



March 30, 2022

220317

Cornerstone House of Refuge Apostolic Church  
1196 Wellington Street West  
Ottawa, Ontario  
K1Y 2Z5

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT UPDATE  
2375 ST. LAURENT BOULEVARD  
CITY OF OTTAWA, ONTARIO

Dear Sir/Madam:

This letter provides an update for the Phase I Environmental Site Assessment (ESA) Report prepared for the above noted site. The purpose of this work was to check, by means of a review of the above mentioned report and a site reconnaissance visit whether or not any environmentally significant changes have occurred at the site since the preparation of the original report.

The report reviewed for this update work consists of Kollaard Associates Inc. Report No. 170549 entitled Phase I Environmental Site Assessment, 2375 St. Laurent Boulevard, City of Ottawa, Ontario dated July 27, 2017. The report was addressed to 2465070 Ontario Ltd. That report should be read in conjunction with this update letter.

### **Phase I ESA Report Review**

The Phase I ESA report indicated that the site consists of about a 0.66 hectare (1.6 acre) vacant parcel of land located on the south side of St. Laurent Boulevard, about 220 metres west of the intersection of St. Laurent Boulevard and Thurston Drive, City of Ottawa, ON. The site's civic address is 2375 St. Laurent Boulevard, Ottawa, Ontario. The report indicated that the subject site had never been developed. The results of the Phase I ESA indicated that there were no significant environmentally related issues identified at the subject site and no major issues of environmental concern were identified with respect to subsurface soil and/or groundwater quality. No further investigation was considered warranted at the time.

### **Site Reconnaissance - March 23, 2022**

A site reconnaissance visit was carried out by a member of our engineering staff on March 23, 2022 to update information provided from the previous report prepared by Kollaard Associates Inc. and to assess the presence of any potentially contaminating activities (PCAs) that may be present since the time of the original report.

The following describes conditions observed at the site since the previous report was completed:

- The site was observed to be mostly vacant grassed surface land with occasional tree.
- A steel protective case with a plastic standpipe inside was observed in about the center of the site. The standpipe was used as part of the geotechnical investigation completed by





Kollaard Associates for the site. The standpipe is used to measure the groundwater level.

- No changes or other activities were observed or expected of any major environmental significance at the site or of the neighbouring sites at the time of the site visit.

No environmentally non-compliance issues were observed at the site (no garbage debris, suspect hazardous materials, etc.).

### Summary

In summary, the results of the review of the above mentioned subject report and site reconnaissance visit do not indicate any environmental issues for the subject site of this letter, during the time between preparation of the subject report by Kollaard Associates Inc. and this present letter. Accordingly, it is considered that the applicable information provided in the subject report can be relied upon by Cornerstone House of Refuge Apostolic Church as current.

### Limitations

The results of this present update work should in no way be construed as confirmation or warranty of the thoroughness, accuracy or adherence to applicable standards of the information and conclusions presented in the subject Phase I ESA report.

We accept no responsibility for any deficiencies, or inaccuracies in this letter as a result of omissions, misinterpretations or fraudulent acts of others.

We trust that this report provides sufficient information for your present purposes. If you have any questions concerning this information or if we can be of further assistance to you, please do not hesitate to contact our office.

Yours truly,

Kollaard Associates Inc.

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



Colleen Vermeersch, P. Eng.



**Kollaard Associates**  
Engineers

210 Prescott Street, Unit 1  
P.O. Box 189  
Kemptville, Ontario K0G 1J0

Civil • Geotechnical •  
Structural • Environmental •  
Hydrogeology •

**(613) 860-0923**

FAX: (613) 258-0475

---

REPORT ON

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
2375 ST. LAURENT BOULEVARD  
CITY OF OTTAWA, ONTARIO**

Submitted to:

2465070 Ontario Ltd.  
c/o Luc Sabourin  
1100 Meadowshire Way  
Manotick, Ontario K4M 0A5

DATE: July 27, 2017

DISTRIBUTION:

3 copies 2465070 Ontario Ltd.  
1 copy Kollaard Associates Inc.

170549



## TABLE OF CONTENTS

<b>1.0 EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>2.0 INTRODUCTION.....</b>	<b>2</b>
2.1 PROPERTY INFORMATION .....	2
2.2 OBJECTIVES.....	3
<b>3.0 SCOPE OF WORK.....</b>	<b>3</b>
<b>4.0 RECORDS REVIEW .....</b>	<b>4</b>
4.1 GENERAL .....	4
4.1.1 PHASE ONE STUDY AREA DETERMINATION .....	4
4.1.2 FIRST DEVELOPED USE DETERMINATION.....	4
4.1.3 FIRE INSURANCE PLANS .....	4
4.1.4 CHAIN OF TITLE.....	5
4.1.5 ENVIRONMENTAL REPORTS.....	5
4.1.6 PROPERTY USE RECORDS .....	5
4.2 ENVIRONMENTAL SOURCE INFORMATION.....	6
4.2.1 MUNICIPAL AND PROVINCIAL GOVERNMENT SOURCES .....	7
4.2.2 ENVIRONMENTAL DATABASES.....	8
4.3 PHYSICAL SETTING SOURCES .....	12
4.3.1 AERIAL PHOTOGRAPHS.....	12
4.3.2 TOPOGRAPHY, HYDROLOGY AND GEOLOGY .....	13
4.3.3 FILL MATERIALS.....	14
4.3.4 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE .....	14
<b>5.0 INTERVIEWS .....</b>	<b>14</b>
<b>6.0 SITE RECONNAISSANCE .....</b>	<b>14</b>
6.1 GENERAL REQUIREMENTS.....	14
6.2 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY .....	15
6.2.1 SITE DESCRIPTION.....	15
6.2.2 SITE INFRASTRUCTURE .....	15
6.2.3 BUILDING DESCRIPTION.....	16
6.2.4 POTENTIALLY CONTAMINATING ACTIVITY .....	16
6.2.5 MATERIALS HANDLING AND STORAGE .....	16
6.2.6 DESIGNATED AND REGULATED SUBSTANCES.....	17
6.2.7 ABOVE AND UNDERGROUND STORAGE TANKS.....	19
6.2.8 ADJACENT PROPERTIES .....	19
6.3 WRITTEN DESCRIPTION OF INVESTIGATION.....	20
<b>7.0 REVIEW AND EVALUATION OF INFORMATION .....</b>	<b>21</b>
7.1 CURRENT AND PAST USES .....	21
7.2 POTENTIALLY CONTAMINATING ACTIVITY.....	21
7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN .....	22
7.4 PHASE ONE CONCEPTUAL SITE MODEL .....	22
<b>8.0 CONCLUSION .....</b>	<b>23</b>
8.1 PHASE II ESA REQUIREMENT FOR RSC FILING .....	23
8.2 SIGNATURES.....	23
<b>9.0 REFERENCES.....</b>	<b>25</b>



---

**10.0 QUALIFICATIONS OF THE ASSESSORS.....26**

**LIST OF FIGURES**

FIGURE 1 – KEY PLAN

FIGURE 2 – PHASE I CONCEPTUAL MODEL PLAN-PHASE ONE STUDY AREA

**LIST OF ATTACHMENTS**

ATTACHMENT A – TITLE SEARCH DOCUMENTATION

ATTACHMENT B – TOPOGRAPHIC MAP

ATTACHMENT C – AIR PHOTOGRAPHS

ATTACHMENT D – CITY OF OTTAWA CORRESPONDENCE

ATTACHMENT E – ECOLOG ERIS SEARCH RESULTS

ATTACHMENT F – SITE PHOTOGRAPHS



## **1.0 EXECUTIVE SUMMARY**

This Phase I Environmental Site Assessment was carried out by Kollaard Associates Inc. for 2465070 Ontario Ltd. of Ottawa, Ontario. The subject site for this assessment is located at 2375 St. Laurent Boulevard, in the City of Ottawa, Ontario (see Key Plan, Figure 1). The site consists of about a 0.66 hectare (1.6 acre) vacant parcel of land located on the south side of St. Laurent Boulevard, about 220 metres west of the intersection of St. Laurent Boulevard and Thurston Drive, City of Ottawa, Ontario.

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

The Phase I ESA was based on a site reconnaissance visit carried out on July 26, 2017, together with a review of available geological, topographical and historical and environmental information for the site.

Based on the review of air photographs and other documentation, there has been no development of the subject site. As such, there is no change of use or previous use for which a Record of Site Condition could be required under Ontario Regulation 153/04.

The results of this Phase I ESA indicate that there are no significant environmentally related issues identified at the subject site. Based on the results of this study no major issues of environmental concern were identified with respect to subsurface soil and/or groundwater quality and no further investigation is considered warranted at this time.



## 2.0 INTRODUCTION

### 2.1 PROPERTY INFORMATION

The subject site for this assessment is located at 2375 St. Laurent Boulevard, in the City of Ottawa, Ontario (see Key Plan, Figure 1). The site consists of about a 0.66 hectare (1.6 acre) vacant parcel of land located on the south side of St. Laurent Boulevard about 220 metres west of the intersection of St. Laurent Boulevard and Thurston Drive, City of Ottawa, Ontario.

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

Kollaard Associates Inc. carried out this Phase I Environmental Site Assessment for 2465070 Ontario Ltd., the property owner, for the purpose of a development application with the City of Ottawa. Based on the results of this assessment, there has been no development of the subject site. As such, there is no change of use or previous use for which a Record of Site Condition could be required under Ontario Regulation 153/04.

The site is located within an area of light industrial development. The site is bordered on the west and east by industrial development (Promaxis and Advanced Business Interiors, respectively), on the north by St. Laurent Boulevard followed by industrial development (City of Ottawa Public health laboratory and Canadian Army 33<sup>rd</sup> Service Battalion armoury) and on the south by a hydro corridor that is also used as park space. Currently, the site is in an undeveloped condition and consists of an open grassy area.

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

- Part Lot 1, Concession 5, Rideau Front, being Parts 1, 2, and 3 on Plan 4R-29078, subject to an Easement over Part 2 in favour of the City of Ottawa, Geographic Township of Gloucester, City of Ottawa, Ontario (PIN 04165-1039)



## 2.2 OBJECTIVES

The primary objective of this Phase I ESA is to document the site conditions on the day of a walk-through site reconnaissance and, if possible, to identify former and current operations or practices that may present potential environmental risks. The study is based on current and historical information and observations of site conditions during site reconnaissance visits conducted on July 26, 2017. The general objectives of the Phase I Environmental Site assessment, as outlined in Ontario Regulation 153/04, include the following:

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

## 3.0 SCOPE OF WORK

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

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

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





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

## **4.0 RECORDS REVIEW**

### **4.1 GENERAL**

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

Kollaard Associates Inc. considers that a 250 metre study area is sufficient to identify areas of historical and current potential concern on or near the subject site. As part of the preliminary review of historical documents for the site, aerial photographs of the site and surrounding area were reviewed, as well as documentation from the City of Ottawa on landfills and historical industrial sites (Sections 4.2.1 and 4.3.1). Based on the review of the above noted documents, there are no existing or historical landfill or historical industrial sites, within at least 500 metres of the subject site. Any properties outside of this radius are considered too distant to cause any significant impact to the site.

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

The first developed use of the property was determined based on a review of aerial photographs of the site (Sections 4.3.1). The earliest air photograph that was reviewed was 1965. The site and the surrounding lands appear to be agricultural land. Based on a review of all the air photographs for the site, it is considered that the site has not been developed to date. Development surrounding the site has steadily occurred over time.

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

Based on a review of air photographs dating back to 1958, the site and area has been largely undeveloped until between 1965 and 1976. Fire Insurance Plans provide information



for developments that are historical (1890s to about 1960s), and the area was largely undeveloped until after 1965. Consequently, a request for Fire Insurance Plans was considered unnecessary for the property.

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

The legal description for the property based on a information from the City of Ottawa, is as follows: Part Lot 1, Concession 5, Rideau Front, being Parts 1, 2, and 3 on Plan 4R-29078, subject to an Easement over Part 2 in favour of the City of Ottawa, Geographic Township of Gloucester, City of Ottawa, Ontario (PIN 04165-1039).

A chain of title for this site (see Attachment A) was provided by Wentzell Titles Ltd. Based on a review of information obtained from that title search, the property is indicated to have been owned by individuals up until 1954. The following organizations or companies have owned the site since that time; His Majesty the King, Federal District Commission (name change to National Capital Commission), the City of Ottawa, Warnaco of Canada Ltd., S.B.I. Holdings Ltd., Anghar Holdings Ltd., 6434380 Canada Inc. and the current owner 2465070 Ontario Ltd. Additionally, the property was leased to ABI/Advanced Business Interiors Inc. in 2005.

#### **4.1.5 ENVIRONMENTAL REPORTS**

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

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

The City of Ottawa Website was reviewed for the zoning designation of the subject site. The website indicates that the site is currently zoned IL – Light Industrial Zone according to the City of Ottawa Zoning By-law 2008-250. This zoning permits a wide range of low impact light industrial uses, as well as office and office-type uses in a campus-like industrial park setting, in accordance with the Employment Area or General Urban Area designation of the Official Plan. However, as there is no building at the site, there has been no industrial or other property use documented for the property. A search of the environmental databases (Section 4.2.2) indicates no records found for the subject property.



The property was leased to the adjacent landowner (Advanced Business Interiors Inc.) in 2005.

Based on the air photographs for the years 2007, 2008, 2011 and 2014, some clearing occurred in the south portion of the site and some tractor trailers (likely used for storage) and a possible vehicle were parked in that location in addition to a gravel or asphaltic concrete pad. It is understood based on a discussion with the existing owners that shipping containers/tractor trailers were temporarily parked/stored in the southeast portion of the site by the adjacent property owner. At the time of the site visit, the south portion of the site was observed to have been cleared of topsoil (pushed to the west in a pile) with gravel and broken asphaltic concrete pieces observed on the ground surface. Two tractor trailers were present in proximity to the southeast corner of the site.

#### City of Ottawa

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

## **4.2 ENVIRONMENTAL SOURCE INFORMATION**

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

#### Municipal and Provincial Government Sources

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



- Mapping and Assessment of Former Industrial Sites – City of Ottawa, Ontario, July 1988, Reference Number H87-053 by Intera Technologies Ltd.
- Online queries with the following provincial and federal databases; Pits and Quarries database, Large and Small Landfills, online MOECC well records database, Federal Contaminated Sites Inventory

#### Environmental Databases

- Ecolog ERIS – Environmental Risk Information Services Standard Report

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

A review of a report entitled Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd. and Mapping and Assessment of Former Industrial Sites – City of Ottawa, Ontario, July 1988, Reference Number H87-053 by Intera Technologies Ltd. indicates there are no old landfill or historical industrial sites within greater than 500 metres of the subject site. No other historical industrial large scale sites, coal gasification waste sites or other landfill sites, are known to exist within at least 500 metres of the subject site.

#### Pits and Quarries

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

#### Large and Small Landfills

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

#### Online MOECC Well Records

A cluster of three shallow wells was installed at a property (2183 Thurston Drive) some 180 metres south of the site in 2009. The wells are indicated to be test holes used for monitoring purposes. The landowner name is OCM Manufacturing Inc. These wells could indicate a previous environmental or geotechnical investigation at that property.



### Federal Contaminated Sites Inventory

Due to the proximity of a federally owned property (Canadian Army) north of the site at 2100 Walkley Road, a search was conducted of the above noted database. The site was identified on the Contaminated Sites database as FCSI 33263001. The information provided for that file states that approximately 24 cubic metres of soil contaminated with petroleum hydrocarbons (PHCs) was identified on the site. The file status as of 2013-2014 was closed with the statement “*Confirmatory sampling completed. No further action required.*”

## **4.2.2 ENVIRONMENTAL DATABASES**

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

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

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

The following table provides a summary of all waste generators identified to be within 250 metres of the subject site.



Waste Generators Summary



Address / Occupant	Activity	Distance from Subject Site	Potential Area of Concern on Subject Site (Y/N)?
PCA1 2355 St. Laurent Boulevard Advanced Business Interiors(ABI)/ Warner's/Warnaco/Peleton Photonic Systems	Years 2006-current (ABI) Aliphatic Solvents, waste compressed gases, inorganic and organic laboratory chemicals, petroleum distillates, alkaline and acid wastes(other metals), paint/pigment/coating residues  1989-2000 (Warner's/Warnaco) waste oils&lubricants, PCBs	65 m ENE	N
PCA2 2380 St. Laurent Boulevard Ministry of Health/Ontario Realty Corporation/Ontario Agency for Health Protection/	1992-2001 (Ambulance Services) aliphatic solvents, petroleum distillates, waste oils&lubricants, phenolic wastes  2001-2016 (Min. Of Health/Ontario Agency for Health ) inorganic and organic laboratory chemicals, pathological wastes, aromatic and aliphatic solvents, acid waste-heavy metals, aromatic solvents	150 m NW	N
PCA3 2405 St. Laurent Boulevard Patterson Dental Canada Inc./Salvation Army/Allen- Vanguard Corp.	1995-2013 (Patterson Dental) Photoprocessing wastes  2016 (Allen-Vanguard Corp.) Wastes from pigments/coatings/paints, alkaline solutions, heavy metals, inorganic and organic chemicals, aliphatic solvents and residues, waste crankcase oils&lubricants, waste compressed gases, detergents&soaps  2004 (Salvation Army) No waste class specified	156 m SW	N
PCA4 2400 St. Laurent Boulevard Med-Eng Systems Inc./Allen-Vanguard	2000-2005 (Med-Eng) Emulsified oils, paint/coating/pigment residues, alkaline wastes, heavy metals, inorganic lab chemicals  2010-2011 (Allen Vanguard) Waste compressed gases, paint/coating/pigment residues,, waste oils&lubricants, organic and inorganic lab chemicals, acid and alkali wastes, heavy metals, graphic art wastes, emulsified oils	219 m W	N
PCA5 2183 Thurston Drive OCM Manufacturing	2013-current Petroleum distillates, organic lab chemicals, amines, aliphatic and aromatic solvents, waste oils&lubricants, acid waste, heavy metals	248 m SSE	N
PCA6 2191 Thurston Drive CGG Canada Services Ltd.	2013-current Petroleum distillates, waste compressed gases, acid wastes, other metals, waste crankcase oils&lubricants	249 m SE	N



Address / Occupant	Activity	Distance from Subject Site	Potential Area of Concern on Subject Site (Y/N)?
PCA7 2340 St. Laurent Boulevard Dollco Printing/Lowe Martin	1988- 2015 (Dollco/Lowe Martin) Petroleum distillates, paint/pigment/coating residues, waste oils&lubricants, photoprocessing wastes, graphic art wastes, aliphatic solvents	227 m NNE	N
PCA8 2100 Walkley Road National Defence	2013 –current (National Defence) Emulsified oils, polymeric resins, light fuels, organic lab chemicals, aliphatic solvents, organic acids, latex wastes, alkaline wastes, detergents&soaps, oil skimming&sludges, acid wastes, reactive anion wastes, metals, waste compressed gases, petroleum distillates, aliphatic, latex wastes	249 m NNW	N

The Contaminated Sites on Federal Land database identified one record corresponding to 2100 Walkley Road. The information provided indicates that approximately 24 cubic metres of petroleum hydrocarbons (PHCs) of soil contaminated with petroleum hydrocarbons (PHCs) was identified on the site. The file was opened in 2005. The status as of 2013-2014 was closed with the statement “*Confirmatory sampling completed. No further action required.*”

The National PCB Inventory and Inventory of PCB Storage Sites indicates that Warner’s (formerly located at 2355 St. Laurent Boulevard) was listed in 1995 as having up to 80 kg of capacitors with high level PCBs (>1000 ppm).

The Ontario Spills database reported the following 11 spills within 250 metres of the subject site. The majority of the spills reported were for uncontrolled air emissions due to the use of refrigerant or other gases/vapours. One spill of about 400 litres of transformer oil was reported at 2340 St. Laurent Boulevard, some 227 metres NNE of the subject property, in 2008. The spill was related to equipment failure, with no environmental impact anticipated. A spill of approximately 25 litres of gasoline was reported to have occurred at 2100 Walkley Road, some 249 metres NNW of the site in 2014, due to vandalism, with no environmental impact anticipated.





The Pesticide Register lists Regionex Extermination, Capital Pest Control and Aesthetic Tree Care (located at 2405 St. Laurent Boulevard) as operators.

The National Pollutant Release Inventory reports air emissions for the years 2003-2011 at 2340 St. Laurent Boulevard (Dollco/Lowe Martin Group) for the following substances: volatile organic compounds, nitrous oxide, carbon dioxide, carbon black, carbon monoxide, sweetened middle distillate, hydrotreated light distillate, aromatic solvent, sulphur dioxide, methane, white mineral oil, hydrofluorocarbon, total particulate matter (PM10, PM2.5).

Other businesses and/or incidents are listed in the Environmental Risk Information Services Standard Report including Scott's Manufacturing Directory, Certificates of Approval, Environmental Activity Registry, Environmental Compliance Approval, Boreholes database and ERIS Historical Searches. However, the information duplicates information from other sources (i.e. Waste Generator summary).

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

### 4.3 PHYSICAL SETTING SOURCES

#### 4.3.1 AERIAL PHOTOGRAPHS

A review of air photographs of the site for the years 1965, 1976, 1999, 2007, 2008, 2011 and 2014 was carried out as part of this Phase I ESA (Attachment C). The aerial photographs were obtained from the City of Ottawa website. The following table is a summary of the air photograph review:

Date	Observations
1965	The site and surrounding area consists of undeveloped land in an agricultural use. A residential subdivision exists north of Walkley Road. A railway exists to the south.
1976	The site remains undeveloped. Some industrial or commercial development has occurred along Walkley Road north of the site. Some clearing has occurred south of the site.. No other significant changes were observed at the site or on adjacent sites.
1999	Most of the surrounding properties have been developed with the exception of the site and lands south of the site (Hydro corridor/ recreational park).



2007	Site is undeveloped. Some soil disturbance, possible clearing or fill placement has occurred within the south portion of the site. No significant changes were observed at or on adjacent sites.
2008	A gravel or asphaltic concrete pad is observed in the southeast portion of the site. A structure is located on the site in that location as well as a parked vehicle. No significant changes are evident on adjacent properties.
2011	No significant changes on the subject site or adjacent properties.
2014	No significant changes on the subject site or adjacent properties.

#### 4.3.2 TOPOGRAPHY, HYDROLOGY AND GEOLOGY

##### Topography and Hydrology

The ground surface across the site and surrounding area is relatively flat lying with a gradual slope from the west/northwest to the east/southeast. Surface drainage is largely controlled by catch basins and ditches which directs runoff to the stormwater system within the adjacent St. Laurent Boulevard.

Based on a review of the topographical map for the site area, it is expected that the upper groundwater flow at the site is to the east/southeast. An unnamed watercourse exists about 950 metres east of the site which drains eventually to the Mer Bleue (some 5 kilometres east of the site (Attachment B)).

##### Surficial and Bedrock Geology

Based on a review of the surficial geology map for the site area available in borehole logs and the well record database, it is expected that the site is underlain by sand followed by silty clay. Bedrock geology maps indicate that the bedrock underlying the site consists of gray shale, sandy shale and dolomite layers of the Carlsbad Formation. Based on a review of available borehole and well record information from the Ecolog ERIS report, the overburden at and near the site likely consists of a thin sand layer (0.3 metres in thickness) followed by red brown to grey silty clay to depths of up to 12 metres, followed by glacial till with bedrock occurring at about 14.6 metres below the ground surface.



### **4.3.3 FILL MATERIALS**

Based on a review of the aerial photographs and site reconnaissance visit, fill materials consisting of gravel and asphaltic concrete pieces exist within the southeast portion of the site.

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

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

Based on a review of the City of Ottawa website information, there are no areas zoned Environmental Protection within about 500 metres of the subject site. That zoning applies to Significant Wetlands, natural environment areas and Urban Natural Features.

## **5.0 INTERVIEWS**

It is understood based on a discussion with the existing owners that shipping containers/tractor trailers were temporarily parked/stored in the southeast portion of the site by the adjacent property owner. Due to the lack of development at the subject site, no other interviews were carried out with respect to the current and historical use of the subject site.

## **6.0 SITE RECONNAISSANCE**

### **6.1 GENERAL REQUIREMENTS**

On July 26, 2017, a walk-through site reconnaissance was conducted at the subject property by Colleen Vermeersch, P. Eng. The uses of the site and adjacent properties within the Phase I ESA Study Area were assessed. Observations of adjacent properties were limited to views from the subject property and from publicly accessible areas.

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



Site photographs are provided (Attachment F).

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

### **6.2.1 SITE DESCRIPTION**

The site is currently vacant and undeveloped. The site consists of grassy area with some trees at the north side of the property adjacent to St. Laurent Boulevard.

The site is bordered on the east by an industrial property (Advanced Business Interiors), on the west by a parking lot followed by an industrial building (Promaxis), on the north by St. Laurent Boulevard followed by two industrial properties (National Defence and Lowe Martin Group).

Surface drainage across the site and surrounding area slopes downward from northwest to southeast.

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

No gas stations exist in close proximity of the site.

### **6.2.2 SITE INFRASTRUCTURE**

The following observations of the site were made.

#### Electricity

There are no buildings present at the site. Therefore, no services are currently active.

#### Heating and Cooling

There are no buildings present at the site. Therefore, no services are currently active.



### Water Supply

The site was not observed to be actively serviced by municipal water supply. Hydrants were observed at the north side of the site on the south side of St. Laurent Boulevard. The area is service by municipal water supply.

### Wastewater and Sewage Disposal

No wastewater or sewage is currently being generated at the site. The area is serviced by storm and sanitary sewers.

### Sumps, Pits and Floor Drains

No sumps, pits or floor drains were observed nor are they expected given no building exists at the site.

## **6.2.3 BUILDING DESCRIPTION**

There are no buildings present at the site.

## **6.2.4 POTENTIALLY CONTAMINATING ACTIVITY**

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

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

## **6.2.5 MATERIALS HANDLING AND STORAGE**

### General Storage and Debris

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



### Solid Waste

There is currently no solid waste generated at 2375 St. Laurent Boulevard as it is vacant. Solid waste is collected curbside by the City of Ottawa or by private contractors on a weekly basis on adjacent developed properties.

### Hazardous Materials

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

## **6.2.6 DESIGNATED AND REGULATED SUBSTANCES**

### Polychlorinated Biphenyls (PCBs)

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

There are no concerns with PCBs handling based on the site history.

The National PCB Inventory and Inventory of PCB Storage Sites indicates that Warner's (formerly located at 2355 St. Laurent Boulevard) was listed in 1995 as having up to 80 kg of capacitors with high level PCBs (>1000 ppm). The building is currently occupied by Advanced Business Interiors. A hydro kiosk (or transformer) was observed within the northwest portion of the adjacent property. It is unknown whether any PCB equipment remains on the adjacent property.

### Suspect Asbestos Containing Materials (ACM)

The common use of friable (breakable by hand) ACM in construction decreased in the mid 1970s. Buildings constructed prior to about 1985 may contain some ACM. Friable asbestos



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

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

Given the lack of development of the site, there are no concerns with asbestos containing materials at the subject site.

#### Ozone- Depleting Substances (ODS)

No evidence of any ozone-depleting substances was observed at the site. Based on the indicated past usage of the property, the presence of ozone-depleting substances is considered unlikely.

#### Lead

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

Given the lack of development of the site, it is unlikely that any amounts of lead are present.



### Urea Formaldehyde Foam Insulation (UFFI)

Urea Formaldehyde Foam Insulation is composed of a mixture of urea-formaldehyde resin, a foaming agent, and compressed air. It was commonly injected in exterior wood frame and masonry walls in order to insulate difficult to reach cavities until its ban in Canada in December 1980. The majority of UFFI was installed in new and existing construction in Canada between 1975 and 1978 as part of the Canadian Home Insulation Program. Since there are currently no buildings at the site, UFFI is not of particular concern.

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

There were no above or underground storage tanks observed or expected to exist at the site.

Based on a review of environmental information (Section 4.2.2), there are no underground or above ground fuel storage tanks within the Phase I Study Area.

### **6.2.8 ADJACENT PROPERTIES**

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

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

The majority of the adjacent properties are used as office space with manufacturing uses (light industrial uses). Most of the adjacent development is listed as waste generators. However, there was no evidence of exterior storage of waste materials on the adjacent properties (with exception of dumpsters, two tractor trailers and wooden skids stored exterior to the adjacent property at 2355 St. Laurent Boulevard). No significant spills have been reported at any of these properties. The potential presence of PCBs within electrical equipment at 2355 St. Laurent Boulevard does not create an Area of Potential Concern





(APEC) on the subject site because, if present, it is contained within sealed equipment (i.e. capacitors).

2100 Walkley Road, located north of the site, is a current storage yard and building associated with the National Defence Department. It is listed as a Federal Contaminated Site and there was a reported gasoline spill on that property in 2014. The gasoline spill was minor (~25 litres) and was considered not to have caused any soil impacts. The information provided for that contamination on that property states that approximately 24 cubic metres of soil contaminated with petroleum hydrocarbons (PHCs) was identified on the site. The file status as of 2013-2014 was closed with the statement "*Confirmatory sampling completed. No further action required.*" Therefore, it is considered that the existing Potentially Contaminating Activities (PCAs) have not created an APEC on the subject site.

The adjacent property west of the site located at 2385 St. Laurent Boulevard is not listed as a waste generator or as a manufacturer. Promaxis, the current occupant of the site, is listed as an engineering/IT staffing company along with precision metal fabrication and finishing. There have been no reported spills on that property. As a result, there are no PCAs identified on that site.

Lowe Martin Group/Dollco is a printing and marketing company located at 2340 St. Laurent Boulevard. They are listed as a waste generator and having air emissions monitored by the National Pollutants Release Inventory. Certificates of Approval for air emissions have been documented on that property since about 1989. One reported spill occurred at that property in 2008, due to about 400 litres of transformer oil, which was considered to be due to equipment failure with no anticipated environmental impact.

### 6.3 WRITTEN DESCRIPTION OF INVESTIGATION

The Phase I ESA presented herein is based on information that was obtained from a records review (Section 4.0), interviews (Section 5.0) and site reconnaissance (Section 6.0). The details of the information obtained from each of these sources are provided in the relevant sections of this report. Based on the information obtained, Kollaard Associates has identified no potential sources of contamination (PCAs) or areas of potential environmental concern (APEC) at the site.



## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 CURRENT AND PAST USES

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

Year	Owner	Property Use
1803 -1952	Various individuals	Unknown (likely agricultural)
1952 - 1986	National Capital Commission, City of Ottawa	Agricultural
1986 - 1986	Warnaco of Canada Ltd.	Vacant
1986 - 2005	SBI Holdings Ltd. Anahar Holdings Inc.	Vacant
2005	6434380 Canada Inc. (owner) leased to Advanced Building Interiors	Use of south portion as concrete pad/possible parking area
2017	2465070 Ontario Ltd.	vacant

### 7.2 POTENTIALLY CONTAMINATING ACTIVITY

No PCAs have been identified at the subject site. Some clearing and placement of gravel and asphaltic concrete occurred in the south portion of the site. However, no evidence of significant filling (or unknown fill materials) is considered to have occurred on the subject site, based on a review of available information regarding the property use. Several PCAs have been identified on properties within the Phase I ESA study area.

Due to the industrial development in the area, any of the properties listed as waste generators within the Phase I Study Area are also considered to be engaging in Potentially Contaminating Activities (see Waste Generators Summary in Section 4.2.2 for a full listing and Figure 2, Conceptual Site Model for locations).



### 7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

The above noted Potentially Contaminating Activity identified within the Phase One Study Area is not considered to have caused any APEC at the subject site.

### 7.4 PHASE ONE CONCEPTUAL SITE MODEL

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

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

Site and area topography and surface water drainage: The ground surface across the site is relatively flat lying with a gentle slope downwards from northeast to southwest. Surface water runoff at the site is controlled by catch basins along St. Laurent Boulevard. The site is grassy and undeveloped.

Hydrogeology/Surficial and Bedrock Geology: Based on a review of the surficial and bedrock geology maps for the site area, it is expected that the site is underlain by deposits of sand followed by silty clay and possibly glacial till overlying shale of the Carlsbad Formation. Based on a review of available borehole and well record information from the Ecolog ERIS report, the overburden at and near the site likely consists of a thin sand layer (0.3 metres in thickness) followed by red brown to grey silty clay to depths of up to 12 metres, followed by glacial till with bedrock occurring at about 14.6 metres below the ground surface.

Contaminant distribution and transport: The hydraulic conductivity of the soils at the site and within the Phase I study area are low due to the presence of a thick silty clay deposit. The bedrock occurs about ~14 metres below the ground surface. The Phase I study area is also controlled by ditches and municipal sewers. Lateral gradients in clay soils are relatively slow and contamination would



tend to migrate downward until saturated conditions are encountered. Once saturated conditions are encountered and depending on contaminant mobility, solubility, volatility, etc. the contaminants could be expected to dissolve into the groundwater and migrate laterally in the direction of groundwater flow. In this case, the topographical information indicates that the groundwater flow gradient is towards the east/southeast, towards the Mer Bleue Area some 2-3 kilometres away.

Uncertainty: The uncertainties associated with the conceptual model include those associated with a limited documentation for the subject site and adjacent sites. Due to the lack of receiving information from the City of Ottawa regarding their inventory of Historical Land Uses at the time of report preparation regarding possible other historical land use of the subject site, there is a potential for information to be discovered pertaining to the property that was not available from other sources. Should any environmentally relevant information be provided from this information request that had not been previously identified from other sources, it will be provided in an addendum letter at a later date.

## **8.0 CONCLUSION**

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

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

It is understood that the proposed development of the site is a light industrial use. There is no historical use of the property as no previous development (i.e. building) has occurred at the site. Therefore, a RSC is not required for the property, based on our understanding of Ontario Regulation 153/04. It is considered that no further action, with regards to soil and groundwater testing are required for the site at this time.

### **8.2 SIGNATURES**

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



This report was prepared for the exclusive use of 2465070 Ontario Ltd. and is based on data and information collected during the Phase I ESA of the property conducted by Kollaard Associates Inc. This report may not be relied upon by any other person or entity without the express written consent of 2465070 Ontario Ltd. and Kollaard Associates Inc. In evaluating this site, Kollaard Associates Inc. has relied in good faith on information provided by others. The assessment of environmental conditions and possible site hazards presented has been made using available technical data collected and provided by others. We accept no responsibility for any deficiencies, or inaccuracies in this report as a result of omission, misinterpretations, or fraudulent acts of others.

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

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

Yours truly,  
Kollaard Associates Inc.



Colleen Vermeersch, P. Eng.



## 9.0 REFERENCES

*City of Ottawa geoMaps*, air photographs for the years 1965, 1976, 1999, 2007, 2008, 2011, 2014.

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

*Mapping and Assessment of Former Industrial Sites* – City of Ottawa, Ontario, July 1988, Reference Number H87-053 by Intera Technologies Ltd.

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

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

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

*Ecolog Eris Ltd. Standard Report*, dated July 18, 2017, various federal, provincial and private database records for 250 metres study area.



## 10.0 QUALIFICATIONS OF THE ASSESSORS

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

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

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

# KEY PLAN

# FIGURE 1



NOT TO SCALE



**Kollaard Associates**  
Engineers



Project No. 170549  
Date July 2017





DRAWING NUMBER:  
FIGURE 2

- LEGEND:
- I INSTITUTIONAL USE
  - R RESIDENTIAL USE
  - C COMMERCIAL USE
  - M INDUSTRIAL USE
  - P PARK/COMMUNITY USE

-  PHASE I SITE BOUNDARY
-  PHASE I STUDY AREA 250 METRES RADIUS

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

REFERENCE: AERIAL IMAGERY OBTAINED FROM OTTAWA GEOMAPS

REV.	NAME	DATE	DESCRIPTION

 **Kollaard Associates**  
Engineers

PO, BOX 189, 210 PRESCOTT ST (613) 860-0923  
KEMPTVILLE ONTARIO info@kollaard.ca  
K0G 1J0 FAX (613) 258-0475  
http://www.kollaard.ca

CLIENT:  
2465070 ONTARIO LTD.

PROJECT:  
PHASE I ENVIRONMENTAL  
SITE ASSESSMENT  
CONCEPTUAL SITE MODEL

LOCATION:  
2375 ST. LAURENT BOULEVARD  
OTTAWA, ONTARIO

DESIGNED BY: -- DATE: JULY 2017

DRAWN BY: CV SCALE: AS SHOWN

KOLLAARD FILE NUMBER:  
170549



2465070 Ontario Ltd.  
July 27, 2017

**Phase I Environmental Site Assessment**  
2375 St. Laurent Boulevard  
Ottawa, Ontario  
170549

---

## **ATTACHMENT A**

### **TITLE SEARCH DOCUMENTATION**

Attn: William Yarmesach

ENVIRONMENTAL SEARCH Re: 2375 St. Laurent Blvd

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
	Patent	Jan 15 1811	Crown	Thomas Bruce
R0455	Deed	July 6 1820	Am. Ruff, Auction of Thomas Bruce	Alexander Reik
R0588	Deed	Nov 13 1823	Alexander Reik	Am Ruff
R0680	Deed	Jan 27 1825	Am Ruff (Buyer)	James Brock Jesse Cushing
R01385	Deed	Jan 26 1832	Jesse Cushing (1/2 Patent)	James Brock
R024982	Deed	Nov 31 1865	James Brock	Richarda Tomblay
R024983	Deed	Nov 31 1865	Richarda Tomblay	Angus Tomblay
641325	Quit	Feb 11 1873	Angus Tomblay	Richarda Tomblay

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
GL 3107	Deed	Jan 14 1876	Nicholas Tomblay	William A. Tomblay
GL 3512	Deed	Oct 27 1877	William A. Tomblay	Nicholas J. Tomblay
GL 5376	Deed	Apr 20 1881	Nicholas J. Tomblay	William Berman
GL 11978	Deed	Dec 24 1895	William Berman	William Berman A.
GL 36808	Deed	Dec 5 1934	Estate of William Berman	John F. Tomnates
OT 6445	Deed	Jan 28 1952	John F. Tomnates	Ohio Property of the Ring
OT 11087	Deed	Jul 16 1954	Ohio Property of the Ring	Federal District Commissioner
NS 226951	Deed	Jan 26 1984	Patricia L. Smith (Successor)	The City of Ottawa

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
N 330315	Leas	May 27 1986	The City of Ottawa	Municipality of Ottawa 1st. An Trust
N 363348	Leas	June 6 1986	Municipality of Canada 1st.	S.B.I. Holdings 1st. Amherst Holdings 1st.
N 363378	Lease	June 6 1986	S.B.I. Holdings 1st. Amherst Holdings 1st.	Municipality of Canada 1st.
OC 511978	Leas	April 6 2005	S.B.I. Holdings 1st. Amherst Holdings 1st.	6434380 Canada 1st.
OC 512016	Lease	April 6 2005	6434380 Canada 1st.	ABI / Advanced Business Services Inc.
OC 1873363	Leas	May 10 2017	6434380 Canada 1st.	2465070 Ontario 1st. (Current owner)
<p>Legal description is: Part 1, 203 on Plan 4 R-29078, subject to an Easement over Part 2 in favor of the City of Ottawa, Geographic Description of Streets, City of Ottawa. PIN-04165-1039.</p>			<p>Part of Lot 1, Concession 5, Rideau Transit, Leasing Part 1, 203 on Plan 4 R-29078, subject to an Easement over Part 2 in favor of the City of Ottawa, Geographic Description of Streets, City of Ottawa. PIN-04165-1039.</p>	July 19/17



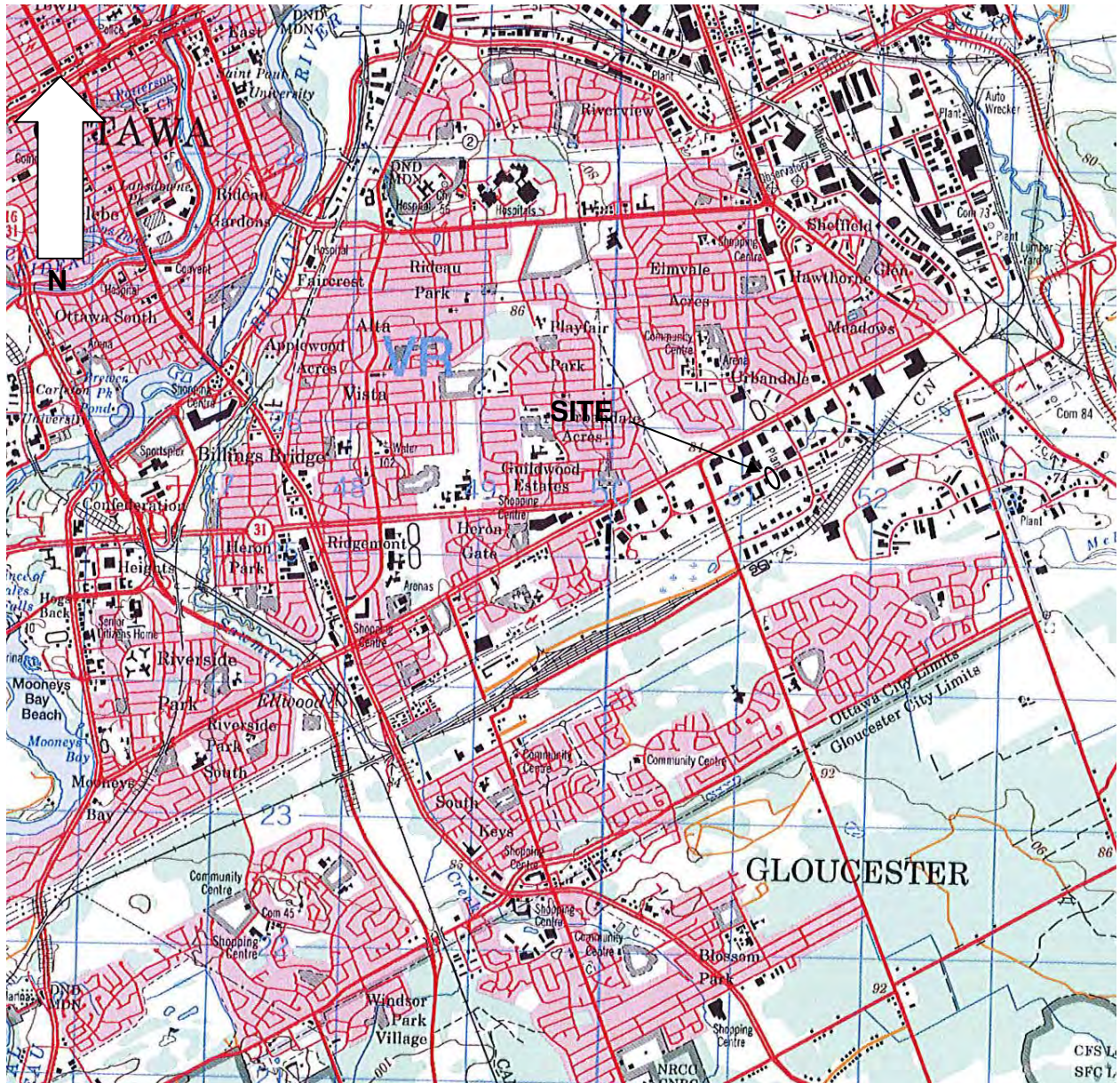
2465070 Ontario Ltd.  
July 27, 2017

**Phase I Environmental Site Assessment**  
2375 St. Laurent Boulevard  
Ottawa, Ontario  
170549

---

## **ATTACHMENT B**

### **TOPOGRAPHIC MAP**





2465070 Ontario Ltd.  
July 27, 2017

**Phase I Environmental Site Assessment**  
2375 St. Laurent Boulevard  
Ottawa, Ontario  
170549

---

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



# AIR PHOTOGRAPH



Source: City of Ottawa Emaps

**1965**



**Kollaard Associates**  
Engineers

**Project No.** 070549

**Date** July 2017

# AIR PHOTOGRAPH



Source: City of Ottawa Emaps

**1976**



**Kollaard Associates**  
Engineers

**Project No. 070549**

**Date July 2017**

# AIR PHOTOGRAPH



Source: City of Ottawa Emaps

**1999**



**Kollaard Associates**  
Engineers

**Project No. 070549**

**Date July 2017**

# AIR PHOTOGRAPH



Source: City of Ottawa Emaps

2007



Kollaard Associates  
Engineers

Project No. 070549

Date July 2017

# AIR PHOTOGRAPH



Source: City of Ottawa Emaps

**2008**



**Kollaard Associates**  
Engineers

**Project No. 070549**

**Date July 2017**

# AIR PHOTOGRAPH



Source: City of Ottawa Emaps

2011



**Kollaard Associates**  
Engineers

Project No. 070549

Date July 2017

AIR PHOTOGRAPH



2014



Kollaard Associates  
Engineers

Project No. 070549

Date July 2017



2465070 Ontario Ltd.  
July 27, 2017

**Phase I Environmental Site Assessment**  
2375 St. Laurent Boulevard  
Ottawa, Ontario  
170549

---

## **ATTACHMENT D**

### **CITY OF OTTAWA CORRESPONDENCE**



## IL - Light Industrial Zone (Sec. 203-204)

### Purpose of the Zone

The purpose of the IL – Light Industrial Zone is to:

- (1) *permit a wide range of low impact light industrial uses, as well as office and office-type uses in a campus-like industrial park setting, in accordance with the **Employment Area** designation of the Official Plan or, the **General Urban Area** designation where applicable;*
- (2) *allow in certain **Employment Areas** or **General Urban Areas**, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites on individual pads or in groupings as part of a small plaza, to serve the employees of the **Employment** or **General Urban Area**, the general public in the immediate vicinity, and passing traffic;*
- (3) *prohibit retail uses in areas designated as **Employment Area** but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product;*
- (4) *prohibit uses which are likely to generate noise, fumes, odours, or are hazardous or obnoxious; and*
- (5) *provide development standards that would ensure compatibility between uses and would minimize the negative impact of the uses on adjacent non-industrial areas.*

203. In the IL Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsections 203(3) to (6);
    - animal care establishment (By-law 2015-190)
    - animal hospital**
    - automobile dealership**
    - automobile rental establishment**
    - broadcasting studio**
    - catering establishment**
    - day care**
    - drive-through facility**
    - emergency service**
    - heavy equipment and vehicle sales, rental and servicing
    - light industrial uses**
    - medical facility**
    - municipal service centre**
    - office**
    - park**

**parking garage**  
**parking lot**  
**place of assembly**  
post office  
**printing plant**  
**production studio**  
**research and development centre**  
**service and repair shop**  
**small batch brewery**, *see Part 3, Section 89*  
**technology industry**  
**training centre**  
truck transport terminal  
warehouse

- (2) The following uses are also permitted subject to:
- (a) the provisions of subsections 203(3) to (6);
  - (b) the cumulative total gross floor area for these uses not exceeding 2,999 m<sup>2</sup>; (OMB Order #PL080959, issued September 18, 2009)
  - (c) each use not exceeding 300 square metres of gross floor area; and
  - (d) the provisions of subsection 203(2)(c) above not applying to **amusement centre**, **amusement park** and **recreational and athletic facility**;

**animal care establishment**  
**amusement centre**  
**amusement park**  
**automobile service station**  
**bank**  
bank machine  
**car wash**  
**convenience store**  
**gas bar**  
**instructional facility**  
**personal service business**  
**recreational and athletic facility**  
**restaurant**

## **Zone Provisions**

Office Use Only

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



# Historic Land Use Inventory

## Application Form

### Notice of Public Record

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

### Municipal Freedom of Information and Protection Act

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

### Background Information

\*Site Address or Location:

2375 St. Laurent Boulevard

\*Mandatory Field

### Applicant/Agent Information:

Name:

Colleen Vermeersch-Kollaard Associates Inc.

Mailing Address:

210 Prescott St, Unit 1

Telephone:

613-860-0923 ext 230

Email Address:

colleen@kollaard.ca

### Registered Property Owner Information:

Same as above

Name:

2465070 Ontario Ltd. (Yonaka Motorsports Ottawa)

Mailing Address:

1100 Meadowshire Way, Meadowshire Way, Ontario, K4M 0A5

Telephone:

Email Address:

### Site Details

Legal Description and PIN:

Part Lot 1, Concession 5, Rideau Front, being Parts 1,2 and 3 on Plan 4R-29078, subject to a City of Ottawa easement over Part 2, Geographic Twp of Gloucester, City of Ottawa. PIN 04165-1039

What is the land currently used for?

vacant undeveloped

Lot frontage:  m Lot depth:  m Lot area: 6604 m<sup>2</sup>

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

Does the site have Full Municipal Services:  Yes  No

### Required Fees

Please don't hesitate to visit [the Historic Land Use Inventory website](#) more information. Fees must be paid in full at the time of application submission.

Planning Fee

### Submittal Requirements

The following are required to be submitted with this application:

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

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

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

The City, in providing information from the HLUI, to Kollaard Associates Inc. ("the Requester") does so only under the following conditions and understanding:

1. The HLUI may contain erroneous information given that such records and sources of information may be flawed. Changes in municipal addresses over time may have introduced error in such records and sources of information. The City is not responsible for any errors or omissions in the HLUI and reserves the right to change and update the HLUI without further notice. The City does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI is provided on an "as is" basis with no representation or warranty by the City with respect to the information's accuracy or exhaustiveness in responding to the request.
2. City staff will perform a search of the HLUI based on the information given by the Requester. City staff will make every effort to be accurate, however, the City does not provide an assurance, guarantee, warranty, representation (express or implied), as to the availability, accuracy, completeness or currency of information which will be provided to the Requester. The HLUI in no way confirms the presence or absence of contamination or pollution of any kind. The information provided by the City to the Requester is provided on the assumption that it will not be relied upon by any person whatsoever. The City denies all liability to any such persons attempting to rely on any information provided from the HLUI database.
3. The City, its employees, servants, agents, boards, officials or contractors take no responsibility for any actions, claims, losses, liability, judgments, demands, expenses, costs, damages or harm suffered by any person whatsoever including negligence in compiling or disseminating information in the HLUI.
4. Copyright is reserved to the City.
5. Any use of the information provided from the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibilities of such third parties. The City, its employees, servants, agents, boards, officials or contractors accept no responsibility for any damages, if any, suffered by a third party as a result of decisions made as a result of an information search of the HLUI.
6. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
7. All information collected under this request and all records provided in response to this request are subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, as amended.

Signed: \_\_\_\_\_

Dated (dd/mm/yyyy): 20/07/2017 \_\_\_\_\_

Per: Colleen Vermeersch  
\_\_\_\_\_  
(Please print name)

Title: Project Engineer \_\_\_\_\_

Company: Kollaard Associates Inc. \_\_\_\_\_



**Kollaard Associates**  
Engineers  
210 Prescott Street  
P.O. Box 189  
Kemptville, Ontario K0G 1J0

Civil • Geotechnical •  
Structural • Environmental •  
Hydrogeology

**(613) 860-0923**

FAX: (613) 258-0475

July 21, 2017

170549

2465070 Ontario Ltd.  
c/o Luc Sabourin  
1100 Meadowshire Way  
Manotick, ON K4M 0A5  
[sent by email: *evan@graebeck.com*]


Re: Consent to Disclose Information  
Civic Address: 2375 ST. LAURENT BOULEVARD  
CITY OF OTTAWA, ONTARIO

Dear Sir,

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

We are requesting consent from you, the owner of 2375 St Laurent Boulevard, Ottawa, Ontario, for the City of Ottawa to disclose information for the purpose of the Phase I Environmental Site Assessment. This will authorize the City of Ottawa to release any relevant information about the property to the requester.

To provide consent, please sign and date the following.

  
\_\_\_\_\_  
Owner Signature for 2375 St Laurent Boulevard

July 24/17  
\_\_\_\_\_  
Date

Luc Sabourin on behalf of 2465070 Ontario Ltd  
\_\_\_\_\_  
Owner Name (Please Print) for 2375 St Laurent Boulevard

Thank you for your assistance regarding this matter.

Sincerely,  
KOLLAARD ASSOCIATES, INC.

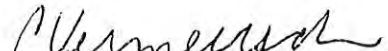
Colleen Vermeersch, P. Eng.

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

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

The City, in providing information from the HLUI, to Kollaard Associates Inc. ("the Requester") does so only under the following conditions and understanding:

1. The HLUI may contain erroneous information given that such records and sources of information may be flawed. Changes in municipal addresses over time may have introduced error in such records and sources of information. The City is not responsible for any errors or omissions in the HLUI and reserves the right to change and update the HLUI without further notice. The City does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI is provided on an "as is" basis with no representation or warranty by the City with respect to the information's accuracy or exhaustiveness in responding to the request.
2. City staff will perform a search of the HLUI based on the information given by the Requester. City staff will make every effort to be accurate, however, the City does not provide an assurance, guarantee, warranty, representation (express or implied), as to the availability, accuracy, completeness or currency of information which will be provided to the Requester. The HLUI in no way confirms the presence or absence of contamination or pollution of any kind. The information provided by the City to the Requester is provided on the assumption that it will not be relied upon by any person whatsoever. The City denies all liability to any such persons attempting to rely on any information provided from the HLUI database.
3. The City, its employees, servants, agents, boards, officials or contractors take no responsibility for any actions, claims, losses, liability, judgments, demands, expenses, costs, damages or harm suffered by any person whatsoever including negligence in compiling or disseminating information in the HLUI.
4. Copyright is reserved to the City.
5. Any use of the information provided from the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibilities of such third parties. The City, its employees, servants, agents, boards, officials or contractors accept no responsibility for any damages, if any, suffered by a third party as a result of decisions made as a result of an information search of the HLUI.
6. Any use of this service by the Requester indicates an acknowledgement, acceptance and limits of this disclaimer.
7. All information collected under this request and all records provided in response to this request are subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, as amended.

Signed: 

Dated (dd/mm/yyyy): 20/07/2017

Per: Colleen Vermeersch  
(Please print name)

Title: Project Engineer

Company: Kollaard Associates Inc.



2465070 Ontario Ltd.  
July 27, 2017

**Phase I Environmental Site Assessment**  
2375 St. Laurent Boulevard  
Ottawa, Ontario  
170549

---

## **ATTACHMENT E**

### **ECOLOG ERIS – ENVIRONMENTAL RISK INFORMATION SERVICES**



**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



# DATABASE REPORT

**Project Property:** *Phase I ESA  
2375 St Laurent Blvd  
Ottawa ON K1G6C3  
170549*

**Project No:** *170549*

**Report Type:** *Standard Report*

**Order No:** *20170711120*

**Requested by:** *Kollaard Associates Inc.*

**Date Completed:** *July 18, 2017*

**Environmental Risk  
Information Services**  
A division of Glacier Media Inc.  
P: 1.866.517.5204  
E: [info@erisinfo.com](mailto:info@erisinfo.com)

**[www.erisinfo.com](http://www.erisinfo.com)**

# Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	6
Executive Summary: Site Report Summary - Surrounding Properties.....	7
Executive Summary: Summary By Data Source.....	14
Map.....	24
Aerial.....	25
Topographic Map.....	26
Detail Report.....	27
Unplottable Summary.....	97
Unplottable Report.....	100
Appendix: Database Descriptions.....	123
Definitions.....	131

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

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

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

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

**No warranty of Accuracy or Liability for ERIS:** The information contained in this report has been produced by ERIS Information Limited Partnership ("ERIS") using various sources of information, including information provided by Federal and Provincial government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

**Trademark and Copyright:** You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report(s) are protected by copyright owned by ERIS Information Limited Partnership. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

# Executive Summary

## Property Information:

**Project Property:** *Phase I ESA  
2375 St Laurent Blvd Ottawa ON K1G6C3*

**Project No:** *170549*

## **Coordinates:**

**Latitude:** *45.382445*  
**Longitude:** *-75.622647*  
**UTM Northing:** *5,025,625.13*  
**UTM Easting:** *451,253.47*  
**UTM Zone:** *UTM Zone 18T*

**Elevation:** *273 FT  
83.11 M*

## Order Information:

**Order No:** *20170711120*  
**Date Requested:** *July 11, 2017*  
**Requested by:** *Kollaard Associates Inc.*  
**Report Type:** *Standard Report*

## Historical/Products:

## Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking &amp; Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	15	15
CA	<i>Certificates of Approval</i>	Y	0	10	10
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	1	1
EBR	<i>Environmental Registry</i>	Y	0	8	8
ECA	<i>Environmental Compliance Approval</i>	Y	0	1	1
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	10	10
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EXP	<i>List of TSSA Expired Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	1	1
FOFT	<i>Fisheries &amp; Oceans Fuel Tanks</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	63	63
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0
IAFT	<i>Indian &amp; Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>TSSA Incidents</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.25 km</b>	<b>Total</b>
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense &amp; Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense &amp; Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence &amp; Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBW	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	1	1
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	10	10
OGW	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	1	1
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	3	3
PINC	<i>TSSA Pipeline Incidents</i>	Y	0	0	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	21	21
SPL	<i>Ontario Spills</i>	Y	0	11	11
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	0	0
<b>Total:</b>			0	156	156

## Executive Summary: Site Report Summary - Project Property

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

No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#">1</a>	EASR	ABI/ADVANCED BUSINESS INTERIORS INC	2355 St. Laurent Ottawa ON	ENE/64.8	1.07	<a href="#">27</a>
<a href="#">1</a>	ECA	ABI/Advanced Business Interiors Inc.	2355 St. Laurent Boulevard Ottawa City ON	ENE/64.8	1.07	<a href="#">27</a>
<a href="#">1</a>	GEN	Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON	ENE/64.8	1.07	<a href="#">27</a>
<a href="#">1</a>	GEN	Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE/64.8	1.07	<a href="#">28</a>
<a href="#">2</a>	EHS		2355, St. Laurent Blvd. Ottawa ON	ENE/68.7	1.28	<a href="#">28</a>
<a href="#">3</a>	CA	ABI/Advanced Business Interiors Inc.	2355 St. Laurent Boulevard Ottawa ON K1G 4L2	ENE/81.2	0.85	<a href="#">29</a>
<a href="#">3</a>	EBR	Advanced Business Interiors Inc.	2355 St Laurent Boulevard Ottawa ON K1G 4L2	ENE/81.2	0.85	<a href="#">29</a>
<a href="#">3</a>	EBR	ABI/Advanced Business Interiors Inc.	2355 St. Laurent Boulevard Ottawa ON K1G 4L2	ENE/81.2	0.85	<a href="#">29</a>
<a href="#">3</a>	GEN	WARNER'S	2355 ST. LAURENT BLVD. OTTAWA ON K1G 4L2	ENE/81.2	0.85	<a href="#">29</a>
<a href="#">3</a>	GEN	WARNACO OF CANADA LIMITED 42-345	2355 ST. LAURENT BLVD. OTTAWA ON K1G 6C3	ENE/81.2	0.85	<a href="#">30</a>
<a href="#">3</a>	GEN	WARNER'S 42-345	2355 ST. LAURENT BLVD. OTTAWA ON K1G 6C3	ENE/81.2	0.85	<a href="#">30</a>
<a href="#">3</a>	GEN	WARNACO OF CANADA LIMITED	2355 ST. LAURENT BOULEVARD OTTAWA ON K1G 4L2	ENE/81.2	0.85	<a href="#">30</a>
<a href="#">3</a>	GEN	WARNACO (OUT OF BUSINESS)	2355 ST. LAURENT BOULEVARD OTTAWA ON K1G 4L2	ENE/81.2	0.85	<a href="#">31</a>
<a href="#">3</a>	GEN	PELETON PHOTONIC SYSTEMS	2355 ST. LAURENT BLVD. OTTAWA ON K1G 4L2	ENE/81.2	0.85	<a href="#">31</a>
<a href="#">3</a>	GEN	Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE/81.2	0.85	<a href="#">31</a>
<a href="#">3</a>	GEN	Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE/81.2	0.85	<a href="#">32</a>
<a href="#">3</a>	GEN	Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE/81.2	0.85	<a href="#">32</a>
<a href="#">3</a>	GEN	Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE/81.2	0.85	<a href="#">33</a>
<a href="#">3</a>	GEN	Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE/81.2	0.85	<a href="#">33</a>
<a href="#">3</a>	GEN	Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE/81.2	0.85	<a href="#">34</a>
<a href="#">3</a>	NPCB	WARNER'S	2355 ST. LAURENT BLVD. OTTAWA ON K1G 4L2	ENE/81.2	0.85	<a href="#">35</a>
<a href="#">3</a>	OPCB	WARNER'S	2355 ST. LAURENT BLVD. OTTAWA ON K1G 4L2	ENE/81.2	0.85	<a href="#">35</a>
<a href="#">3</a>	SCT	WARNER'S DIV. OF WARNACO	2355 ST LAURENT BLVD OTTAWA ON K1G 4L2	ENE/81.2	0.85	<a href="#">35</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#">3</a>	SCT	WARNACO OF CANADA COMPANY	2355 St Laurent Blvd Ottawa ON K1G 4L2	ENE/81.2	0.85	<a href="#">36</a>
<a href="#">3</a>	SPL	Enbridge Gas Distribution	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE/81.2	0.85	<a href="#">36</a>
<a href="#">4</a>	BORE		ON	N/81.6	-0.13	<a href="#">36</a>
<a href="#">5</a>	BORE		ON	NW/99.9	1.03	<a href="#">37</a>
<a href="#">6</a>	BORE		ON	WNW/121.1	1.50	<a href="#">37</a>
<a href="#">7</a>	BORE		ON	NE/132.0	-0.04	<a href="#">38</a>
<a href="#">8</a>	BORE		ON	NW/140.7	0.96	<a href="#">38</a>
<a href="#">9</a>	CA	REG. PUBLIC HEALTH LAB. & AMBULANCE SERV	2380 ST. LAURENT BOULEVARD OTTAWA CITY ON K1G 6C4	NW/151.7	0.89	<a href="#">39</a>
<a href="#">9</a>	EBR	Regional Public Health Lab & Ambulance Services	2380 St. Laurent Boulevard City of Ottawa ON K1G 6C4	NW/151.7	0.89	<a href="#">39</a>
<a href="#">9</a>	EHS		2380 St. Laurent Boulevard Ottawa ON K1G 6C4	NW/151.7	0.89	<a href="#">39</a>
<a href="#">9</a>	GEN	MINISTRY OF HEALTH	AMBULANCE SERVICES 2380 ST. LAURENT BLVD. OTTAWA ON K1G 6C4	NW/151.7	0.89	<a href="#">39</a>
<a href="#">9</a>	GEN	MINISTRY OF HEALTH 26-551	AMBULANCE SERVICES 2380 ST. LAURENT BLVD. OTTAWA ON K1G 6C4	NW/151.7	0.89	<a href="#">40</a>
<a href="#">9</a>	GEN	MINISTRY OF HEALTH	AMBULANCE SERVICES 2380 ST. LAURENT BOULEVARD OTTAWA ON K1G 5A4	NW/151.7	0.89	<a href="#">40</a>
<a href="#">9</a>	GEN	MINISTRY OF HEALTH	2380 ST. LAURENT BOULEVARD OTTAWA ON K1G 6C4	NW/151.7	0.89	<a href="#">41</a>
<a href="#">9</a>	GEN	ONTARIO MINISTRY OF HEALTH AND LONG-TERM CARE	2380 ST. LAURENT BOULEVARD OTTAWA ON K1G 6C4	NW/151.7	0.89	<a href="#">41</a>
<a href="#">9</a>	GEN	Ontario Realty Corporation	2380 St. Laurent Blvd Ottawa ON K1G 6C4	NW/151.7	0.89	<a href="#">42</a>
<a href="#">9</a>	GEN	ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO	2380 ST. LAURENT BOULEVARD OTTAWA ON K1G 6C4	NW/151.7	0.89	<a href="#">42</a>
<a href="#">9</a>	GEN	ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO	2380 ST. LAURENT BOULEVARD OTTAWA ON	NW/151.7	0.89	<a href="#">42</a>
<a href="#">9</a>	GEN	ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO	2380 ST. LAURENT BOULEVARD OTTAWA ON	NW/151.7	0.89	<a href="#">43</a>
<a href="#">9</a>	GEN	ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO	2380 ST. LAURENT BOULEVARD OTTAWA ON	NW/151.7	0.89	<a href="#">44</a>
<a href="#">9</a>	GEN	ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO	2380 ST. LAURENT BOULEVARD OTTAWA ON K1G 6C4	NW/151.7	0.89	<a href="#">44</a>
<a href="#">9</a>	SPL	City of Ottawa	2380 St. Laurent Blvd Ottawa ON	NW/151.7	0.89	<a href="#">45</a>
<a href="#">9</a>	SPL	Direct Energy<UNOFFICIAL>	2380 St. Laurent Ottawa ON	NW/151.7	0.89	<a href="#">45</a>
<a href="#">10</a>	BORE		ON	W/153.4	1.02	<a href="#">45</a>
<a href="#">11</a>	CA	On Call Message Centre	2405 St. Laurent Boulevard Ottawa ON	SW/155.7	0.10	<a href="#">46</a>



<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#">11</a>	GEN	PATTERSON DENTAL CANADA INC.	2405 ST-LAURENT BLVD. UNIT F OTTAWA ON K1G 5B4	SW/155.7	0.09	<a href="#">46</a>
<a href="#">11</a>	GEN	PATTERSON DENTAL CANADA INC.	2405 ST-LAURENT BOULEVARD, UNIT F OTTAWA ON K1G 5B4	SW/155.7	0.09	<a href="#">46</a>
<a href="#">11</a>	GEN	Patterson Dental Canada Inc	2405St-Laurent blvd Unit "9" Ottawa ON K1G 5B4	SW/155.7	0.09	<a href="#">47</a>
<a href="#">11</a>	GEN	The Salvation Army	2405 St. Laurent Blvd Ottawa ON K1G 5B4	SW/155.7	0.09	<a href="#">47</a>
<a href="#">11</a>	GEN	Patterson Dental Canada Inc	2405St-Laurent blvd Unit "9" Ottawa ON	SW/155.7	0.09	<a href="#">47</a>
<a href="#">11</a>	GEN	Patterson Dental Canada Inc.	2405 St-Laurent Blvd. Unit F Ottawa ON	SW/155.7	0.09	<a href="#">48</a>
<a href="#">11</a>	GEN	Patterson Dental Canada Inc	2405St-Laurent blvd Unit "9" Ottawa ON	SW/155.7	0.09	<a href="#">48</a>
<a href="#">11</a>	GEN	Patterson Dental Canada Inc.	2405 St-Laurent Blvd. Unit F Ottawa ON	SW/155.7	0.09	<a href="#">48</a>
<a href="#">11</a>	GEN	Patterson Dental Canada Inc.	2405 St-Laurent Blvd. Unit F Ottawa ON	SW/155.7	0.09	<a href="#">48</a>
<a href="#">11</a>	GEN	Patterson Dental Canada Inc	2405St-Laurent blvd Unit "9" Ottawa ON	SW/155.7	0.09	<a href="#">49</a>
<a href="#">11</a>	GEN	Patterson Dental Canada Inc	2405St-Laurent blvd Unit "9" Ottawa ON K1G 5B4	SW/155.7	0.09	<a href="#">49</a>
<a href="#">11</a>	PES	REGIONEX EXTERMINATION INC	2405 ST. LAURENT BLVD UNIT B OTTAWA ON K1G5B4	SW/155.7	0.09	<a href="#">49</a>
<a href="#">11</a>	PES	CAPITAL PEST CONTROL	2405 ST-LAURENT BLVD UNIT B OTTAWA ON K1G5B4	SW/155.7	0.09	<a href="#">49</a>
<a href="#">11</a>	PES	AESTHETIC TREE CARE	2405 ST LAURENT BLVD, UNIT B OTTAWA ON K1G5B4	SW/155.7	0.09	<a href="#">49</a>
<a href="#">11</a>	SCT	ABLE APPAREL MFG. CO. LTD.	2405A ST LAURENT BLVD OTTAWA ON K1G 5B4	SW/155.7	0.10	<a href="#">50</a>
<a href="#">11</a>	SCT	BEAVER DECALCOMANIA INC.	2405 D ST LAURENT BLVD OTTAWA ON K1G 5B4	SW/155.7	0.09	<a href="#">50</a>
<a href="#">11</a>	SCT	Brymark Promotion	2405 St Laurent Blvd Unit A Ottawa ON K1G 5B4	SW/155.7	0.09	<a href="#">50</a>
<a href="#">11</a>	SCT	Brymark Promotion Inc.	2405A St Laurent Blvd Unit 101 Ottawa ON K1G 5B4	SW/155.7	0.09	<a href="#">51</a>
<a href="#">11</a>	SCT	Brymark Promotions Inc.	2405A St Laurent Blvd Ottawa ON K1G 5B4	SW/155.7	0.09	<a href="#">51</a>
<a href="#">11</a>	SCT	Ricoh Canada Inc.	2405S St Laurent Blvd Ottawa ON K1G 5B4	SW/155.7	0.09	<a href="#">51</a>
<a href="#">11</a>	SCT	Patterson Dental Canada Inc.	2405F St. Laurent Blvd Ottawa ON K1G 5B4	SW/155.7	0.10	<a href="#">52</a>
<a href="#">11</a>	SCT	Ricoh Canada Inc.	2405S St. Laurent Blvd Ottawa ON K1G 5B4	SW/155.7	0.10	<a href="#">52</a>
<a href="#">11</a>	SCT	Duocom Canada Inc.	2405C St. Laurent Blvd Ottawa ON K1G 5B4	SW/155.7	0.10	<a href="#">52</a>
<a href="#">11</a>	SCT	Brymark Promotions Inc.	2405A St. Laurent Blvd Ottawa ON K1G 5B4	SW/155.7	0.10	<a href="#">53</a>
<a href="#">12</a>	BORE		ON	WNW/156.2	0.72	<a href="#">53</a>
<a href="#">13</a>	EHS		2355 St Laurent Boulevard Ottawa ON	NE/163.2	-0.86	<a href="#">53</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#">14</a>	GEN	Patterson Dental Canada Inc	2405St-Laurent blvd Unit "9" Ottawa ON	WSW/177.7	0.48	<a href="#">54</a>
<a href="#">14</a>	GEN	Allen-Vanguard Corporation	2405 St. Laurent Blvd. Suite - K Ottawa ON K1G 5B4	WSW/177.7	0.48	<a href="#">54</a>
<a href="#">14</a>	SPL	Enbridge Gas Distribution Inc.	2405 St Laurent Blvd, Unit H Ottawa ON	WSW/177.7	0.48	<a href="#">55</a>
<a href="#">15</a>	BORE		ON	WNW/181.4	0.46	<a href="#">55</a>
<a href="#">16</a>	BORE		ON	NW/182.5	0.70	<a href="#">56</a>
<a href="#">17</a>	SCT	BEAVER DECALCOMANIA INC.	2405D ST LAURENT BLVD OTTAWA ON K1G 5B4	W/187.6	1.09	<a href="#">56</a>
<a href="#">18</a>	GEN	ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO PUBLIC HEALTH LABORATORY -	OTTAWA 2380 ST. LAURENT BOULEVARD OTTAWA ON	NW/187.9	0.99	<a href="#">56</a>
<a href="#">18</a>	GEN	ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO	2380 ST. LAURENT BOULEVARD OTTAWA ON	NW/187.9	0.99	<a href="#">57</a>
<a href="#">18</a>	GEN	CBRE LIMITED/ C/O INFRASTRUCTURE ONTARIO	2380 ST. LAURENT BLVD. OTTAWA ON	NW/187.9	0.99	<a href="#">57</a>
<a href="#">18</a>	GEN	ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO PUBLIC HEALTH LABORATORY -	OTTAWA 2380 ST. LAURENT BOULEVARD OTTAWA ON K1G 6C4	NW/187.9	0.99	<a href="#">58</a>
<a href="#">18</a>	SPL	Direct Enegy Business	2380 St. Laurent Blvd Ottawa ON	NW/187.9	0.99	<a href="#">59</a>
<a href="#">18</a>	SPL	Her Majesty the Queen in Right of Ontario as represented	by the Ministry of Health<UNOFFICIAL> 2380 St. Laurent Ottawa ON	NW/187.9	0.99	<a href="#">59</a>
<a href="#">18</a>	SPL	CBRE<UNOFFICIAL>	2380 St. Laurent Blvd Ottawa ON	NW/187.9	0.99	<a href="#">60</a>
<a href="#">18</a>	SPL	Direct Enegy Business	2380 St. Laurent Ottawa ON	NW/187.9	0.99	<a href="#">60</a>
<a href="#">18</a>	SPL	CBRE	2380 St. Laurent Blvd Ottawa ON	NW/187.9	0.99	<a href="#">60</a>
<a href="#">19</a>	BORE		ON	NW/195.1	1.00	<a href="#">61</a>
<a href="#">20</a>	EHS		2335 St. Laurent Blvd Ottawa ON K1G 5G6	ENE/199.3	0.13	<a href="#">61</a>
<a href="#">21</a>	BORE		ON	WNW/215.7	0.82	<a href="#">61</a>
<a href="#">22</a>	EHS		2080 Walkley Road Ottawa ON	W/216.3	0.95	<a href="#">62</a>
<a href="#">23</a>	CA	MED-ENG SYSTEMS INC.	2400 ST. LAURENT BOULEVARD OTTAWA CITY ON K1G 6C4	W/218.8	0.99	<a href="#">62</a>
<a href="#">23</a>	CA	Med-Eng Systems Inc.	2400 St. Laurent Boulevard Ottawa ON K1G 6C4	W/218.8	0.99	<a href="#">62</a>
<a href="#">23</a>	EBR	Med-Eng Systems Inc	2400 St. Laurent Boulevard City of Ottawa ON K1G 6C4	W/218.8	0.99	<a href="#">63</a>
<a href="#">23</a>	EHS		2400 St. Laurent Blvd Ottawa ON K1G 6C4	W/218.8	0.99	<a href="#">63</a>
<a href="#">23</a>	EHS		2400 ST.LAURENT BOULEVARD OTTAWA ON K1G 6C4	W/218.8	0.99	<a href="#">63</a>
<a href="#">23</a>	GEN	MED-ENG SYSTEMS INC.	2400 ST. LAURENT BLVD. OTTAWA ON K1L 6C4	W/218.8	0.99	<a href="#">63</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#">23</a>	GEN	Med-Eng Systems Inc.	2400 St. Laurent Blvd. Ottawa ON K1L 6C4	W/218.8	0.99	<a href="#">64</a>
<a href="#">23</a>	GEN	Allen Vanguard	2400 St Laurent blvd Ottawa ON K1G 6C4	W/218.8	0.99	<a href="#">64</a>
<a href="#">23</a>	GEN	Allen Vanguard	2400 St Laurent blvd Ottawa ON K1G 6C4	W/218.8	0.99	<a href="#">65</a>
<a href="#">23</a>	SCT	IMAPRO CORPORATION	2400 ST LAURENT BLVD OTTAWA ON K1G 6C4	W/218.8	0.99	<a href="#">66</a>
<a href="#">23</a>	SCT	Med-Eng Systems Inc.	2400 St Laurent Blvd Ottawa ON K1G 6C4	W/218.8	0.99	<a href="#">66</a>
<a href="#">23</a>	SCT	Allen-Vanguard Corporation	2400 St Laurent Blvd Ottawa ON K1G 6C4	W/218.8	0.99	<a href="#">66</a>
<a href="#">23</a>	SCT	Allen-Vanguard Corporation	2400 St. Laurent Blvd Ottawa ON K1G 6C4	W/218.8	0.99	<a href="#">67</a>
<a href="#">24</a>	NPRI	DOLLCO PRINTING	2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE/221.8	-0.04	<a href="#">67</a>
<a href="#">24</a>	NPRI	THE DOLLCO CORPORATION	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE/221.8	-0.04	<a href="#">67</a>
<a href="#">24</a>	NPRI	DOLLCO PRINTING	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE/221.8	-0.04	<a href="#">68</a>
<a href="#">24</a>	NPRI	DOLLCO PRINTING	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE/221.8	-0.04	<a href="#">69</a>
<a href="#">24</a>	NPRI	DOLLCO PRINTING	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE/221.8	-0.04	<a href="#">70</a>
<a href="#">24</a>	NPRI	DOLLCO PRINTING	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE/221.8	-0.04	<a href="#">70</a>
<a href="#">24</a>	NPRI	DOLLCO PRINTING	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE/221.8	-0.04	<a href="#">71</a>
<a href="#">24</a>	NPRI	DOLLCO PRINTING	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE/221.8	-0.04	<a href="#">71</a>
<a href="#">24</a>	NPRI	DOLLCO CORP.	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE/221.8	-0.04	<a href="#">71</a>
<a href="#">24</a>	NPRI	DOLLCO CORP.	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE/221.8	-0.04	<a href="#">72</a>
<a href="#">25</a>	BORE		ON	NW/225.3	1.05	<a href="#">72</a>
<a href="#">26</a>	BORE		ON	SE/226.4	0.68	<a href="#">73</a>
<a href="#">27</a>	CA	DOLLCO PRINTING (PAUL BLOND)	PART 1 OF LOT A & LOT 1 CON 5 OTTAWA CITY ON	NNE/227.1	-0.04	<a href="#">73</a>
<a href="#">27</a>	CA	DOLLCO PRINTING	2340 ST. LAURENT BLVD. OTTAWA CITY ON K1G 6E3	NNE/227.1	-0.04	<a href="#">73</a>
<a href="#">27</a>	CA	Dolco Printing	2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">74</a>
<a href="#">27</a>	CA	The Dolco Corporation	2340 St. Laurent Boulevard Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">74</a>
<a href="#">27</a>	CA	The Dolco Corporation	2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">74</a>
<a href="#">27</a>	EBR	398640 Ontario Limited	2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">75</a>
<a href="#">27</a>	EBR	398640 Ontario Limited	2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">75</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#">27</a>	EBR	398640 Ontario Limited	2340 St. Laurent Blvd Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">75</a>
<a href="#">27</a>	EBR	398640 Ontario Limited	2340 St. Laurent Blvd Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">75</a>
<a href="#">27</a>	EHS		2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">76</a>
<a href="#">27</a>	EHS		2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">76</a>
<a href="#">27</a>	EHS		2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">76</a>
<a href="#">27</a>	GEN	DOLLCO PRINTING	2340 ST. LAURENT BLVD. OTTAWA ON K1G 6E3	NNE/227.1	-0.04	<a href="#">76</a>
<a href="#">27</a>	GEN	DOLLCO PRINTING 12-201	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 3M5	NNE/227.1	-0.04	<a href="#">77</a>
<a href="#">27</a>	GEN	DOLLCO PRINTING	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 3M5	NNE/227.1	-0.04	<a href="#">77</a>
<a href="#">27</a>	GEN	The Dollco Corporation	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE/227.1	-0.04	<a href="#">78</a>
<a href="#">27</a>	GEN	Dollco Lowe Martin Group	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE/227.1	-0.04	<a href="#">78</a>
<a href="#">27</a>	GEN	The Dollco Corporation	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE/227.1	-0.04	<a href="#">79</a>
<a href="#">27</a>	GEN	The Dollco Corporation	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE/227.1	-0.04	<a href="#">79</a>
<a href="#">27</a>	GEN	Dollco	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE/227.1	-0.04	<a href="#">80</a>
<a href="#">27</a>	GEN	Dollco	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE/227.1	-0.04	<a href="#">80</a>
<a href="#">27</a>	SCT	Dollco Printing	2340 St Laurent Blvd Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">81</a>
<a href="#">27</a>	SCT	The Dollco Corporation	2340 St. Laurent Blvd Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">81</a>
<a href="#">27</a>	SCT	SUN CHEMICAL LIMITED	2340 St Laurent Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">82</a>
<a href="#">27</a>	SCT	Sun Chemical Limited	2340 St Laurent Blvd Ottawa ON K1G 6E3	NNE/227.1	-0.04	<a href="#">82</a>
<a href="#">27</a>	SPL	Hydro Ottawa Limited	2340 St. Laurent Ottawa ON	NNE/227.1	-0.04	<a href="#">82</a>
<a href="#">28</a>	BORE		ON	SSE/234.5	-0.11	<a href="#">82</a>
<a href="#">29</a>	BORE		ON	NW/235.2	1.40	<a href="#">83</a>
<a href="#">30</a>	GEN	Dollco	2340 ST. LAURENT BOULEVARD OTTAWA ON	NNE/237.2	-0.40	<a href="#">84</a>
<a href="#">30</a>	GEN	Dollco Lowe Martin Group	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE/237.2	-0.40	<a href="#">84</a>
<a href="#">31</a>	FCS	Walkley/Holland POL Storage Area	Ottawa ON	N/243.3	-1.11	<a href="#">85</a>
<a href="#">32</a>	GEN	OCM MANUFACTURING	2183 Thurston Dr. Ottawa ON	SSE/248.0	0.76	<a href="#">91</a>
<a href="#">32</a>	GEN	OCM MANUFACTURING	2183 Thurston Dr. Ottawa ON K1G 6C9	SSE/248.0	0.76	<a href="#">91</a>

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<a href="#">33</a>	GEN	Department of National Defence	MAJOR EJG HOLLAND VC ARMOURY 2100 WALKLEY ROAD OTTAWA ON	NNW/249.1	-1.11	<a href="#">92</a>
<a href="#">33</a>	GEN	Department of National Defence RP Ops	MAJOR EJG HOLLAND VC ARMOURY 2100 WALKLEY ROAD OTTAWA ON K1A 0K5	NNW/249.1	-1.11	<a href="#">93</a>
<a href="#">33</a>	SPL	Public Works and Government Service Canada (PWGSC)	2100 Walkley Rd Ottawa ON K1G 3V3	NNW/249.1	-1.11	<a href="#">94</a>
<a href="#">34</a>	GEN	CGG Canada Services Limited	2191 Thurston Drive Ottawa ON	SE/249.3	2.98	<a href="#">95</a>
<a href="#">34</a>	GEN	CGG Canada Services Limited	2191 Thurston Drive Ottawa ON K1G6C9	SE/249.3	2.98	<a href="#">95</a>

# Executive Summary: Summary By Data Source

## **BORE - Borehole**

A search of the BORE database, dated 1875-Jul 2014 has found that there are 15 BORE site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	ON	NW	99.91	<a href="#"><u>5</u></a>
	ON	WNW	121.06	<a href="#"><u>6</u></a>
	ON	NW	140.72	<a href="#"><u>8</u></a>
	ON	W	153.36	<a href="#"><u>10</u></a>
	ON	WNW	156.16	<a href="#"><u>12</u></a>
	ON	WNW	181.44	<a href="#"><u>15</u></a>
	ON	NW	182.45	<a href="#"><u>16</u></a>
	ON	NW	195.11	<a href="#"><u>19</u></a>
	ON	WNW	215.72	<a href="#"><u>21</u></a>
	ON	NW	225.31	<a href="#"><u>25</u></a>
	ON	SE	226.44	<a href="#"><u>26</u></a>
	ON	NW	235.24	<a href="#"><u>29</u></a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	ON	N	81.55	<a href="#"><u>4</u></a>
	ON	NE	132.04	<a href="#"><u>7</u></a>
	ON	SSE	234.50	<a href="#"><u>28</u></a>

## **CA - Certificates of Approval**

A search of the CA database, dated 1985-Oct 30, 2011\* has found that there are 10 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ABI/Advanced Business Interiors Inc.	2355 St. Laurent Boulevard Ottawa ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
REG. PUBLIC HEALTH LAB. & AMBULANCE SERV	2380 ST. LAURENT BOULEVARD OTTAWA CITY ON K1G 6C4	NW	151.68	<a href="#"><u>9</u></a>
On Call Message Centre	2405 St. Laurent Boulevard Ottawa ON	SW	155.68	<a href="#"><u>11</u></a>
Med-Eng Systems Inc.	2400 St. Laurent Boulevard Ottawa ON K1G 6C4	W	218.77	<a href="#"><u>23</u></a>
MED-ENG SYSTEMS INC.	2400 ST. LAURENT BOULEVARD OTTAWA CITY ON K1G 6C4	W	218.77	<a href="#"><u>23</u></a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Dollco Corporation	2340 St. Laurent Boulevard Ottawa ON K1G 6E3	NNE	227.06	<a href="#"><u>27</u></a>
Dollco Printing	2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE	227.06	<a href="#"><u>27</u></a>
DOLLCO PRINTING	2340 ST. LAURENT BLVD. OTTAWA CITY ON K1G 6E3	NNE	227.06	<a href="#"><u>27</u></a>
DOLLCO PRINTING (PAUL BLOND)	PART 1 OF LOT A & LOT 1 CON 5 OTTAWA CITY ON	NNE	227.06	<a href="#"><u>27</u></a>
The Dollco Corporation	2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE	227.06	<a href="#"><u>27</u></a>

### **EASR - Environmental Activity and Sector Registry**

A search of the EASR database, dated Oct 2011-Mar 2017 has found that there are 1 EASR site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ABI/ADVANCED BUSINESS INTERIORS INC	2355 St.Laurent Ottawa ON	ENE	64.83	<a href="#"><u>1</u></a>

### **EBR - Environmental Registry**

A search of the EBR database, dated 1994-Jun2017 has found that there are 8 EBR site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ABI/Advanced Business Interiors Inc.	2355 St. Laurent Boulevard Ottawa ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
Advanced Business Interiors Inc.	2355 St Laurent Boulevard Ottawa ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
Regional Public Health Lab & Ambulance Services	2380 St. Laurent Boulevard City of Ottawa ON K1G 6C4	NW	151.68	<a href="#"><u>9</u></a>
Med-Eng Systems Inc	2400 St. Laurent Boulevard City of Ottawa ON K1G 6C4	W	218.77	<a href="#"><u>23</u></a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
398640 Ontario Limited	2340 St. Laurent Blvd Ottawa ON K1G 6E3	NNE	227.06	<a href="#">27</a>
398640 Ontario Limited	2340 St. Laurent Blvd Ottawa ON K1G 6E3	NNE	227.06	<a href="#">27</a>
398640 Ontario Limited	2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE	227.06	<a href="#">27</a>
398640 Ontario Limited	2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE	227.06	<a href="#">27</a>

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

A search of the ECA database, dated Oct 2011-Mar 2017 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ABI/Advanced Business Interiors Inc.	2355 St. Laurent Boulevard Ottawa City ON	ENE	64.83	<a href="#">1</a>

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

A search of the EHS database, dated 1999-Aug 2016 has found that there are 10 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2355, St. Laurent Blvd. Ottawa ON	ENE	68.69	<a href="#">2</a>
	2380 St. Laurent Boulevard Ottawa ON K1G 6C4	NW	151.68	<a href="#">9</a>
	2335 St. Laurent Blvd Ottawa ON K1G 5G6	ENE	199.26	<a href="#">20</a>
	2080 Walkley Road Ottawa ON	W	216.28	<a href="#">22</a>
	2400 ST.LAURENT BOULEVARD OTTAWA ON K1G 6C4	W	218.77	<a href="#">23</a>
	2400 St. Laurent Blvd Ottawa ON K1G 6C4	W	218.77	<a href="#">23</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2355 St Laurent Boulevard Ottawa ON	NE	163.18	<a href="#">13</a>
	2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE	227.06	<a href="#">27</a>
	2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE	227.06	<a href="#">27</a>
	2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE	227.06	<a href="#">27</a>



## **FCS - Contaminated Sites on Federal Land**

A search of the FCS database, dated Jun 2000-Mar 2017 has found that there are 1 FCS site(s) within approximately 0.25 kilometers of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Walkley/Holland POL Storage Area	Ottawa ON	N	243.33	<a href="#"><u>31</u></a>

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

A search of the GEN database, dated 1986-Sep 2016 has found that there are 63 GEN site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON	ENE	64.83	<a href="#"><u>1</u></a>
Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE	64.83	<a href="#"><u>1</u></a>
WARNER'S	2355 ST. LAURENT BLVD. OTTAWA ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
WARNACO OF CANADA LIMITED 42-345	2355 ST. LAURENT BLVD. OTTAWA ON K1G 6C3	ENE	81.19	<a href="#"><u>3</u></a>
WARNER'S 42- 345	2355 ST. LAURENT BLVD. OTTAWA ON K1G 6C3	ENE	81.19	<a href="#"><u>3</u></a>
WARNACO OF CANADA LIMITED	2355 ST. LAURENT BOULEVARD OTTAWA ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
WARNACO (OUT OF BUSINESS)	2355 ST. LAURENT BOULEVARD OTTAWA ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
PELETON PHOTONIC SYSTEMS	2355 ST. LAURENT BLVD. OTTAWA ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
Advanced Business Interiors	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
MINISTRY OF HEALTH	AMBULANCE SERVICES 2380 ST. LAURENT BLVD. OTTAWA ON K1G 6C4	NW	151.68	<a href="#"><u>9</u></a>
MINISTRY OF HEALTH 26-551	AMBULANCE SERVICES 2380 ST. LAURENT BLVD. OTTAWA ON K1G 6C4	NW	151.68	<a href="#"><u>9</u></a>
MINISTRY OF HEALTH	AMBULANCE SERVICES 2380 ST. LAURENT BOULEVARD OTTAWA ON K1G 5A4	NW	151.68	<a href="#"><u>9</u></a>

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
MINISTRY OF HEALTH	2380 ST. LAURENT BOULEVARD OTTAWA ON K1G 6C4	NW	151.68	<a href="#"><u>9</u></a>
ONTARIO MINISTRY OF HEALTH AND LONG-TERM CARE	2380 ST. LAURENT BOULEVARD OTTAWA ON K1G 6C4	NW	151.68	<a href="#"><u>9</u></a>
Ontario Realty Corporation	2380 St. Laurent Blvd Ottawa ON K1G 6C4	NW	151.68	<a href="#"><u>9</u></a>
ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO	2380 ST. LAURENT BOULEVARD OTTAWA ON K1G 6C4	NW	151.68	<a href="#"><u>9</u></a>
ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO	2380 ST. LAURENT BOULEVARD OTTAWA ON	NW	151.68	<a href="#"><u>9</u></a>
ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO	2380 ST. LAURENT BOULEVARD OTTAWA ON	NW	151.68	<a href="#"><u>9</u></a>
ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO	2380 ST. LAURENT BOULEVARD OTTAWA ON	NW	151.68	<a href="#"><u>9</u></a>
ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO	2380 ST. LAURENT BOULEVARD OTTAWA ON K1G 6C4	NW	151.68	<a href="#"><u>9</u></a>
PATTERSON DENTAL CANADA INC.	2405 ST-LAURENT BLVD. UNIT F OTTAWA ON K1G 5B4	SW	155.68	<a href="#"><u>11</u></a>
PATTERSON DENTAL CANADA INC.	2405 ST-LAURENT BOULEVARD, UNIT F OTTAWA ON K1G 5B4	SW	155.68	<a href="#"><u>11</u></a>
Patterson Dental Canada Inc	2405St-Laurent blvd Unit "9" Ottawa ON K1G 5B4	SW	155.68	<a href="#"><u>11</u></a>
The Salvation Army	2405 St. Laurent Blvd Ottawa ON K1G 5B4	SW	155.68	<a href="#"><u>11</u></a>
Patterson Dental Canada Inc	2405St-Laurent blvd Unit "9" Ottawa ON	SW	155.68	<a href="#"><u>11</u></a>
Patterson Dental Canada Inc.	2405 St-Laurent Blvd. Unit F Ottawa ON	SW	155.68	<a href="#"><u>11</u></a>
Patterson Dental Canada Inc	2405St-Laurent blvd Unit "9" Ottawa ON	SW	155.68	<a href="#"><u>11</u></a>
Patterson Dental Canada Inc.	2405 St-Laurent Blvd. Unit F Ottawa ON	SW	155.68	<a href="#"><u>11</u></a>
Patterson Dental Canada Inc.	2405 St-Laurent Blvd. Unit F Ottawa ON	SW	155.68	<a href="#"><u>11</u></a>
Patterson Dental Canada Inc	2405St-Laurent blvd Unit "9" Ottawa ON	SW	155.68	<a href="#"><u>11</u></a>
Patterson Dental Canada Inc	2405St-Laurent blvd Unit "9" Ottawa ON K1G 5B4	SW	155.68	<a href="#"><u>11</u></a>
Patterson Dental Canada Inc	2405St-Laurent blvd Unit "9" Ottawa ON	WSW	177.74	<a href="#"><u>14</u></a>
Allen-Vanguard Corporation	2405 St. Laurent Blvd. Suite - K Ottawa ON K1G 5B4	WSW	177.74	<a href="#"><u>14</u></a>
ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO PUBLIC HEALTH	OTTAWA 2380 ST. LAURENT BOULEVARD OTTAWA ON	NW	187.87	<a href="#"><u>18</u></a>

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
LABORATORY -				
ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO	2380 ST. LAURENT BOULEVARD OTTAWA ON	NW	187.87	<a href="#">18</a>
CBRE LIMITED/ C/O INFRASTRUCTURE ONTARIO	2380 ST. LAURENT BLVD. OTTAWA ON	NW	187.87	<a href="#">18</a>
ONTARIO AGENCY FOR HEALTH PROTECTION AND PROTECTIO PUBLIC HEALTH LABORATORY -	OTTAWA 2380 ST. LAURENT BOULEVARD OTTAWA ON K1G 6C4	NW	187.87	<a href="#">18</a>
MED-ENG SYSTEMS INC.	2400 ST. LAURENT BLVD. OTTAWA ON K1L 6C4	W	218.77	<a href="#">23</a>
Med-Eng Systems Inc.	2400 St. Laurent Blvd. Ottawa ON K1L 6C4	W	218.77	<a href="#">23</a>
Allen Vanguard	2400 St Laurent blvd Ottawa ON K1G 6C4	W	218.77	<a href="#">23</a>
Allen Vanguard	2400 St Laurent blvd Ottawa ON K1G 6C4	W	218.77	<a href="#">23</a>
OCM MANUFACTURING	2183 Thurston Dr. Ottawa ON	SSE	247.99	<a href="#">32</a>
OCM MANUFACTURING	2183 Thurston Dr. Ottawa ON K1G 6C9	SSE	247.99	<a href="#">32</a>
CGG Canada Services Limited	2191 Thurston Drive Ottawa ON K1G6C9	SE	249.26	<a href="#">34</a>
CGG Canada Services Limited	2191 Thurston Drive Ottawa ON	SE	249.26	<a href="#">34</a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
DOLLCO PRINTING	2340 ST. LAURENT BLVD. OTTAWA ON K1G 6E3	NNE	227.06	<a href="#">27</a>
DOLLCO PRINTING 12-201	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 3M5	NNE	227.06	<a href="#">27</a>
DOLLCO PRINTING	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 3M5	NNE	227.06	<a href="#">27</a>
The Dollco Corporation	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE	227.06	<a href="#">27</a>
Dollco Lowe Martin Group	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE	227.06	<a href="#">27</a>
The Dollco Corporation	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE	227.06	<a href="#">27</a>
The Dollco Corporation	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE	227.06	<a href="#">27</a>
Dollco	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE	227.06	<a href="#">27</a>
Dollco	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE	227.06	<a href="#">27</a>

Dollco	2340 ST. LAURENT BOULEVARD OTTAWA ON	NNE	237.16	<a href="#">30</a>
Dollco Lowe Martin Group	2340 ST. LAURENT BOULEVARD OTTAWA ON K1G 6E3	NNE	237.16	<a href="#">30</a>
Department of National Defence	MAJOR EJG HOLLAND VC ARMOURY 2100 WALKLEY ROAD OTTAWA ON	NNW	249.14	<a href="#">33</a>
Department of National Defence RP Ops	MAJOR EJG HOLLAND VC ARMOURY 2100 WALKLEY ROAD OTTAWA ON K1A 0K5	NNW	249.14	<a href="#">33</a>

### **NPCB - National PCB Inventory**

A search of the NPCB database, dated 1988-2008\* has found that there are 1 NPCB site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
WARNER'S	2355 ST. LAURENT BLVD. OTTAWA ON K1G 4L2	ENE	81.19	<a href="#">3</a>

### **NPRI - National Pollutant Release Inventory**

A search of the NPRI database, dated 1993-2014 has found that there are 10 NPRI site(s) within approximately 0.25 kilometers of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
THE DOLLCO CORPORATION	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE	221.82	<a href="#">24</a>
DOLLCO PRINTING	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE	221.82	<a href="#">24</a>
DOLLCO PRINTING	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE	221.82	<a href="#">24</a>
DOLLCO CORP.	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE	221.82	<a href="#">24</a>
DOLLCO PRINTING	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE	221.82	<a href="#">24</a>
DOLLCO PRINTING	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE	221.82	<a href="#">24</a>
DOLLCO PRINTING	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE	221.82	<a href="#">24</a>
DOLLCO CORP.	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE	221.82	<a href="#">24</a>
DOLLCO PRINTING	2340 St. Laurent Blvd. Ottawa ON K1G 6E3	NNE	221.82	<a href="#">24</a>
DOLLCO PRINTING	2340 St. Laurent Boulevard Ottawa ON K1G6E3	NNE	221.82	<a href="#">24</a>

### **OPCB - Inventory of PCB Storage Sites**

A search of the OPCB database, dated 1987-Oct 2004; 2012-Dec 2013 has found that there are 1 OPCB site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
WARNER'S	2355 ST. LAURENT BLVD. OTTAWA ON K1G 4L2	ENE	81.19	<a href="#">3</a>

### **PES - Pesticide Register**

A search of the PES database, dated 1988-Oct 2016 has found that there are 3 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
REGIONEX EXTERMINATION INC	2405 ST. LAURENT BLVD UNIT B OTTAWA ON K1G5B4	SW	155.68	<a href="#">11</a>
AESTHETIC TREE CARE	2405 ST LAURENT BLVD, UNIT B OTTAWA ON K1G5B4	SW	155.68	<a href="#">11</a>
CAPITAL PEST CONTROL	2405 ST-LAURENT BLVD UNIT B OTTAWA ON K1G5B4	SW	155.68	<a href="#">11</a>

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

A search of the SCT database, dated 1992-Mar 2011\* has found that there are 21 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
WARNACO OF CANADA COMPANY	2355 St Laurent Blvd Ottawa ON K1G 4L2	ENE	81.19	<a href="#">3</a>
WARNER'S DIV. OF WARNACO	2355 ST LAURENT BLVD OTTAWA ON K1G 4L2	ENE	81.19	<a href="#">3</a>
Brymark Promotions Inc.	2405A St Laurent Blvd Ottawa ON K1G 5B4	SW	155.68	<a href="#">11</a>
Brymark Promotion	2405 St Laurent Blvd Unit A Ottawa ON K1G 5B4	SW	155.68	<a href="#">11</a>
Brymark Promotion Inc.	2405A St Laurent Blvd Unit 101 Ottawa ON K1G 5B4	SW	155.68	<a href="#">11</a>
Ricoh Canada Inc.	2405S St Laurent Blvd Ottawa ON K1G 5B4	SW	155.68	<a href="#">11</a>
Patterson Dental Canada Inc.	2405F St. Laurent Blvd Ottawa ON K1G 5B4	SW	155.68	<a href="#">11</a>
Ricoh Canada Inc.	2405S St. Laurent Blvd Ottawa ON K1G 5B4	SW	155.68	<a href="#">11</a>
Duocom Canada Inc.	2405C St. Laurent Blvd Ottawa ON K1G 5B4	SW	155.68	<a href="#">11</a>
Brymark Promotions Inc.	2405A St. Laurent Blvd Ottawa ON K1G 5B4	SW	155.68	<a href="#">11</a>
ABLE APPAREL MFG. CO. LTD.	2405A ST LAURENT BLVD OTTAWA ON K1G 5B4	SW	155.68	<a href="#">11</a>
BEAVER DECALCOMANIA INC.	2405 D ST LAURENT BLVD OTTAWA ON K1G 5B4	SW	155.68	<a href="#">11</a>
BEAVER DECALCOMANIA INC.	2405D ST LAURENT BLVD OTTAWA ON K1G 5B4	W	187.56	<a href="#">17</a>

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Allen-Vanguard Corporation	2400 St. Laurent Blvd Ottawa ON K1G 6C4	W	218.77	<a href="#"><u>23</u></a>
Allen-Vanguard Corporation	2400 St Laurent Blvd Ottawa ON K1G 6C4	W	218.77	<a href="#"><u>23</u></a>
Med-Eng Systems Inc.	2400 St Laurent Blvd Ottawa ON K1G 6C4	W	218.77	<a href="#"><u>23</u></a>
IMAPRO CORPORATION	2400 ST LAURENT BLVD OTTAWA ON K1G 6C4	W	218.77	<a href="#"><u>23</u></a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
SUN CHEMICAL LIMITED	2340 St Laurent Ottawa ON K1G 6E3	NNE	227.06	<a href="#"><u>27</u></a>
The Dollco Corporation	2340 St. Laurent Blvd Ottawa ON K1G 6E3	NNE	227.06	<a href="#"><u>27</u></a>
Dollco Printing	2340 St Laurent Blvd Ottawa ON K1G 6E3	NNE	227.06	<a href="#"><u>27</u></a>
Sun Chemical Limited	2340 St Laurent Blvd Ottawa ON K1G 6E3	NNE	227.06	<a href="#"><u>27</u></a>

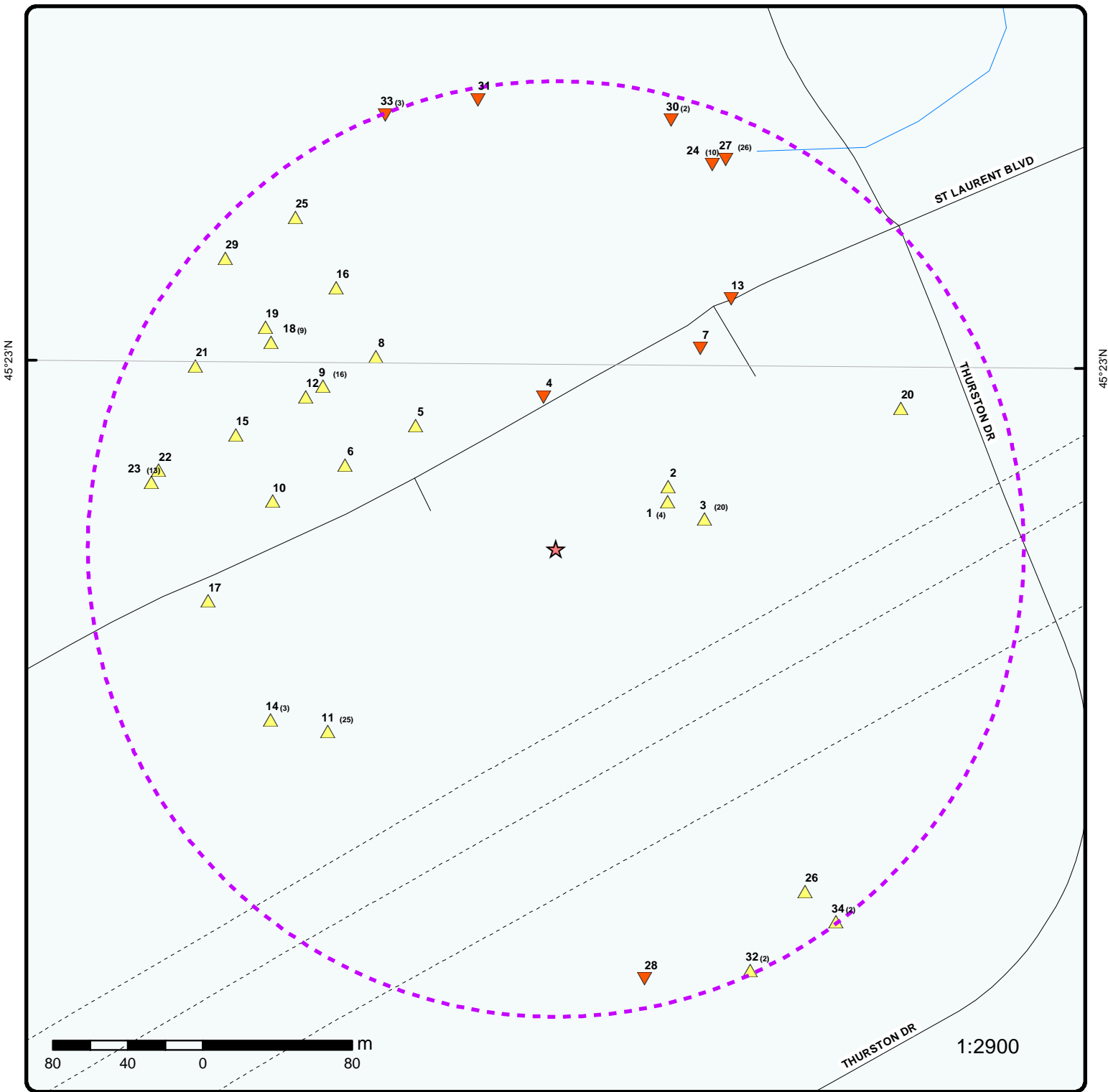
## **SPL - Ontario Spills**

A search of the SPL database, dated 1988-Feb 2017 has found that there are 11 SPL site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Enbridge Gas Distribution	2355 St. Laurent Blvd Ottawa ON K1G 4L2	ENE	81.19	<a href="#"><u>3</u></a>
Direct Energy<UNOFFICIAL>	2380 St. Laurent Ottawa ON	NW	151.68	<a href="#"><u>9</u></a>
City of Ottawa	2380 St. Laurent Blvd Ottawa ON	NW	151.68	<a href="#"><u>9</u></a>
Enbridge Gas Distribution Inc.	2405 St Laurent Blvd, Unit H Ottawa ON	WSW	177.74	<a href="#"><u>14</u></a>
CBRE	2380 St. Laurent Blvd Ottawa ON	NW	187.87	<a href="#"><u>18</u></a>
Direct Energy Business	2380 St. Laurent Ottawa ON	NW	187.87	<a href="#"><u>18</u></a>
CBRE<UNOFFICIAL>	2380 St. Laurent Blvd Ottawa ON	NW	187.87	<a href="#"><u>18</u></a>
Her Majesty the Queen in Right of Ontario as represented	by the Ministry of Health<UNOFFICIAL> 2380 St. Laurent Ottawa ON	NW	187.87	<a href="#"><u>18</u></a>
Direct Energy Business	2380 St. Laurent Blvd Ottawa ON	NW	187.87	<a href="#"><u>18</u></a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
-------------------------------	-----------------------	-------------------------	----------------------------	-----------------------

Hydro Ottawa Limited	2340 St. Laurent Ottawa ON	NNE	227.06	<a href="#">27</a>
Public Works and Government Service Canada (PWGSC)	2100 Walkley Rd Ottawa ON K1G 3V3	NNW	249.14	<a href="#">33</a>



### Map : 0.25 Kilometer Radius

Order No: 20170711120

Address: 2375 St Laurent Blvd, Ottawa, ON, K1G6C3



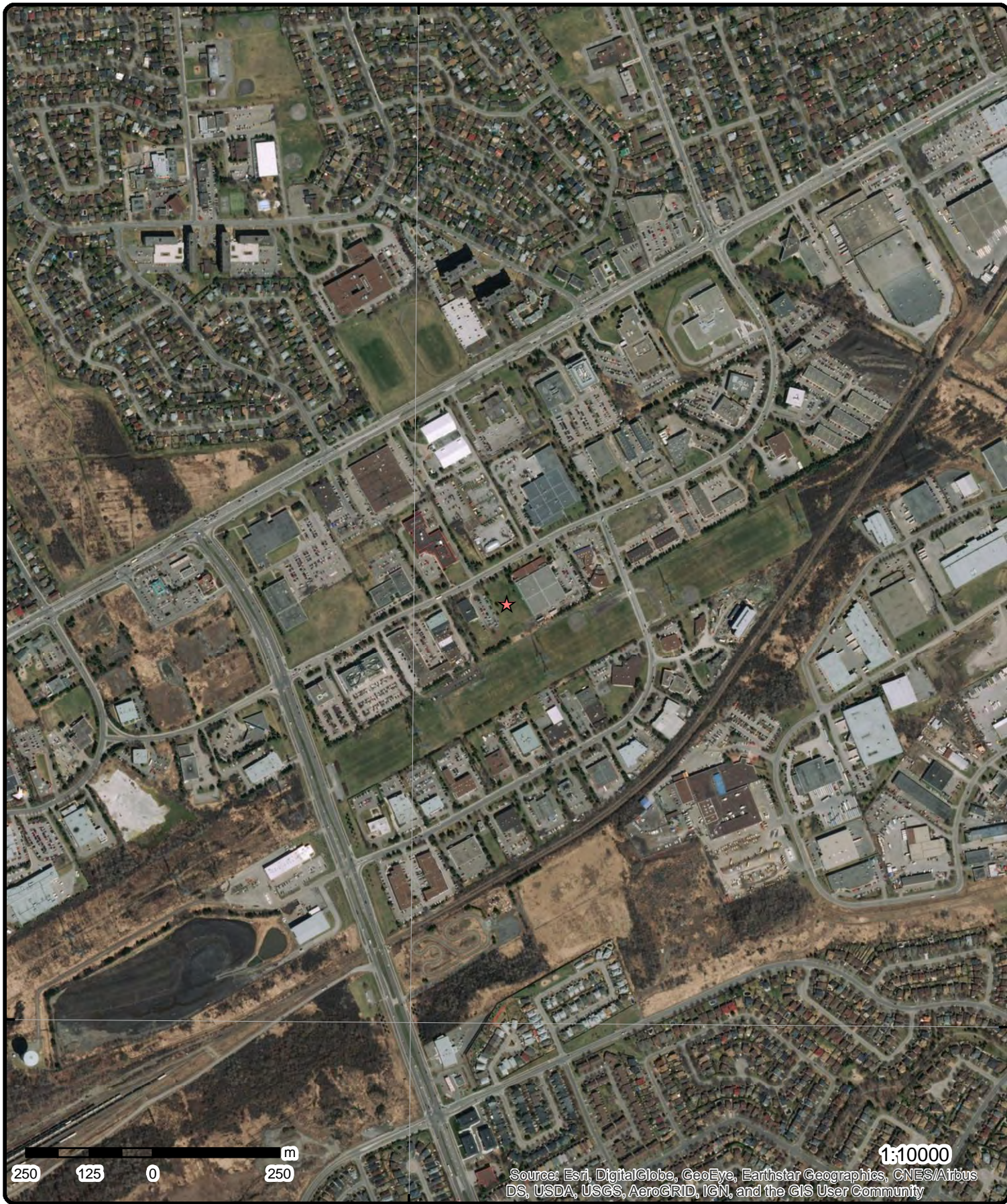
Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
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°37'30"W

45°22'30"N

45°22'30"N



# Aerial

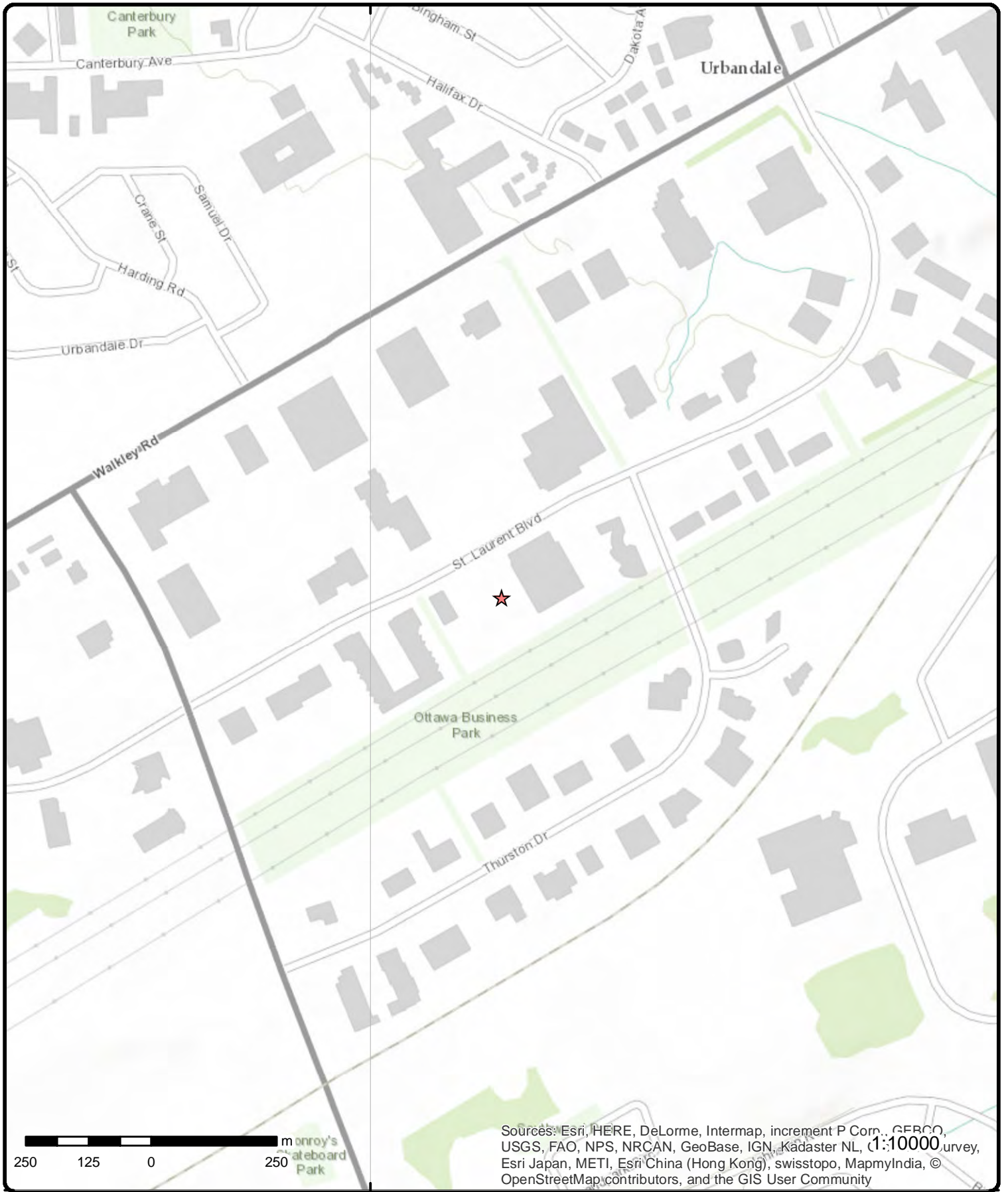
Address: 2375 St Laurent Blvd, Ottawa, ON, K1G6C3

Source: ESRI World Imagery

Order No: 20170711120



© ERIS Information Limited Partnership



# Topographic Map

**Address: 2375 St Laurent Blvd, Ottawa, ON, K1G6C3**

Source: ESRI World Topographic Map

Order No: 20170711120



© ERIS Information Limited Partnership

## Treasury Board of Canada Secretariat

Home > [FCSI](#) > Site 33263001

### Site 33263001 - Walkley/Holland POL Storage Area

<b>Status</b>	Confirmatory sampling completed. No further action required.
<b>Site Status</b>	Closed
<b>Classification</b>	Not a Priority for Action

#### Site Details

<b>Reporting Organization</b>	<a href="#">National Defence</a>
<b>Reason for Involvement</b>	Federal Real Property
<b>Property Type</b>	Federal ( <a href="#">DFRP</a> Property Number <a href="#">33263</a> )

#### Site Location



<b>Latitude, Longitude</b>	45.3846, -75.6232
<b>Municipality</b>	Ottawa, ON
<b>Federal Electoral District</b>	Ottawa South

#### Site Management Strategy

- Care and Maintenance

#### Contaminant Details

##### Contamination Estimate

<b>Cubic Meters</b>	24
---------------------	----

The following contaminated media was identified on the site:

Contaminant Type	Medium Type
PHCs (petroleum hydrocarbons)	Soil

#### Population

This table contains the population estimates at distances around the site.

Radius	Population
1 km	5,018
5 km	125,434
10 km	418,387
25 km	1,137,091
50 km	1,365,740

#### Financial/Annual Information

2013-2014 | 2012-2013 | 2011-2012 | 2010-2011 | 2009-2010 | 2008-2009 | 2007-2008 | 2006-2007 | 2005-2006

##### 2013-2014

<b>Reporting Organization</b>	National Defence
<b>Internal Identifier</b>	0308-C001
<b>Highest Step Completed</b>	<b>09</b> Confirmatory Sampling and Final Reporting
<b>Total Assessment Expenditure</b>	\$0.00
<b>Total Remediation Expenditure</b>	\$0.00
<b>Total Care Maintenance Expenditure</b>	\$0.00
<b>Total Monitoring Expenditure</b>	\$0.00
<b>FCSAP Assessment Expenditure</b>	\$0.00
<b>FCSAP Remediation Expenditure</b>	\$0.00

<b>FCSAP Care Maintenance Expenditure</b>	\$0.00
<b>FCSAP Monitoring Expenditure</b>	\$0.00
<b>Actual Cubic Meters Remediated</b>	0 m <sup>3</sup>
<b>Actual Hectares Remediated</b>	0 ha
<b>Actual Tons Remediated</b>	0 t
<b>Closed</b>	Yes

Version: 10.6

**Master Well Owner's and Land Owner's Information**

First Name: **O.C.M. MANUFACTURING INC.** Last Name: \_\_\_\_\_ E-mail Address: \_\_\_\_\_  
 Mailing Address (Street Number/Name, RR): **2183 THURSTON DRIVE OTTAWA** Municipality: \_\_\_\_\_ Province: **ON** Postal Code: **K1G6C9** Telephone No. (inc. area code): **6137365665**

**Location and Construction of the Master Well in the Cluster**

Address of Well Location (Street Number/Name, RR): **2183 THURSTON DRIVE** Township: \_\_\_\_\_ Lot: \_\_\_\_\_ Concession: \_\_\_\_\_  
 County/District/Municipality: \_\_\_\_\_ City/Town/Village: **OTTAWA** Province: **Ontario** Postal Code: \_\_\_\_\_

UTM Coordinates: NAD 83 Zone: **18** Easting: **451394** Northing: **5025863** GPS Unit Make: **GARMIN** Model: **ETREX** Mode of Operation:  Undifferentiated  Averaged  Differentiated, specify \_\_\_\_\_

**Overburden and Bedrock Materials (see instructions on the back of this form)**

General Colour	Most Common Material	Other Materials	General Description	Depth (Metres)	
				From	To
BRN	FILL	SAND	LOOSE	0	0.61
BRN	CLAY	SILT	SOFT	0.61	3.1
GRY	CLAY	SILT	WET	3.1	7.32

**Hole Details**

Depth (Metres)	Diameter (Centimetres)	
	From	To
0	7.32	10.92

**Water Use**

Public  Industrial  Not used  Other, specify \_\_\_\_\_  
 Domestic  Commercial  Dewatering  
 Livestock  Municipal  Monitoring  
 Irrigation  Test Hole  Cooling & Air Conditioning

**Method of Construction**

Cable Tool  Air Percussion  Digging  
 Rotary (Conventional)  Diamond  Boring  
 Rotary (Reverse)  Jetting  Other, specify \_\_\_\_\_  
 Rotary (Air)  Driving **DIRECT PUSH**

**Status of Well**

Test Hole  Abandoned, Insufficient Supply  
 Replacement Well  Abandoned, Poor Water Quality  
 Dewatering Well  Other, specify \_\_\_\_\_  
 Alteration (Construction)  Abandoned, other, specify \_\_\_\_\_

**No Casing and Screen Used**  Yes  No

**Static Water Level Test** \_\_\_\_\_ Metres

**Construction Details**

Inside Diameter (Centimetres)	Material (steel, plastic, fibreglass, concrete, galvanized)	Wall Thickness	Depth (Metres)	
			From	To
5.20	PLASTIC RISER	.390	0	4.27
5.20	PLASTIC SCREEN	.390	4.27	7.32

**Screen**

Galvanized  Steel  Fibreglass  Concrete  Plastic  
 Outside Diameter (Centimetres): **6.03** Slot No.: **10**

**Water Details**

Water found at Depth \_\_\_\_\_ Metres  Gas  Fresh  Salty  Sulphur  Minerals  
 Water found at Depth \_\_\_\_\_ Metres  Gas  Fresh  Salty  Sulphur  Minerals  
 Water found at Depth \_\_\_\_\_ Metres  Gas  Fresh  Salty  Sulphur  Minerals

**Annular Space/Abandonment Sealing Record**

Depth Set at (Metres)	Type of Sealant Used (Material and Type)	Volume Used (Cubic Metres)
0 - 0.3	CONCRETE	
0.3 - 7.96	BENTONITE	
7.96 - 7.32	SAND	

Disinfected  Yes  No If no, provide reason: \_\_\_\_\_ Date Master Well Completed (yyyy/mm/dd): **09/02/09**

**Cluster Information (Please also fill out the additional Cluster Well Information for Well Construction for each parcel of land and cluster.)**

Total Wells in Cluster: **3** Please indicate Number of Cluster Well Information Log Sheets Submitted: **1**  
 Total Wells on this Property: **3**

**Location of Well Cluster**

Detailed Map must be provided as an attachment no larger than legal size (8.5" x 14"). Sketches are not allowed.  
 Check box to confirm detailed map is provided as per Section 11.1 (3)

**Consent to release additional information concerning the cluster to the Director upon request**

Signature of Technician/Contractor: \_\_\_\_\_ Date (yyyy/mm/dd): \_\_\_\_\_

**Well Contractor and Well Technician Information**

Business Name of Well Contractor: **Strata Soil Sampling Inc.** Well Contractor's Licence No.: **7241**  
 Business Address (Street No./Name, number, RR): **147-2 West Beaver Creek Road Richmond Hill** Municipality: \_\_\_\_\_  
 Province: **Ontario** Postal Code: **L4B 1C6** Business E-mail Address: **wrecords@stratasoil.com**  
 Bus. Telephone No. (inc. area code): **905-764-9304** Name of Well Technician (Last Name, First Name): **Michelle Brown**  
 Well Technician's Licence No.: **72977** Signature of Technician: \_\_\_\_\_ Date Submitted (yyyy/mm/dd): **2009/02/09**

Well Contractor No.: **M 04395**  
 Date Received (yyyy/mm/dd): **FEB 23 2009** Date of Inspection (yyyy/mm/dd): \_\_\_\_\_  
 Remarks: \_\_\_\_\_

We **A 075470** (Well Tag No.)  
A 075470

6146 Page 2 of 3

Consent  
Pro  
Sign  
Cor  
up  
Signature of Technician/Contractor  
Date (yyyy/mm/dd)

**Property Owner's Information**  
 First Name: OCM  
 Last Name: Manufacturing Inc  
 Mailing Address (Street No./Name, RR): 2183 Thurston Dr.  
 Municipality: Ottawa  
 Province: ON  
 Postal Code: K1G6C9  
 Telephone No. (inc. area code): 613 736 5665

**Cluster Well Information**  
 Address of Well Location (Street Number/Name, RR): 2183 Thurston Dr.  
 City/Town/Village: Ottawa  
 Province: Ontario  
 Postal Code: K1G6C9  
 GPS Unit Make: Garmin  
 Model: Etrex  
 Unit Mode of Operation:  Undifferentiated  Averaged

Well # on Sketch	Zone	UTM Coordinates		Full Depth of Hole (metres)	Hole Diameter (cm)	Method of Construction	Casing Material	Casing Length (metres)	Screen Interval (metres)		Annular Space Sealant Used	Static Water Level (metres)	Abandonment Sealant Used	Comments	Date of Completion (yyyy/mm/dd)
		Easting	Northing						From	To					
2	18	451383	5025385	7.32	10.92	Direct Push	PVC	4.27	4.27	7.32	Benseal				2009/02/05
3	18	451370	5025401	7.32	10.92	Direct Push	PVC	4.27	4.27	7.32	Benseal				2009/02/05

**Well Contractor and Well Technician Information**  
 Business Name of Well Contractor: Strata Soil Sampling Inc.  
 Business Address (Street Number/Name, RR): 147-2 West Beaver Creek Road  
 Municipality: Richmond Hill  
 Province: Ontario  
 Postal Code: L4B 1C6  
 Business Telephone No. (inc. area code): 905-764-9304  
 Well Contractor's Licence No.: 7241  
 Business E-mail Address: wrecords@stratasoil.com  
 Name of Well Technician (First Name, Last Name): Mike Brown  
 Well Technician's Licence No.: 72977  
 Date Submitted (yyyy/mm/dd): 2009/02/09  
 Signature of Technician: [Signature]

Date 1st Well in Cluster Constructed (yyyy/mm/dd): 2009/02/05  
 Date Last Well in Cluster Constructed (yyyy/mm/dd): 2009/02/05  
**Ministry Use Only**  
 Date Received (yyyy/mm/dd): FEB 23 2009  
 Date Inspected (yyyy/mm/dd):  
 Audit No.: c05044  
 Remarks: MOCBAS



2465070 Ontario Ltd.  
July 27, 2017

**Phase I Environmental Site Assessment**  
2375 St. Laurent Boulevard  
Ottawa, Ontario  
170549

---

## **ATTACHMENT F**

### **SITE PHOTOGRAPHS**



South facing view from site.



West facing view of gravel/asphalt pad in south portion of site.





Transformer adjacent to northeast corner of site (located at 2355 St Laurent Boulevard) with possible PCB containing equipment.



Exterior storage at rear of 2355 St. Laurent (ABI).  
Trailers possibly partially or formerly located on subject property.



North facing view of adjacent exterior storage at National Defence property (2100 Walkley Road)



Northwest facing view from site of adjacent property at 2385 St Laurent Boulevard (Promaxis)