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Phase I Environmental Site Assessment

Parking Lot and Vacant Land
716 and 770 Brookfield Road
Ottawa, Ontario

Prepared For

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EXECUTIVE SUMMARY

Assessment

For the purposes of this report, and based on a title search, the site is considered to have been first developed with residential or farmstead buildings as early as 1871. The property was initially used for residential or agricultural purposes until the late 1960's and early 1970's when the last residential dwelling was demolished from the property, and a multi storey office building was constructed. That same building was demolished in 2004.

The historical research identified several potentially contaminating activities in the Phase I study area, one of which was considered to be an area of potential environmental concern (APEC). This APEC was identified in the search for well records, where an underground fuel storage tank was reported in the southeast corner of the property. The remaining potentially contaminating activities included retail fuel outlets and a garage on adjacent properties to the west but were not considered to pose a concern to the subject site based on their locations downgradient (with respect to groundwater flow) as well as information collected by Paterson during Phase II-ESAs on these properties, or properties between the garages/retail fuel outlets and the subject site. Fill material of unknown quality was identified as an APEC on the property after a review of a geotechnical investigation conducted on the site in 2004.

Following the historical review, a site visit was conducted. The property was vacant at the time of the site visit. The western portion is utilised as a paved parking lot, while the eastern side is primarily vacant grassed land. Rubble material was observed in certain areas of the east side. Six (6) existing ground water monitoring wells were observed in the southeast corner of the lot. Adjacent properties to the south were residential dwellings, to the east was Brookfield High School, to the north was the Canada Post campus and to the east was a restaurant. No new APECs or PCAs were identified during the site visit.

Recommendations

Based on the results of this Phase I Environmental Site Assessment, **in our opinion, additional environmental investigation in the form of a Phase II-Environmental Site Assessment will be required for the property.**

1.0 INTRODUCTION

At the request of Dickinson Wright LLP, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the commercial parking lot and vacant property located at 770 Brookfield Road, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr. Robert Farmer of Dickinson Wright LLP. Dickinson Wright LLP's offices are located at 199 Bay Street, Suite 2200, Commerce Court West, Toronto Ontario. Mr. Farmer can be reached by telephone at (416) 777-2404.

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

This Phase I-ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act), and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

2.0 PHASE I PROPERTY INFORMATION

Addresses: The municipal address for the site is 716 and 770 Brookfield Road, Ottawa, Ontario.

Legal Description: Part of Blocks B and C and Hobson Road, of Plan 787, Parts 1 and 2 of RP 4R8677, in the City of Ottawa.

Property Identification
Numbers: 04071-0001, 04071-0110, 04071-0113.

Location: The site is situated on the south side of Brookfield Road, at the intersection of Brookfield and Hobson Road, in the City of Ottawa, Ontario. The subject site is shown on Figure 1 - Key Plan following the body of this report.

Latitude and Longitude: 45° 22' 22" N, 75° 41' 13" W.

Site Description:

Configuration: Rectangular.

Site Area: 1.98 ha (approximate).

Zoning: GM1[155] F(1.5) S147,148.

Current Use: The west side of the subject property is currently occupied by a Vinci paid parking lot, while the east side is currently vacant.

Services: The subject site is located in a municipally serviced area.

3.0 SCOPE OF INVESTIGATION

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

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

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

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

First Developed Use Determination

According to the title search, the property was transferred from the Crown to private individuals in 1871 and 1874 (depending on the parcel). Since dwellings were observed on a 1938 aerial photograph, the first developed use is considered to be sometime between 1871 and 1938. For the purposes of this report, the first developed use is considered to be 1938 as a residential/agricultural property.

Fire Insurance Plans

Fire Insurance Plans (FIPs) were not available for the area of the subject site and study area.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1940 to 2010 as part of the Phase I ESA.

Table 1: City Directories – Subject Site Listings		
Site Occupant	Years Listed	Potential Environmental Concern (Y / N)
770 Brookfield Road		
Not Listed	1962	N
Systems Dimensions Ltd.	1972	N
Data Crown Inc.	1980	N
Canada Post	1990	N
716 Brookfield Road		
Residential	1960s - 1972	N

Based on the directories, Brookfield Road was first listed in the mid 1950's. The property at 716 Brookfield Road was listed as residential until approximately 1972, after which it was no longer listed in the directories.

The property at 770 Brookfield Road was first listed in the early 1970’s as Systems Dimension Ltd, followed by Data Crown Inc. in the 1980’s and Canada Post in the 1990’s.

Address	Listed Activity (years listed)	Distance / Orientation from site	Potential Environmental Concern (Y / N)
2801 Riverside Drive	Retail fuel outlet (1961 to 2000)	60 m W	N
2805 Riverside Drive	Retail fuel outlet (1961 to 2000) Automotive service garage (present)	60 m W	N

Two (2) potentially contaminating activities (PCAs) were identified within the Phase I Study Area in the review of the city directories. However based on the distances of these activities, their locations downgradient from the subject property, and previous works Paterson has conducted in the area, these potentially contaminating activities are not considered to be areas of potential environmental concern. Locations of the PCAs are illustrated in Drawing PE3323-2 Surrounding Land Use Plan.

Chain of Title

Paterson verified the current land title for the subject site with Read Abstracts Limited of Ottawa, Ontario. The first identified registered owner of the subject site was a Mr. Patrick McGrath in 1871. The property changed hands multiple times between private land owners until 1958, when the property was registered under Revelstoke Realty Limited. The Shell Oil Company were owners the property for a short time from 1958 to 1959, whose ownership of the property may have been related to the retail fuel outlet at 2801 Riverside Drive. Owners after 1959 consisted of private individuals, Eiffel Construction Limited and the Corporation of the City of Ottawa. In 1968, the property was acquired by Systems Dimensions Limited. Systems Dimensions Limited also acquired several other portions of land (comprising the subject property) in 1968, and 1973. In 1983, the property was acquired by SDL/Datacrown (formerly known as Systems Dimensions Limited), followed by Canada Post Corporation later in 1983. The property was leased to JDS Uniphase in 2000. Finally, the property was transferred from Canada Post Corporation to 770 Brookfield Properties Limited on July 11, 2000.

Previous Engineering Reports

- “Phase I – Environmental Site Assessment, Parking Lot, 770 Brookfield Road, Ottawa, Ontario”, Prepared by Paterson Group, February 2004

In 2004, Paterson conducted a Phase I-ESA on the west portion of 770 Brookfield Road. At that time, that property was occupied by a parking lot. The eastern side of 770 Brookfield Road was occupied by an office building (now demolished).

Historical research conducted as part of the Phase I-ESA revealed that a retail fuel outlet and garage was formerly located at the southeast corner of the intersection of Riverside Drive and Brookfield Road, 2801 Riverside Drive. The fuel outlet and garage had been in operation since the late 1950's to early 1960's (and was still in operation at the time of the preparing the Phase I-ESA). A second retail fuel outlet and garage was located immediately south of the first, at 2805 Riverside Drive. This fuel outlet operated from the 1950's-1960's until the 1990's.

Based on previous projects Paterson has conducted on these properties, the former retail fuel outlets were not considered to pose an environmental concern to the subject property.

- “Geotechnical Investigation, 770 Brookfield Road, Ottawa, Ontario”
Prepared by Paterson Group, dated March 2004.

Five boreholes were placed on the western portion of 770 Brookfield Road and 716 Brookfield Road for the purpose of the geotechnical investigation. Silty sand followed by silty clay was identified in each of the boreholes. Bedrock was inferred to be located between 11 and 14.5 m depth below grade. Groundwater levels were found to be between 2.60 and 3.45 m below grade. Based on these elevations, groundwater flow is expected to head in a westerly direction, towards the Rideau River.

Survey Plan

A survey plan, prepared by Annis, O'Sullivan, Vollebekk Ltd., was reviewed as part of this assessment. The plan shows property lines of the subject site and adjacent properties. The plan is dated May 18, 2004 and shows the former building on the subject property. A copy of the Survey Plan is included in Appendix 1.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on June 17, 2014. The subject site and adjacent properties were not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

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

Ontario Ministry of Environment (MOE) Instruments

A request was submitted to the MOE Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOE issued instruments for the site. A certificate of approval was granted to the Canada Post Corporation in 1988 for discharge to the air from an on-site diesel generator.

MOE Coal Gasification Plant Inventory

The Ontario Ministry of Environment document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified within the Phase I study area.

MOE Incident Reports

A request was submitted to the MOE Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOE for the site or adjacent properties. No incident reports were available for the subject site.

MOE Waste Management Records

A request was submitted to the MOE Freedom of Information office for information with respect to waste management records. In 1990, a letter sent by the MOE and addressed to the Canada Post Corporation at 770 Brookfield Road was sent to grant a Waste Registration number to the building at the subject property. The waste was classified as miscellaneous photoprocessing chemical wastes. In 2001, a letter was sent to JDS Uniphase from the MOE regarding a waste generator number for the property at 770 Brookfield Road. The MOE identified two waste streams for the property, which included inorganic laboratory chemicals and organic laboratory chemicals. A Hazardous Waste Identification Network (HWIN) document indicated that the previously identified wastes are disposed of off-site.

MOE Submissions

A request was submitted to the MOE Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOE.

A request was submitted to the MOE by the Canada Post Corporation to install a new diesel generator at 770 Brookfield Road. The MOE granted a certificate of approval for the installation of said diesel generator.

MOE Brownfields Environmental Site Registry

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

MOE Waste Disposal Site Inventory

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

Areas of Natural Significance

A request to search for areas of natural significance and features, within 500 m of the subject site, was sent via email to the Ontario Ministry of Natural Resources (MNR) on June 17, 2014. A response letter from the MNR, dated June 23, 2014, identified one area of natural significance, however its location is well outside of the study area (Hogs Back Falls).

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on June 18, 2014 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The TSSA had no records of spills, storage tanks, incidents or infractions for the subject site. Two (2) nearby properties were identified in the TSSA search. The first was 2801 Riverside Drive, which was reported to have a record of three (3) expired underground tanks, and the second was 2805 Riverside Drive, which had a record of an expired full-service gas station. A copy of the TSSA correspondence is included in Appendix 2.

City of Ottawa Landfill Document

The document entitled "Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa", was reviewed. No former waste disposal sites were identified in the Phase I Study area.

City of Ottawa Historical Land Use Inventory

A requisition form was sent to the City of Ottawa to request information from the City's Historical Land Use Inventory (HLUI 2005) database for the subject property.

The response, dated July 22, 2014, indicated that two (2) activities were identified on the subject property. Both activities were associated with the use of the property by JDS Uniphase Corporation between 2000 and 2003. The description of the property type for these activities was listed as "electric lighting industries" and "communication and other electronic equipment industries". These activities are not considered to be Areas of Potential Environmental Concern.

Other activities identified by the City of Ottawa included the Brookfield High School (824 Brookfield Road), a PCB storage site (2701 Riverside Drive), Public Works and Government Services buildings (501 Heron Road and 775 Brookfield Road) and Health and Welfare Canada (775 Brookfield Road).

These activities appear to be mainly associated with office and administrative uses and are not considered to be PCAs. The PCB storage site is not considered to be a PCA due to the separation distance between that property and the subject site, as well as its location crossgradient with respect to groundwater flow.

A copy of the City's response has been included in Appendix 2.

Former Industrial Sites

The report entitled "Mapping and Assessment of Former Industrial Sites, City of Ottawa" dated July 1988 was also reviewed. The subject site was not listed in the database of former industrial sites. No former industrial site or former landfill sites were identified within the Phase I Study Area.

4.3 Physical Setting Sources

Aerial Photographs

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

1938 The subject property is primarily agricultural land, however a farmstead is present on both the east and west sides of the property.

Adjacent properties to the north, south and west appear to be agricultural lands, whereas another farmstead is located to the east.

- 1951 The subject property appears to be mainly vacant lands, however a small residential structure appears to be located at 716 Brookfield Road. Adjacent properties to the north, east and west appear to be occupied by vacant agricultural lands and residential dwellings. Properties to the south are agricultural lands.
- 1968 The majority of the subject property appears vacant. A small dwelling is clearly visible at 716 Brookfield Road, located in the northwest corner of the property. Hobson Road has been constructed along the east side of the site. An office building has been constructed north of the property, across Brookfield Road. To the east, Brookfield High School has been constructed. To the south of the property, several residential dwellings have been constructed. No significant changes appear to have been made to properties to the west of the site.
- 1976 (geoOttawa website) The subject property appears to have been developed with an L-shaped multi-storey office building. A paved parking area has been constructed on the subject site, to the west of the building. The residential dwelling formerly located at 716 Brookfield Road is no longer present; the property appears to be vacant. Further to the west, other former dwellings appear to have been demolished.
- 1981 No significant changes appear to have been made to the subject site or neighbouring properties.
- 1987 The entire west portion of the property appears to have been paved and used as a parking lot. No other significant changes appear to have been made to adjacent properties.
- 1991 No significant changes appear to have been made to the subject property or neighbouring sites.
- 2005 (geoOttawa website) No significant changes appear to have been made to the subject property or neighbouring sites.
- 2007 (geoOttawa website) The building formerly located on the subject site (770 Brookfield Road) has been demolished. No significant changes appear to have been made to adjacent properties.

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

Topographic Maps

Topographic maps were obtained from The Atlas of Canada – Toporama website. The topographic map indicates that the regional topography in the general area of the site slopes gradually downward to the northwest. According to the map, there are no bodies of water in the study area. The nearest major water body is the Rideau River, located approximately 600 m to the west. The topographic map shows a building located on the subject property. Adjacent to it, to the east, shows a school, several large buildings to the north, and residential areas to the south. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, the subject property is located atop of an interface between two different bedrock types. In the northeast corner of the property is interbedded limestone and shale of the Verulam formation while the remainder of the site consists of limestone of the Bobcaygeon formation. Overburden consists of offshore marine sediment and till to a depth ranging between 15 to 25 m.

Water Well Records

A search of water well records was conducted using the Ontario Well Records map. Based on the search results, a total of 15 wells are located within the study area, four (4) of which are located on the subject site.

Three of the on-site wells consist of monitoring wells drilled in the southeast corner of the property as part of a Phase II-ESA conducted in 2007 by another firm. Based on the limited information included in this particular well record, it appears as though an underground fuel storage tank was located in this area of the property, adjacent to a building listed as a maintenance building.

The fourth water well record on the subject site appears to have been located near the western property edge, in the asphaltic parking area. This well was constructed in 1958 to be used for domestic purposes.

Water Bodies and Areas of Natural and Scientific Interest

No areas of natural and scientific interest (ANSIs) or water bodies are located within the Phase I study area.

Fill Materials

Soil disturbances were observed on the east side of the property, where the former building once stood. Evidence of rubble (concrete, metal and general debris) was visible above the ground surface.

5.0 INTERVIEWS

Property Owner Representative

A representative of the former property owners was present on the property at the time of the subsurface investigation. He had indicated that the building formerly located at 770 Brookfield Road was demolished in the mid 2000's. The parking lot adjacent to the former building has been in operation for several years now.

The City of Ottawa's Building Services Department was contacted to inquire about the former building. A City clerk indicated that a building permit was issued in 1969 for a commercial office building. No further information was available.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted on October 25, 2017. Weather conditions for the visit were cloudy with a temperature of approximately 14° C. Mr. Greg van Loenen, from the Environmental Department of Paterson Group conducted the site visit. In addition to the subject site, the uses of neighbouring properties within the Phase I study area were also assessed from publically accessible roadways at the time of the site visit.

Access was available to the entire site.

Photographs of the subject site are presented in Appendix 1.

6.2 Specific Observations at Phase I Property

Buildings and Structures

No buildings were present on the subject property at the time of the site visit. Remnants of the former building were visible in the form of demolition debris scattered near the southeast corner of the building footprint.

A small booth, used by the parking lot attendant, was present near the entrance to the parking lot. The booth was not occupied at the time of the site visit. The booth is not considered to pose an environmental concern to the property.

Below Ground Structures

No below ground structures are known to exist on the subject site, however the basement floor slab of the former building is still present.

Storage Tanks

No aboveground or underground storage tanks were observed on the subject property.

Water Source

No water sources were observed on the property, however the property is located in an area known to be serviced with municipal water.

Underground Utilities

Underground utilities are known to exist within the parking lot area of the subject site. These include electrical services used to power the overhead parking lot lighting fixtures.

Groundwater Monitoring Wells

Six (6) groundwater monitoring wells were observed near the southeast corner of the property. All six wells were locked, and could not be assessed.

Sewage Works

The subject property is located in an area serviced by municipal sewage works.

Site Features

Approximately half of the property (west side) is covered in asphaltic concrete and serves as a paid parking lot, and the other half (east side) is covered in a combination of grass and demolition debris. The site topography appears to slope towards Brookfield Road, while the regional area slopes from east to west. No areas of stained pavement or stressed vegetation were observed on-site.

As previously mentioned, privately owned underground services are located on the subject property. Buried electrical conduits were observed to power overhead parking lot lighting. No potable water wells or private sewage systems were observed on the subject property, nor are any expected to be present currently, as the site is located in a municipally-serviced area. No evidence of current or former railway or spur lines was observed on the subject property at the time of the site inspection. There were no unidentified substances observed on the subject site.

Potentially Contaminating Activities

Four (4) potentially contaminating activities (PCAs) are associated with the subject property and neighbouring sites. As per Column A of Table 2, from Ontario Regulation 153/04 as amended by Ontario Regulation 296/11, these PCAs are “Gasoline and Associated Products Storage in Fixed Tanks” (Item 28) and “Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles” (Item 27). These PCAs are associated with the former retail fuel outlets located at 2801 and 2805 Riverside Drive and the present automotive service garage currently at 2805 Riverside Drive. On the subject property, “Gasoline and Associated Products Storage in Fixed Tanks” was identified due to the potential presence of a former underground storage tank and “Importation of Fill Material of Unknown Quality” (Item 30), was identified based on the presence of fill on the subject site. These last PCAs are considered to be Areas of Potential Environmental Concern.

Neighbouring Properties

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

- North - Brookfield Road, followed by Canada Post campus;
- South - Residential dwellings, followed by Egan Road;
- West - The Brookfield Restaurant, followed by Ottawa Fire Station No. 34,
- East - Brookfield High School, followed by Flannery Drive.

Properties within the Phase I-ESA study area are not considered to pose an environmental concern to the subject site.

The former retail fuel outlets located approximately 60 m west of the site are not considered to have impacted the subject site based on findings of previous works conducted on a property situated between the former fuel outlets and the subject site. Additionally, based on previous groundwater levels collected on the subject property, groundwater is known to travel in a westerly direction, and the former

retail fuel outlets (and auto garage) are located downgradient from the subject site.

Current land use in the Phase I Study area is illustrated on Drawing PE3323-2 – Surrounding Land Use Plan.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The subject property was first transferred from the Crown to a private individual in 1871, and was first developed sometime between then and 1938. For the purposes of this report, the first developed use of the property was in 1871, as a residential/agricultural land. Specific ownership history of the subject site is summarized in the title search in Appendix 1.

Potentially Contaminating Activities (PCA)

The historical research identified the following Potentially Contaminating Activities:

- Item 28, Table 2, O.Reg. 153/04 as amended by O.Reg. 333/13: “Gasoline and Associated Products Storage in Fixed tanks”; reported fuel storage tank located in southeast corner of property and retail fuel outlets located west of the subject property.
- Item 27, 2, O.Reg. 153/04 as amended by O.Reg. 333/13: “Garages and Maintenance and Repair of Railcars, Marine Vehicles, and Aviation Vehicles”; automotive repair garage located west of the subject property.
- Item 30, 2, O.Reg. 153/04 as amended by O.Reg. 333/13: “Importation of Fill Material of Unknown Quality”; located across the subject site.

These PCAs were identified based on the historical presence of two retail fuel outlets and an existing automotive service garage located within the study area. Additionally, an underground storage tank was reported to have been located near the southeast corner of 770 Brookfield Road. The properties are located between 100 and 150 m west of the site. Fill material was identified on the subject site following a geotechnical investigation conducted on the property by Paterson in 2004.

Areas of Potential Environmental Concern

Current and historical potentially contaminating activities identified in the Phase I – Site Area, and which are considered to pose an area of potential environmental

concern (APEC) to the subject property, are provided in Table 3 below. PCAs were identified as per Column A of Table 2, from Ontario Regulation 153/04 as amended by Ontario Regulation 296/11.

Table 3 - Areas of Potential Environmental Concern					
Area of Potential Environmental Concern	Location of Areas of Potential Environmental Concern with respect to Phase I Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
770 Brookfield Road	Portion of subject site	Item 28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site (southeast corner of property)	BTEX, PHCs, PAHs	Soil and/or Groundwater
770 Brookfield Road	Portion of subject site	Item 30 – Importation of Fill of Unknown Quality	On-site (western portion of property)	Metals, BTEX/PHCs, PAHs	Soil and/or Groundwater

Contaminants of Potential Concern

Metals, petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene, xylenes and potentially polycyclic aromatic hydrocarbons represent contaminants of potential concern (CPCs) on the subject site and Phase I study area. These are associated with the fill material identified on the property during a previous Phase I-ESA as well as with the former presence of an underground fuel storage tank.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

The Phase I property is located in an area of deep overburden, with bedrock between 15 to 25 m below existing ground surface. Based on regional topography, groundwater is interpreted to be moving in a northwesterly direction.

Contaminants of Potential Concern

As indicated in Section 7.1 of this report, contaminants of potential concern include metals, petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene, xylenes and polycyclic aromatic hydrocarbons.

Existing Buildings and Structures

No buildings exist on the subject property. A small parking lot attendant booth is located at the entrance to the subject site.

Water Bodies

No water bodies are located within the Phase I-ESA study area.

Areas of Natural and Scientific Interest

No areas of natural and scientific interest were identified on the site or in the Phase I study area.

Drinking Water Wells

Based on a review of well records located within the study area, at least 11 drinking water wells were encountered in the search. One of these drinking water wells was identified on the subject site, near the western property line in the parking area. The drinking water well is no longer in use, as the area is serviced with municipal water and no buildings are present on site.

Neighbouring Land Use

Neighbouring land use in the Phase I-ESA study area consisted of commercial to the north (Canada Post complex), institutional (Brookfield High School), residential to the south, and commercial to the west.

Potentially Contaminating Activities and Areas of Potential Environmental Concerns

As per Section 7.1 of this report, potentially contaminating activities were encountered during a review of historical information. These include the reported presence of an underground storage tank and fill material on the subject property; these items constitute areas of potential environmental concern.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are areas of potential environmental concern on the subject site which have the potential to have impacted the subject site. The presence of potentially contaminating activities was confirmed by a variety of independent sources, including, in some cases, observations made during the Phase I site visit.

As such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

For the purposes of this report, and based on a title search, the site is considered to have been first developed with residential or farmstead buildings as early as 1871. The property was initially used for residential or agricultural purposes until the late 1960's and early 1970's when the last residential dwelling was demolished from the property, and a multi storey office building was constructed. That same building was demolished in 2004.

The historical research identified several potentially contaminating activities in the Phase I study area, one of which was considered to be an area of potential environmental concern (APEC). This APEC was identified in the search for well records, where an underground fuel storage tank was reported in the southeast corner of the property. The remaining potentially contaminating activities included retail fuel outlets and a garage on adjacent properties to the west but were not considered to pose a concern to the subject site based on their locations downgradient (with respect to groundwater flow) as well as information collected by Paterson during Phase II-ESAs on these properties, or properties between the garages/retail fuel outlets and the subject site. Fill material of unknown quality was identified as an APEC on the property after a review of a geotechnical investigation conducted on the site in 2004.

Following the historical review, a site visit was conducted. The property was vacant at the time of the site visit. The western portion is utilised as a paved parking lot, while the eastern side is primarily vacant grassed land. Rubble material was observed in certain areas of the east side. Six (6) existing ground water monitoring wells were observed in the southeast corner of the lot. Adjacent properties to the south were residential dwellings, to the east was Brookfield High School, to the north was the Canada Post campus and to the east was a restaurant. No new APECs or PCAs were identified during the site visit.

Recommendations

Based on the results of this Phase I Environmental Site Assessment, **in our opinion, additional environmental investigation in the form of a Phase II-Environmental Site Assessment will be required for the property.**

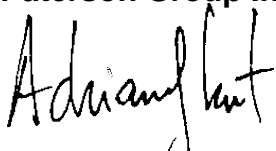
9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04 as amended by O.Reg. 269/11, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Atlantis Investments Limited and Dickinson Wright LLP. Permission and notification from Atlantis Investments Limited, Dickinson Wright LLP and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Adrian Menyhart, P.Eng.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Atlantis Investments Limited (7 copies)
- Paterson Group (1 copy)

10.0 REFERENCES

Federal Records

Air photos at the Energy Mines and Resources Air Photo Library.
National Archives.
Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).
Natural Resources Canada – The Atlas of Canada.
Environment Canada, National Pollutant Release Inventory.
PCB Waste Storage Site Inventory.

Provincial Records

MOE Freedom of Information and Privacy Office.
MOE Municipal Coal Gasification Plant Site Inventory, 1991.
MOE document titled “Waste Disposal Site Inventory in Ontario”.
MOE Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MOE Water Well Inventory.
Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

Municipal Records

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
The City of Ottawa “geoOttawa” Mapping website.

Local Information Sources

Chain of Title obtained through Read Abstracts Limited, June 2014.
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3323-1 – SITE PLAN

DRAWING PE3323-2 – SURROUNDING LAND USE PLAN

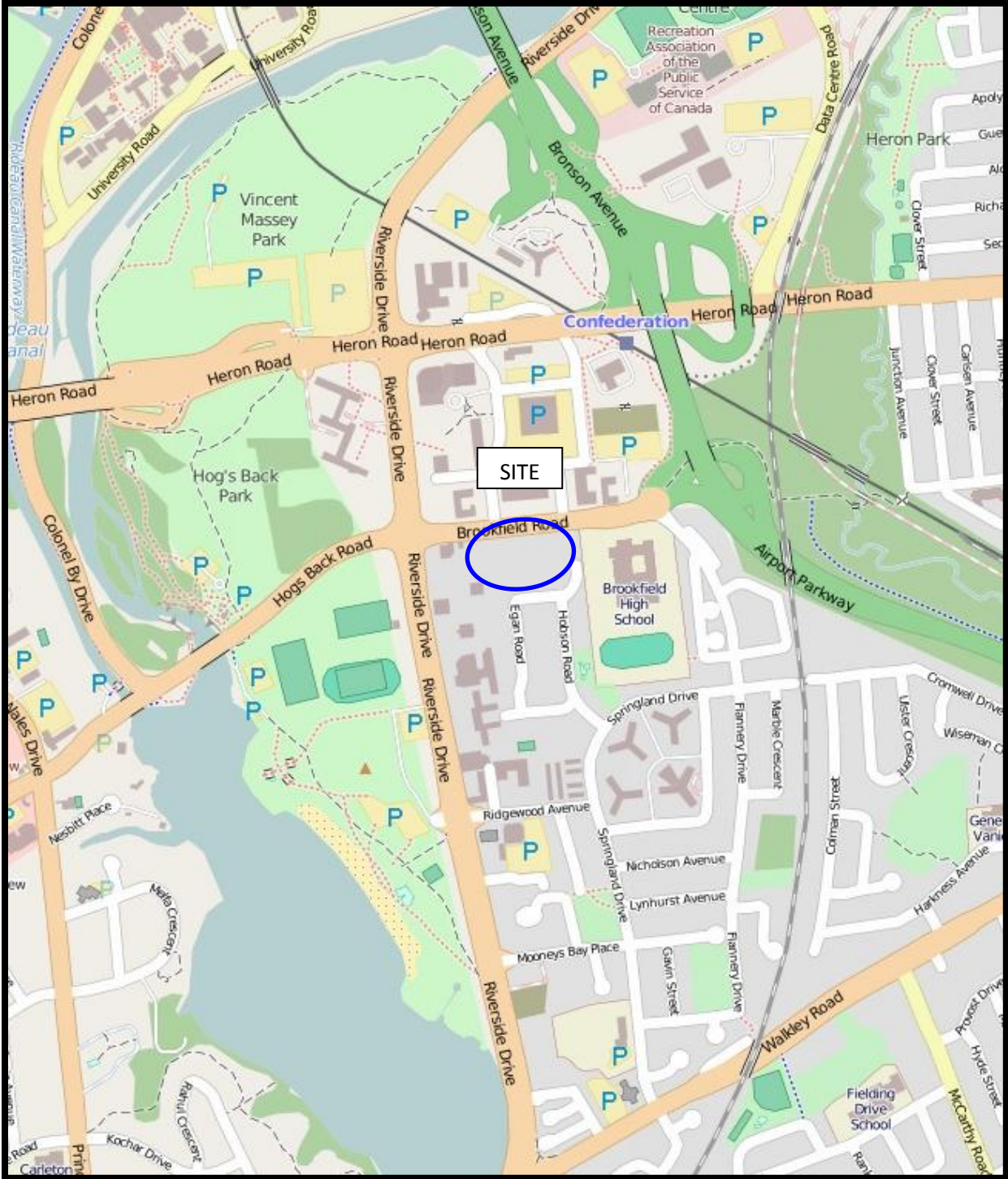


FIGURE 1
KEY PLAN

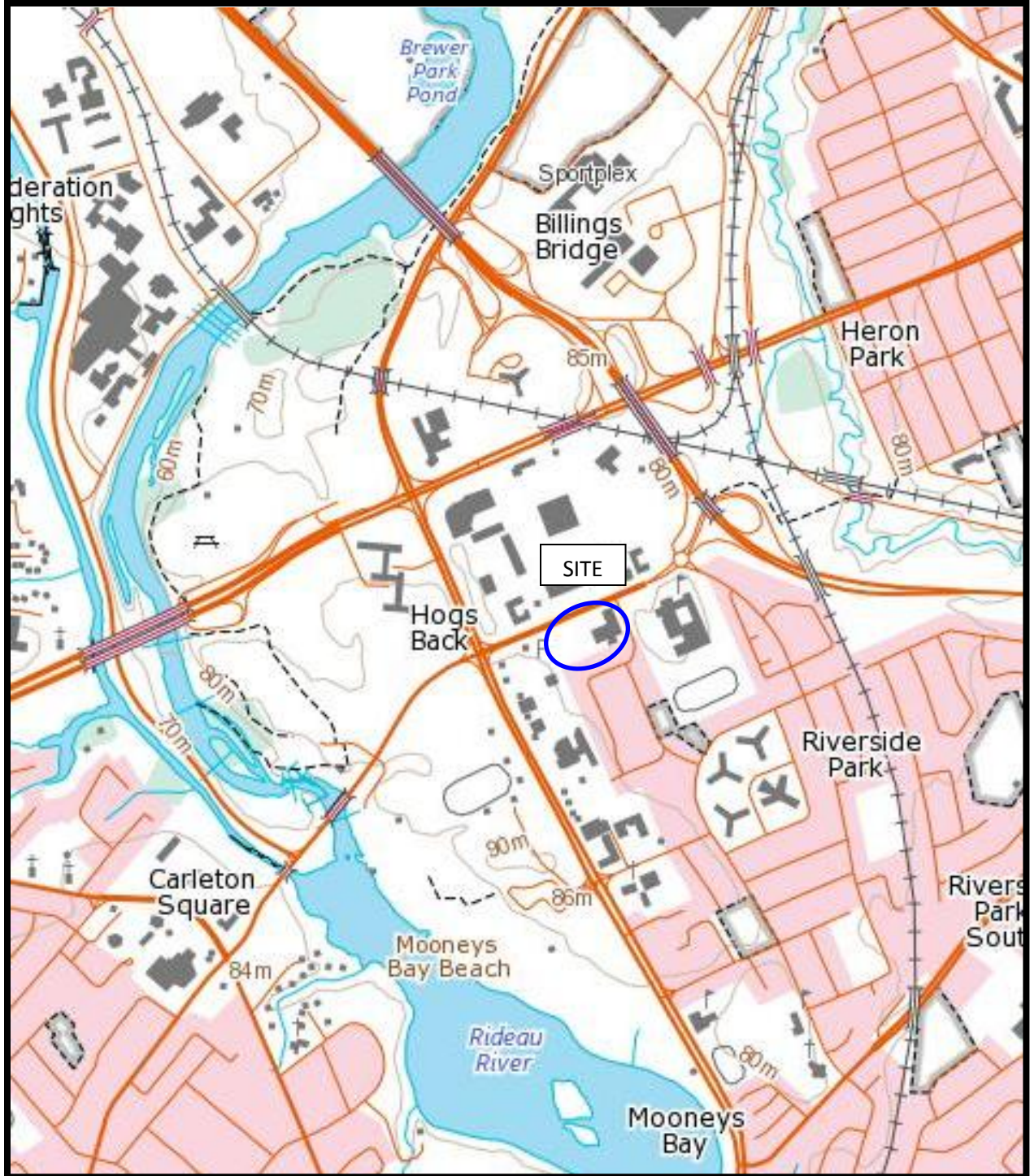


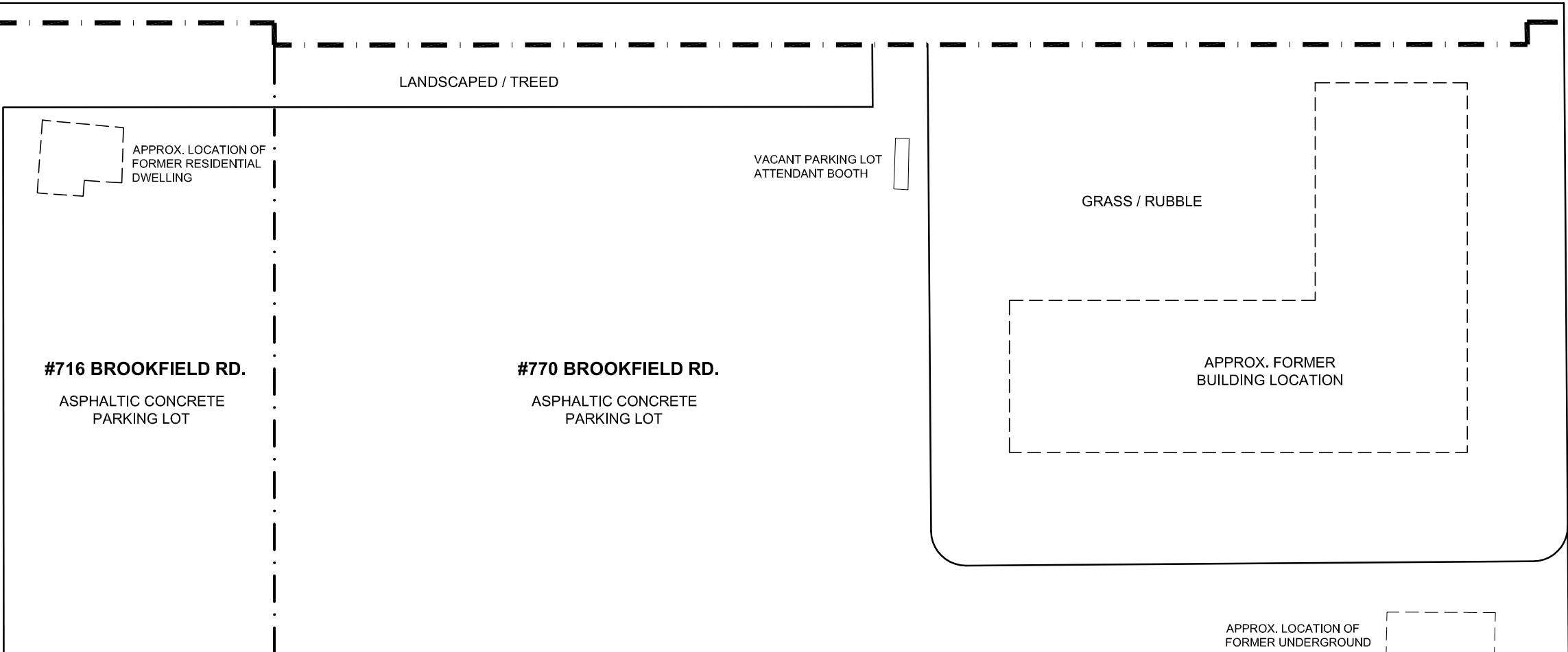
FIGURE 2
TOPOGRAPHIC MAP

#700 HERON ROAD
CANADA POST CAMPUS

BROOKFIELD ROAD

HOBSON ROAD

#824 BROOKFIELD ROAD
BROOKFIELD HIGH SCHOOL



#704 BROOKFIELD ROAD
THE BROOKFIELD

#696 BROOKFIELD RD.
VACANT

#2821 RIVERSIDE DRIVE
SUNBELT CANADA

#2554 EGAN ROAD
RESIDENTIAL

#2555 EGAN ROAD
RESIDENTIAL

#2546 EGAN ROAD
RESIDENTIAL

#2542 EGAN ROAD
RESIDENTIAL

#2538 EGAN ROAD
RESIDENTIAL

#2534 EGAN ROAD
RESIDENTIAL

#2530 EGAN ROAD
RESIDENTIAL

#2526 EGAN ROAD
RESIDENTIAL

#2550 HOBSON ROAD
RESIDENTIAL

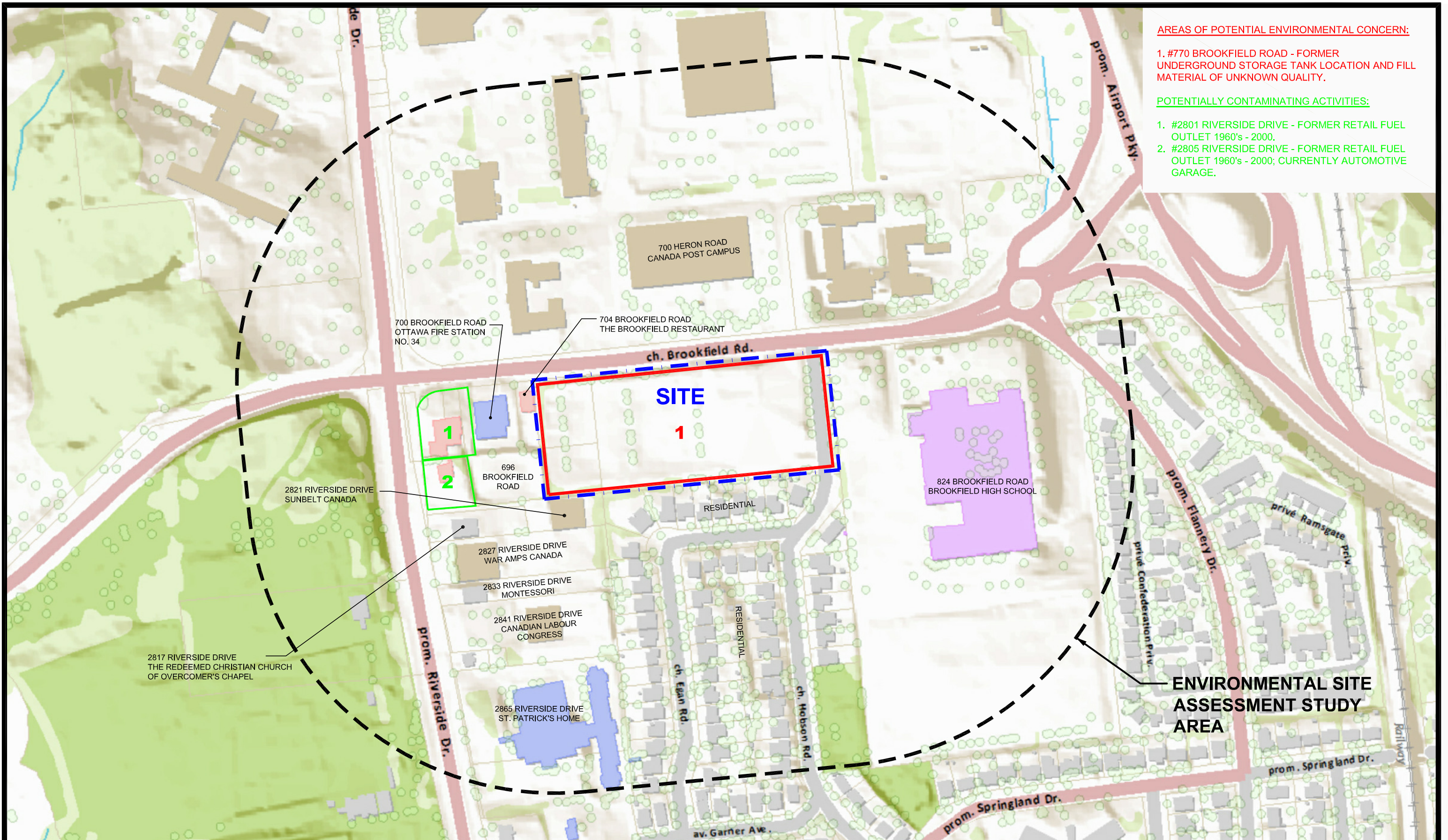
patersongroup
consulting engineers
154 Colonnade Road South, Ottawa, Ontario K2E 7J5

Scale: 1:750
Des.: AM
Dwn: CB
Chkd: MSD

ATLANTIS INVESTMENTS LTD. c/o DICKINSON WRIGHT LLP
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
716 AND 770 BROOKFIELD ROAD
OTTAWA, ONTARIO

SITE PLAN

Dwg. No. **PE3323-1**
Report No.: PE3323-1
Date: 07/2014



AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:

1. #770 BROOKFIELD ROAD - FORMER UNDERGROUND STORAGE TANK LOCATION AND FILL MATERIAL OF UNKNOWN QUALITY.

POTENTIALLY CONTAMINATING ACTIVITIES:

- 1. #2801 RIVERSIDE DRIVE - FORMER RETAIL FUEL OUTLET 1960's - 2000.
- 2. #2805 RIVERSIDE DRIVE - FORMER RETAIL FUEL OUTLET 1960's - 2000; CURRENTLY AUTOMOTIVE GARAGE.

patersongroup
 consulting engineers
 154 Colonnade Road South, Ottawa, Ontario K2E 7J5

Scale:	1:3000
Des.:	AM
Dwn:	CB
Chkd:	MSD

ATLANTIS INVESTMENTS LTD. c/o DICKINSON WRIGHT LLP
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
 716 AND 770 BROOKFIELD ROAD
 OTTAWA, ONTARIO

SURROUNDING LAND USE PLAN

Dwg. No.	PE3323-2
Report No.	PE3323-1
Date:	07/2014

APPENDIX 1

CHAIN OF TITLE

SURVEY PLAN

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



READ Abstracts Limited

331 Cooper Street, Suite 300, Ottawa, Ontario K2P 0A4

Email: search@readsearch.com

Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

June 20, 2014

Patersongroup

Attn: Adrian Menyhart

Re: PO#16350

BRIEF DESCRIPTION OF LAND:

716 & 770 Brookfield Road
Blocks B & C, Plan 787, except
part 4 on 5R2591; Part Hobson Rd
Plan 787, part 1 on 4R8677, stopped
up and closed by N647611
PIN: 04071-0001
Part lot 42, Plan 66, of Lot 21, JG
save and except Lot 1, Plan M8E
PIN: 04071-0110
Part lots 42-43, Plan 66, parts 2 and
3 on R51 of Lot 22, JG
PIN: 04071-0113

LAST REGISTERED OWNER: 770 BROOKFIELD PROPERTIES LIMITED

CHAIN OF TITLE:

Patent dated Dec ?, 1871
From Crown to Patrick McGrath

Patent dated July 9, 1874
From Crown to Edward McGrath

Quit Claim Deed 10158 registered Nov 21, 1891
From Jeremiah Mahoney to John Mahoney

Deed 640 registered May 2, 1901
From Patrick McGrath to Wm. McGrath

Deed 16421 registered May 21, 1901
From Edward McGrath to Wm. McGrath

Deed 19777 registered Nov 4, 1907
From John Mahoney to Robert F. Mahoney

Deed 32000 registered Jan 26, 1922
From Hanorah McGrath (Estate of William McGrath) to Matilda Jamieson

Deed 9179 registered
From Estate of William McGrath to Horam H. Smith

Deed 9553 registered Jan 26, 1923
From Hanorah McGrath (Estate of William McGrath) to Matilda Jamieson

Deed 33386 registered Sept 16, 1925
From Matilda Jamieson to John W. Jamieson

Deed 25131 registered June 15, 1945
From Matilda Jamieson to George G. Brackenbury and Daisy Brackenbury

Deed 25913 registered April 1, 1946
From Horam H. Smith to Helen Leslie Faull and George La Du Faull

Deed 5183 registered May 9, 1951
From J West Jamieson to Arthur R. G. Emslie and Ruth G. Emslie

Deed 30367 registered May 14, 1958
From Arthur R. G. Emslie and Ruth G. Emslie to John D Fripp in trust

Deed 30369 registered May 14, 1958
From Arthur R. G. Emslie and Ruth G. Emslie to John D Fripp in trust

Deed 30512 registered May 23, 1958
From John D. Fripp in trust to Revelstoke Realty Limited

Deed 30513 registered May 23, 1958
From John D. Fripp in trust to Revelstoke Realty Limited

Deed 48181 registered July 4, 1958
From Helen Leslie Faull and George La Du Faull to Florence Morton and Hain Holdings Limited

Deed 48884 registered Oct 2, 1958
From George B. Brackenbury and Daisy Brackenbury to Shell Oil Company of Canada Limited

Deed 50226 registered May 19, 1959
From Shell Oil Company of Canada Limited to Florence Morton and Hain Holdings Limited

Deed 6338 registered Nov 20, 1964
From Estate of Robert Mahoney to Eiffel Construction Limited

Deed 63382 registered Nov 20, 1964
From Revelstoke Realty Limited to Eiffel Construction Limited

Deed 63386 registered Nov 20, 1964
From Eiffel Construction Company Limited to Corporation of the City of Ottawa

Deed 63388 registered Nov 20, 1964
From Eiffel Construction Company Limited to Wilfred L. Mahoney and Robert E. Mahoney in trust

Deed 63568 registered Dec 4, 1964
From Eiffel Construction Company Limited to Corporation of the City of Ottawa

Deed 67578 registered June 15, 1967
From Florence Morton to Hain Holdings Limited

Deed 67579 registered June 15, 1967
From Florence Morton to Hain Holdings Limited

Deed 82712 registered Dec 17, 1968
From Corporation of the City of Ottawa to Systems Dimensions Limited

Deed 82713 registered Dec 17, 1968
From Revelstoke Realty Limited to Systems Dimensions Limited

Deed 82714 registered Dec 17, 1968
From Wilfred L. Mahoney and Robert Mahoney in trust to Systems Dimensions Limited

Deed 99220 registered Dec 5, 1973
From Hain Holdings Limited to Systemcentre Limited

Deed 316638 registered March 28, 1983
From Systemcentre Limited to SDL/Datacrown Inc.

Deed 316639 registered March 28, 1983
From SDL/Datacrown Inc. to Canada Post Corporation

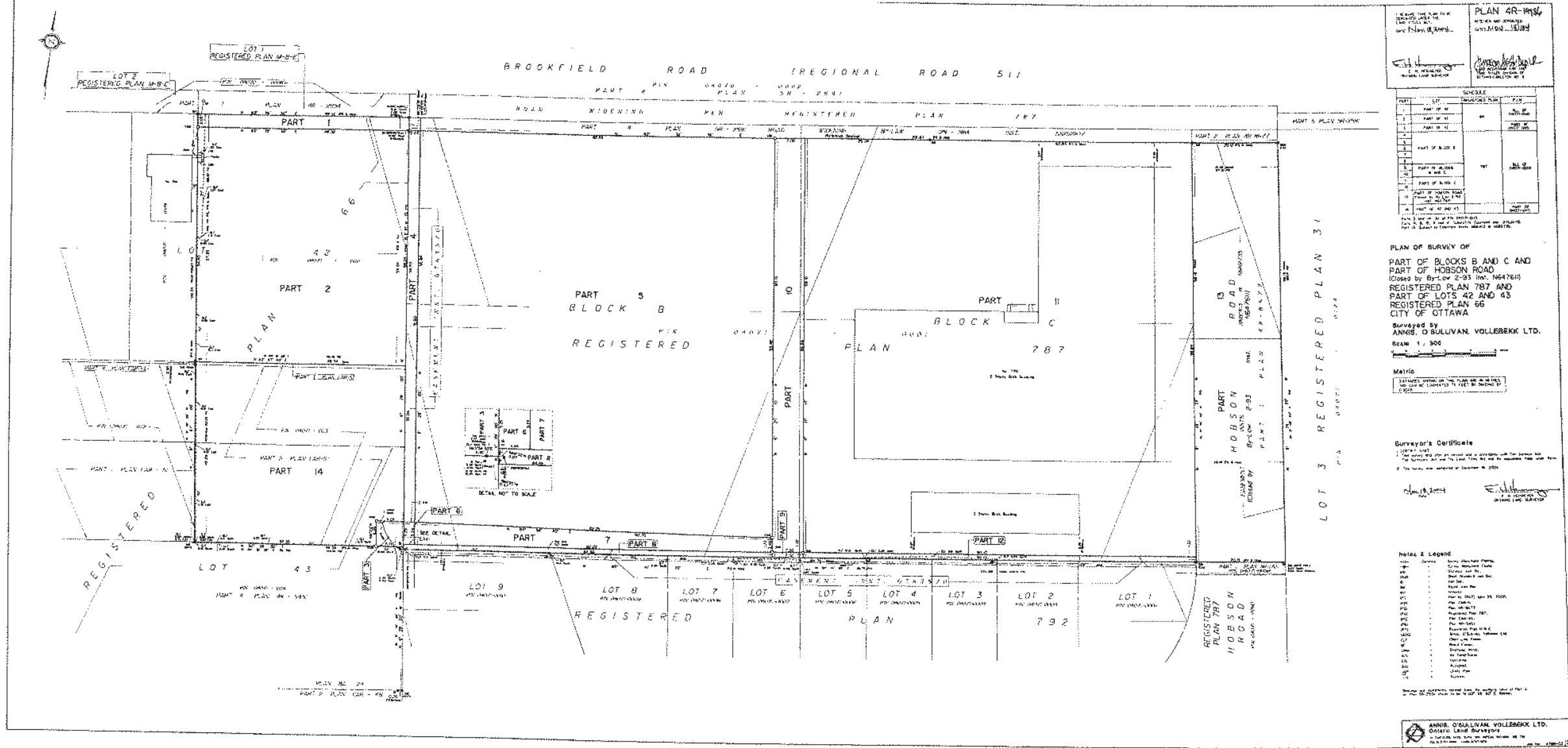
Deed NS184788 registered March 31, 1983
From Datacrown Inc. to Canada Post Corporation

Deed N682735 registered Jan 13, 1994
From The Corporation of the City of Ottawa to Canada Post Corporation

Lease 1298813 registered July 10, 2000
From Canada Post Corporation to JDS Uniphase Inc.

Deed 1299354 registered July 11, 2000
From Canada Post Corporation to 770 Brookfield Properties Limited

****By letters patent registered March 28, 1983 as NS184196, Systems Dimensions Limited became SDL/Datacrown Limited. By certificate of continuance registered March 28, 1983 as NS184197, SDL/Datacrown Limited became Datacrown Inc.



PLAN 49-1956
 REGISTERED PLAN 31
 L. O. BULLIVAN, VOLLEBEKK LTD.
 ONTARIO LAND SURVEYORS

SCHEDULE		
PART	DESCRIPTION	PLAN
1	PART 1	31
2	PART 2	31
3	PART 3	31
4	PART 4	31
5	PART 5	31
6	PART 6	31
7	PART 7	31
8	PART 8	31
9	PART 9	31
10	PART 10	31
11	PART 11	31
12	PART 12	31
13	PART 13	31
14	PART 14	31

PLAN OF SURVEY OF
 PART OF BLOCKS B AND C AND
 PART OF HOBSON ROAD
 (Closed by By-Law 2-93 (Inv. 19476))
 REGISTERED PLAN 787 AND
 PART OF LOTS 42 AND 43
 REGISTERED PLAN 56
 CITY OF OTTAWA
 Surveyed by
 ANNIS, O'BULLIVAN, VOLLEBEKK LTD.
 SCALE 1 : 500

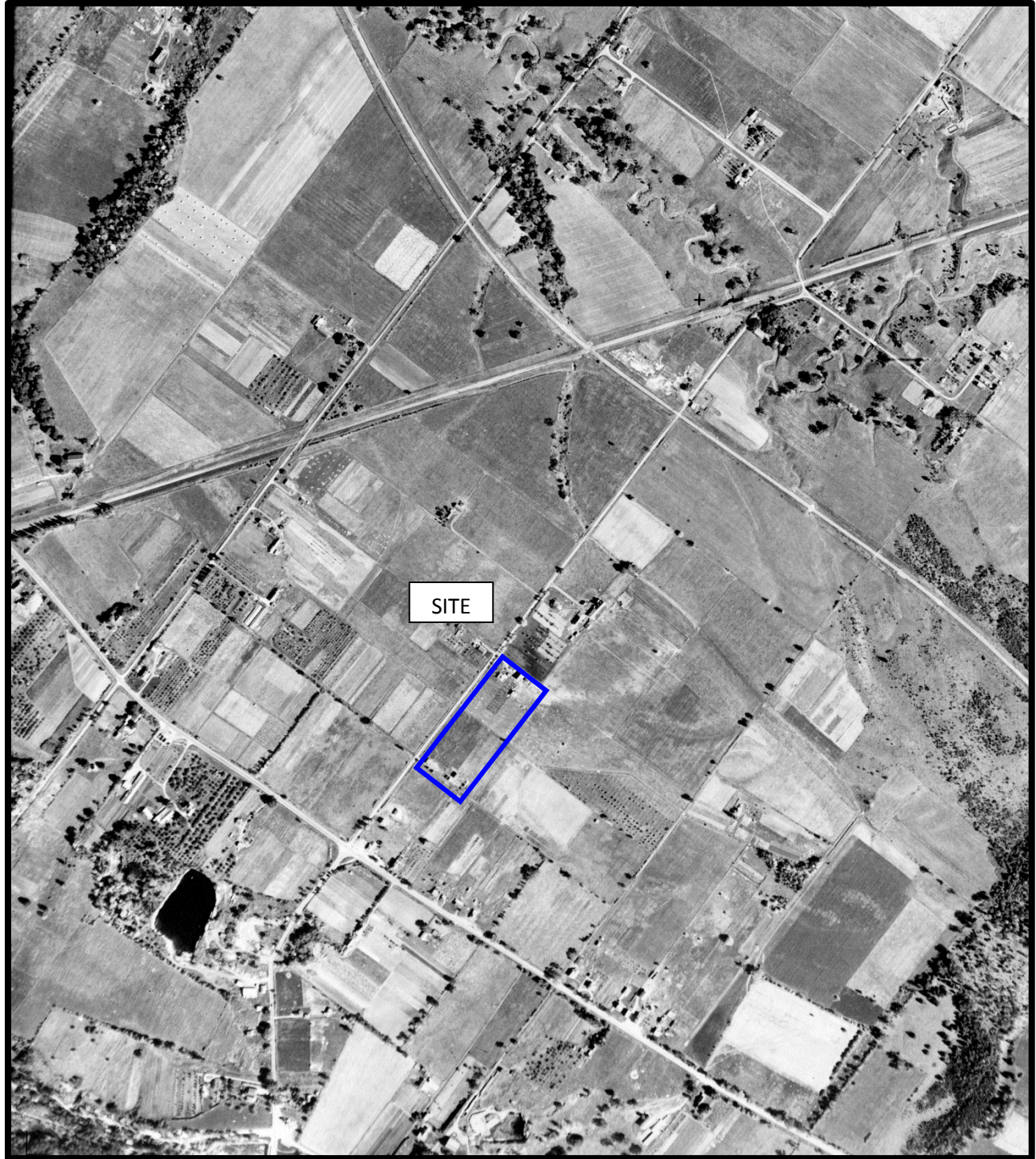
Metre
 THE METRE SYSTEM OF MEASUREMENT SHALL
 BE USED IN ALL MEASUREMENTS UNLESS
 OTHERWISE SPECIFIED BY THE SURVEYOR

Surveyor's Certificate
 I, ANNIS, O'BULLIVAN, VOLLEBEKK LTD.,
 being duly sworn, do hereby certify that
 the above is a true and correct copy of
 the original as shown to me on the 15th day
 of 1956.

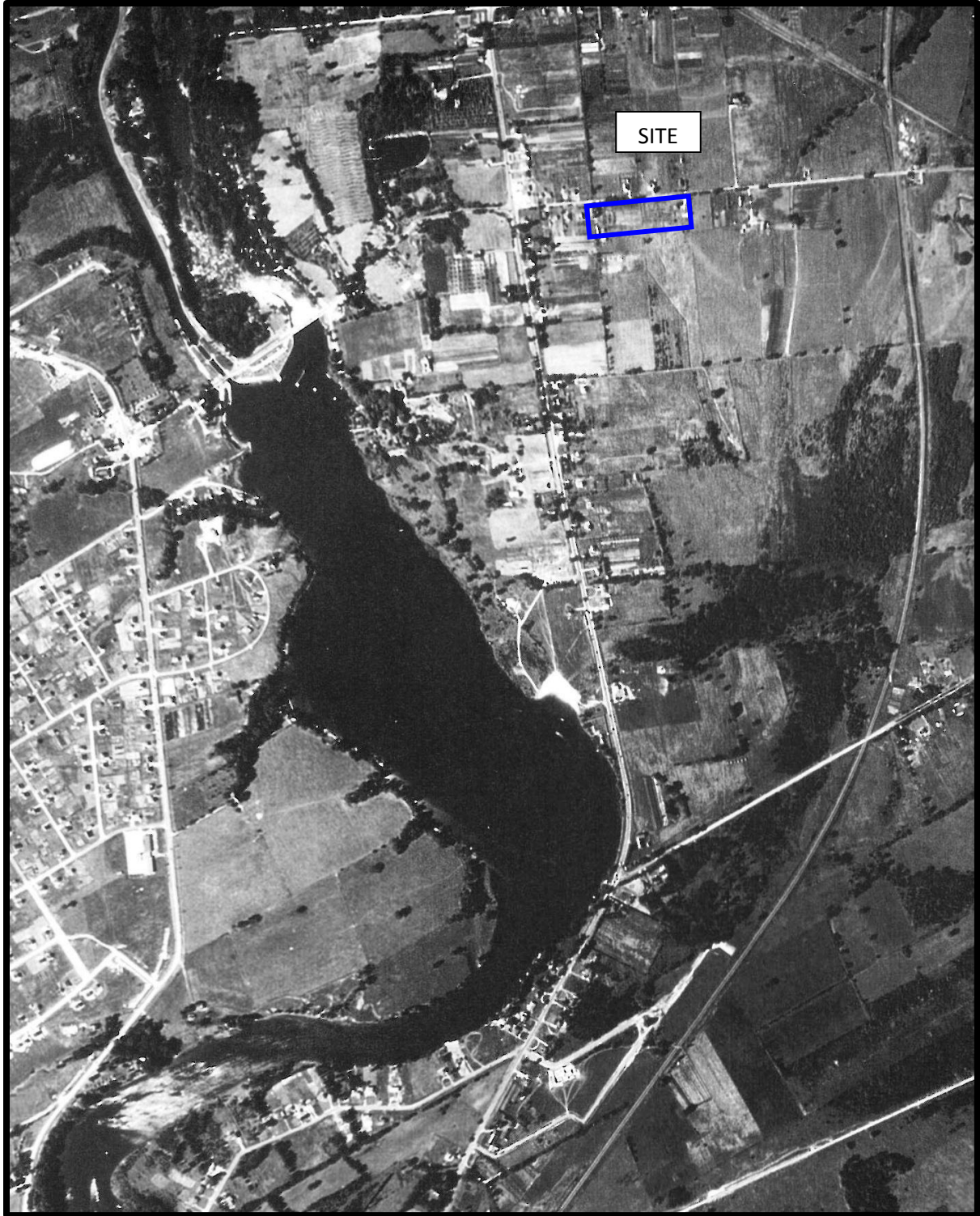
Index & Legend

1	Boundary	Red
2	Proposed Boundary	Blue
3	Proposed Easement	Green
4	Proposed Right of Way	Yellow
5	Proposed Road	Black
6	Proposed Structure	Grey
7	Proposed Fencing	White
8	Proposed Planting	Light Green
9	Proposed Utilities	Black
10	Proposed Driveway	Black
11	Proposed Parking	Black
12	Proposed Access	Black
13	Proposed Easement	Black
14	Proposed Right of Way	Black
15	Proposed Road	Black
16	Proposed Structure	Black
17	Proposed Fencing	Black
18	Proposed Planting	Black
19	Proposed Utilities	Black
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21	Proposed Parking	Black
22	Proposed Access	Black
23	Proposed Easement	Black
24	Proposed Right of Way	Black
25	Proposed Road	Black
26	Proposed Structure	Black
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59	Proposed Utilities	Black
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63	Proposed Easement	Black
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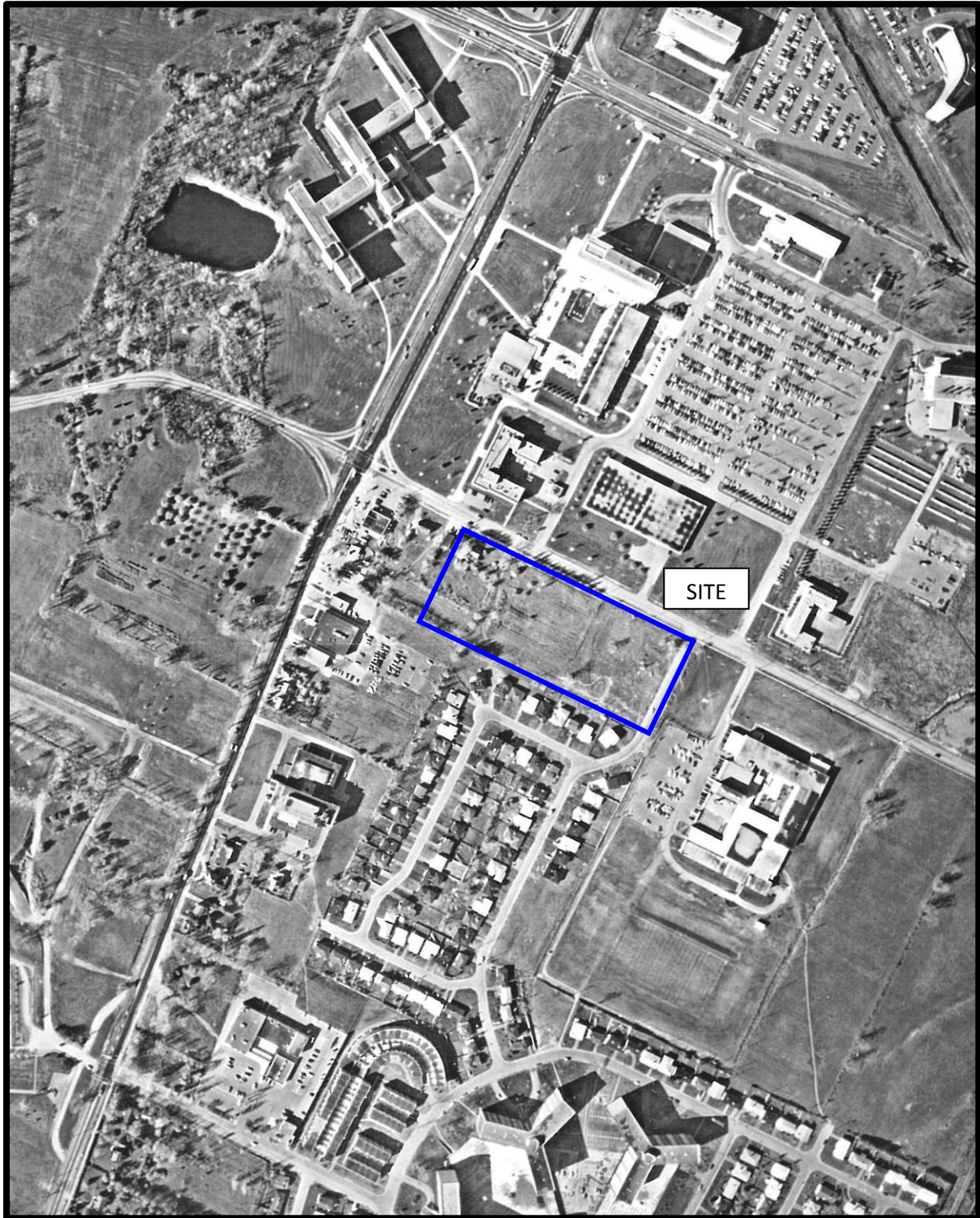
ANNIS, O'BULLIVAN, VOLLEBEKK LTD.
 Ontario Land Surveyors



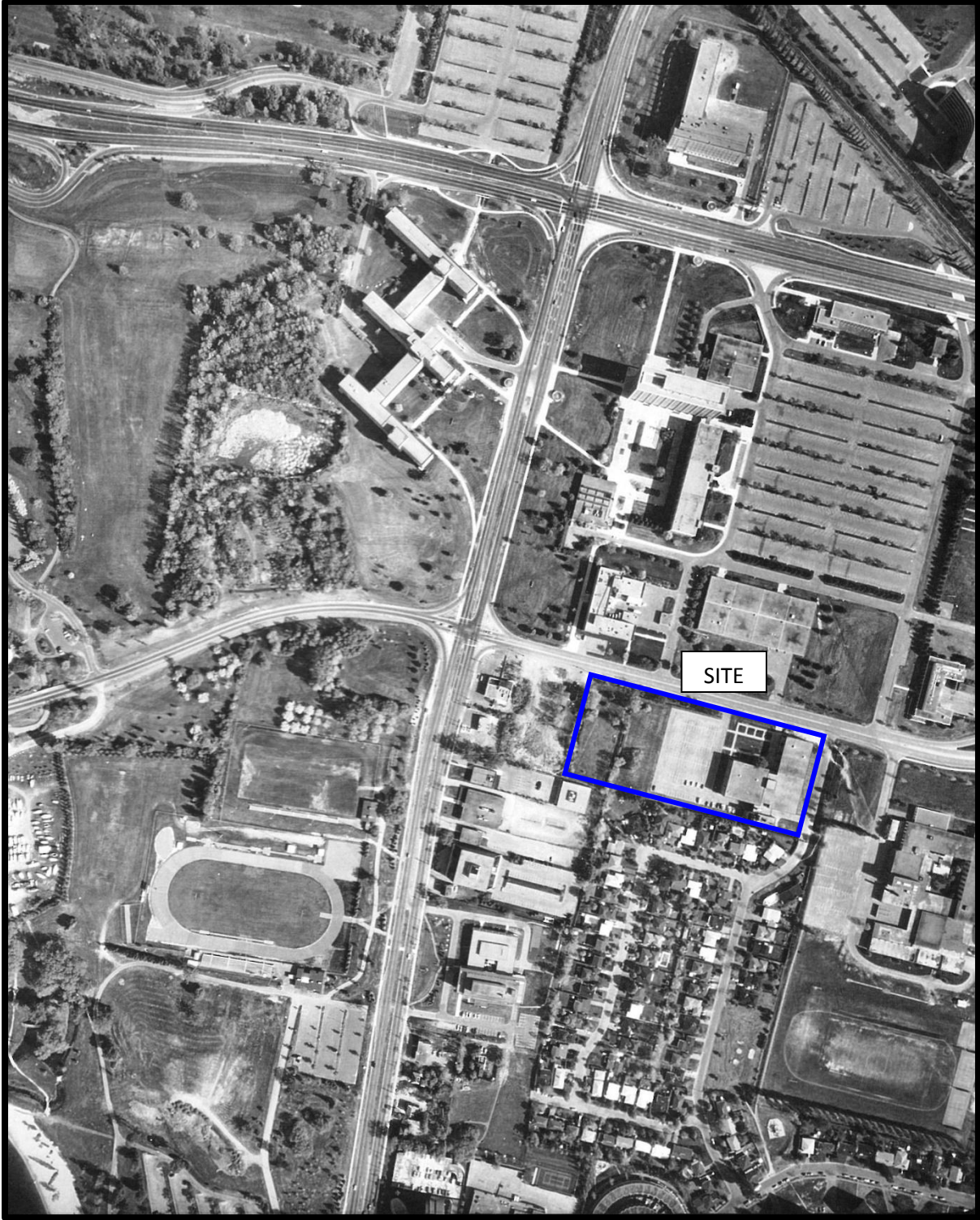
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1938



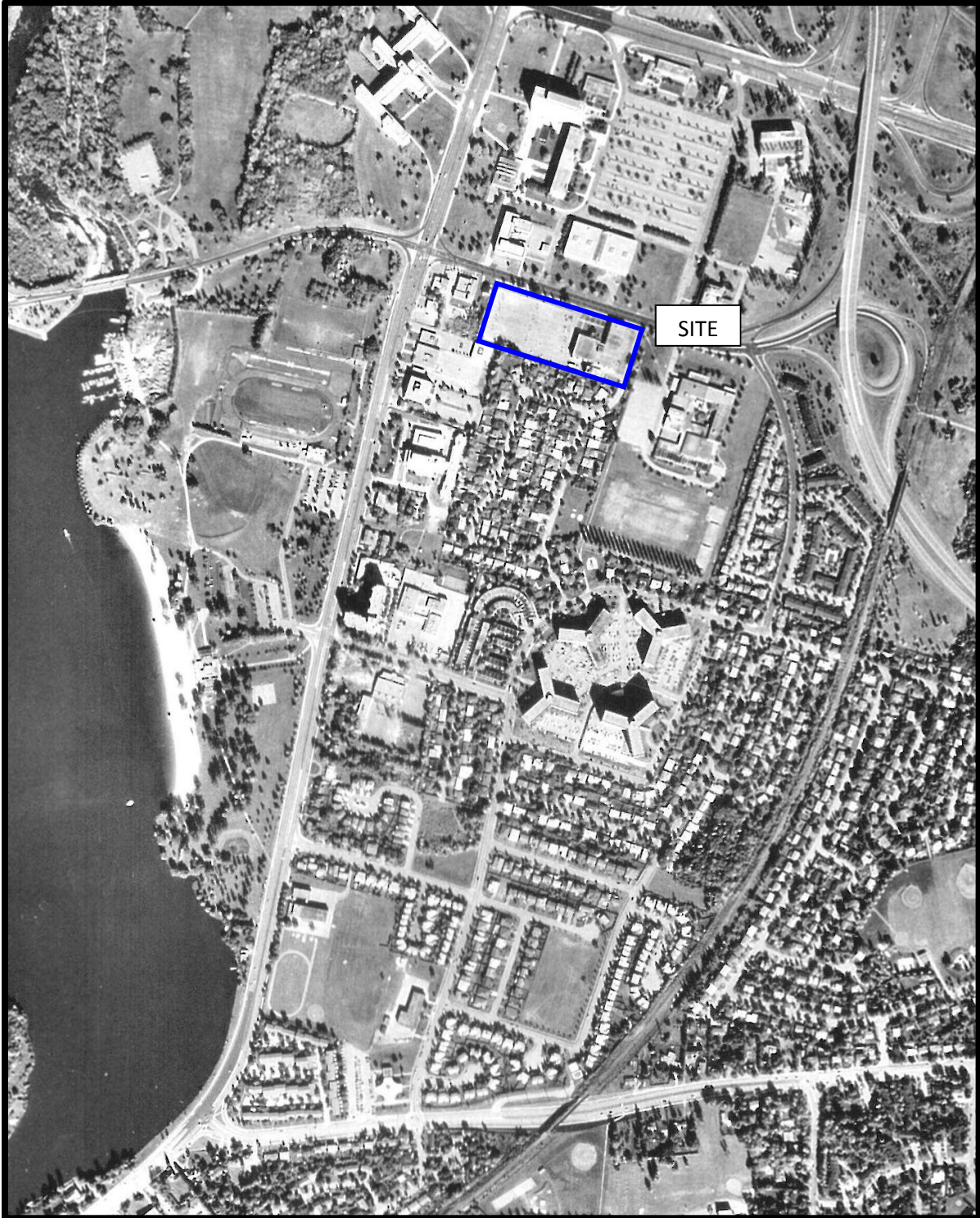
AERIAL PHOTOGRAPH
1951



AERIAL PHOTOGRAPH
1968



AERIAL PHOTOGRAPH
1981



AERIAL PHOTOGRAPH
1987



AERIAL PHOTOGRAPH
1991

Site Photographs

PE3323

716, 770 Brookfield Road, Ottawa, ON

July 11, 2014



Photograph 1: View of the east side of 770 Brookfield Road. This area was the former location of a multi-storey office building, now a grassy field with exposed rubble. Looking northeast. Office buildings can be seen in the distance.



Photograph 2: View of the east side of 770 Brookfield, looking east towards Hobson Road.

Site Photographs

PE3323

716, 770 Brookfield Road, Ottawa, ON

July 11, 2014



Photograph 3: View of the paved parking area looking west from the centre of the property, consisting of 770 and 716 Brookfield Road. The treeline in the background of the photograph approximately coincides with the western property line.

APPENDIX 2

MOE FREEDOM OF INFORMATION RESPONSE

TSSA CORRESPONDENCE

MOE WELL RECORDS

CITY OF OTTAWA HLUI RESPONSE

SLOC OT BR Ter



JDS Uniphase Corporation
570 West Hunt Club Road
Ottawa, Ontario
K2G 5W8 Canada

Tel 613 727-1304 x3581
Sales 613 727-1303
Fax 613 727-8284
www.jdsuniphase.com
doug.phillips@jdsuniphase.com

April 3, 2001

Project OWGN

Ontario Ministry of the Environment
135 St. Clair Avenue West
Area "M"
Toronto, Ontario
M4V 1P5

Attn: Environmental Monitoring & Reporting Branch

Dear Sir or Madam:

Subject: Generator Registration Reports /Initial Reports and Revisions

Please find enclosed eight (8) Generator Registration Reports (GRRs). These GRRs are primarily for the disposal of off spec or old chemicals that may require disposal at several JDS Uniphase (JDS) operations in the Ottawa area. The following table presents a summary of the addresses and the waste class additions for the respective GRRs.

Address	Existing Generator Registration No.	Waste Classes to be added	JDS Uniphase Building Ref.
s.N/R			
770 Brookfield Drive, Ottawa, ON, K1V 6J4	ON1312003	263A 148A	Bldg. 1

s.N/R

Rationale for this Request

Occasionally, JDS disposes of small quantity wastes through the disposal of lab packs. These small quantities are generally off spec material or old chemicals. Traditionally, the disposal of lab packs has required JDS to obtain an emergency generator number through our carrier and receiver (Safety Kleen Canada Inc.). JDS would prefer to have the lab pack wastes as part of our Generator Registration numbers rather than utilizing emergency numbers.

To prevent accumulation of off spec or old chemicals and to ensure appropriate disposal, JDS is requesting to add the general waste class numbers of 148A and 263A. These two waste classes will cover the majority of lab pack wastes that may be generated.

We are also applying for the addition of **s.N/R** We are considering the installation of a manufacturing process that will require this waste class.

If you have any questions, please call me at 613 727-1304 x 3581, or contact me via e-mail doug.phillips@ca.jdsuniphase.com.

JDS Uniphase Corporation



Doug Phillips

- c Suzanne Bélanger-Fontaine, Senior Environmental Officer, MOE, Ottawa District, Eastern Region (w/o attachments)

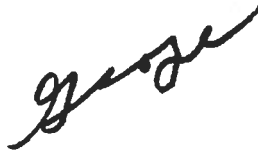
Canada Post Société canadienne
Corporation des postes

MINISTRY OF ENVIRONMENT

SEP 3 1987

OTTAWA

Real Estate
Station 322D
OTTAWA, Ontario
K1A 0B1



1987-09-01

Ontario Ministry of
the Environment
2378 Holly Lane
OTTAWA, Ontario
K1V 7P1

RE: CANADA POST CORPORATION
MIS CENTRE
770 BROOKFIELD ROAD, OTTAWA
NEW DIESEL GENERATOR
WBA FILE NO. 8765

Gentlemen,

We wish to inform you that the firm Smith and Andersen Consulting Engineering is authorized to act as agent of Canada Post Corporation regarding the above mentioned project.

Smith and Andersen Consulting engineering sent an application for a Certificate of Approval (Air) on the 28th of August, 1987 for this project.

Yours truly,



Bernard Reid, P. Eng.
Project Manager

c.c. Ontario Ministry of the Environment
R. Despault, Wood, Banani & Associated Ltd.
A. Sutherland, Public Works Canada

000003



Ministry
of the
Environment

Ministère
de
l'Environnement

Ontario

**Certificate of Approval (Air)
Certificat d'autorisation (Air)**

Number / Numéro
8-4124-87-006

Owner/Operator : Propriétaire exploitant:

**Canada Post Corporation
855 Brookfield Road
Sir Alexandre Bldg
Ottawa, Ontario K1A 0B1**

MINISTRY OF ENVIRONMENT

Located at: Situé(e)(s) à:

770 Brookfield Road, Ottawa

JAN - 4 1988

This approval is for: La présente autorisation s'applique:

OTTAWA
the installation of one (1) standby diesel generator with a capacity to generate 1100 kW power serving the Canada Post MIS Centre, with the exhaust located 10.5 m above grade.

all in accordance with the application dated August 31, 1987, and the plan and specifications and letter prepared by Smith and Andersen Consulting Engineering.

SM

DATED AT TORONTO this
DATE A TORONTO ce

23 day of *January* 1988
jour d

000004



Ministry
of the
Environment
Ontario

ENGINEERING ASSESSMENT

INDUSTRY: Canada Post Corporation APPLICATION NO: 8-4124-87
MUNICIPALITY: Ottawa DATE REC'D: Aug. 31, 1987

PREPARED BY: G. Kauffman DATE: December 22, 1987

Canada Post Corporation applied for the Approval of a standby diesel generator with a capacity of 1100 kW, a stack height of 10.5 m above grade and an emission rate of 4.54 g/s.

The maximum ground level concentration was calculated to be ^{1051 m³ which is} within the acceptable maximum for standby diesel generator for alternate # 2. (refer to September 21st letter and September 25th letter from Smith & Andersen).

Chris Krajewski of the NASU Staff performed a detailed acoustic analysis of the application and recommended it for approval.

This application is recommended for approval.

/sm

Supervisor



HOME | AIR | WATER | LAND | ABOUT US | NEWS & PUBLICATIONS

Site Management / Company Menu | Home | Site Data | HELP | Logout

hwin
Administration

Search

Generator Details

Registration/Notification Number

ON1312003

Legal Company Name

Primary Name: JDS UNIPHASE Inc. Division Name: NA

Company Operating Name

Primary Name: JDS UNIPHASE Corporation Division Name: NA

Mailing Address

Division Building: NA Post Box Number: NA
 Address Line 1: 570 WEST HUNT CLUB ROAD Address Line 2: NA
 Town/City: NEPEAN Postal Code / Zip Code: K2G 5W8
 County: (if inside Ontario) OTTAWA CARLTON (RM) Province/State (if inside Canada/US): ONTARIO
 County: (if outside Ontario) NA Province / State (if outside Canada / US): NA
 Country: Canada

Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building: Building 1 Post Box Number: NA
 Address Line 1: 770 BROOKFIELD DRIVE
 Address Line 2: NA
 Town/City: OTTAWA Postal Code / Zip Code: K1G 6G8
 County: (if inside Ontario) OTTAWA CARLTON (RM) Province / State (if inside Canada / US): ONTARIO
 County: (if outside Ontario) NA Province / State (if outside Canada / US): NA
 Country: Canada

Company Official



Company Name: JDS UNIPHASE Inc.
 Company Number: ON1312003 (Generator)

Active Waste Classes

Active Waste Class Listing

[Add New Waste Class](#) | [Inactive waste classes](#)

Active On-site Waste Classes

Waste Class	View Details	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status
148 - A	View Details	Incomplete		Incomplete	Incomplete	Incomplete	Liquid	Off-Site	Active
263 - A	View Details	Incomplete		Incomplete	Incomplete	Incomplete	Liquid	Off-Site	Active
331 - I	View Details	Incomplete		Incomplete	Incomplete	Incomplete	Gas	Off-Site	Active



Ministry of the Environment
Ministère de l'Environnement

135 St. Clair Avenue West
Suite 100
Toronto, Ontario
M4V 1P5

135, avenue St. Clair ouest
Bureau 100
Toronto (Ontario)
M4V 1P5

MAR 16 1990

Canada Post Corporation
Head Office
Sir Alexander Campbell Complex
Ottawa, Ontario
K1A 0B1

Attn: Mr. C. Beauchamp
Manager, Mini Computer Operations and
Image Management

Dear Mr. Beauchamp:

RE: Acknowledgement of Subject Waste Registration

As prescribed by Section 15(3) of Ontario Regulation 309, this letter acknowledges receipt of your Generator Registration Report(s) dated February 21, 1990 and the letter dated February 20, 1990 for the following site:

Building E
770 Brookfield Avenue
Ottawa, Ontario

The Generator Registration Number assigned to your company at this site is:

ON0044332

Please note that this Generator Registration Number must be used only in conjunction with the site for which it was issued.

Please ensure that the company name shown in this letter is complete and accurate. This would be the corporate name or, if a partnership or proprietorship, the name of the principal(s). If you intend to carry on business under a separate name or style, this should also be entered. If there is a discrepancy, it is your responsibility to re-register providing us with your complete and accurate company name.

A list of the waste stream(s) covered by this acknowledgement is attached to this letter as Schedule "A".

000008

A list of the waste stream(s) covered by this acknowledgement is attached to this letter as Schedule "A".

For off-site disposal of subject wastes, the waste number(s) describing the waste stream(s) in Schedule "A" and the Generator Registration Number must be entered on manifest forms for each waste transaction after you have received this generator registration document. A copy of an example manifest form is attached for your information.

For on-site disposal of subject wastes covered by this acknowledgement, including on-site incineration, landfilling and discharges to sanitary sewers, every generator shall retain records for a period of at least two years. These records shall include the generator registration number, waste name(s), waste number(s), quantity and disposition of the waste(s).

For off-site disposal of any registerable solid wastes shown in Schedule "A" (waste classes ending in the letter "N"), manifesting is not required at this time. These wastes can be disposed of at most approved municipal landfilling sites.

The selection of accurate waste classes is the responsibility of each waste generator. This acknowledgement must not be considered as a confirmation of the accuracy of information submitted by you. Based on the information you have provided, the waste class(es) that has (have) been selected appear(s) to be correct. If, due to new information or re-assessment of information submitted, you feel your waste is inappropriately classified, you should apply for a revision to your registration using the Generator Registration Report, Form 2. Should the waste class(es) that you have selected be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 309.

Your Generator Registration Report has now been forwarded to the District Office of this Ministry that is closest to your generating site. The District Office will be conducting a post-registration audit and may be contacting you for additional information or may be conducting site visits.


It is important to note that under Section 15(4) of Ontario Regulation 309, a new Generator Registration Report must be submitted to the Ministry within fifteen (15) days for any of the following reasons:

1. If the name, address or telephone number of your company or waste generating site changes.
2. If the description, the waste class or physical or chemical characteristics of your registered wastes change(s).
3. If you generate a hazardous or liquid industrial waste that has not been registered with the Ministry.

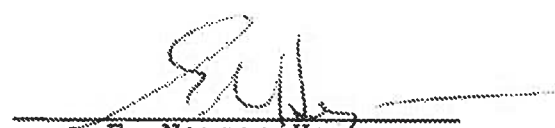
If the quantity of registered wastes or your carrier or receiver changes, automatic re-registration is not required. However, in order to update our file, we may periodically request additional information when we observe or suspect a significant change as compared to the most recent information submitted by you for registration purposes.

Should you have any questions concerning generator registration or manifesting requirements, please contact the Waste Management Branch Reviewer identified below at 323-5157.

Yours truly,


Director
Regulation 309, R.R.O., 1980
Environmental Protection Act

Waste Management Branch Reviewer:


E. Norman Hogan

EAS/lvc


Enclosure

SCHEDULE "A"

This attached Schedule forms part of the acknowledgement of generator registration for the facility and site identified by Generator Registration Number ON0044332, dated at Toronto, MAR 16 1990

	Waste Stream	Waste Class
1.	Miscellaneous photoprocessing chemical wastes	264A

Waste Management Branch Reviewer:


E. Norman Hogan

File Copy for ON1312003 SCHEDULE 'A' - FILE COPY

April 23, 2001

**JDS UNIPHASE CORPORATION
570 WEST HUNT CLUB ROAD**

**NEPEAN, ON
K2G 5W8**

Attention: MS. RONA HAMILTON

Re: Acknowledgement of Subject Waste Registration

In accordance with Subsection 18(3) of Ontario Regulation 347, this letter acknowledges receipt of your Generator Registration report dated April 3, 2001. The Generator Registration Number assigned to your company is:

ON1312003

for the site located at: 770 BROOKFIELD DRIVE
 BUILDING I
 OTTAWA
 ON

A list of acknowledged waste number(s) is attached as Schedule 'A'. A waste number appears only once, regardless of the number of different waste streams which may have identical waste numbers. The waste description is also generic. However, you are still required to register all waste streams, even if they have identical waste numbers.

For off-site disposal of subject waste, the appropriate waste number(s) acknowledged in Schedule 'A', and the Generator Registration Number, must be entered in Part A of each manifest form after receipt of this generator registration document. Under Ontario's Environmental Protection Act, the property receiving the waste must be approved as a disposal site for the waste it is receiving. The disposal of waste at an uncertified site is illegal.

The selection of accurate waste numbers is your responsibility. This acknowledgement must not be considered a confirmation of the accuracy of the information submitted by you. Should the waste number(s) you have selected be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 347.

SCHEDULE 'A'

In accordance with information submitted with your generator registration report(s), the site indicated below is registered for the waste number(s) shown on this schedule, which may represent more than one waste stream. This attached Schedule forms part of the acknowledgement of generator registration report dated April 3, 2001 for the following site:

JDS UNIPHASE CORPORATION
770 BROOKFIELD DRIVE
BUILDING I
OTTAWA
ON

identified by Generator Registration Number ON1312003, dated in Toronto, April 23, 2001.

<u>WASTE STREAM</u>	<u>WASTE NUMBER</u>
INORGANIC LABORATORY CHEMICALS	148A
ORGANIC LABORATORY CHEMICALS	263A

----- *End of List* -----

Adrian Menyhart

From: Xavier Redhead
Sent: June-18-14 9:10 AM
To: Adrian Menyhart
Subject: FW: Riverside Drive

From: squibell@tssa.org [<mailto:squibell@tssa.org>] **On Behalf Of** Public Information Services
Sent: June-18-14 9:09 AM
To: Xavier Redhead
Subject: Re: Riverside Drive

Hi Xavier,

Thank you for your inquiry.

I have searched the below noted address (addresses) and I have located the following record:

2805 Riverside Dr, Ottawa has record of an expired full-serve gas station.

2801 Riverside Dr, Ottawa has record of 3 expired underground tanks.

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, please submit your request in writing to Public Information Services via e-mail (publicinformationservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY

"Putting Public Safety First"

14th Floor, Centre Tower

3300 Bloor Street West

Toronto, ON M8X 2X4

www.tssa.org

Toll-Free: 1-877-682-8772

On Tue, Jun 17, 2014 at 4:13 PM, Xavier Redhead <XRedhead@patersongroup.ca> wrote:

Good Afternoon,

Could you please conduct a search of your records for underground/aboveground storage tanks, historical spills and other incidents/infractions for the following addresses of properties located in Ottawa, Ontario:

680 Brookfield Drive

700 Brookfield Drive

704 Brookfield Drive

716 Brookfield Drive

770 Brookfield Drive

824 Brookfield Drive

700 Heron Road

2805 Riverside Drive

2801 Riverside Drive

2821 Riverside Drive

patersongroup

solution oriented engineering

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel: [\(613\) 226-7381 Ext. 232](tel:(613)226-7381)

Fax: [\(613\) 226-6344](tel:(613)226-6344)

Email: xredhead@patersongroup.ca

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

UTM 118 2 41461 410 E 1958
 19 R 50 214 31810 N
 Elev. 9 2 0 21410
 Basin 25 1 1 1



The Water-well Drillers Act, 1954
 Department of Mines

15 No 7945
 GROUND WATER BRANCH
 AUG - 5 1958
 ONTARIO WATER RESOURCES COMMISSION

Water-Well Record

County or Territorial District CARLETON Township, Village, Town or City OTTAWA
 Con. 59 Lot 66 Street and Number (if in Village, Town or City) _____
 Owner _____ Address Pulling Bridge
 Date completed June 30 1958
 (day) (month) (year)

Pipe and Casing Record

Pumping Test

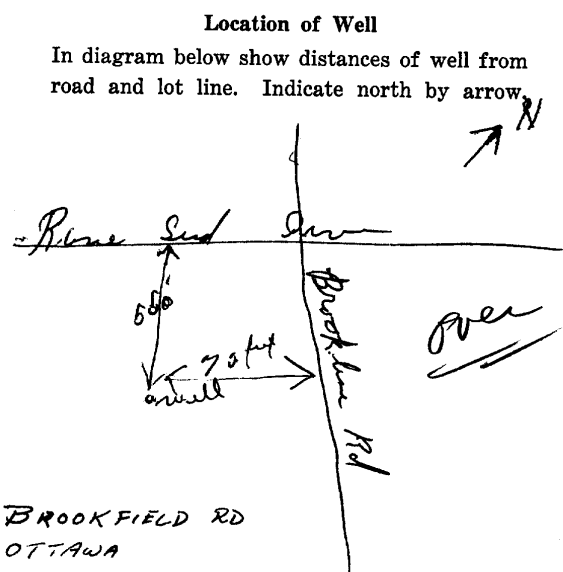
Casing diameter (s) <u>4"</u>	Static level <u>34'</u>
Length (s) <u>62 feet</u>	Pumping rate <u>480 gal P.M.H.S.</u>
Type of screen _____	Pumping level <u>4.5 feet</u>
Length of screen _____	Duration of test <u>1 hr</u>

Well Log

Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth (s) at which water (s) found	No. of feet water rises	Kind of water (fresh, salty, or sulphur)
<u>Blue Clay</u>	<u>0</u>	<u>36</u>	<u>150'</u>	<u>116 feet</u>	<u>fresh</u>
<u>Sandy Gravel</u>	<u>25</u>	<u>42</u>			
<u>Blue Clay</u>	<u>42</u>	<u>59</u>			
<u>Grey Lime Stone nod</u>	<u>59</u>	<u>150</u>			

For what purpose(s) is the water to be used?
house hold use
 Is water clear or cloudy? clear
 Is well on upland, in valley, or on hillside?
upland
 Drilling firm _____
 Address _____
 Name of Driller James Kettle
 Address Parrsborough
 Licence Number 337



I certify that the foregoing statements of fact are true.
 Date June 30 James Kettle
 Signature of Licensee

BROOKFIELD RD
OTTAWA

Master Well Owner's and Land Owner's Information

First Name: Candere Stoneridge Equity Group Last Name: _____ E-mail Address: _____
 Mailing Address (Street Number/Name, RR): 495 Richmond Road Suite 1014 Municipality: Ottawa Province: ON Postal Code: K1Z1A4B2 Telephone No. (inc. area code): 613 973 8918/919

Location and Construction of the Master Well in the Cluster

Address of Well Location (Street Number/Name, RR): 770 Brookfield Road Township: _____ Lot: _____ Concession: _____
 County/District/Municipality: _____ City/Town/Village: Ottawa Province: Ontario Postal Code: K1M6J4

UTM Coordinates: Zone 18 Easting 844622750 Northing 24559 GPS Unit Make Magellan Model Spectrac 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
Brown	Sand + grey clay + gravel			0	2.4
Grey	Clay		Soft, pliable Moist to wet	2.4	4.57

Hole Details

Depth (Metres)		Diameter (Centimetres)
From	To	
0	4.57	MW-07 20

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 Auger

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

Open Hole Yes No _____ Metres

Screen

Galvanized Steel Fibreglass Concrete Plastic
 Outside Diameter (Centimetres): 58 mm 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

Disinfected Yes No. If no, provide reason: _____ Date Master Well Completed (yyyy/mm/dd): 2007/09/22

Monitoring

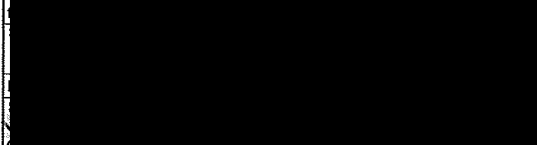
Cluster Information (Please also fill out the additional Cluster Well Information for Well Construction for each parcel of land and cluster.)

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

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:



Construction Details

Inside Diameter (Centimetres)	Material (steel, plastic, fibreglass, concrete, galvanized)	Wall Thickness	Depth (Metres)	
			From	To
<u>51 cm</u>	<u>PVC</u>	<u>40</u>	<u>0</u>	<u>4.57</u>

Annular Space/Abandonment Sealing Record

Depth Set at (Metres)		Type of Sealant Used (Material and Type)	Volume Used (Cubic Metres)
From	To		
<u>0.8</u>	<u>1.2</u>	<u>Bentinite</u>	<u>20K95</u>

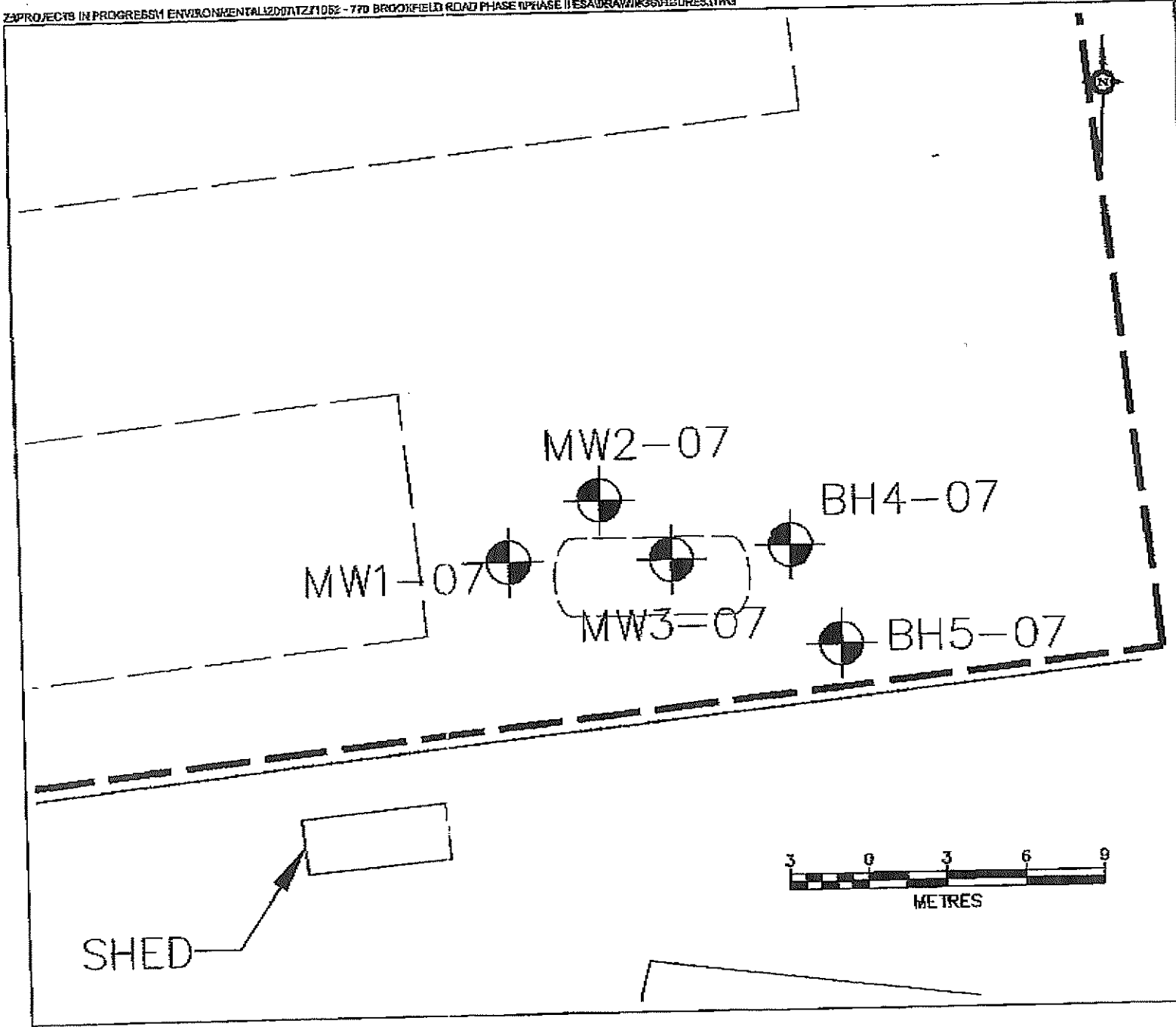
Well Contractor and Well Technician Information

Business Name of Well Contractor: George Downie Estate Drilling Ltd Well Contractor's Licence No.: 1181414
 Business Address (Street No./Name, number, RR): 410 Rue Principale Municipality: Grenville Sur La Rouge
 Province: QC Postal Code: J0V1B0 Business E-mail Address: downiedrilling@bellnet.ca
 Bus Telephone No. (inc. area code): 81192426469 Name of Well Technician (Last Name, First Name): Downie, Bruce
 Well Technician's Licence No.: 211713 Signature of Technician: Bruce Downie Date Submitted (yyyy/mm/dd): 2007/09/13

Ministry Use Only

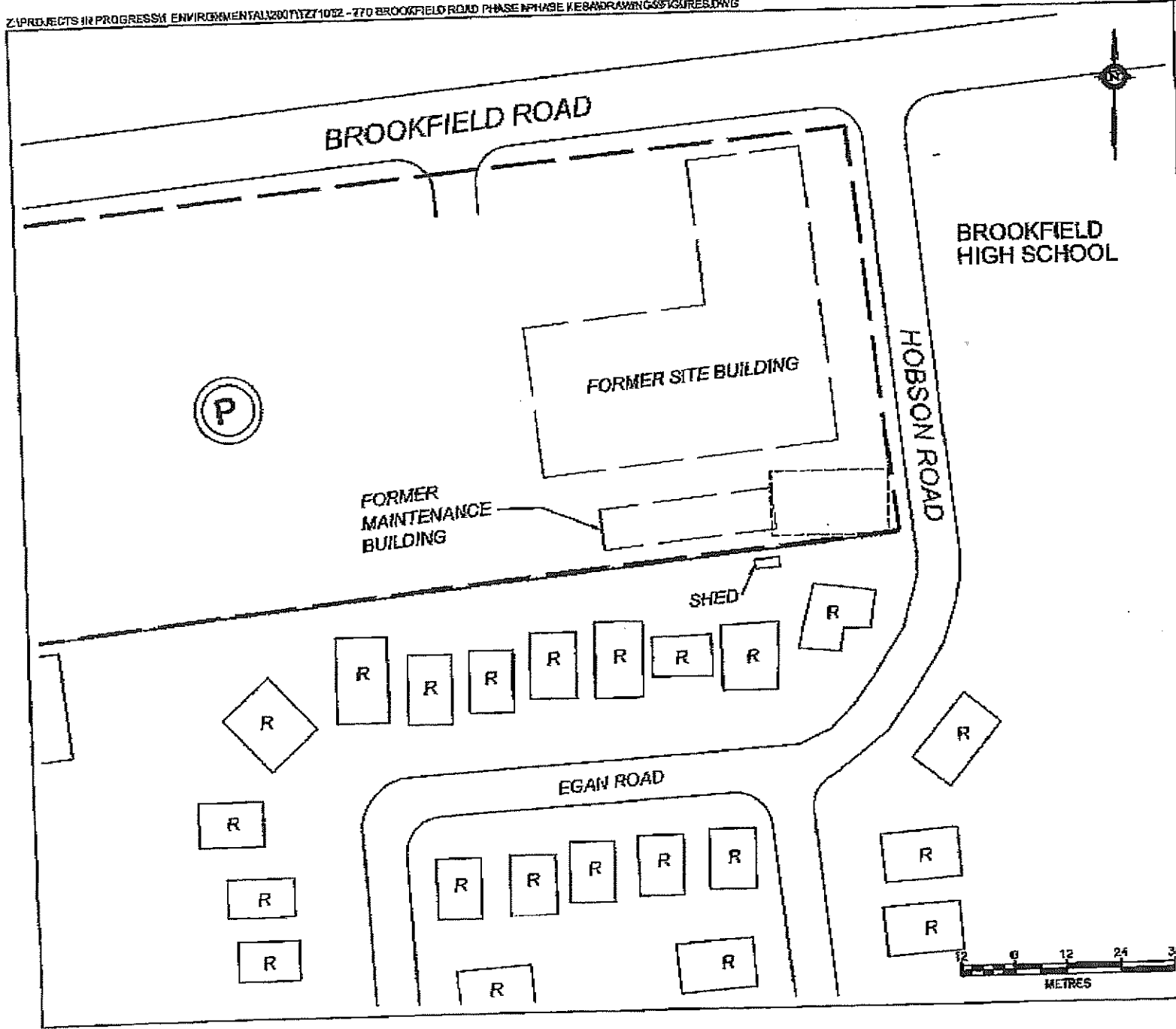
Audit No.: M 00090 Well Contractor No.: _____
 Date Received (yyyy/mm/dd): OCT 01 2007 Date of Inspection (yyyy/mm/dd): _____
 Remarks: _____

Z:\PROJECTS IN PROGRESS\1 ENVIRONMENTAL\2007\TZ11052 - 770 BROOKFIELD ROAD PHASE I\PHASE II ESA\DRAWINGS\FIGURES.TWG



LEGEND	
---	SITE PERIMETER
R	RESIDENTIAL
C	COMMERCIAL LAND USE
(P)	PERMIT PARKING LOT
- - -	FENCE
[---]	FORMER SITE BUILDING
[---]	FORMER UNDERGROUND STORAGE TANK (UST)
M00090 C00045	
amec	
TITLE: PHASE I ENVIRONMENTAL SITE MONITORING WELL AND BOREHOLE LOCATION PLAN 770 BROOKFIELD ROAD OTTAWA, ONTARIO	
CLIENT: CAMBEREL STONERIDGE EQUITY GROUP INC. 496 RICHMOND ROAD, SUITE 110 OTTAWA, ONTARIO K2A 4B3	
DRAWN BY:	ES
CHECKED BY:	EMH
DATE:	SEPTEMBER 2007
PROJECT NO.:	TZ11052 1100
SCALE:	1:200
FIGURE NO.:	2

Z:\PROJECTS IN PROGRESS\ ENVIRONMENTAL\2007\TZ1052 - 770 BROOKFIELD ROAD PHASE I\PHASE I\ES\DRAWINGS\SITE\GENERAL.DWG



LEGEND

—	SITE PERIMETER
R	RESIDENTIAL
C	COMMERCIAL LAND USE
(P)	PERMIT PARKING LOT
—	FENCE
—	FORMER SITE BUILDING
—	INVESTIGATED AREA

M 00090
C 00045



TITLE:
 PHASE I ENVIRONMENTAL SITE
 ASSESSMENT
 GENERALIZED SITE PLAN
 770 BROOKFIELD ROAD
 OTTAWA, ONTARIO

CLIENT:
 CANDERELE STONERIDGE EQUITY
 GROUP INC.
 465 RICHMOND ROAD, SUITE 100
 OTTAWA, ONTARIO
 K2A 4B2

DRAWN BY: ES

CHECKED BY: KDH

DATE: SEPTEMBER 2007

PROJECT NO.: TZ1052 4802

SCALE: 1:250

FIGURE NO.: 2



Master Well Owner's and Land Owner's Information

First Name: Candere Stoneridge Equity Group Last Name: _____ E-mail Address: _____
 Mailing Address (Street Number/Name, RR): 495 Richmond Road Suite 1014 Municipality: Ottawa Province: ON Postal Code: K1Z1A4B2 Telephone No. (inc. area code): 613 973 8918/919

Location and Construction of the Master Well in the Cluster

Address of Well Location (Street Number/Name, RR): 770 Brookfield Road Township: _____ Lot: _____ Concession: _____
 County/District/Municipality: _____ City/Town/Village: Ottawa Province: Ontario Postal Code: K1M6J14

UTM Coordinates: Zone 18 Easting 844622750 Northing 24559 GPS Unit Make Magellan Model Spectrac 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
Brown	Sand + grey clay + gravel			0	2.4
Grey	Clay		Soft, pliable Moist to wet	2.4	4.57

Hole Details

Depth (Metres)		Diameter (Centimetres)
From	To	
0	4.57	MW-07 20

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 Auger

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

Open Hole Yes No _____ Metres

Screen

Galvanized Steel Fibreglass Concrete Plastic
 Outside Diameter (Centimetres): 58 mm 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

Disinfected Yes No. If no, provide reason: _____ Date Master Well Completed (yyyy/mm/dd): 2007/09/22

Monitoring

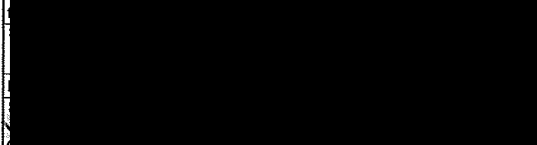
Cluster Information (Please also fill out the additional Cluster Well Information for Well Construction for each parcel of land and cluster.)

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

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:



Construction Details

Inside Diameter (Centimetres)	Material (steel, plastic, fibreglass, concrete, galvanized)	Wall Thickness	Depth (Metres)	
			From	To
<u>51 cm</u>	<u>PVC</u>	<u>40</u>	<u>0</u>	<u>4.57</u>

Annular Space/Abandonment Sealing Record

Depth Set at (Metres)		Type of Sealant Used (Material and Type)	Volume Used (Cubic Metres)
From	To		
<u>0.8</u>	<u>1.2</u>	<u>Bentnite</u>	<u>20K95</u>

Well Contractor and Well Technician Information

Business Name of Well Contractor: George Downie Estate Drilling Ltd Well Contractor's Licence No.: 1181414
 Business Address (Street No./Name, number, RR): 410 Rue Principale Municipality: Grenville Sur La Rouge
 Province: QC Postal Code: J0V1B0 Business E-mail Address: downiedrilling@bellnet.ca
 Bus Telephone No. (inc. area code): 81192426469 Name of Well Technician (Last Name, First Name): Downie, Bruce
 Well Technician's Licence No.: 211713 Signature of Technician: Bruce Downie Date Submitted (yyyy/mm/dd): 2007/09/13

Ministry Use Only

Audit No.: M 00090 Well Contractor No.: _____
 Date Received (yyyy/mm/dd): OCT 01 2007 Date of Inspection (yyyy/mm/dd): _____
 Remarks: _____



Ministry of the Environment

Well Tap No. for Master Well (Print Well Tag No.)
A 058376
 A058376

Cluster Well Information for Cluster Well Construction
 Regulation 903 Ontario Water Resources Act

Page 1 of 1

Property Owner's Information

First Name: Landerel Stoneridge Equity Group Inc Last Name: Stoneridge Mailing Address (Street No./Name, RR): 495 Richmond Road Suite 1004 Municipality: Ottawa

Province: Ontario Postal Code: K1Z1A1Y1 E-mail Address: Telephone No. (inc. area code): 613773181919

Cluster Well Information

Address of Well Location (Street Number/Name, RR): 770 Brookfield Road Lot: Concession: Township: County/District/Municipality: Ottawa

City/Town/Village: Ottawa Province: Ontario Postal Code: K1V1W1J4 GPS Unit Make: Mosellan Model: Spatrac Unit Mode of Operation: Undifferentiated Averaged Differentiated, specify:

upon request

Signature of Technician/Contractor: Bruce Downing Date (yyyy/mm/dd):

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					
W2-01	18	4416234	5024562	4.57		HSA	PVC	1.5	1.5	4.57	Bentonite		N/A		2007/08/22
W3-01	18	446237	5024559	4.57		HSA		1.5	1.5	4.57					2007/08/22

Well Contractor and Well Technician Information

Business Name of Well Contractor: George Downing Estate Drilling Ltd. Business Address (Street Number/Name, RR): 410 Rm Principale Grenville Suis La Prouce Municipality: Quebec Province: Quebec

Postal Code: J1G1V1B1 Business Telephone No. (inc. area code): 8119214264169 Well Contractor's Licence No.: 1181414 Business E-mail Address:

Name of Well Technician (First Name, Last Name): Bruce Downing Well Technician's Licence No.: 211713 Date Submitted (yyyy/mm/dd): 2007/09/13 Signature of Technician: Bruce Downing

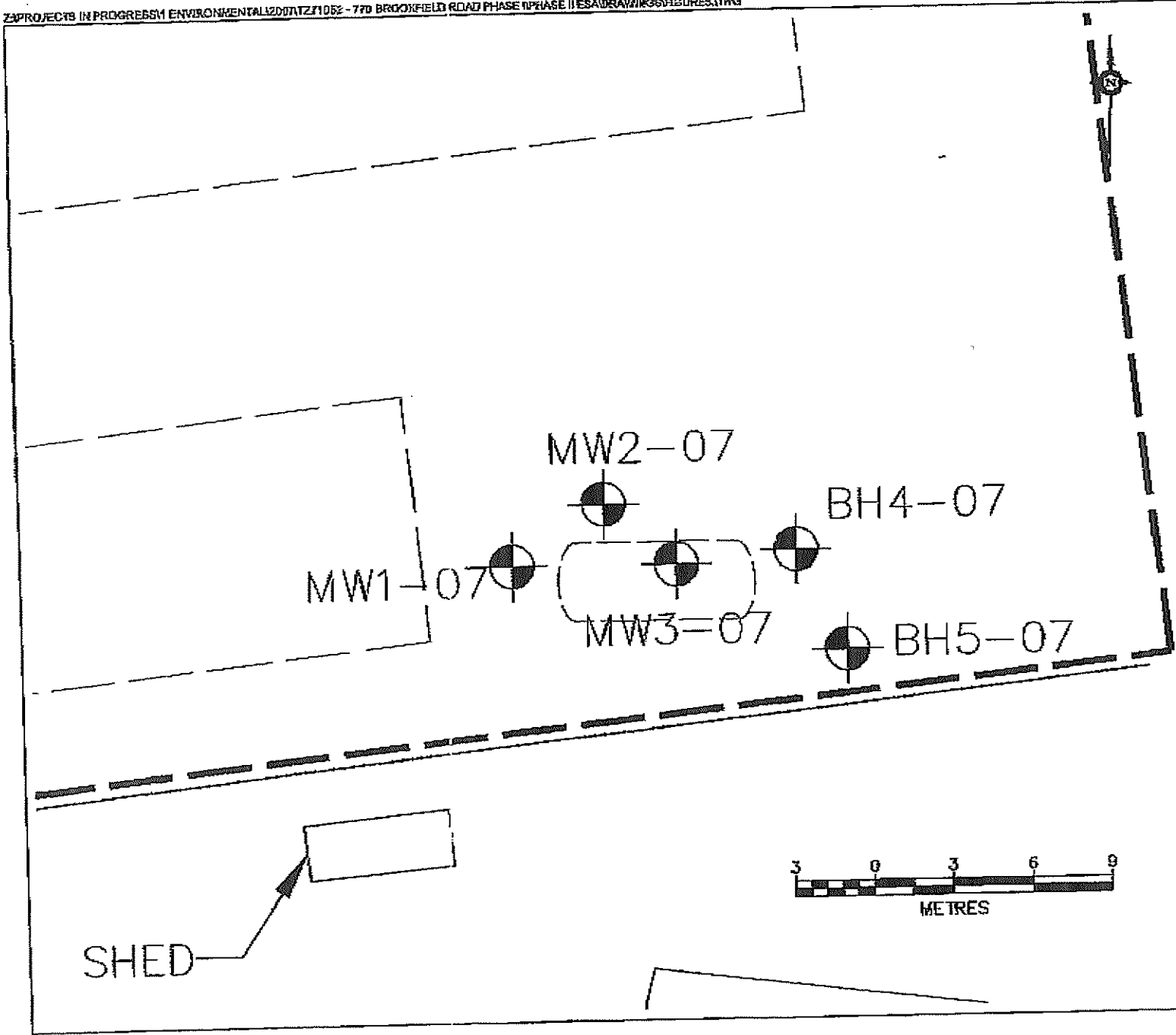
Date 1st Well in Cluster Constructed (yyyy/mm/dd): 2007/08/22 Date Last Well in Cluster Constructed (yyyy/mm/dd): 2007/08/22

Ministry Use Only

Date Received (yyyy/mm/dd): Date Inspected (yyyy/mm/dd):

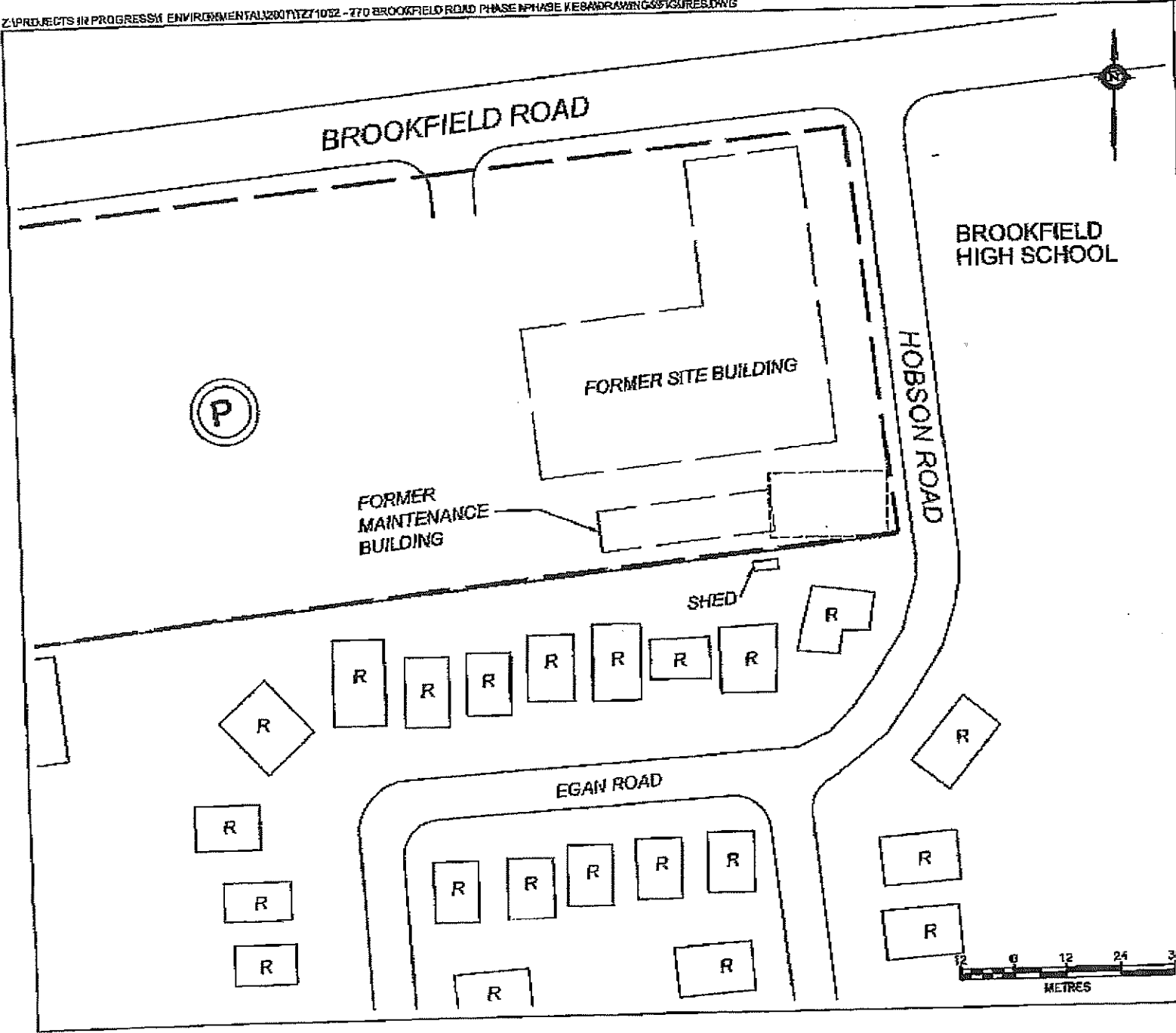
Audit No.: C 00045 Remarks:

Z:\PROJECTS IN PROGRESS\1 ENVIRONMENTAL\2007\TZ11052 - 770 BROOKFIELD ROAD PHASE I\PHASE II ESA\DRAWINGS\FIGURES.TWG



LEGEND	
—	SITE PERIMETER
R	RESIDENTIAL
C	COMMERCIAL LAND USE
(P)	PERMIT PARKING LOT
—	FENCE
[]	FORMER SITE BUILDING
[]	FORMER UNDERGROUND STORAGE TANK (UST)
M00090 C00045	
amec	
TITLE: PHASE I ENVIRONMENTAL SITE MONITORING WELL AND BOREHOLE LOCATION PLAN 770 BROOKFIELD ROAD OTTAWA, ONTARIO	
CLIENT: CAMBEREL STONERIDGE EQUITY GROUP INC. 496 RICHMOND ROAD, SUITE 110 OTTAWA, ONTARIO K2A 4B3	
DRAWN BY:	ES
CHECKED BY:	EMH
DATE:	SEPTEMBER 2007
PROJECT NO.:	TZ11052 1100
SCALE:	1:200
FIGURE NO.:	2

Z:\PROJECTS IN PROGRESS\ ENVIRONMENTAL\2007\TZ1052 - 770 BROOKFIELD ROAD PHASE I\PHASE I\ES\DRAWINGS\SITE\GENERAL.DWG



LEGEND	
—	SITE PERIMETER
R	RESIDENTIAL
C	COMMERCIAL LAND USE
(P)	PERMIT PARKING LOT
—	FENCE
[]	FORMER SITE BUILDING
[]	INVESTIGATED AREA
M 00090 C 00045	
TITLE: PHASE I ENVIRONMENTAL SITE ASSESSMENT GENERALIZED SITE PLAN 770 BROOKFIELD ROAD OTTAWA, ONTARIO	
CLIENT: CANDERELE STONERIDGE EQUITY GROUP INC. 465 RICHMOND ROAD, SUITE 100 OTTAWA, ONTARIO K2A 4B2	
DRAWN BY:	ES
CHECKED BY:	KDH
DATE:	SEPTEMBER 2007
PROJECT NO:	TZ1052 1802
SCALE:	1:250
FIGURE NO:	2





File Number: C10-01-14-0172

July 22, 2014

Adrian Menyhart
Paterson Group Inc.
154 Colonnade Road South, Ottawa, ON

Sent via email [AMenyhart@patersongroup.ca/

Dear Mr. Menyhart,

**Re: Information Request
716, 770 Brookfield Road, Ottawa, Ontario (“Subject Properties”)**

Internal Department Circulation

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

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

Search of Historical Land Use Inventory

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

A search of the HLUI database revealed the following information:

- There are 2 activities associated with the Subject Properties: Activity Number 7177 and 7178.

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

- There are 5 activities associated with properties located within 50m of the Subject Properties: Activity Number 14207, 10836, 11145, 6590 and 10221.

*Shaping our future together
Ensemble, formons notre avenir*

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

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 14743
Fax: (613) 560-6006
www.ottawa.ca

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

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 14743
Télé.: (613) 560-6006
www.ottawa.ca

Please note that Activity Numbers 14207 have a PIN Certainty of "2". This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the Subject Properties or on certain properties within 50m of the Subject Properties. All database entries with a PIN Certainty of "2" require independent verification as to their precise location.

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

Additional information may be obtained by contacting:

Ontario's Environmental Registry

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

The Ontario Land Registry Office

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

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

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

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose

whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

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

If you have any further questions or comments, please contact Alejandra Garavito at 613-580-2424 ext. 14743 or HLUI@ottawa.ca

Sincerely,

A handwritten signature in black ink, appearing to read 'David Wise', with a stylized flourish extending to the right.

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

DW/AG

Attach: 8

cc: File no. C10-01-14-0172



CITY OF OTTAWA

HLUI ID: __679087

AREA (Square Metres): 74354.836

Report: RPTC_OT_DEV0122

Run On: 21 Jul 2014 at: 11:35:52

Study Year
2005

PIN
040710124

Multi-NAIC
N

Multiple Activities
N

Activity ID: 10221 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040710124

Name: OTTAWA-CARLETON DISTRICT SCHOOL BOARD - BROOKFIELD HIGH SCHOOL

Address: 824 BROOKFIELD ROAD, OTTAWA

Facility Type: Elementary and Secondary Education

Comments 1: BROOKFIELD HIGH SCHOOL

Comments 2:

Generator Number: ON0375207

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

NAICS	SIC
611110	0

Company Name	Year of Operation
OTTAWA-CARLETON DISTRICT SCHOOL BOARD - BROOKFIELD HIGH SCHOOL	c. 2003
OTTAWA-CARLETON DISTRICT SCHOOL BOARD - BROOKFIELD HIGH SCHOOL	c. 2000
OTTAWA-CARLETON DISTRICT SCHOOL BOARD - BROOKFIELD HIGH SCHOOL	c. 2005



CITY OF OTTAWA

HLUI ID: __679088

AREA (Square Metres): 19866.496

Report: RPTC_OT_DEV0122

Run On: 21 Jul 2014 at: 11:35:58

Study Year
2005

PIN
040710001

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7177 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040710001

Name: JDS UNIPHASE CORPORATION
Address: 770 BROOKFIELD DRIVE, OTTAWA
Facility Type: Electric Lighting Industries

Comments 1:
Comments 2: Building I
Generator Number: ON1312003

Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2003 PID

NAICS SIC
334290 0

Company Name	Year of Operation
JDS UNIPHASE CORPORATION	c. 2003
JDS UNIPHASE CORPORATION	c. 2001



CITY OF OTTAWA

HLUI ID: __679088

AREA (Square Metres): 19866.496

Report: RPTC_OT_DEV0122

Run On: 21 Jul 2014 at: 11:35:58

Study Year
2005

PIN
040710001

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7178 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040710001

Name: JDS UNIPHASE CORPORATION

Address: 770 BROOKFIELD ROAD, OTTAWA

Facility Type: Communication and Other Electronic Equipment Industries

Comments 1: BUILDING I

Comments 2:

Generator Number: ON1312003

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

NAICS SIC

334210 0

334511 0

Company Name

Year of Operation

JDS UNIPHASE CORPORATION

c. 2000



CITY OF OTTAWA
 HLUI ID: __670IT8
 AREA (Square Metres): 132563.020

Report: RPTC_OT_DEV0122
 Run On: 21 Jul 2014 at: 11:36:09

Study Year: 1998 PIN: 040700003 Multi-NAIC: Y Multiple Activities: N

Activity ID: 14207 Multiple PINS: N
 PIN Certainty: 2 Previous Activity ID(s) : 4373
 Related PINS: 040700003
 Name: TRAINGLE PROJECT INC.
 Address: 2701 RIVERSIDE DRIVE, OTTAWA
 Facility Type: Electric Power Systems Industry
 Comments 1: MOEE PCB Site#40294A020. PCB storage on site.
 Comments 2:
 Generator Number:
 Storage Tanks:
 HL References 1: MOEE PCB Inventory-1995.
 HL References 2:
 HL References 3:

NAICS	SIC
221119	491
221111	491
493120	479
221112	491
221122	491
493190	479
493130	479
221113	491
221121	491

Company Name	Year of Operation
Traingle Project Inc.	c. 1995



CITY OF OTTAWA
 HLUI ID: __679BM9
 AREA (Square Metres): 64744.162

Report: RPTC_OT_DEV0122
 Run On: 21 Jul 2014 at: 11:36:13

Study Year 2005	PIN 040700004	Multi-NAIC Y	Multiple Activities Y
---------------------------	-------------------------	------------------------	---------------------------------

Activity ID: 10836 Multiple PINS: N
 PIN Certainty: 1 Previous Activity ID(s) :
 Related PINS: 040700004
 Name: PUBLIC WORKS AND GOVERNMENT SERVICES CANADA
 Address: 501 HERON ROAD, GLOUCESTER
 Facility Type: General Administrative Services
 Comments 1:
 Comments 2:
 Generator Number:
 Storage Tanks:
 HL References 1:
 HL References 2:
 HL References 3: 2005 Property Assessment

NAICS	SIC
911910	0

Company Name	Year of Operation
PUBLIC WORKS AND GOVERNMENT SERVICES CANADA	c. 2005



CITY OF OTTAWA

HLUI ID: __679BM9

AREA (Square Metres): 64744.162

Report: RPTC_OT_DEV0122

Run On: 21 Jul 2014 at: 11:36:13

Study Year
2005

PIN
040700004

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 11145 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040700004

Name: PUBLIC WORKS AND GOVERNMENT SERVICES CANADA

Address: 775 BROOKFIELD ROAD, OTTAWA

Facility Type: General Administrative Services

Comments 1: CHP BOOTH STREET COMPLEX

Comments 2:

Generator Number: ON0144771

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2003 PID

NAICS SIC

911910 0

Company Name

Year of Operation

PUBLIC WORKS AND GOVERNMENT SERVICES CANADA c. 2000

PUBLIC WORKS AND GOVERNMENT SERVICES CANADA c. 2001

PUBLIC WORKS AND GOVERNMENT SERVICES CANADA c. 2003



CITY OF OTTAWA

HLUI ID: __679BM9

AREA (Square Metres): 64744.162

Report: RPTC_OT_DEV0122

Run On: 21 Jul 2014 at: 11:36:13

Study Year
2005

PIN
040700004

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6590 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040700004

Name: HEALTH AND WELFARE CANADA

Address: 775 BROOKFIELD ROAD, OTTAWA

Facility Type: Protective Services

Comments 1: BUREAU OF RADIATION & MEDICAL DEVICE

Comments 2:

Generator Number: ON0095603

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

NAICS SIC

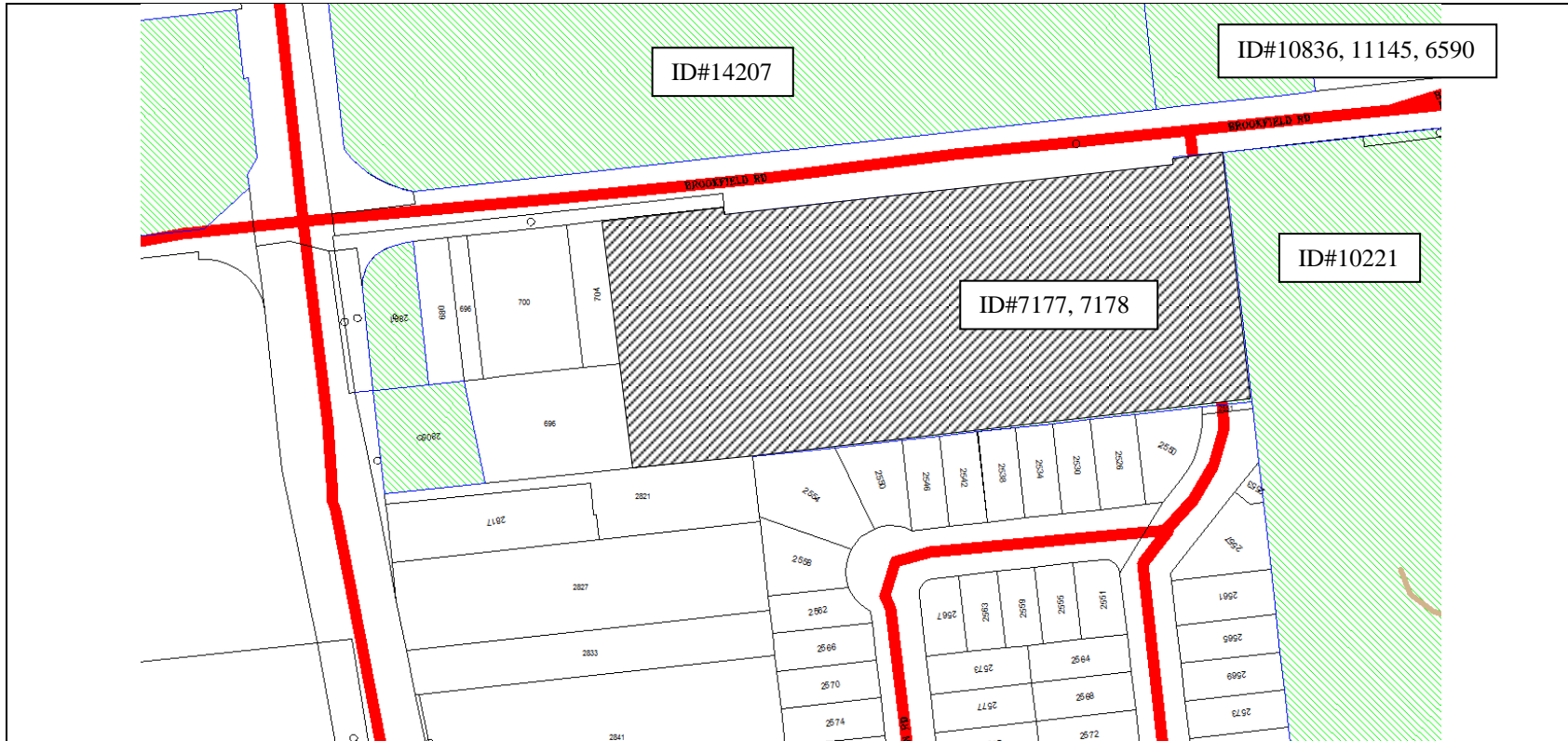
911290 0

Company Name

HEALTH AND WELFARE CANADA

Year of Operation

c. 2000




Scale 1: n/a

716, 770 Brookfield Road
 Ottawa, ON
 File # C10-01-14-0172
 Alejandra Garavito



ID# = Activity Identification Number

 = Subject Site

Overview

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Adrian Menyhart P.Eng/ing./QP_{esa}

Adrian received his Bachelor's of Engineering from Carleton University in 2011, with a specialization in environmental engineering. During the summers of 2009 through 2011, Adrian worked for the Canadian Food Inspection Agency as an Inspector within the Ottawa region. During Adrian's summer experience he would gain invaluable experience with time management, relations with other government departments as well as the general public and data and information collection. Upon completion of Adrian's summer employment with Canadian Food Inspection Agency in 2011, Adrian started his career as a junior environmental specialist at Paterson within the Environmental Division under the guidance of Mark D'Arcy and other senior personnel. During his time at Paterson, Adrian has accumulated extensive experience with Phase I and Phase II environmental site assessments, remediation inspections, environmental monitoring and field procedures and the filing of Records of Site Condition. Being fluently bilingual in English and French, Adrian has experience working in both Ontario and Quebec, and is licensed with governing engineering bodies in both provinces. Adrian's work experience has provided an opportunity to gain valuable knowledge about the environmental industry, which has lead to his advancement within the Paterson office and ability to be a contributor to the Environmental Divisions success.

EDUCATION

B.Eng. 2011, Environmental Engineering, Carleton University, Ottawa, ON

LICENCE/ PROFESSIONAL AFFILIATIONS

Ordre des Ingénieurs du Québec
Professional Engineers of Ontario
Ottawa Geotechnical Group

YEARS OF EXPERIENCE

With Paterson: 6

With other Firms: 1

OFFICE LOCATION

Paterson's Ottawa Office

SELECT LIST OF PROJECTS

- Ottawa Arts Gallery Expansion, Ottawa, ON (remediation supervisor) – Provided guidance in the segregation of soils on the site, managing contaminated and clean materials, providing daily correspondence with the client. Successfully filed a Record of Site Condition for the property.
- Ottawa Heart Institute Construction, Ottawa, ON (project manager) – Conducted air sampling for parameters such as particulate matter, lead, mould and asbestos
- Rideau Centre Expansion, Ottawa, ON (remediation supervisor) – Provided guidance in the segregation of soils on the site, managing contaminated and clean materials.
- Tweedsmuir and Carling Avenue water and sewer main rehabilitation, Ottawa, ON (remediation supervisor) – Provided guidance for the management of contaminated materials within the sewer and water main excavations.
- Conducted numerous designated substance surveys and asbestos surveys throughout Ontario and Quebec, collecting representative samples of potential asbestos containing materials and preparing comprehensive reports.
- Conducted numerous air sampling programs, collecting samples for environmental parameters such as asbestos, lead and mould, and preparing reports.
- Conducted Phase I and II Environmental Site Assessments across Ontario and Quebec
- Groundwater Monitoring and Sampling

PROFESSIONAL EXPERIENCE

September 2011 to present, **Environmental Engineer, Paterson Group Inc.**, Ottawa, Ontario

- Prepare, revise and submit all documentation and reports for the successful filing of Records of Site Condition with the Ministry of the Environment and Climate Change
- Provide on-site environmental expertise for remediation projects including Ottawa Arts Gallery, Rideau Centre Expansion and Tall Ships Landing, among various small scale remediation projects within the greater Ottawa area.
- Coordinate field programs and prepare reports for Phase I and II projects across Ontario and Quebec.
- Oversee environmental investigations for drilling and test pitting on numerous proposed utility installations, residential and commercial developments.
- Conduct designated substance surveys in Ontario and Quebec.
- Coordinate air sampling programs for various environmental parameters, comparing results with regulatory standards and other guidelines.
- Problem solving to help advance or maintain project schedules.
- Complete environmental reports with recommendations for environmental concerns.
- Liaising with contractors, consultants and government officials.
- Provide cost estimates for environment field programs and construction costs.

June to September from 2009 to 2011, **Inspector, Canadian Food Inspection Agency**, Ottawa, Ontario

- Conducted the trapping program for the Emerald Ash Borer across Eastern Ontario.
- Assisted in the preparation and training of other inspectors for the trapping program.
- Conducted inspections for restricted wood products at various campgrounds.
- Assisted other inspectors in inspecting shipments of wood products from other countries, in certain cases, seizing and disposing of items.
- Compiling data and preparing reports.

Mark S. D'Arcy, P.Eng., QP_{ESA} Senior Environmental/Geotechnical Engineer

After receiving his Bachelors of Applied Science from Queen's University in 1991 in Geological Engineering, Mark joined Paterson Group Inc. During the first 10 years of Mark's career, he was heavily involved in all aspects of field work, including drilling boreholes, excavating test pits, conducting phase I site inspections, environmental sampling and analysis and inspection of environmental remediations. During Mark's field experience, he gained invaluable field and office experience, which would prepare Mark to become the Environmental Division Manager. Mark's field experience ranges from Phase I Environmental Site Assessments (ESAs) to on-site soil and groundwater remediations, as well as, environmental/geotechnical borehole investigations. Mark's field experience has provided extensive knowledge of subsurface conditions, contractor relations and project management. These skills would provide Mark with the ability to understand a variety of situations, which has lead Paterson to an extremely successful Environmental Department. Mark became the Environmental Manager in 2006, which consisted of two engineers and two field technicians. Mark has been an integral part in growing the Environmental Division, which now consists of nine engineers and three field technicians. Mark is the Senior Project Manager for a wide variety of environmental projects within the Eastern Ontario area including Phase I ESAs, Phase II ESAs, remediations for filing Records of Site Condition in the Ontario Ministry of the Environment and Climate Change (MOECC) Environmental Site Registry, Brownfield Applications and Landfill Monitoring Programs. As the Senior Project Manager, Mark is responsible for directing project personnel, final report review and overall project success. Mark has proven leadership and ability to manage small to large scale projects within the allotted time and budget.

EDUCATION

B.A.Sc. 1991, Geological Engineering, Queen's University, Kingston, ON

LICENCE/ PROFESSIONAL AFFILIATIONS

Professional Engineers of Ontario

ESA Qualified Person with MOECC

Ottawa Geotechnical Group

Consulting Engineers of Ontario

YEARS OF EXPERIENCE

With Paterson: 26

OFFICE LOCATION

154 Colonnade Road South,
Nepean, Ontario, K2E 7J5

SELECT LIST OF PROJECTS

- 222 Beechwood Avenue, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- 409 MacKay Street, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Art's Court Redevelopment, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Visitor Welcome Centre, Phase II and Phase III, Parliament Hill, Ottawa, Ontario (Senior Project Manager for Environmental Remediation)
- Mattawa Landfill, Mattawa, Ontario (Senior Project Manager, Annual Water Quality Monitoring report)
- Multi-Phase Redevelopment of the Ottawa Train Yards, Ottawa, Ontario (Senior Project Manager)
- Rideau Centre Expansion, Ottawa, Ontario(Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- 26 Stanley Avenue, Ottawa, Ontario, Phase I ESA, Phase II ESA (Senior Project Manager)
- Riverview Development – Kingston, Ontario, Phase I ESA, Phase II ESA, and filing of an RSC in the MOECC Environmental Site Registry (Senior Project Manager)
- Monitoring Landfills for River Valley, Kipling and Lavagine (Senior Project Manager)

PROFESSIONAL EXPERIENCE

May 2001 to present, **Manager of Environmental Division, Paterson Group Inc.,**
Ottawa, Ontario

- Manage all aspects of the environmental division (management of personnel, budgeting, invoicing, scheduling, business development, reporting, marketing, and fieldwork).
- Review day to day operations within the environmental division.
- Design, perform, and lead Phase I, II and Phase III ESAs, Remediation's, Brownfield Applications and Record of Site conditions, fieldwork surveys, excavation, monitoring, laboratory analysis, and interpretation.
- Write, present, and publish reports with methodology and laboratory analysis results, along with recommendations for environmental findings.
- Responsible for ensuring projects meet Ministry of Environment and Climate Change Standards and Guidelines.
- Building and fostering relationships with clients, stakeholders, and Ministry officials.
- Supervise and continuous training of staff in environmental methods (environmental sampling techniques, technical expertise and guidance).
- Applied due diligence in ensuring the health and safety of staff and the public in field locations.

1991 to 2001, **Geotechnical and Environmental Engineer, Paterson Group Inc.,** Ottawa, Ontario

- Provide on-site geotechnical and environmental expertise to various clients.
- Oversee geotechnical and environmental investigations for drilling and test pitting on numerous proposed utility installations, residential and commercial developments.
- Problem solving to help advance or maintain project schedules.
- Complete environmental reports with recommendations to meet environmental standards set by MOE and CCME standards.
- Conduct site inspections, bearing medium evaluations, bearing surface inspections, concrete testing and field density testing.
- Liaising with contractors, consultants and government officials.
- Provide cost estimates for geotechnical and environmental field programs and construction costs.
- Review RFI's, submittals, monthly progress reports and other various construction related work.