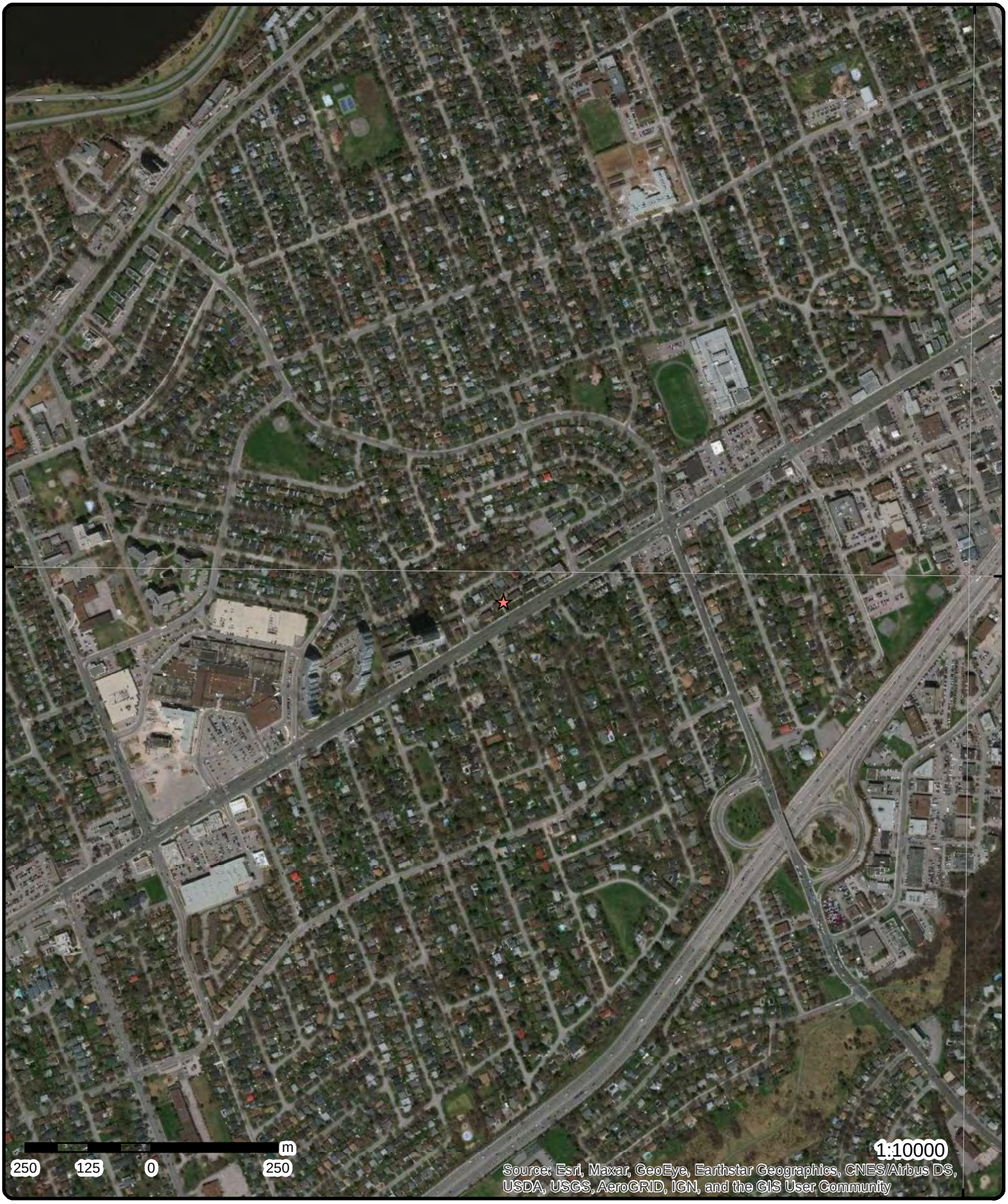
Address: 1951 Carling Ave, Ottawa, ON

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
Eris Sites with Unknown Elevation	Trail		Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		

75°45'W

45°22'30"N



45°22'30"N

Aerial

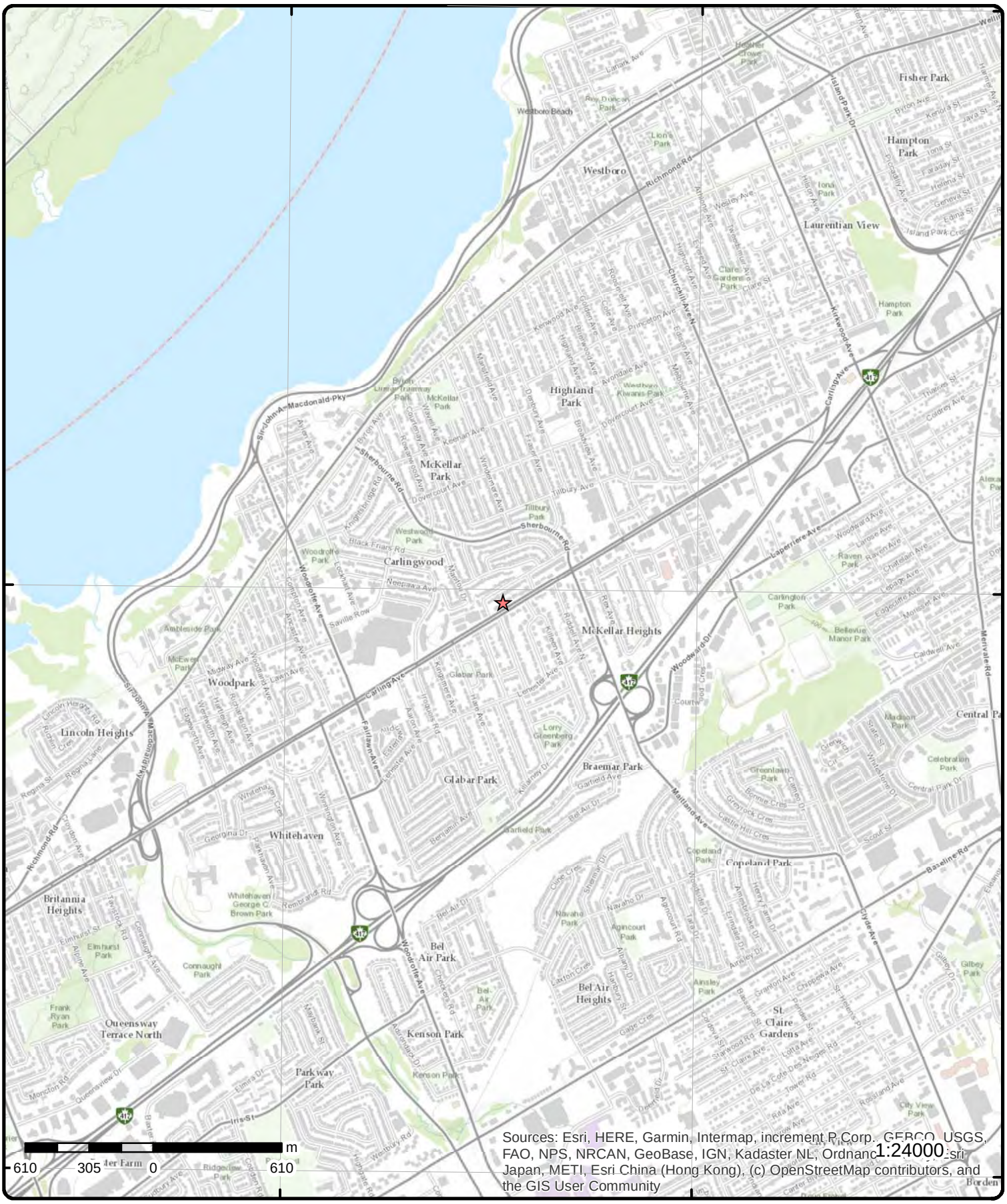
Year: None

Order Number: 20310900245

Address: 1951 Carling Ave, Ottawa, ON

Source: ESRI World Imagery

ENVIRONMENTAL RISK INFORMATION SERVICES



Topographic Map

Address: 1951 Carling Ave, ON

Source: ESRI World Topographic Map

Order Number: 20310900245

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	SW/95.3	79.9 / 0.00	City of Ottawa Carling Ave at Bromley Ottawa ON	SPL

Ref No:	0256-9HFSFM	**Discharger Report:**	
Site No:	NA	**Material Group:**	
Incident Dt:	2014/03/22	**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:	Collision/Accident	**Sector Type:**	Motor Vehicle
Incident Event:		**Agency Involved:**	
Contaminant Code:	15	**Nearest Watercourse:**	
Contaminant Name:	TRANSMISSION OIL	**Site Address:**	Carling Ave at Bromley
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:	Not Anticipated	**Site Municipality:**	Ottawa
Nature of Impact:	Other Impact(s)	**Site Lot:**	
Receiving Medium:		**Site Conc:**	
Receiving Env:		**Northing:**	
MOE Response:	No Field Response	**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	2014/03/22	**Site Map Datum:**	
Dt Document Closed:	2014/10/29	**SAC Action Class:**	Land Spills
Incident Reason:	Material Failure - Poor Design/Substandard Material	**Source Type:**	
Site Name:	Bus leaking transmision fluid. <UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	OC Transpo- transmission to roadway.		
Contaminant Qty:	1 L		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
2	1 of 4	WSW/160.4	79.9 / 0.00	HOMESTEAD LANDHOLDINGS 2001 CARLING AVE OTTAWA ON K2A 3W5	GEN

Generator No:	ON7030619	**PO Box No:**	
Status:		**Country:**	
Approval Years:	03,04	**Choice of Contact:**	
Contam. Facility:		**Co Admin:**	
MHSW Facility:		**Phone No Admin:**	
SIC Code:			
SIC Description:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
2	2 of 4	WSW/160.4	79.9 / 0.00	2001 Carling Ave. Westbound lane Ottawa ON	SPL

Ref No:	4371-A83RN4	**Discharger Report:**	
Site No:	NA	**Material Group:**	
Incident Dt:	2016/03/15	**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:		**Sector Type:**	Unknown / N/A
Incident Event:	Collision/Accident	**Agency Involved:**	
Contaminant Code:	27	**Nearest Watercourse:**	
Contaminant Name:	COOLANT N.O.S.	**Site Address:**	2001 Carling Ave. Westbound lane

Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:		**Site Municipality:**	Ottawa
Nature of Impact:		**Site Lot:**	
Receiving Medium:		**Site Conc:**	
Receiving Env:	Surface Water	**Northing:**	
MOE Response:	No	**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	2016/03/15	**Site Map Datum:**	
Dt Document Closed:		**SAC Action Class:**	Watercourse Spills
Incident Reason:	Equipment Failure	**Source Type:**	

Site Name: OC Transpo Accident<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: OC Transpo - 5-10L of coolant to storm sewer
Contaminant Qty: 10 L

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2 **3 of 4** **WSW/160.4** **79.9 / 0.00** **Homestead Land Holdings Ltd.**
2001 CARLING AVENUE
OTTAWA ON K2A 3W5 **GEN**

Generator No:	ON2995038	**PO Box No:**	
Status:		**Country:**	Canada
Approval Years:	2015	**Choice of Contact:**	CO_OFFICIAL
Contam. Facility:	No	**Co Admin:**	
MHSW Facility:	No	**Phone No Admin:**	
SIC Code:	531310		

SIC Description: REAL ESTATE PROPERTY MANAGERS

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 112
Waste Class Desc: ACID WASTE - HEAVY METALS

Waste Class: 122
Waste Class Desc: ALKALINE WASTES - OTHER METALS

Waste Class: 213
Waste Class Desc: PETROLEUM DISTILLATES

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2 **4 of 4** **WSW/160.4** **79.9 / 0.00** **Homestead Land Holdings Ltd. Homestead Land Holdings Ltd.**
2001 Carling Avenue
OTTAWA ON K2A 3W5 **GEN**

Generator No:	ON6352626	**PO Box No:**	
Status:	Registered	**Country:**	Canada
Approval Years:	As of Jul 2020	**Choice of Contact:**	
Contam. Facility:		**Co Admin:**	
MHSW Facility:		**Phone No Admin:**	
SIC Code:			
SIC Description:			

Detail(s)

Waste Class: 312 P
Waste Class Desc: Pathological wastes

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	1 of 1	NW/176.1	77.9 / -2.00	S. 21 1945 LAUDER STREET<UNOFFICIAL> Ottawa ON K2A 1B2	SPL

Ref No:	7686-5RFHUD	**Discharger Report:**	
Site No:		**Material Group:**	Oil
Incident Dt:	9/16/2003	**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:	Tank (Above Ground) Leak	**Sector Type:**	Other
Incident Event:		**Agency Involved:**	
Contaminant Code:	13	**Nearest Watercourse:**	
Contaminant Name:	FURNACE OIL	**Site Address:**	
Contaminant Limit 1:		**Site District Office:**	Ottawa
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	Eastern
Environment Impact:	Not Anticipated	**Site Municipality:**	Ottawa
Nature of Impact:	Groundwater Pollution; Soil Contamination	**Site Lot:**	
Receiving Medium:	Land & Water	**Site Conc:**	
Receiving Env:		**Northing:**	
MOE Response:		**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	9/16/2003	**Site Map Datum:**	
Dt Document Closed:		**SAC Action Class:**	Spill to Land
Incident Reason:	Unknown - Reason not determined	**Source Type:**	
Site Name:	1945 LAUDER STREET<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	TSSA/MOE - oil tank leak to natural env'mt		
Contaminant Qty:	other - see incident description		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	1 of 2	NW/242.0	76.9 / -3.01	Enbridge Gas Distribution Inc. 1943 Wembley Ave. Ottawa ON K2A 1A8	SPL

Ref No:	1260-8ASR8R	**Discharger Report:**	
Site No:		**Material Group:**	
Incident Dt:		**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:	Discharge or Emission to Air	**Sector Type:**	
Incident Event:		**Agency Involved:**	
Contaminant Code:	35	**Nearest Watercourse:**	
Contaminant Name:	NATURAL GAS (METHANE)	**Site Address:**	
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:	Not Anticipated	**Site Municipality:**	
Nature of Impact:		**Site Lot:**	
Receiving Medium:		**Site Conc:**	
Receiving Env:		**Northing:**	
MOE Response:	Referral to others	**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	11/1/2010	**Site Map Datum:**	
Dt Document Closed:	11/11/2010	**SAC Action Class:**	TSSA - Fuel Safety Branch
Incident Reason:	Error- Operator error	**Source Type:**	
Site Name:	Residential<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Ottawa: 1 1/4" plastic gas line strike		
Contaminant Qty:	0 other - see incident description		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	2 of 2	NW/242.0	76.9 / -3.01	1943 Wembley Avenue, Ottawa ON	PINC

Incident ID:	2631244	**Health Impact:**	No
Incident No:	474960	**Environment Impact:**	No
Type:	FS-Pipeline Incident	**Property Damage:**	No
Status Code:	Pipeline Damage Reason Est	**Service Interupt:**	Yes
Fuel Occurrence Tp:	Pipeline Strike	**Enforce Policy:**	Yes
Fuel Type:	Natural Gas	**Public Relation:**	No
Tank Status:	RC Established	**Pipeline System:**	
Task No:	3122793	**Depth:**	24
Spills Action Centre:	1260-8ASR8R	**Pipe Material:**	Plastic
Method Details:	E-mail	**PSIG:**	
Fuel Category:	Natural Gas	**Attribute Category:**	FS-Perform P-line Inc Invest
Date of Occurrence:	11/1/2010 0:00	**Regulator Location:**	Outside
Occurrence Start Date:	2010/11/01		

Operation Type: Construction Site (pipeline strike)
Pipeline Type: Service / Riser Distribution Pipeline
Regulator Type: Service Regulator (up to 60 psi intake)
Summary: 1943 Wembley Avenue, Ottawa - 1 1/4" Pipeline Hit
Reported By: Michael Gruttner - Enbridge
Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)
Occurrence Desc:
Damage Reason: Excavation practices not sufficient
Notes: No Locates, damaged by machine

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
5	1 of 1	E/246.2	79.9 / 0.00	826 RIDDELL AVENUE NORTH OTTAWA ON K2A 2V9	HINC

External File Num: FS INC 0806-03095
Fuel Occurrence Type: Pipeline Strike
Date of Occurrence: 6/5/2008
Fuel Type Involved: Natural Gas
Status Desc: Completed - Causal Analysis(End)
Job Type Desc: Incident/Near-Miss Occurrence (FS)
Oper. Type Involved: Construction Site (pipeline strike)
Service Interruptions: Yes
Property Damage: Yes
Fuel Life Cycle Stage: Transmission, Distribution and Transportation
Root Cause: Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training: Yes Management:Yes Human Factors:Yes
Reported Details:
Fuel Category: Gaseous Fuel
Occurrence Type: Incident
Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)
County Name: Ottawa
Approx. Quant. Rel:
Nearby body of water:
Enter Drainage Syst.:
Approx. Quant. Unit:
Environmental Impact:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
6	1 of 1	E/246.4	79.9 / 0.00	818 RIDDELL AVENUE NORTH OTTAWA ON K2A 2V9	HINC

External File Num: FS INC 0807-03293
Fuel Occurrence Type: Pipeline Strike
Date of Occurrence: 6/24/2008
Fuel Type Involved: Natural Gas
Status Desc: Completed - Causal Analysis(End)
Job Type Desc: Incident/Near-Miss Occurrence (FS)

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Oper. Type Involved:	Construction Site (pipeline strike)
Service Interruptions:	Yes
Property Damage:	Yes
Fuel Life Cycle Stage:	Transmission, Distribution and Transportation
Root Cause:	Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training:No Management:Yes Human Factors:Yes
Reported Details:	
Fuel Category:	Gaseous Fuel
Occurrence Type:	Incident
Affiliation:	Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)
County Name:	Ottawa
Approx. Quant. Rel:	
Nearby body of water:	
Enter Drainage Syst.:	
Approx. Quant. Unit:	
Environmental Impact:	

7	***1 of 1***	***E/249.5***	***79.9 / 0.00***	***830 RIDDELL AVENUE NORTH OTTAWA ON K2A 2V9***	***HINC***

External File Num:	FS INC 0806-03104
Fuel Occurrence Type:	Pipeline Strike
Date of Occurrence:	6/9/2008
Fuel Type Involved:	Natural Gas
Status Desc:	Completed - Causal Analysis(End)
Job Type Desc:	Incident/Near-Miss Occurrence (FS)
Oper. Type Involved:	Construction Site (pipeline strike)
Service Interruptions:	Yes
Property Damage:	Yes
Fuel Life Cycle Stage:	Transmission, Distribution and Transportation
Root Cause:	Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training:No Management:Yes Human Factors:Yes
Reported Details:	
Fuel Category:	Gaseous Fuel
Occurrence Type:	Incident
Affiliation:	Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)
County Name:	Ottawa
Approx. Quant. Rel:	
Nearby body of water:	
Enter Drainage Syst.:	
Approx. Quant. Unit:	
Environmental Impact:	

Unplottable Summary

Total: 6 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
GEN	GVT OF CAN-HEALTH&WELFARE CAN.MED. 16-303	SER.BR,UNIT#25,RM B-16, CARLING AVE. K.W. NEATBY BLDG., C/O 301 ELGIN ST.	OTTAWA ON	K1A 0L3
SPL	HOTEL/MOTEL	CARLING AVENUE (N.O.S.)	OTTAWA CITY ON	
SPL	NATIONAL DEFENCE	SHERLY'S BAY (PROPERTY) OFF CARLING AVE. FUEL STORAGE TANK	OTTAWA CITY ON	
SPL		denied s. 21(1)	Ottawa ON	
SPL	OTTAWA TRANSIT	CARLING AVENUE BUS	OTTAWA ON	
SPL		Carling Ave near Woodroffe CARLING AVE<UNOFFICIAL>	Ottawa ON	

Unplottable Report

Site: ***GVT OF CAN-HEALTH&WELFARE CAN.MED.16-303***
SER.BR,UNIT#25,RM B-16, CARLING AVE. K.W. NEATBY BLDG., C/O 301 ELGIN ST. OTTAWA ON K1A 0L3

Database: ***GEN***

Generator No:	ON0095617	***PO Box No:***	
Status:		***Country:***	
Approval Years:	92,93,94,95,96,97	***Choice of Contact:***	
Contam. Facility:		***Co Admin:***	
MHSW Facility:		***Phone No Admin:***	
SIC Code:	8635		
SIC Description:	PUB. HEALTH CLINICS		

Detail(s)

Waste Class:	312
Waste Class Desc:	PATHOLOGICAL WASTES

Site: ***HOTEL/MOTEL***
CARLING AVENUE (N.O.S.) OTTAWA CITY ON

Database: ***SPL***

Ref No:	84065	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	4/14/1993	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	UNDERGROUND TANK LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	CONFIRMED	***Site Municipality:***	20101
Nature of Impact:	Soil contamination	***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	MCCR
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	4/14/1993	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	CORROSION	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	EMBASSY WEST HOTEL: FUEL-CONTAMINATED SOIL FOUND BY UNDERGROUND TANK		
Contaminant Qty:			

Site: ***NATIONAL DEFENCE***
SHERLY'S BAY (PROPERTY) OFF CARLING AVE. FUEL STORAGE TANK OTTAWA CITY ON

Database: ***SPL***

Ref No:	223921	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	4/11/2002	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	UNDERGROUND TANK LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	

Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	POSSIBLE	***Site Municipality:***	20107
Nature of Impact:	Soil contamination	***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	4/11/2002	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	UNKNOWN	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	NATIONAL DEFENCE, LEAKING UST, INSTALLED PRE 1980 UNKNOW VOLUME TO GRND		
Contaminant Qty:			

Site: ***Database:*** ***SPL***

denied s. 21(1) Ottawa ON

Ref No:	3017-6BEK8K	***Discharger Report:***	0
Site No:		***Material Group:***	Oil
Incident Dt:	4/13/2005	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	Tank (Above Ground) Leak	***Sector Type:***	Other
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:	FURNACE OIL	***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	Ottawa
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	Not Anticipated	***Site Municipality:***	Ottawa
Nature of Impact:	Soil Contamination	***Site Lot:***	
Receiving Medium:	Land	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	4/13/2005	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	M.C.B.S. - Fuel Safety; Spill to Land
Incident Reason:	Equipment Failure	***Source Type:***	
Site Name:	denied s. 21(1)		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	TSSA: furnace oil to soil		
Contaminant Qty:			

Site: ***OTTAWA TRANSIT*** ***Database:*** ***SPL***

CARLING AVENUE BUS OTTAWA ON

Ref No:	187680	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	9/29/2000	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	PIPE/HOSE LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	POSSIBLE	***Site Municipality:***	20107
Nature of Impact:	Water course or lake	***Site Lot:***	
Receiving Medium:	WATER	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	PUBLIC WORKS, FIRE DEPARTMENT
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	9/29/2000	***Site Map Datum:***	

Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	UNKNOWN	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	OC TRANSPO:DIESEL FUEL LEAK FROM FUEL PUMP/LINE INTO SEWER-WORKS NOTIFIED		
Contaminant Qty:			

Site: ***Database:*** ***SPL***

Carling Ave near Woodroffe CARLING AVE<UNOFFICIAL> Ottawa ON

Ref No:	3016-6UGHU4	***Discharger Report:***	
Site No:		***Material Group:***	Oils
Incident Dt:	10/11/2006	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:		***Sector Type:***	Other Motor Vehicle
Incident Event:		***Agency Involved:***	
Contaminant Code:	15	***Nearest Watercourse:***	
Contaminant Name:	HYDRAULIC OIL	***Site Address:***	CARLING AVE NEAR WOODROFFE
Contaminant Limit 1:		***Site District Office:***	Ottawa
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	Not Anticipated	***Site Municipality:***	Ottawa
Nature of Impact:	Soil Contamination	***Site Lot:***	
Receiving Medium:	Land	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	10/11/2006	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:		***Source Type:***	
Site Name:	CARLING AVE NEAR WOODROFFE		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Carling Ave: spill 2 gallons hydraulic oil		
Contaminant Qty:	9 L		

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ***Note:*** *Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Abandoned Aggregate Inventory: Provincial AAGR

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory: Provincial AGR

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Sep 2020

Abandoned Mine Information System: Provincial AMIS

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites: Private ANDR

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Aboveground Storage Tanks: Provincial AST

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies: Private AUWR

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Jun 30, 2020

Borehole: Provincial BORE

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2018

Certificates of Approval: Provincial CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities: Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.
Environment and Climate Change Canada cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: Jan 2004-Dec 2017

Commercial Fuel Oil Tanks: Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.
Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Chemical Manufacturers and Distributors: Private CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2020

Chemical Register: Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Jun 30, 2020

Compressed Natural Gas Stations: Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 - Sep 2020

Inventory of Coal Gasification Plants and Coal Tar Sites: Provincial COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions: Provincial CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Dec 2019

Certificates of Property Use: Provincial CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994-Sep 30, 2020

Drill Hole Database: Provincial DRL

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Sep 2019

Delisted Fuel Tanks: Provincial DTNK

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Jul 31, 2020

Environmental Activity and Sector Registry: Provincial EASR

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.

Government Publication Date: Oct 2011-Oct 31, 2020

Environmental Registry: Provincial EBR

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994-Sep 30, 2020

Environmental Compliance Approval: Provincial ECA

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011-Oct 31, 2020

Environmental Effects Monitoring: Federal EEM

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private EHS

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Jul 31, 2020

Environmental Issues Inventory System: Federal EIIS

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Emergency Management Historical Event: Provincial EMHE

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report: Provincial EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land or water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2019

List of Expired Fuels Safety Facilities: Provincial EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.
Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Federal Convictions: Federal FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land: Federal FCS

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Apr 2020

Fisheries & Oceans Fuel Tanks: Federal FOFT

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS): Federal FRST

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tank: Provincial FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.
Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Fuel Storage Tank - Historic: Provincial FSTH

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary: Provincial GEN

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Jul 31, 2020

Greenhouse Gas Emissions from Large Facilities: Federal GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

Government Publication Date: 2013-Dec 2018

TSSA Historic Incidents: Provincial HINC

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks: Federal IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks: Provincial INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing in a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Landfill Inventory Management Ontario: Provincial LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Feb 28, 2019

Canadian Mine Locations: Private MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences: Provincial MNR

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Jan 2020

National Analysis of Trends in Emergencies System (NATES): Federal NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports: Provincial NCPL

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2018

National Defense & Canadian Forces Fuel Tanks: Federal NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills: Federal NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents: Federal NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Mar 31, 2020

National Energy Board Wells: Federal NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Oil and Gas Wells: Private OGWE

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Aug 31, 2020

Ontario Oil and Gas Wells: Provincial OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-Jun 2020

Inventory of PCB Storage Sites: Provincial OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders: Provincial ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994-Sep 30, 2020

Canadian Pulp and Paper: Private PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks: Federal PCFT

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Pesticide Register: Provincial PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: Oct 2011-Oct 31, 2020

Pipeline Incidents: Provincial PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing in an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.
The coronavirus pandemic is cited by the agency responsible for tank regulations and data as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks: Provincial PRT

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

Government Publication Date: 1989-1996*

Permit to Take Water: Provincial PTTW

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994-Sep 30, 2020

Ontario Regulation 347 Waste Receivers Summary: Provincial REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-2016

Record of Site Condition: Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.
RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Sep 2020

Retail Fuel Storage Tanks: Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Jun 30, 2020

Scott's Manufacturing Directory: Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills: Provincial SPL

List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.
The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: 1988-Nov 2019

Wastewater Discharger Registration Database: Provincial SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-Dec 31, 2017

Anderson's Storage Tanks: Private TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks: Federal TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970-Aug 2018

Variances for Abandonment of Underground Storage Tanks: Provincial VAR

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.
Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011-Oct 31, 2020

Waste Disposal Sites - MOE 1991 Historical Approval Inventory: Provincial WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System: Provincial WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Apr 30, 2020

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX IV
Qualifications of Assessor

CHRISTINE WILSON, B.A, SENIOR PROJECT MANAGER

Christine Wilson is a Senior Project Manager within the Environmental Due Diligence & Remediation group in the Ottawa Office. Ms. Wilson obtained an Honours Bachelor of Arts in Environmental Studies from Carleton University in 2008. Ms. Wilson has ten years of experience in the environmental consulting industry and has been involved in several Phase I Environmental Site Assessments.

APPENDIX V
Photographs

Photo 1 – Site Building A (south elevation).

Photo 2 – Site Building B (south elevation).

Photo 3 – Site Building C (south elevation).

Photo 4 – Site Building C (north elevation).

Photo 5 – Properties located north of the Site.

Photo 6 – Properties located south of the Site.

Photo 7 – Properties located west of the Site.