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REPORT ON

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
255 METCALFE STREET
CITY OF OTTAWA, ONTARIO**

Submitted to:

Falsetto Homes Inc.
52 Sullivan Avenue
Ottawa, Ontario
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DATE: December 9, 2022

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1.0 EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment was carried out by Kollaard Associates Inc. for Falsetto Homes Inc. of Ottawa, Ontario. The subject site for this assessment is 255 Metcalfe Street in the City of Ottawa, Ontario (see Key Plan, Figure 1). The site has a total area of 0.12 hectares (0.30 acres) located at the southeast corner of the intersection of Metcalfe Street and MacLaren Street, City of Ottawa, Ontario.

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

The Phase I ESA was based on a site reconnaissance visit carried out on November 30, 2022, together with a review of available geological, topographical, historical and environmental information for the site. In August 2020, Kollaard Associates also completed a Phase I ESA for real estate transaction (CSA Standard only) purposes for the subject site. Some of that information has been used for this report.

Currently, the site is occupied by an eight storey, high rise, 60-unit residential apartment building, constructed in the 1950s. The building also contains one storey of underground parking lot. The rear of the building is occupied by a yard space contained by a garden wall and a concrete retaining wall. Based on a review of a 1928 air photograph, the former use of the site has been for residential purposes as the site was occupied by a residential dwelling. The site is located within an area of mixed use residential development.

There are no service stations within 250 metres of the site.

There were no current or historical Potentially Contaminating Activities (PCAs) identified at the subject site.

It is understood that more units are being added to the basement of the building at the site of the multi-unit residential building. The historical land use of the property, based on the results of this investigation, has also been for residential use. Therefore, a RSC is not required for the property, based on our understanding of Ontario Regulation 153/04.

No intrusive inspections of any kind were performed and are outside of the scope of this Phase I ESA. Since 2020, some upgrades have been completed including the removal and disposal of friable wrapping material observed in the boiler room around the heating/cooling pipes and in the parking garage around pipe gaskets for the plumbing/sprinkler system. That said, given the age of the building at the site, there is still some potential for other building materials or equipment to contain designated substances, such as asbestos, lead and other metals even with numerous renovations and upgrades over the years. Prior to any renovation work, the material should be tested for possible asbestos, lead and/or metals and to ensure proper handling and disposal measures are carried out.

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



2.0 INTRODUCTION

2.1 PROPERTY INFORMATION

The subject site for this assessment consists of a rectangular shaped residential property located at civic address commonly known as 255 Metcalfe Street, in the City of Ottawa, Ontario (see Key Plan, Figure 1). In total, the site has a total area of 0.12 hectares (0.30 acres) located at the southeast corner of the intersection of Metcalfe Street and MacLaren Street, City of Ottawa, Ontario.

For the purposes of this assessment, project north is considered to be parallel to Metcalfe Street located immediately west of the site (see Key Plan, Figure 1).

Currently, the site is occupied by an eight storey, 60-unit high rise, residential apartment building, constructed in the 1950s. The building also contains one storey of underground parking. The rear of the building is occupied by a yard space contained by a garden wall and a concrete retaining wall. Based on a review of a 1928 air photograph, the former use of the site has been for residential purposes as the site was occupied by a residential dwelling.

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

Surrounding land use is mostly mixed use residential development. The site is bordered on the north by MacLaren Street followed by high density residential development, on the south by a commercial office tower, on the west by Metcalfe Street followed by residential development and on the east by high density residential development.

The local topography is generally flat lying with a gentle slope from west to east across the property. The regional topography slopes northwest towards the Rideau Canal located approximately 690 metres southeast of the subject site.



The assessed property consists of a rectangular shaped residential property located at civic address commonly known as 255 Metcalfe Street, in the City of Ottawa, Ontario. The legal description for the legal property, based on a chain of title provided by Wentzell Titles Ltd., is as follows:

Lots 1 & 2, East Side of Metcalfe Street, Plan 15558, City of Ottawa. PIN 04118-0054.

2.2 OBJECTIVES

The primary objective of this Phase I ESA is to document the site conditions on the day of a walk-through site reconnaissance and, if possible, to identify former and current operations or practices that may present potential environmental risks. The study is based on current and historical information and observations of site conditions during a site reconnaissance visit conducted on November 30, 2022. The general objectives of the Phase I Environmental Site assessment, as outlined in Ontario Regulation 153/04, include the following:

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

3.0 SCOPE OF WORK

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

This level of work is a method of risk reduction, not risk elimination. No building materials, liquid, gas, or chemical product sampling and/or testing on or in the vicinity of the subject site were carried



out as part of this assessment. This assessment included only a cursory overview of the present neighbouring land uses and does not constitute a complete assessment of the adjacent facilities.

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

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

4.0 RECORDS REVIEW

4.1 GENERAL

4.1.1 PHASE ONE STUDY AREA DETERMINATION

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

4.1.2 FIRST DEVELOPED USE DETERMINATION

The first developed use of the property was determined based on a review of aerial photographs and the title search for the site (Section 4.3.1). The earliest air photograph that was reviewed was 1928. At that time, the site and neighbouring areas are mostly developed. The 1928 indicates a building at the site. The 1958 air photo indicates a high rise building has been constructed at the site and the surrounding land appears to be high rise buildings as well as single family dwellings. As such, first developed use of the property is indicated to be between prior to 1928. The first developed use was for residential purposes.



4.1.3 FIRE INSURANCE PLANS

A request for Fire Insurance plans was made for the subject site. Two fire insurance plans dated 1955 were obtained (see Attachment E). A review of the fire insurance plans for the site indicates an apartment and garage at the site. No underground or above ground storage tanks were observed on either plans for the site or neighbouring sites.

A commercial property fire rating form report by the Insurers' Advisory Organization of Canada for the site dated November 23, 1978 was also reviewed (see Attachment E). At that time, the report indicated that the building was heated using steam from three new hot water boilers located in the basement of the building at the site.

4.1.4 CHAIN OF TITLE

The legal description for the legal property, based on a chain of title provided by Wentzell Titles Ltd., is as follows:

- Lots 1 & 2, East Side of Metcalfe Street, Plan 15558, City of Ottawa. PIN 04118-0054.

A chain of title for the site was provided by Wentzell Titles Ltd. (Attachment A). Based on a review of the title search information, the following is noted.

The site is indicated to have been owned by individuals with the exception of the current owner, Falsetto Homes Inc.

4.1.5 ENVIRONMENTAL REPORTS

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



4.1.6 PROPERTY USE RECORDS

The City of Ottawa Website was reviewed for the zoning designation of the subject site. The website indicates that the site is currently zoned R5B – Residential Fifth Density Zone according to the City of Ottawa Zoning By-law. This zoning permits a wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings, in areas designated as General Urban Area, Mixed Use Centre or Central Area in the Official Plan.

The available zoning information is provided herein (Attachment D).

The earliest air photograph that was reviewed was 1928. At that time, the site and neighbouring areas are mostly developed with high rise buildings and single family dwellings. The 1958 air photo indicates a high rise has been constructed at the site.

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

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

4.2 ENVIRONMENTAL SOURCE INFORMATION

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

Municipal and Provincial Government Sources

- Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd.
- Mapping and Assessment of Former Industrial Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd.
- Topographical and geological maps
- National Air Photo Library - Energy Mines and Resources, Ottawa, Ontario



- Online queries with the following provincial and federal databases; Pits and Quarries database, Large and Small Landfills, online MECP well records database, Federal Contaminated Sites Inventory
- Ministry of Environment, Conservation and Parks (MECP), Ottawa, Ontario
- City of Ottawa Emaps website for Zoning and Air Photographs
- City of Ottawa Historical Land Use Inventory

Environmental Databases

- Ecolog ERIS – Environmental Risk Information Services Standard Report
- Fire Insurance Mapping.

4.2.1 MUNICIPAL AND PROVINCIAL GOVERNMENT SOURCES

City of Ottawa

A review of a report entitled Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd. and Mapping and Assessment of Former Industrial Sites – City of Ottawa, Ontario, July 1988, Reference Number H87-053 by Intera Technologies Ltd. indicates there are no old landfill sites or former industrial sites within greater than 250 metres of the subject site.

Historical Land Use Inventory

The City of Ottawa was contacted to conduct a search of all environmental databases, including Historical Land Use Inventory (HLUI) and any information pertaining to the environmental condition of the property and adjoining areas including, but not limited to, past environmental reports, orders, violations of environmental statutes, regulations or by-laws, certificates, approvals, permits and any other environmental information.

At the time of the preparation of this report, a response from the City of Ottawa had not been received (see Attachment D). Should any environmentally relevant information be provided from this information request that had not been previously identified from other sources, it will be provided in an addendum letter at a later date.



Ministry of the Environment, Conservation and Parks

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

Pits and Quarries

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

Large and Small Landfills

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

Online MECP Well Records

Based on a review of online MECP Well Records, there are no drinking water wells records identified within 250 metres of the subject site.

Some records identified within 250 metres of the site are indicated to be for boreholes. The boreholes had varying depths below existing ground surface. It is indicated that the boreholes were placed for geotechnical purposes.

Federal Contaminated Sites Inventory

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



4.2.2 ENVIRONMENTAL DATABASES

ECOLOG ERIS – Environmental Risk Information Services Standard Report

A review of information provided by Ecolog ERIS – Environmental Risk Information Services (see Attachment E) for the previous 2020 report was completed and used as part of this Phase I ESA. As there has been no obvious development changes at the site and adjacent area, the ERIS report is considered current for the purposes of this report. Based on that review, six records in the same database were identified for the subject site.

In the National PCB Inventory and Inventory of PCB Storage Sites databases, 255 Metcalfe Street was identified. Based on a discussion with the building manager in August 2020, it is understood that the building was formerly equipped with high voltage PCB containing transformers located within an electrical room in the basement of the building. It is understood between 15 to 20 years ago, the high voltage PCB containing transformers were changed to low voltage transformers by Bolton Electric. The representative from Bolton Electric indicated that former high voltage, PCB containing transformer was removed by Hydro Ottawa representatives and replaced with low voltage "dry core" type, 600 volt, 200 amp disconnect and does not contain PCBs.

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

In the List of TSSA Expired Facilities (EXP), Fuel Storage Tank (FST) and Fuel Storage Tank - Historic (FSTH), Private and Retail Fuel Storage Tanks (PRT), Variances for Abandonment of Underground Storage (VAR), Retail Fuel Storage Tanks (RST) Summaries, HINC - TSSA Historic Incidents the following site was identified:

- 280 Elgin Street - 350807 Ontario Ltd. Elgin Service Centre - Former Private Fuel Station - 157 metres northeast

The data indicates the site has been converted to retail food stores and there has been no automotive use since 1994.

In the Ontario Regulation 347 Waste Generators Summary, 149 sites were identified. Some of the sites included Public Service Alliance of Canada, Ottawa-Carleton District School Board, Taggart Corporation, Dr. J. Li Dentistry Professional Corporation, Metcalfe Street Dental, Browns Cleaners



& Tailors Ltd, Ottawa Board of Education, Kopp Clinical Laboratories, Ottawa Endoscopy & Day Surgery, CML HealthCare Inc. LifeLabs LP, We Care Home Health Services, Government of Canada - Health and Welfare Canada, David Jordan Medicine Professional Corporation, CANEX, Besner-Vered (1980) Limited and Elgin Dental & Hygiene Centre Inc. Kollaard Associates considers that none of these waste generators have cause APECs to the subject site.

A total of 7 spills have been reported in the Phase I Study Area. The following are sites that have reported spills with some environmental significance to the site.

Address	Distance from site metres (m) dir	Spill Description	Impact	APEC on site
300 Gilmour Street	88.7m S	1993: Underground Tank Leak due to corrosion, 140 litres to road	Surface water/land pollution	No
283 Maclaren Street	127.3m W	2015: Hydraulic Oil Spill to road	Land pollution	No
310 Cooper Street	191.6 m WNW	2004: Natural Gas Leak	Air impact	No
190 Maclaren Street	143.8m ENE	1989: Unknown quantity of gasoline seeping through weeping tiles	Soil Contamination	No
185 Somerset St. W	194.0 m NNE	2016: Refrigerant Gas Leak	Air Spill	No

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

One Record of Site Condition is listed at 330 Gilmour Street, some 182 metres southwest of the site.

Scott's Manufacturing Directory lists several sites located as follows:

- Invenire4 Ltd. - 260 Metcalfe Street, some 41.5 metres southwest of the site
- Air Force Productions Ltd., 222 Somerset Street West, some 88.2 metres north of the site
- Canadian Council-International Law - 236 Metcalfe Street, Suite 215, some 90.9 metres west/northwest of the site
- Supremex Inc. and Innova Envelope - 270 MacLaren Street, Suite 25 - 116.8 metres



West/southwest of the site

- Kun Shoulder Rest Inc. and Dentacraft Dental Studios Inc. - 190 MacLaren Street, Suite 205, 143.8 metres east/northeast of the site
- Chromatek & F K Dental Laboratories - 225 Metcalfe Street, Suite 500, some 148 metres northwest of the site
- Fettuccine's - 280 Elgin Street, 157.0 metres northeast of the site
- Hicks Media - 300 Cooper Street, Suite 30, some 185.4 metres southwest of the site
- E. L. Littlejohn & Associates Ltd and Dental Technology Group Inc., 267 O'Connor Street, some 185.4 metres southwest of the site
- The Ottawa Xpress, Cdn Council on Social Dev, Domus Software Ltd., 236 Metcalfe Street, some 244.1 metres west/northwest of the site
- COMPRIS Inc., 352 Elgin Street, 247.1 metres east/southeast of the site
- Alvarez Denture Clinic, 158 MacLaren Street, some 247.8 metres east/northeast of the site

Based on the above noted records, it is considered that much of the nearby contaminant sources are located down or cross gradient of the subject site. Based on the distances between these properties and their locations down gradient of the site in terms of topography and expected groundwater flow direction, there are no concerns with any of the activities at these sites.

No other significant environmental concerns are listed in the Environmental Risk Information Services Standard Report. As such, Kollaard Associates considers that there are no sites representing APECs to the subject site.

4.3 PHYSICAL SETTING SOURCES

4.3.1 AERIAL PHOTOGRAPHS

A review of air photographs of the site for the years 1928, 1958, 1965, 1976, 1991, 1999, 2008, 2011, 2017 and 2021 was carried out as part of this Phase I ESA (Attachment C). The aerial photographs were obtained from the City of Ottawa website and National Air Photo Library. The following table is a summary of the air photograph review:



Date	Observations
1928	The air photograph is of poor quality. Evidence of a building(s) at the property is observed. Surrounding properties are developed.
1958	A high rise building is present at the site. Surrounding properties consist of other high rise buildings and single family dwellings.
1965	No significant changes to the site and other adjacent properties are evident.
1976	No significant changes to the site. Property immediately south has been redeveloped into a high rise building. No other significant changes are evident.
1991	No significant changes to the site and other adjacent properties are evident.
1999	No significant changes to the site and other adjacent properties are evident.
2008	No significant changes to the site and other adjacent properties are evident.
2011	No significant changes to the site and other adjacent properties are evident.
2017	No significant changes to the site and other adjacent properties are evident.
2021	No significant changes to the site and other adjacent properties are evident.

4.3.2 TOPOGRAPHY, HYDROLOGY AND GEOLOGY

Topography and Hydrology

The local topography is mostly flat lying with a gentle slope from north to south across the site to the rear of the property.

The regional topography slopes north/northwest towards the Ottawa River located approximately 2.8 kilometres north/northwest of the subject site (Attachment B).

Surficial and Bedrock Geology

Based on a review of the surficial geology map for the site area, it is expected that the site is underlain by fine textured glaciomarine deposits. Bedrock geology maps indicate that the bedrock underlying the site consists of black shale of the Billings Formation or dark grey almost black limestone of the Eastview Formation.

The local topography slopes southeast towards the Rideau Canal located approximately 690 metres southeast of the subject site. The Rideau River is located about 1.5 kilometres southeast of the site.

4.3.3 FILL MATERIALS

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



4.3.4 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE

The local topography slopes southeast towards the Rideau Canal located approximately 690 metres southeast of the subject site. The Rideau River is located about 1.5 kilometres southeast of the site.

Based on a review of provincial ANSI and/or City of Ottawa mapping, no provincially significant wetlands (PSWs) or areas of natural and scientific interest (ANSIs) were identified on the subject property or within the study area.

4.3.5 WELL RECORDS

A search on The Ministry of the Environment, Conservation and Parks website for Water Well Record Mapping was completed as part of this assessment. There were no drinking water wells records identified within 250 metres of the subject site.

5.0 INTERVIEWS

Based on a discussion with the existing owner of the site, Mr. Sam Falsetto, since the building was purchased in August 2020, some upgrades were made to the building including new painting, upgrading of the pipe wrapping for the heating/cooling pipes and plumbing/sprinkler system and the removal of a small backup generator located within the parking garage of the building.

6.0 SITE RECONNAISSANCE

6.1 GENERAL REQUIREMENTS

On November 30, 2022, a walk-through site reconnaissance was conducted at the subject property by a member of Kollaard Associates Professional staff. The uses of the site and adjacent properties within the Phase I ESA Study Area were assessed. Observations of adjacent properties were limited to views from the subject property and from publicly accessible areas.



On July 24, 2020, a walk-through site reconnaissance was also conducted for the previous Phase I ESA report. Some of that information was also used for this current report.

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

Site photographs are provided (Attachment F).

6.2 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

6.2.1 SITE DESCRIPTION

The following was observed:

- The site is currently occupied by a eight storey, high-rise, 60-unit residential apartment building, with a single level of underground parking constructed in the 1950s. The building contains 60 dwelling units and common areas, including a laundry room, hallways, stairways and an elevator. On-site parking is provided by a single level underground parking garage. Access to the underground parking is provided by a ramp located on the east side of the building. A natural gas meter was observed near the northwest side of the building.
- Some of the units have replaced the flooring from carpet to laminate and/or tile over the years. Wood flooring still exists in many of the units. Upgrades to the units have occurred over the years on an “as needed” basis including new paint, flooring, etc. A typical hallway setting was observed to be constructed of carpeted floors, gyprock walls and ceilings. Former incandescent lighting has been replaced with upgraded fluorescent lighting. It is understood the hallways have also been upgraded over the years.
- Garbage and recycling were stored within containers in an enclosed area within the parking garage at the site.
- The underground parking garage was observed and found to consist of floor drains leading to catch basins. It is understood the catch basins are connected to the storm sewer. A sump pit was observed within the boiler room located within the underground parking garage. A small, empty, coal storage room was observed within the boiler room. A laundry room was observed within the underground parking garage. A maintenance/storage room was also observed within the underground parking garage.
- The utility room was entered in July 2020 and the building was observed to be heated by a natural gas boiler system. The original, abandoned, coal burning boiler system was



observed adjacent the new boiler system. The building superintendent indicated no changes to the utility room have occurred since July 2020. As such the utility room was not re-entered for the current report.

- There is no central air conditioning, only window units owned by some residents
- The building is located within an area of high density residential development near the downtown core of Ottawa.
- No service stations exist in close proximity to the site.

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

6.2.2 SITE INFRASTRUCTURE

The following observations of the site were made.

Electricity

It is understood based on a conversation with an electrician from Bolton Electric for the previous report that upgrades were made to the hydro system approximately 15 to 20 years ago. The representative indicated that a new hydro service together with a new transformer was installed. The representative from Bolton Electric indicated that former high voltage, PCB containing transformer was removed by Hydro Ottawa representatives and replaced with low voltage "dry core" type, 600 volt, 200 amp disconnect and does not contain PCBs.

At the time of the site visit on July 24, 2020, a small backup "Onan" diesel generator was observed within the parking garage. On November 30, 2022, the diesel generator was observed to have been removed from the site.

Heating and Cooling

The building is serviced by natural gas. A natural gas meter was observed near the northwest side of the building. The utility room was entered in July 2020 and the building was observed to be heated by a natural gas boiler system. The original, abandoned, coal burning boiler system was observed adjacent the new boiler system. The building



superintendent indicated no changes to the utility room have occurred since July 2020. As such the utility room was not re-entered for the current report.

There is no central air conditioning, only window units owned by some residents.

Water Supply

A municipal water supply system is located within Metcalfe Street and services the building.

Wastewater and Sewage Disposal

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

Sumps, Pits and Floor Drains

The underground parking garage was observed and found to consist of floor drains leading to catch basins. It is understood the catch basins are connected to the storm sewer. A sump pit was observed within the boiler room located within the underground parking garage.

6.2.3 BUILDING DESCRIPTION

The site is currently occupied by a eight storey, high-rise, 60-unit residential apartment building, with a single level of underground parking constructed in the 1950s. The building contains 60 dwelling units and common areas, including a laundry room, hallways, stairways and an elevator. On-site parking is provided by a single level underground parking garage. Access to the underground parking is provided by a ramp located on the east side of the building. A natural gas meter was observed near the northwest side of the building.

6.2.4 POTENTIALLY CONTAMINATING ACTIVITY

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

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



Based on information provided, there are no current and historical activities identified within 250 metres that could be considered “Potentially Contaminating Activities”, as identified in Table 2 of Schedule D of O. Reg. 153/04.

6.2.5 MATERIALS HANDLING AND STORAGE

General Storage and Debris

At the time of the site reconnaissance, garbage and recycling were stored within containers in an enclosed area within the parking garage at the site.

Solid Waste

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

Hazardous Materials

No storage of hazardous materials was observed or is expected on the subject site. Based on the indicated past usage of the property, past storage of hazardous materials is considered unlikely.

6.2.6 DESIGNATED AND REGULATED SUBSTANCES

Polychlorinated Biphenyls (PCBs)

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

Should any of the electrical equipment, the fluorescent lamp ballasts be removed/upgraded from use, the serial numbers should be compared with the Environment Canada reference guide before disposal or storage.



The site has an elevator. Information provided by the manager indicates that the elevator is a traction elevator (Thyssenkrupp Tak 32), not a hydraulic elevator and that the elevator was recently upgraded in 2019. There are no concerns with hydraulic oil (containing PCBs) associated with the elevator at the site. Based on a review of their website, all Thyssenkrupp endura elevators come with standard petroleum-based biodegradable fluid.

Based on a conversation with an electrician from Bolton Electric for the previous report that upgrades were made to the hydro system approximately 15 to 20 years ago. The representative indicated that a new hydro service together with a new transformer was installed. The representative from Bolton Electric indicated that former high voltage, PCB containing transformer was removed by Hydro Ottawa representatives and replaced with low voltage "dry core" type, 600 volt, 200 amp disconnect and does not contain PCBs. At the time of the conversion, any PCB containing transformers were removed at that time by Hydro Ottawa.

A review of the Ecolog Eris report for the site also confirmed that registered PCB containing transformers were located at the site between 1995 to 2000. The transformers were registered in the National PCP Inventory (NPCB) and Inventory of PCB Storage Site (OPCB) databases during those times. The site no longer has PCB storage onsite, nor are PCBs generated onsite.

Suspect Asbestos Containing Materials (ACM)

The common use of friable (breakable by hand) ACM in construction decreased in the mid 1970s. Buildings constructed prior to about 1985 may contain some ACM. Friable asbestos (friable is defined as a material that can be crumpled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Examples where ACM can exist include floor, wall or ceiling tiles, heating/cooling pipes, pipe gaskets, roofing materials and insulation/non-combustible materials. Under Ontario Regulations, it is not a requirement to remove asbestos from a building unless it is damaged or is likely to be disturbed during renovations or demolition work etc. The application of friable asbestos was banned by Ontario Regulation 654/85, which came into effect March 1985. On November



1, 2005, this regulation was most recently updated and changed to Ontario Regulation 278/05.

No intrusive inspection for ACMs were performed. During the site visit in July 2020, friable type wrapping material, possibly containing asbestos, was observed in the parking garage and hallways around the heating/cooling pipes and around pipe gaskets for the plumbing/sprinkler system. On November 30, 2022, the previously noted friable wrapping was observed to have been upgraded and repaired. That said, based on the age of the building at the site, which was constructed in the 1950s, it is possible that ACMs exist at the site.

Kollaard Associates considers if asbestos is to be removed, it should be carried out in accordance with the procedures outlined in Ontario Regulation 837, R.R.O. 1990 and Ontario Regulation 278/05.

Ozone- Depleting Substances (ODS)

Certain chemicals, recognized as ozone- depleting substances (ODS), break down in the stratosphere and release chlorine or bromine, which in turn destroy the stratospheric ozone layer. Most of these substances are also greenhouse gases. Ozone- depleting substances are used as foam blowing agents, solvents, fire extinguishers, and refrigerants for air conditioning and refrigeration applications. Under the Canadian Environmental Protection Act, 1999, Environment Canada administers the Ozone- Depleting Substances Regulations, 1998 and its subsequent amendments to reduce the use of these and other ODS. According to Environment Canada's website, the target established by these regulations specifies a one hundred percent reduction in the use of HCFCs by the year 2030. As of January 1, 2010, no new manufacture or import of HCFC (R-22) containing equipment was allowed in Canada.

No central air conditioning units were observed at the site, with the exception of some window units. Consequently, it is considered unlikely that equipment containing ODS is present at the site.



Lead

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

It is understood that over the years, extensive renovations, including painting have been completed throughout the building. Consequently, it is unlikely that significant quantities of lead or lead containing materials are concerns at the site, however, no intrusive investigation was completed as part of this Phase I ESA.

Urea Formaldehyde Foam Insulation (UFFI)

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

Based on the results of the upgrades and renovations at the site, it is unlikely that UFFI is present at the site.

6.2.7 ABOVE AND UNDERGROUND STORAGE TANKS

No above or below ground storage tanks were observed or are expected at the site. Based on the indicated current and past usage of the property, the site was heated using coal prior to the conversion to natural gas. Based on a review of the Ecolog ERIS report for the site and site area, no reports of any spills were documented for the site.

No evidence of former use of heating oil was observed at the site. Based on a review of the Ecolog ERIS report for the site and site area, no reports of any spills were documented for the site or surrounding properties.



6.2.8 ADJACENT PROPERTIES

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

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

The site is set in a typical downtown urban residential setting. Surrounding land use is mostly residential development with some commercial development. The site is bordered on the north by MacLaren Street followed by residential development and a former embassy (The Embassy of the Islamic Republic of Iran, currently closed), on the west by Metcalfe Street followed by residential development, on the east by a law office (Grant & Dawn Lawyers Professional Corporation) followed by high density residential development and on the south by a parking lot that services a commercial development (Public Service Alliance of Canada).

There are no concerns with respect to the adjacent properties. There are no gas stations within 250 metres of the site.

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

6.2.9 Enhanced Investigation Property Observations

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



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

6.3 WRITTEN DESCRIPTION OF INVESTIGATION

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

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 CURRENT AND PAST USES

The site is currently occupied by a eight storey, high-rise, 60-unit residential apartment building, with a single level of underground parking constructed in the 1950s. The building contains 60 dwelling units and common areas, including a laundry room, hallways, stairways and an elevator. On-site parking is provided by a single level underground parking garage. Access to the underground parking is provided by a ramp located on the east side of the building. A natural gas meter was observed near the northwest side of the building.

The earliest air photograph that was reviewed was 1928. At that time, the site and neighbouring areas are mostly developed. The 1928 indicates a building at the site. The 1958 air photo indicates a high rise building has been constructed at the site and the surrounding land appears to be high rise buildings as well as single family dwellings. As such, first developed use of the property is indicated to be between prior to 1928.



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

Year	Owner	Property Use
1801-1959	Various individuals	Residential
1959 - 2020	Norman Apartments Limited	Residential
2020 - current	Falsetto Homes Ltd.	Residential

7.2 POTENTIALLY CONTAMINATING ACTIVITY

As per Ontario Regulation 153/04, a Potential Contaminating Activity (PCA) is defined as one of fifty-nine (59) industrial operations set out in Table 2 of Schedule D. From that list, no items were identified for the subject site. No records for waste generation or handling or Scott's Manufacturing directory and other database search requests were found for the subject site (Section 4.2.2).

The historical use of the site has been for residential purposes since prior to 1928 until the current time, which aerial photographs confirmed over the years. There are no current or historical activities at the subject site that qualify as PCAs.

Based on information provided, there are no current and historical activities identified within 250 metres that could be considered "Potentially Contaminating Activities", as identified in Table 2 of Schedule D of O. Reg. 153/04.

7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

There are no current or historical activities that have been identified within 250 metres of the subject site that could be considered Potentially Contaminating Activities within the Phase One Study Area (see Conceptual Site Model, Figure 2).

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



7.4 PHASE ONE CONCEPTUAL SITE MODEL

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

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

- The subject site for this assessment consists of one property with civic address 255 Metcalfe Street, in the City of Ottawa, Ontario.
- The historical use of the site has been for residential purposes since prior to 1928.
- The site has a total area of 0.12 hectares (0.30 acres) located at the southeast corner of the intersection of Metcalfe Street and MacLaren Street, City of Ottawa, Ontario.
- The site is currently occupied by a eight storey, high-rise, 60-unit residential apartment building, with a single level of underground parking constructed in the 1950s. The building contains 60 dwelling units and common areas, including a laundry room, hallways, stairways and an elevator. On-site parking is provided by a single level underground parking garage. Access to the underground parking is provided by a ramp located on the east side of the building.
- Metcalfe Street is located west of the site. MacLaren Street is located north of the site.
- In general, the building encompasses the majority of the site.
- No service stations exist in close proximity to the site.

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

Site and area topography and surface water drainage: The building encompasses the majority of the site. From the front of the building, the ground surface slopes toward the north to the street. On the west side, the rear of the building towards the south. Groundwater flow often reflects topographic features and typically flows toward nearby lakes, rivers and wetland areas. The local topography slopes southeast towards the Rideau Canal located approximately 690 metres



southeast of the subject site. The Rideau River is located about 1.5 kilometres southeast of the site. The regional topography slopes north/northwest towards the Ottawa River located approximately 2.8 kilometres north/northwest of the subject site.

Hydrogeology/Surficial and Bedrock Geology: Surficial and Bedrock Geology

Based on a review of the surficial geology map for the site area, it is expected that the site is underlain by fine textured glaciomarine deposits. Bedrock geology maps indicate that the bedrock underlying the site consists of black shale of the Billings Formation or dark grey almost black limestone of the Eastview Formation.

Contaminant distribution, transport and underground utilities: The soils at the site and within the Phase I study area consist of silty clay which has low permeability. The Phase I study area is also controlled by municipal storm and sanitary sewers. Lateral gradients in silty clay soils are relatively slow and contamination would tend to migrate downward until saturated conditions are encountered. Once saturated conditions are encountered and depending on contaminant mobility, solubility, volatility, etc. the contaminants could be expected to dissolve into the groundwater and migrate laterally in the direction of groundwater flow. In this case, the topographical information indicates that the groundwater flow gradient is moving towards the Ottawa River located approximately 2.8 kilometres north/northwest of the subject site.

The underground utilities pertaining to water and sewer enter the site from Metcalfe Street or MacLaren Street. Service trenches related to underground utilities provide preferential pathways for contaminant migration. However, no contamination is expected to exist at the site.

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



8.0 CONCLUSION

8.1 PHASE II ESA REQUIREMENT FOR RSC FILING

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

The current and proposed development of the site is residential use.

Given that the Phase I property is currently used for residential purposes with additional units being proposed within the basement of the existing building, there will be no change in the land use from less sensitive to more sensitive. Therefore, an RSC is not required for the property, based on our understanding of Ontario Regulation 153/04.

8.2 SIGNATURES

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

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

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



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

Yours truly,

Kollaard Associates Inc.

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



Colleen Vermeersch, P. Eng.



9.0 REFERENCES

City of Ottawa geoMaps, air photographs for the years 1928, 1958, 1965, 1976, 1991, 1999, 2008, 2011, 2017 and 2021.

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

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

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

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

Ecolog Eris Ltd. Standard Report, dated July 28, 2020, various federal, provincial and private database records for 250 metres study area.

Enviroscan, Fire Insurance Maps and Insurers' Advisory Organization reports, November 29, 2022 for 255 Metcalfe Street, Ottawa, ON, Order Number 22112400076.



10.0 QUALIFICATIONS OF THE ASSESSORS

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

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

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

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

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

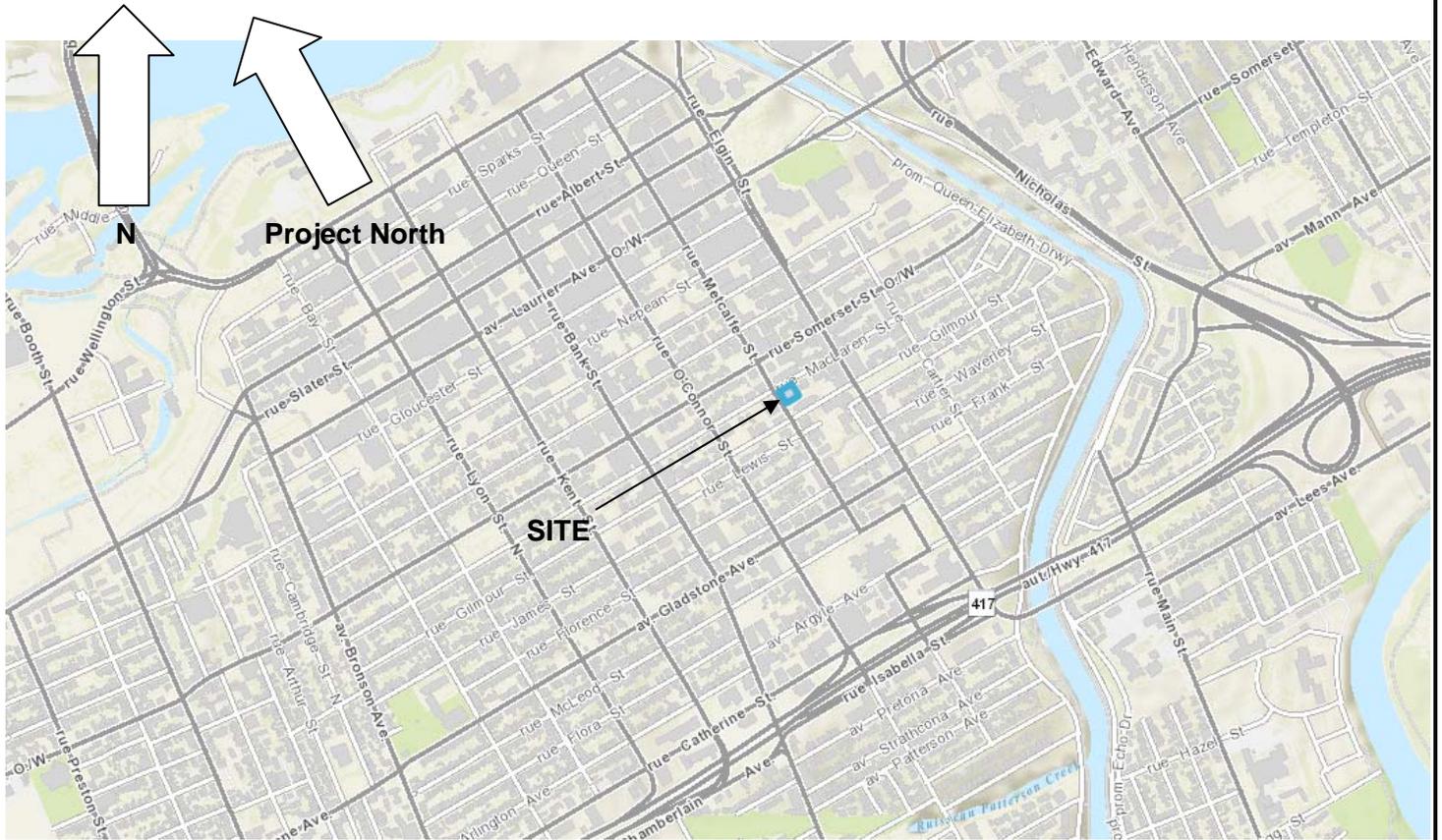
Colleen Vermeersch, P.Eng.

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

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

KEY PLAN

FIGURE 1



NOT TO SCALE

DRAWING NUMBER:
FIGURE 2

- LEGEND:**
- I INSTITUTIONAL USE
 - R RESIDENTIAL USE
 - C COMMERCIAL USE
 - M INDUSTRIAL USE
 - P PARK/COMMUNITY USE
 -  PHASE I SITE BOUNDARY
 -  PHASE I STUDY AREA
250 METRES RADIUS

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

THERE ARE NO WELLS ON THE PHASE I PROPERTY.

THERE ARE NO USTs WITHIN THE PHASE I ESA PROPERTY.

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

REFERENCE: MAPPING OBTAINED FROM OTTAWA GEOMAPS

REV.	NAME	DATE	DESCRIPTION

 **Kollaard Associates**
Engineers

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

CLIENT:
FALSETTO HOMES INC.

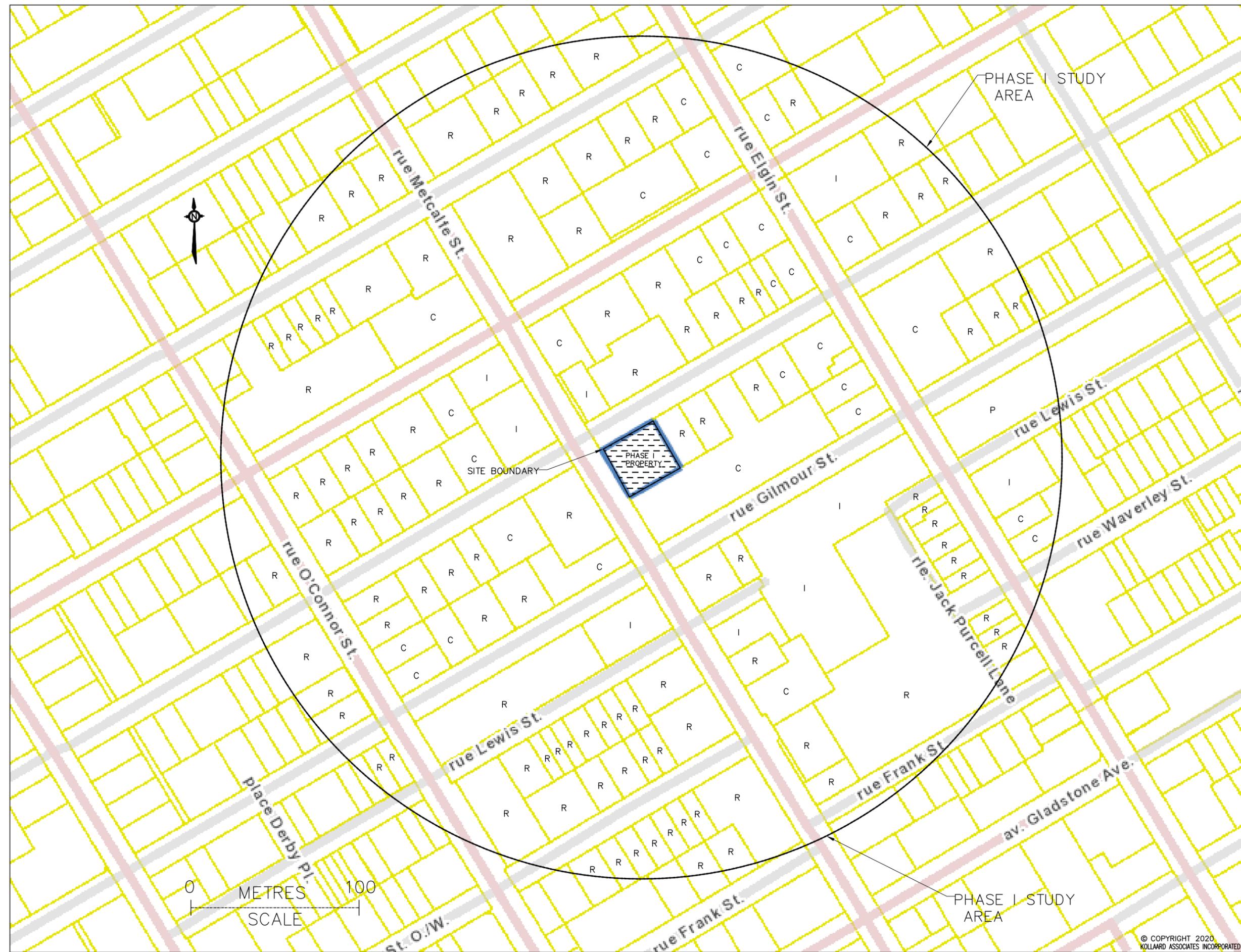
PROJECT:
PHASE I ENVIRONMENTAL
SITE ASSESSMENT
CONCEPTUAL SITE MODEL

LOCATION:
255 METCALFE STREET
CITY OF OTTAWA, ONTARIO

DESIGNED BY: -- **DATE:** NOV 28, 2022

DRAWN BY: DT **SCALE:** AS SHOWN

KOLLAARD FILE NUMBER: 221196





ATTACHMENT A

TITLE SEARCH DOCUMENTATION

Attn: Vera Tatarova

ENVIRONMENTAL SEARCH

Re: 255 Potable St.

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
	Patent	June 10 1801	Green	Grace ProQuest
R0485	Quit	July 3 1832	Alexander ProQuest	William ProQuest
	Quit	1832	ProQuest	(Heir of Grace) John By
R0489	Quit	July 10 1832	William ProQuest	John By
R05974	Quit	Oct 25 1852	John By	George Henry By
R09058	Quit	Oct 20 1855	Henry By	Francis Ann By
R010464	Quit	Jan 6 1857	Francis Ann By	Ann M. Nelson Chs. E. Cockburn
CR1251	Quit	Dec 21 1865	James M. Nelson Chs. E. Cockburn	Ed Taylor Ed Prokaly
CR14347	Quit	April 14 1876	Ed Taylor Ed Prokaly	James Prokaly Charles Ruppel Robert Blackburn

Attn #200622

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
CR 21483	Deed	Oct 1 1883	James Proctorson Charles Progee Robert Blackburn	John Christie
CR 21484	Deed	Oct 1 1883	John Christie	James Proctorson
CR 23509	Deed	Apr 15 1885	James Proctorson	George Burns (Lot 1)
CR 25113	Deed	May 7 1886	James Proctorson	George Burns (Lot 2)
CR 239827	Deed	Oct 2 1942	Heirs of George Burns	Louis Baber Francis Proctorson
CR 247800	Deed	July 11 1944	Francis Proctorson (Partai's Interest)	Henry Baber Emmanuel W. Blatt
CR 257167	Deed	May 2 1946	Emmanuel W. Blatt Henry Baber & Louis Baber	Jack Owen Francis Schwartz
CR 262747	Deed	Jan 2 1947	Jack Owen (Partai's Interest)	Francis Schwartz

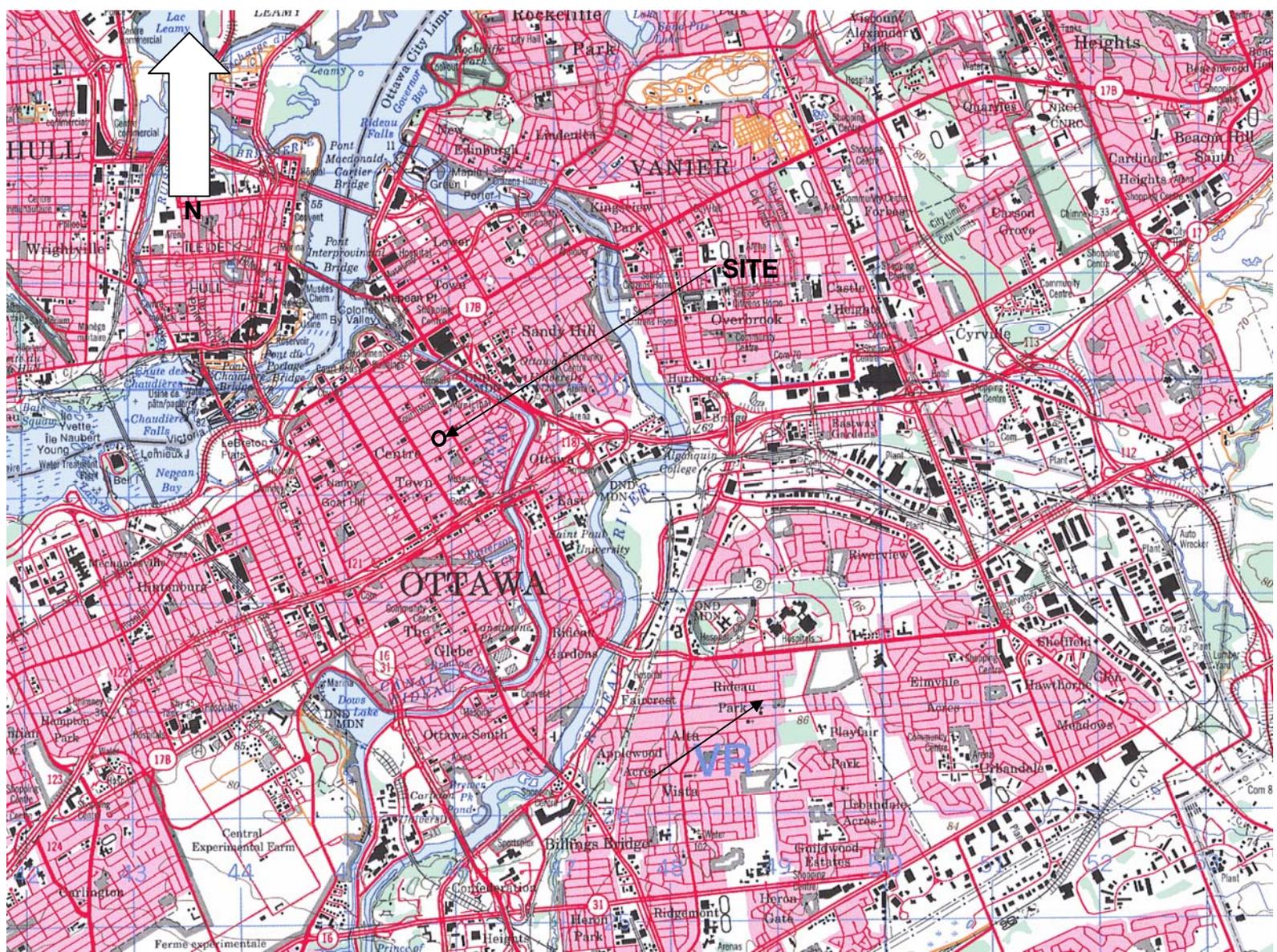
ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
CR262750	Leed	Jan 2 1947	Maurice Schwartz	Emmanuel M. Blott
CR268400	Leed	Dec 2 1947	Emmanuel M. Blott	James R. Beach Puttidge C. Greig
CR271481	Leed	Jan 11 1948	Estate of Puttidge C. Greig (Partial Interest)	James R. Beach
CR397521	Leed	Mar 6 1959	James R. Beach	Norman Apartment Unit (Tenant Owner)
* Legal Description is: Lots 1 & 2, East side of Barr 15558, City of Ottawa. PIN 04118-			Prottidge street, 0054	
			July 29/20	



ATTACHMENT B

TOPOGRAPHIC MAP



NOT TO SCALE

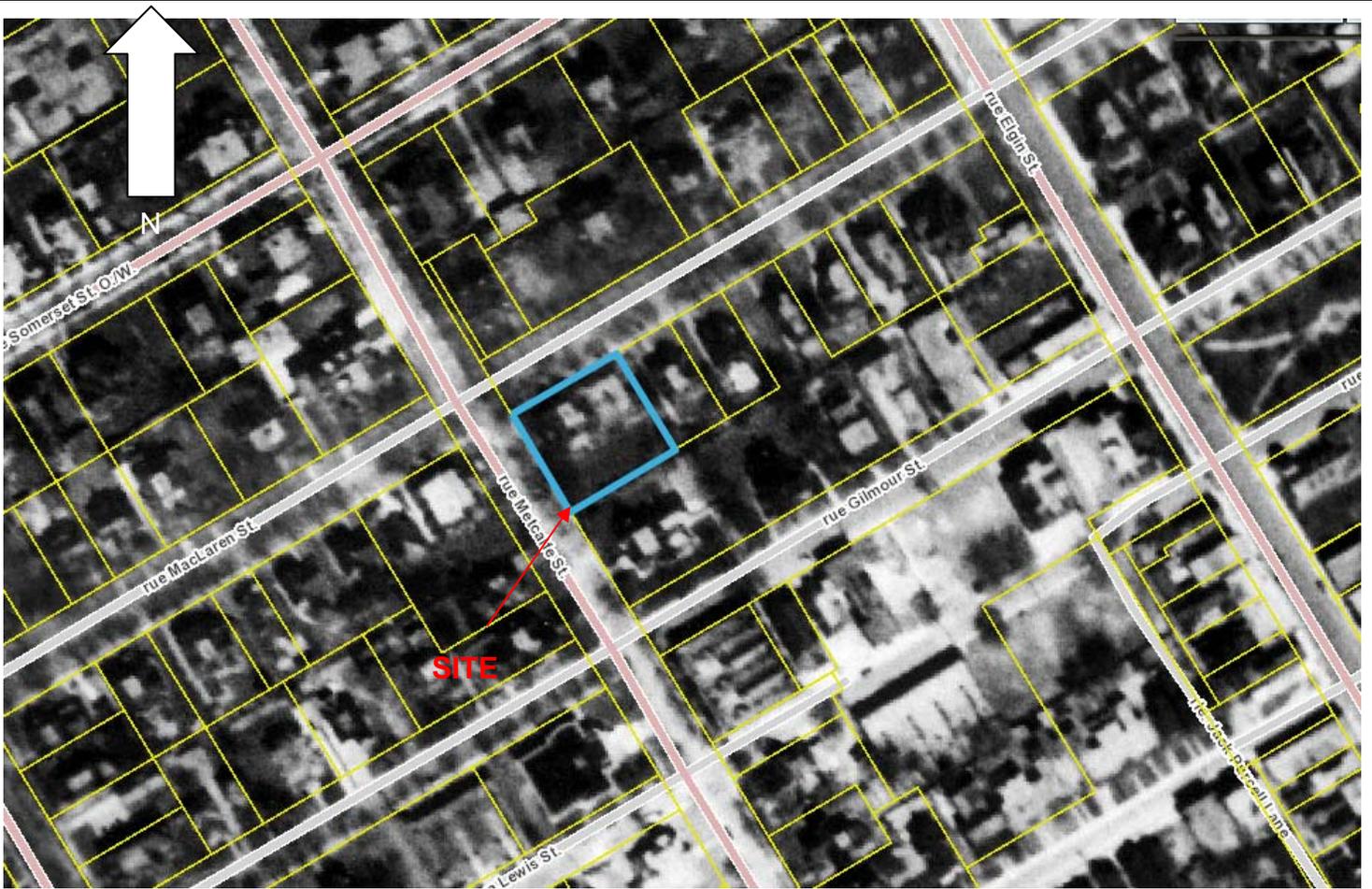


Falso Homes Inc.
December 6, 2022

Phase I Environmental Site Assessment
255 Metcalfe Street
Ottawa, Ontario
221196

ATTACHMENT C
AIR PHOTOGRAPHS

AIR PHOTOGRAPH



1928



Kollaard Associates
Engineers

Project No. 221196

Date December 2022

AIR PHOTOGRAPH



1958

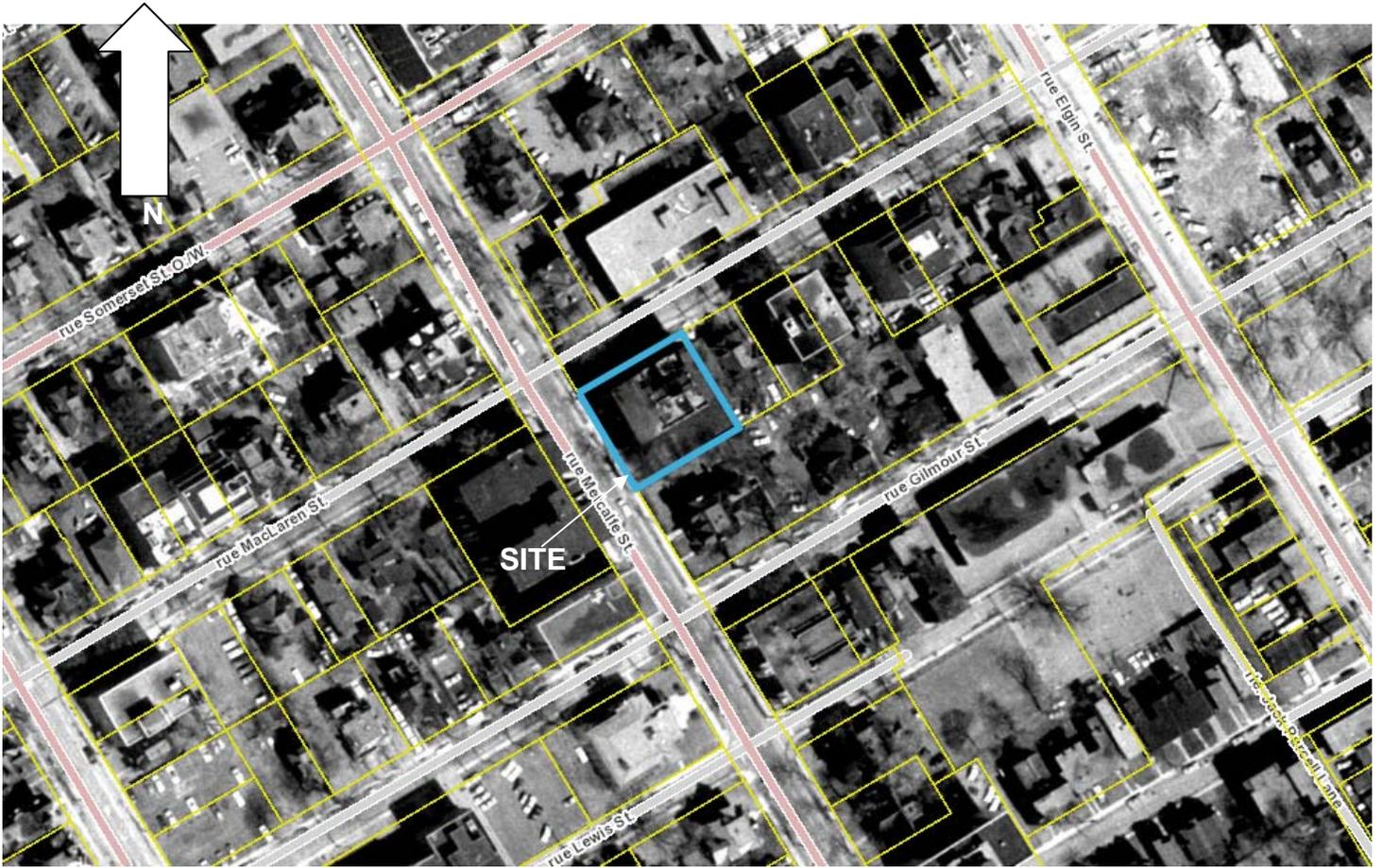


Kollaard Associates
Engineers

Project No. 221196

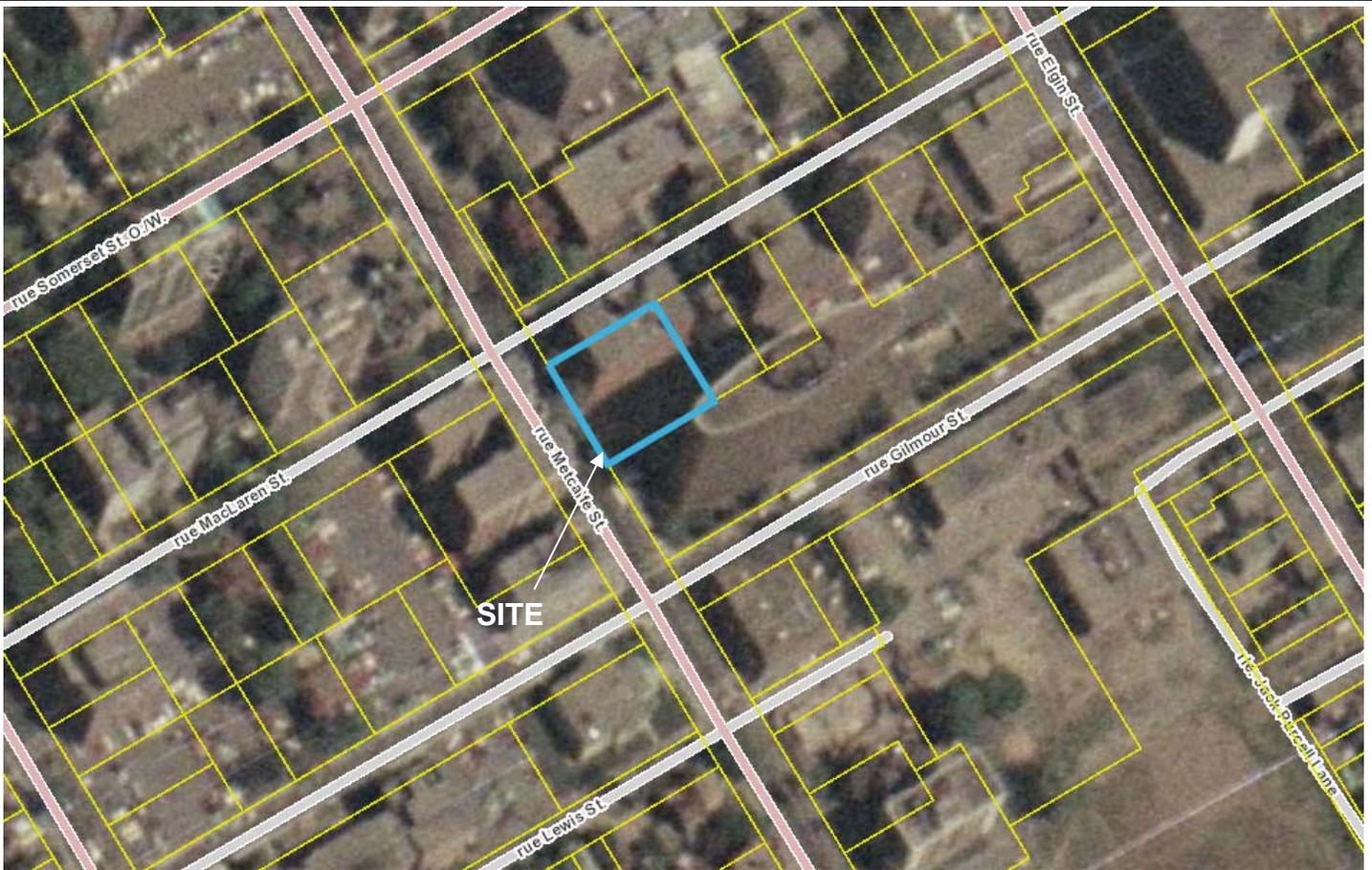
Date December 2022

AIR PHOTOGRAPH



1965

AIR PHOTOGRAPH



1976

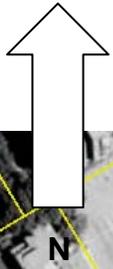


Kollaard Associates
Engineers

Project No. 221196

Date December 2022

AIR PHOTOGRAPH



1991

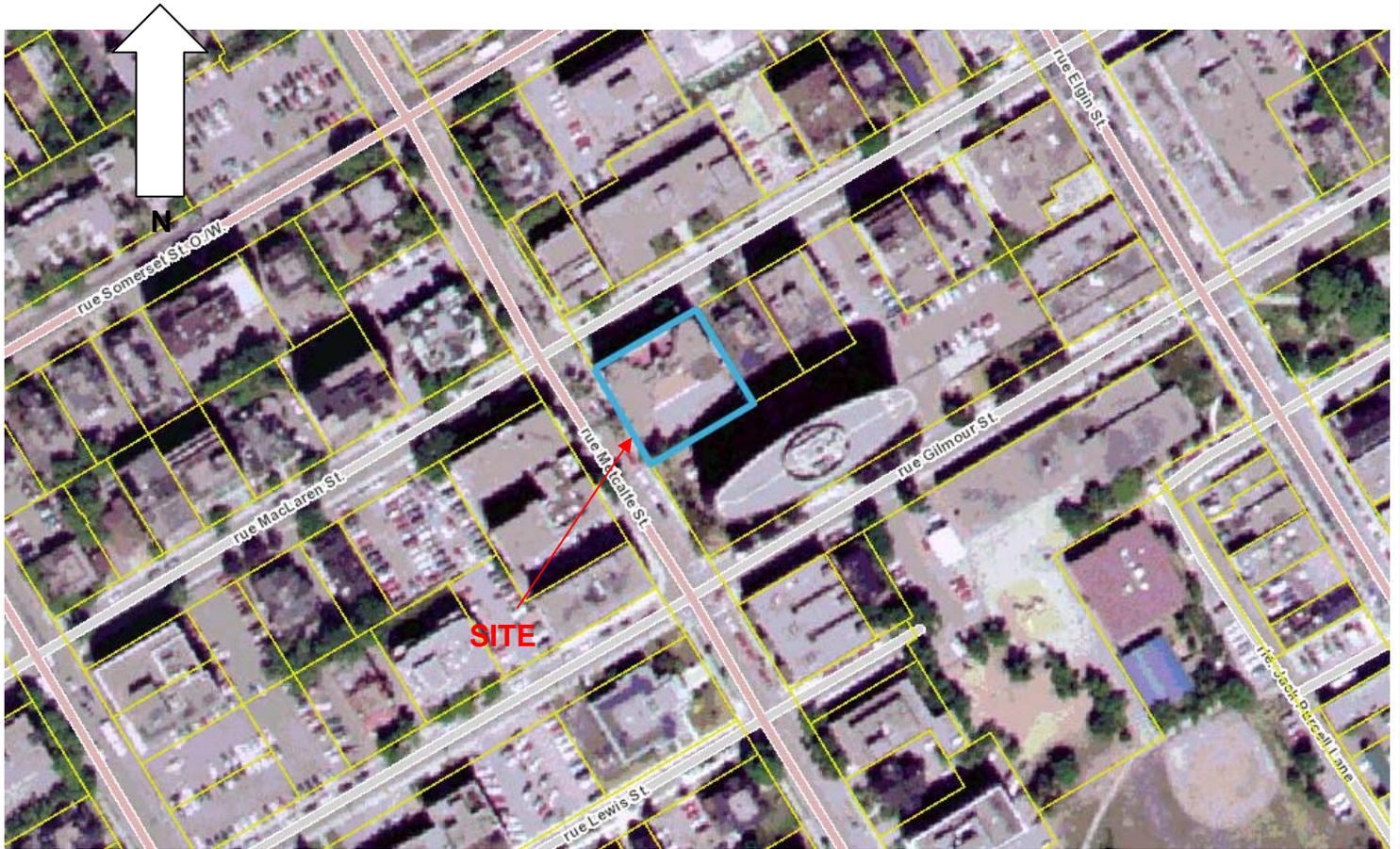


Kollaard Associates
Engineers

Project No. 221196

Date December 2022

AIR PHOTOGRAPH



1999

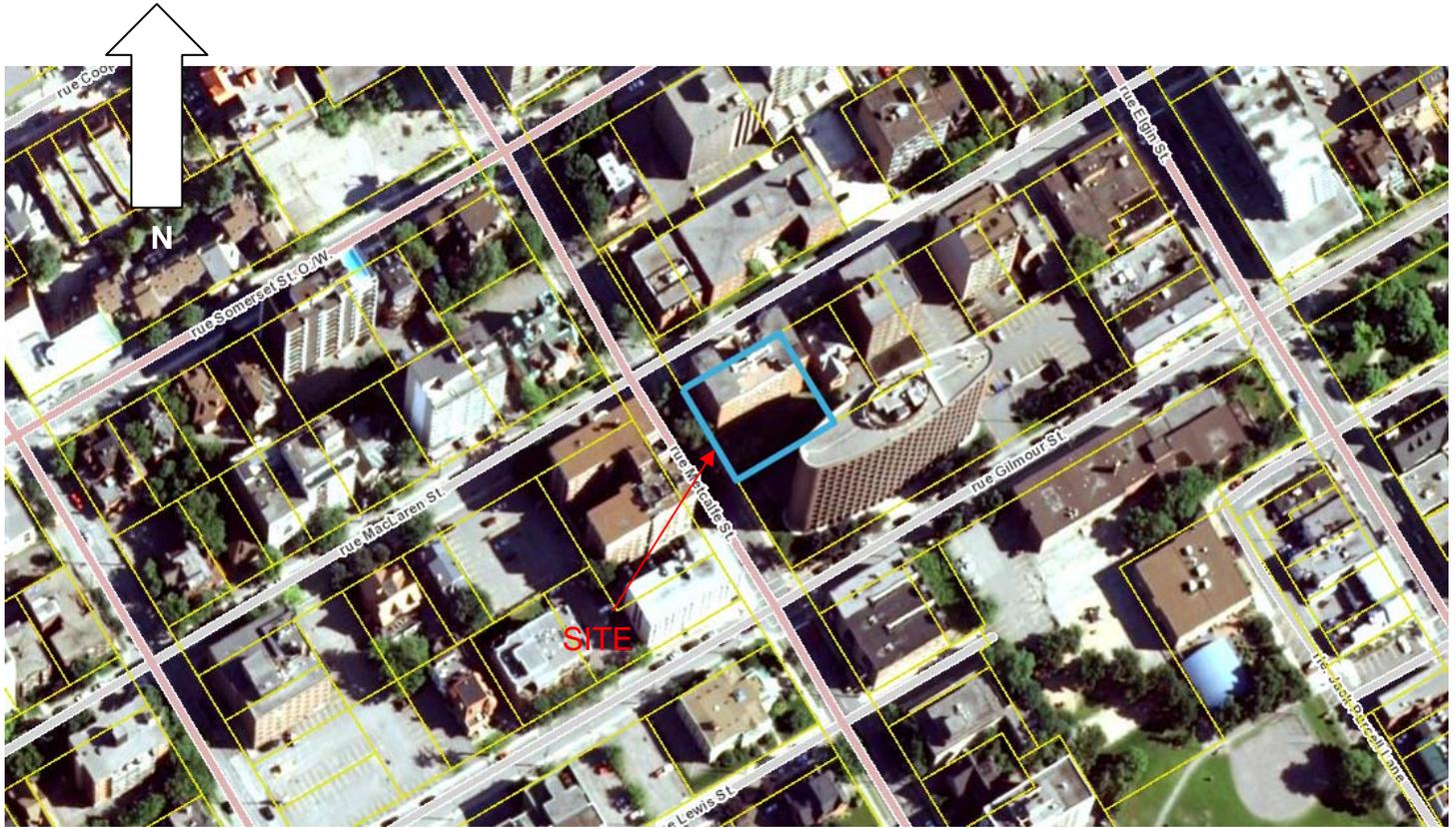


Kollaard Associates
Engineers

Project No. 221196

Date December 2022

AIR PHOTOGRAPH



2008

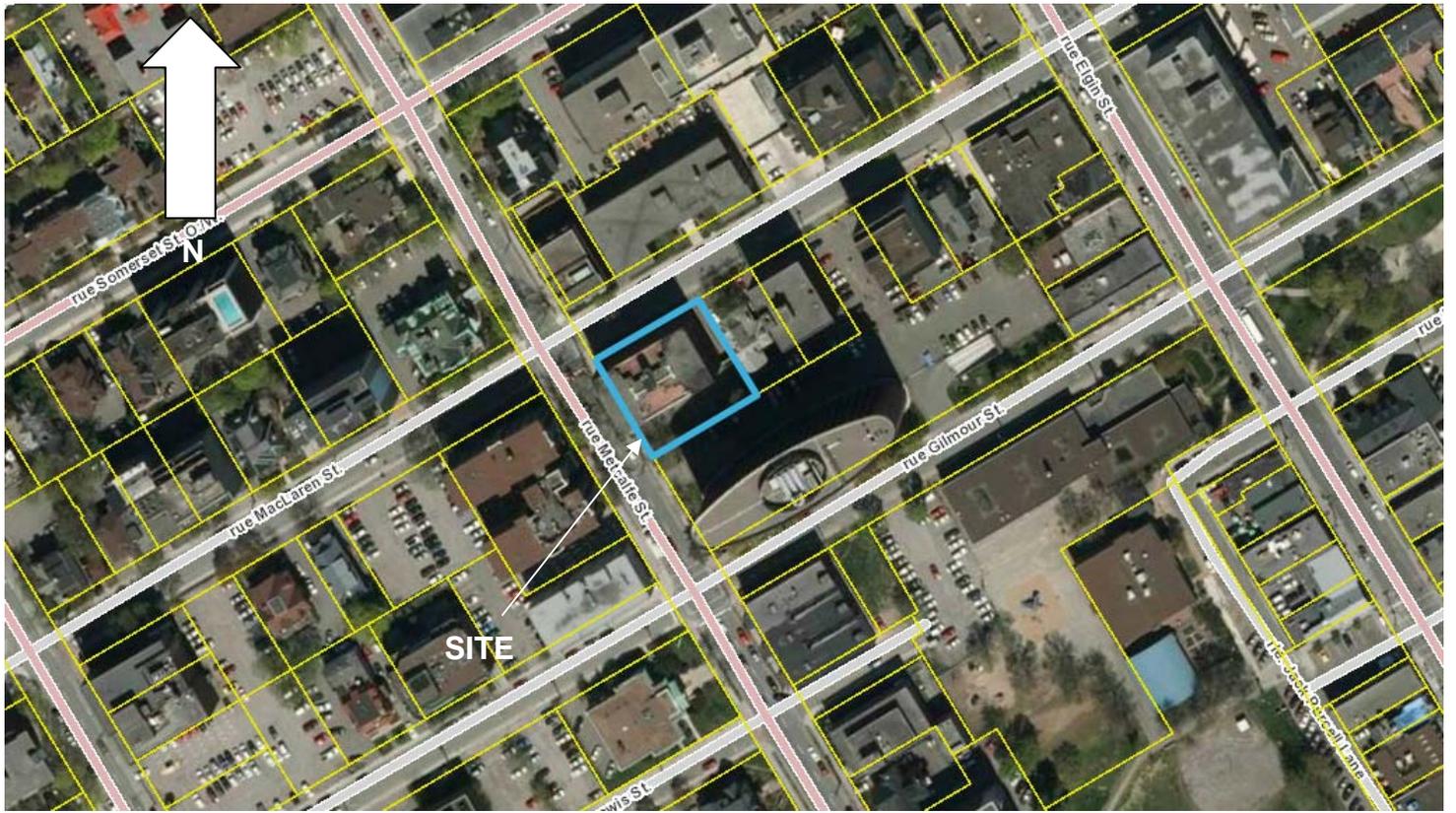


Kollaard Associates
Engineers

Project No. 221196

Date December 2022

AIR PHOTOGRAPH



2011

AIR PHOTOGRAPH



2017

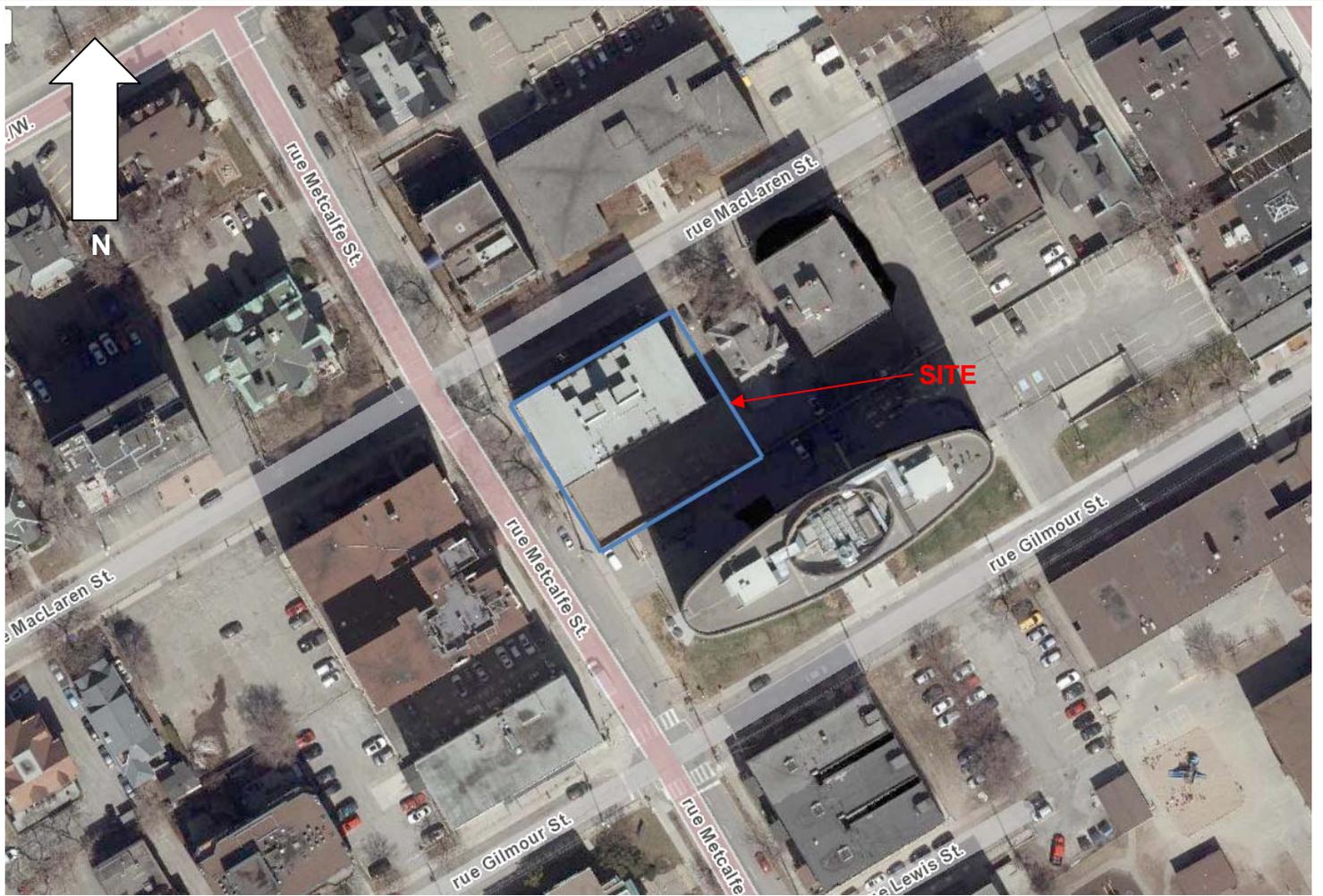


Kollaard Associates
Engineers

Project No. 221196

Date December 2022

AIR PHOTOGRAPH



2021



Kollaard Associates
Engineers

Project No. 200622

Date August 2020



Falso Homes Inc.
December 6, 2022

Phase I Environmental Site Assessment
255 Metcalfe Street
Ottawa, Ontario
221196

ATTACHMENT D

CITY OF OTTAWA CORRESPONDENCE



Kollaard Associates

Engineers

210 Prescott Street

P.O. Box 189

Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

November 28, 2022

221196

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

Attention: To whom it may concern

Re: ENVIRONMENTAL SEARCH REQUEST
255 METCALFE STREET
CITY OF OTTAWA, ONTARIO

Dear Sir/Madam:

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

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

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

Sincerely,
KOLLAARD ASSOCIATES, INC.

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



Professional Engineers
Ontario

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



Kollaard Associates

Engineers

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

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

November 28, 2022

221196

Falsetto Homes Inc.
52 Sullivan Avenue
Ottawa, Ontario
K2G 1V2

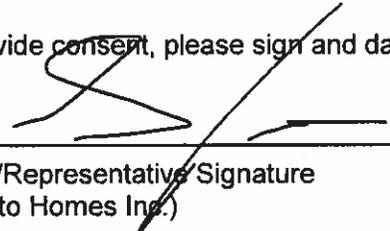
Re: Consent to Disclose Information
255 Metcalfe Street
City of Ottawa, Ontario

Dear Sir/Madam,

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

We are requesting consent from you, the owner of 255 Metcalfe Street for the City of Ottawa to disclose information for the purpose of the Phase I Environmental Site Assessment. This will authorize the City of Ottawa to release any relevant information about the property to the requester.

To provide consent, please sign and date the following.



Owner/Representative Signature
(Falsetto Homes Inc.)

Nov 29, 2023

Date

Sam Falsetto

Owner/Representative Name (Please Print)
(Falsetto Homes Inc.)

Thank you for your assistance regarding this matter.

Sincerely,
KOLLAARD ASSOCIATES, INC.

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



Professional Engineers
Ontario

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

Office Use Only

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



Historic Land Use Inventory

Application Form

Notice of Public Record

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

Municipal Freedom of Information and Protection Act

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

Background Information

*Site Address or Location:

255 Metcalfe Street, Ottawa, Ontario

* Mandatory Field

Applicant/Agent Information:

Name:

KOLLAARD ASSOCIATES INC. (Dean Tataryn)

Mailing Address:

210 Prescott Street, Kemptville, Ontario

Telephone:

6138600923

Email Address:

dean@kollaard.ca

Registered Property Owner Information:

Same as above

Name:

Falsetto Homes Inc.

Mailing Address:

52 Sullivan Avenue, Ottawa, ON K2G 1V2

Telephone:

613-324-3570

Email Address:

falsettohomes@rogers.com

Site Details

Legal Description and PIN:

Lots 1 & 2, East Side of Metcalfe Street, Plan 15558, City of Ottawa. PIN 04118-0054

What is the land currently used for?

Residential

Lot frontage: m Lot depth: m Lot area: _____ m²

OR Lot area: (irregular lot) m²

Does the site have Full Municipal Services: Yes No

Required Fees

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

Planning Fee

\$132.00

Submittal Requirements

The following are required to be submitted with this application:

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

Disclaimer
For use with HLUI Database

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

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

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

Signed: Dean Tataryn

Dated (dd/mm/yyyy): 28/11/2022

Per: Dean Tataryn

(Please print name)

Title: Environmental Professional

Company: Kollaard Associates Inc.



Falso Homes Inc.
December 6, 2022

Phase I Environmental Site Assessment
255 Metcalfe Street
Ottawa, Ontario
221196

ATTACHMENT E

ECOLOG ERIS SERVICES AND FIRE INSURANCE MAPS



DATABASE REPORT

Project Property: 200622
255 Metcalfe Street
Ottawa ON K2P 0N9

Project No: 200622

Report Type: Standard Report

Order No: 20200723047

Requested by: Kollaard Associates Inc.

Date Completed: July 28, 2020

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

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

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

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Executive Summary

Property Information:

Project Property: 200622
255 Metcalfe Street Ottawa ON K2P 0N9

Project No: 200622

Coordinates:

Latitude: 45.4162734
Longitude: -75.6915411
UTM Northing: 5,029,427.36
UTM Easting: 445,892.11
UTM Zone: 18T

Elevation: 242 FT
73.88 M

Order Information:

Order No: 20200723047
Date Requested: July 23, 2020
Requested by: Kollaard Associates Inc.
Report Type: Standard Report

Historical/Products:

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	6	6
CA	<i>Certificates of Approval</i>	Y	0	11	11
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	4	4
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	44	44
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	1	1
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	149	149
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	3	3
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	2	1	3
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	4	2	6
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	Pipeline Incidents	Y	0	1	1
PRT	Private and Retail Fuel Storage Tanks	Y	0	1	1
PTTW	Permit to Take Water	Y	0	1	1
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	1	1
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	23	23
SPL	Ontario Spills	Y	0	7	7
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	2	2
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	8	8
Total:			6	265	271

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
1	NPCB	TAGGART CORPORATION	255 METCALFE STREET OTTAWA ON K2P 1R4	-/0.0	0.00	57
1	OPCB	TAGGART CORPORATION	255 METCALFE STREET OTTAWA ON K2P 1R4	-/0.0	0.00	57
1	OPCB	TAGGART CORPORATION	255 METCALFE STREET OTTAWA ON K2P 1R4	-/0.0	0.00	57
1	OPCB	TAGGART CORPORATION	255 METCALFE STREET OTTAWA ON K2P 1R4	-/0.0	0.00	57
1	OPCB	TAGGART CORPORATION	255 METCALFE STREET OTTAWA ON K2P 1R4	-/0.0	0.00	57
1	NPCB	TAGGART CORPORATION	255 METCALFE STREET OTTAWA ON K2P 1R4	-/0.0	0.00	58

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
2	SCT	Invenire4 Ltd.	260 Metcalfe St Unit 2A Ottawa ON K2P 1R6	SW/41.5	0.00	58
3	GEN	PUBLIC SERVICE ALLIANCE OF CANADA	233 GILMOUR ST. OTTAWA ON K2P 0P1	ESE/54.2	0.03	58
3	GEN	PUBLIC SERVICE ALLIANCE OF CANADA 31-381	233 GILMOUR ST. OTTAWA ON K2P 0P1	ESE/54.2	0.03	58
3	GEN	PSAC Holdings Ltd.	233 Gilmour Street Ottawa ON K2P 0P2	ESE/54.2	0.03	59
3	GEN	PSAC Holdings Ltd.	233 Gilmour Street Ottawa ON	ESE/54.2	0.03	59
3	GEN	PSAC Holdings Ltd.	233 Gilmour Street Ottawa ON	ESE/54.2	0.03	59
3	GEN	PSAC HOLDINGS LTD.	233 GILMOUR STREET OTTAWA ON K1S 1V7	ESE/54.2	0.03	60
4	EHS		222 MacLaren Street Ottawa ON K2P 0L8	ENE/60.6	-0.85	60
4	EHS		222 MacLaren St Ottawa ON K2P0L8	ENE/60.6	-0.85	60
5	EHS		225 MacLaren Street Ottawa ON K2P 0L4	NNE/60.8	0.00	60
5	EHS		225 MacLaren Street Ottawa ON K2P 0L4	NNE/60.8	0.00	60
6	EHS		252 Metcalfe Street Ottawa ON K2P 1R3	WNW/62.1	-0.03	61

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
7	EHS		252 Metcalfe St. Ottawa ON K2P 1R3	WNW/62.1	-0.03	61
8	SCT	Air Force Productions Ltd.	222 Somerset St W Ottawa ON K2P 2G3	N/88.2	-0.14	61
9	SPL	OTTAWA BOARD OF EDUCATION	300 GILMOUR ST. OTTAWA CITY ON	S/88.7	0.00	61
10	SCT	Cdn Council-International Law	236 Metcalfe St Suite 215 Ottawa ON K2P 1R3	WNW/90.9	-0.08	62
11	EHS		218 MacLaren Street Ottawa ON K2P 0L4	ENE/97.6	-1.00	62
11	EHS		218 MacLaren Street Ottawa ON K2P 0L4	ENE/97.6	-1.00	62
12	EHS		218 maclaren street ottawa ON K2P 0L7	ENE/97.6	-1.00	62
13	EHS		258-260 Somerset Street West Ottawa ON K2P 0J6	WNW/102.0	-0.08	63
14	GEN	GTA'S Finest Restoration	236 Somerset Ottawa ON K2P0J4	NNW/102.2	0.02	63
15	CA	R.M. OF OTTAWA-CARLETON	SOMERSET ST./METCALFE ST. OTTAWA CITY ON	NW/103.6	0.00	63
15	CA	City of Ottawa	Somerset Street and Metcalfe Street Ottawa ON	NW/103.6	0.00	63
15	ECA	City of Ottawa	Somerset Street and Metcalfe St Ottawa ON K2G 6J8	NW/103.6	0.00	64
15	ECA	City of Ottawa	Somerset Street and Metcalfe St Ottawa ON K2G 6J8	NW/103.6	0.00	64

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
16	EHS		246 Gilmour St Ottawa ON K2P 0P6	ESE/108.0	-1.00	64
16	EHS		246 Gilmour St Ottawa ON K2P 0P6	ESE/108.0	-1.00	65
17	CA	R.M. OF OTTAWA-CARLETON	LEWIS ST/METCALFE ST. OTTAWA CITY ON	SSE/109.9	-0.20	65
18	PTTW	1578051 Ontario Inc.	237 Somerset Street West Ottawa ON K2P 0J3	NNW/112.1	0.00	65
19	SCT	Kun Shoulder Rest Inc.	200 MacLaren St Ottawa ON K2P 0L6	ENE/115.7	-1.00	65
20	SCT	Innova Envelope	270 MacLaren St Ottawa ON K2P 0M3	WSW/116.8	1.00	66
20	SCT	Supremex Inc.	270 MacLaren St Suite 25 Ottawa ON K2P 0M3	WSW/116.8	1.00	66
21	GEN	GLENVIEW CORPORATION	270 SOMERSET WEST OTTAWA ON K2P 0J7	W/117.0	1.00	66
22	GEN	Trilex Holdings Ltd (Care of District Reality)	307 GILMOUR ST OTTAWA ON K2P 0P7	SW/119.4	0.69	67
23	GEN	TAGGART CORPORATION	235 SOMERSET STREET WEST OTTAWA ON K2P 0J3	NNW/120.4	0.00	67
23	VAR	OLIVER MANGIONE MCCALLA & ASSOC	235 SOMERSET ST W OTTAWA ON K2P 0J3	NNW/120.4	0.00	67
24	SPL	s.21	283 MacLaren, Ottawa Ottawa ON	W/127.3	1.00	68
25	WWIS		ON	WNW/133.5	0.69	68

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			Well ID: 7211111			
26	GEN	Ottawa-Carleton District School Board	Elgin Street Public School 310 Elgin Street Ottawa ON K2P 1M4	ESE/133.8	-1.00	69
26	GEN	Ottawa-Carleton District School Board	Elgin Street PS 310 Elgin Street Ottawa ON K2P 1M4	ESE/133.8	-1.00	70
26	GEN	Ottawa-Carleton District School Board	310 Elgin St. Ottawa ON K2P 1M4	ESE/133.8	-1.00	70
26	GEN	Ottawa-Carleton District School Board	310 Elgin Street Ottawa ON K2P 1M4	ESE/133.8	-1.00	70
26	GEN	Ottawa-Carleton District School Board	310 Elgin Street Ottawa ON K2P 1M4	ESE/133.8	-1.00	71
26	GEN	Ottawa-Carleton District School Board	310 Elgin Street Ottawa ON	ESE/133.8	-1.00	71
26	GEN	Ottawa-Carleton District School Board	310 Elgin Street Ottawa ON K2P 1M4	ESE/133.8	-1.00	71
26	GEN	Ottawa-Carleton District School Board	310 Elgin Street Ottawa ON K2P 1M4	ESE/133.8	-1.00	72
26	GEN	Ottawa-Carleton District School Board	310 Elgin Street Ottawa ON K2P 1M4	ESE/133.8	-1.00	72
26	GEN	Ottawa-Carleton District School Board Health & Safety	310 Elgin Street Ottawa ON K2P 1M4	ESE/133.8	-1.00	73
26	GEN	Ottawa-Carleton District School Board Health & Safety	310 Elgin Street Ottawa ON K2P 1M4	ESE/133.8	-1.00	73
27	GEN	Timbercreek Communities	222 Metcalfe St Ottawa ON K2P 1R2	NW/135.6	-0.06	74
28	WWIS		ON	NE/136.5	-1.69	74

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			Well ID: 7134824			
29	WWIS		ON	NE/138.7	-1.69	77
			Well ID: 7134806			
30	EHS		223 Somerset St W Ottawa ON K2P0J1	NNW/139.9	-1.08	80
31	BORE		ON	WSW/140.3	1.00	80
32	SPL	UNKNOWN	190 MACLAREN ST. OTTAWA CITY ON K2P 0L6	ENE/143.8	-1.00	82
32	SCT	Dentacraft Dental Studio	190 MacLaren St Suite 205 Ottawa ON K2P 0L6	ENE/143.8	-1.00	82
32	SCT	Dentacraft Dental Studio Inc.	190 MacLaren St Suite 205 Ottawa ON K2P 0L6	ENE/143.8	-1.00	82
33	EHS		292 Elgin St Ottawa ON K2P1M3	ENE/146.8	-1.00	83
34	EHS		301 Metcalfe St Ottawa ON K2P1R9	SE/147.4	-1.00	83
35	OPCB	TAGGART CORPORATION	225 METCALFE STREET, SUITE 708 OTTAWA ON K2P 1P9	NNW/148.3	0.00	83
35	GEN	ARTEXT (OUT OF BUS)	225 METCALFE STREET, SUITE 710 OTTAWA ON K2P 1P9	NNW/148.3	0.00	83
35	GEN	ARTEXT ELECTRONIC PUBLISHING INC.	225 METCALFE STREET, SUITE 710 OTTAWA ON K2P 1P9	NNW/148.3	0.00	84
35	SCT	F K Dental Lab Ltd	225 Metcalfe St Suite 500 Ottawa ON K2P 1P9	NNW/148.3	0.00	84
35	NPCB	TAGGART CORPORATION	225 METCALFE STREET SUITE 708 OTTAWA ON K2P 1P9	NNW/148.3	0.00	84

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
35	SCT	Chromatek Dental Laboratories	225 Metcalfe St Suite 500 Ottawa ON K2P 1P9	NNW/148.3	0.00	85
35	OPCB	TAGGART CORPORATION	225 METCALFE STREET, SUITE 708 OTTAWA ON K2P 1P9	NNW/148.3	0.00	85
35	GEN	TAGGART CORPORATION	708-225 Metcalfe Street OTTAWA ON K2P 1P9	NNW/148.3	0.00	85
35	GEN	Drs. John and Micaela Fitzgerald Dentistry Profess	225 Metcalfe Street Suite 102 Ottawa ON K2P 1P9	NNW/148.3	0.00	85
35	GEN	Drs. John and Micaela Fitzgerald Dentistry Profess	225 Metcalfe Street Suite 102 Ottawa ON K2P 1P9	NNW/148.3	0.00	86
35	GEN	Dr. J. Li Dentistry Professional Corporation	400-225 Metcalfe Street Ottawa ON K2P1P9	NNW/148.3	0.00	86
35	GEN	dr stanley shiff/dr dana shiff	225 metcalfe st suite 503 ottawa ON K2P1P9	NNW/148.3	0.00	87
35	GEN	Dr. J. Li Dentistry Professional Corporation	400-225 Metcalfe Street Ottawa ON K2P1P9	NNW/148.3	0.00	87
35	GEN	Drs. John and Micaela Fitzgerald Dentistry Profess	225 Metcalfe Street Suite 102 Ottawa ON K2P 1P9	NNW/148.3	0.00	87
35	GEN	Dr. J. Li Dentistry Professional Corporation	400-225 Metcalfe Street Ottawa ON K2P1P9	NNW/148.3	0.00	88
35	GEN	dr stanley shiff/dr dana shiff	225 metcalfe st suite 503 ottawa ON K2P1P9	NNW/148.3	0.00	88
35	GEN	Drs. John and Micaela Fitzgerald Dentistry Profess	225 Metcalfe Street Suite 102 Ottawa ON K2P 1P9	NNW/148.3	0.00	88
35	GEN	Dr. J. Li Dentistry Professional Corporation	400-225 Metcalfe Street Ottawa ON K2P1P9	NNW/148.3	0.00	88

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
35	GEN	Metcalfe Street Dental	225 Metcalfe Street, Unit 104 Ottawa ON K2P1P9	NNW/148.3	0.00	89
35	GEN	dr stanley shiff/dr dana shiff	225 metcalfe st suite 503 ottawa ON K2P1P9	NNW/148.3	0.00	89
35	GEN	Drs. John and Micaela Fitzgerald Dentistry Profess	225 Metcalfe Street Suite 102 Ottawa ON K2P 1P9	NNW/148.3	0.00	90
35	GEN	Metcalfe Street Dental	225 Metcalfe Street, Unit 104 Ottawa ON K2P1P9	NNW/148.3	0.00	90
35	GEN	Metcalfe Street Dental	225 Metcalfe Street Unit 104 Ottawa ON K2P1P9	NNW/148.3	0.00	90
36	EHS		267 O'Connor Street Ottawa ON K2P 1V3	WSW/151.3	1.00	90
37	ECA	1384274 Ontario Inc.	330 Gilmour St Ward 14 Ottawa ON K2E 1A9	SSW/151.4	-0.03	91
38	BORE		ON	SE/151.5	-1.00	91
39	EHS		301 Metcalfe Street Ottawa ON K2P 1R9	SE/152.2	-1.00	92
40	GEN	Sajjad Giby Pharmacies Inc.	267 O'CONNOR STREET, UNIT 120 OTTAWA ON K2P 1V3	WSW/155.2	1.00	92
40	GEN	Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON K2P 1V3	WSW/155.2	1.00	93
40	GEN	Midtown Family Health	267 O'Connor ST. Suite 306 Ottawa ON K2P 1V3	WSW/155.2	1.00	93
40	GEN	Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 OConnor Street Ottawa ON K2P 1V3	WSW/155.2	1.00	93

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
40	GEN	CBI Home Health formerly We Care Home Health	267 O'Connor Street Suite 609 Ottawa ON K2P 1V3	WSW/155.2	1.00	94
41	GEN	JUST TYPESETTING	298 ELGIN ST. ST. 105 OTTAWA ON K2P 1M3	E/155.6	-1.00	94
41	GEN	JUST TYPESETTING (OUT OF BUSINESS)	298 ELGIN ST. ST. 105 OTTAWA ON K2P 1M3	E/155.6	-1.00	94
41	GEN	JUST TYPESETTING 22-281	298 ELGIN ST. ST. 105 OTTAWA ON K2P 1M3	E/155.6	-1.00	95
42	WWIS		ON Well ID: 7134805	NE/156.9	-1.69	95
43	PRT	350807 ONTARIO LTD ELGIN SERVICE CENTRE	280 ELGIN ST OTTAWA ON K2P 1M2	NE/157.0	-2.06	98
43	GEN	SUNSHINE BICYCLE BOARD & BLADES	280 ELGIN STREET OTTAWA ON K2P 1M2	NE/157.0	-2.06	98
43	SCT	Fettuccine's	280 Elgin St Ottawa ON K2P 1M2	NE/157.0	-2.06	98
43	EXP	350807 ONTARIO LTD ELGIN SERVICE CENTRE	280 ELGIN ST OTTAWA ON	NE/157.0	-2.06	98
44	HINC		293 McLAREN STREET OTTAWA ON	WSW/159.4	1.00	98
45	WWIS		ON Well ID: 7134804	NE/162.9	-2.03	99
46	EHS		250-254 Cooper St Ottawa ON K2P 0G4	NNW/163.8	0.00	102
47	GEN	WHITE CROSS DISPENSARY	264 ELGIN STREET OTTAWA ON K2P 1M2	NE/165.6	-2.00	102

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
47	EHS		264 Elgin St Ottawa ON K2P 1M2	NE/165.6	-2.00	102
47	GEN	White Cross Dispensary Ottawa 2006 Ltd	264 Elgin Street Ottawa ON K2P 1M2	NE/165.6	-2.00	103
48	GEN	Elevation Elevator Inc.	215 Somerset Street, West Ottawa ON K2P0J3	N/166.7	-1.00	103
49	GEN	BROWNS CLEANERS & TAILORS LTD.	300 ELGIN STREET C/O 6 CHAMPAGNE AVENUE NORTH OTTAWA-CARLTON ON K2P 1M3	E/168.0	-1.25	103
49	GEN	BROWNS CLEANERS & TAILORS LTD. 06-342	300 ELGIN STREET C/O 6 CHAMPAGNE AVENUE NORTH OTTAWA-CARLTON ON K2P 1M3	E/168.0	-1.25	103
50	BORE		ON	SSW/170.8	-0.03	104
51	EHS		305 Metcafe St Ottawa ON K2P1S1	SE/172.6	-1.00	106
52	GEN	AIM Healt Group - Elgin	270 Elgin Street Ottawa ON K2P 1M2	NE/172.8	-2.00	106
52	GEN	Saralex Medical Inc.	270 Elgin Street Ottawa ON K2P 1M2	NE/172.8	-2.00	106
52	GEN	Saralex Medical Inc.	270 Elgin Street Ottawa ON K2P 1M2	NE/172.8	-2.00	106
52	GEN	Saralex Medical Inc.	270 Elgin Street Ottawa ON K2P 1M2	NE/172.8	-2.00	107
53	GEN	SKETCHLEY CLEANING SERVICES LTD.	268 ELGIN ST. OTTAWA ON K2P 1M2	NE/174.8	-2.00	107
53	GEN	SKETCHLEY CLEANING SERVICES LTD.	268 ELGIN ST. OTTAWA ON K2P 1M2	NE/174.8	-2.00	107

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
53	GEN	SKETCHLEY CLEANING SERVICES LTD. 35-248	268 ELGIN ST. OTTAWA ON K2P 1M2	NE/174.8	-2.00	108
53	GEN	SKETCHLEY CLEANING SERVICES LIMITED	268 ELGIN STREET OTTAWA ON K2P 1M2	NE/174.8	-2.00	108
53	GEN	HILLARY CLEANERS (SEE&USEON0240427-	SKETCH) 268 ELGIN STREET OTTAWA ON K2P 1M2	NE/174.8	-2.00	108
53	GEN	HILLARY (SEE & USE ON0240427) 20-099	268 ELGIN STREET OTTAWA ON K2P 1M2	NE/174.8	-2.00	108
54	EHS		190 Somerset Street West Ottawa ON K2P0J1	NE/175.1	-2.00	109
54	EHS		190 Somerset St. W. Ottawa ON	NE/175.1	-2.00	109
54	GEN	DST Consulting	190 somerset west ottawa ON	NE/175.1	-2.00	109
55	BORE		ON	SSE/178.8	-1.00	109
56	SCT	HICKS MEDIA	300 Cooper St Suite 30 Ottawa ON K2P 0G7	WNW/180.3	1.00	110
56	SCT	Hicks Media - Div. of Gidney News & Publishing Limited	300 Cooper St Suite 30 Ottawa ON K2P 0G7	WNW/180.3	1.00	111
57	CA	OTTAWA CITY	GILMOUR ST./ELGIN ST. OTTAWA CITY ON	E/182.3	-1.25	111
58	GEN	OTTAWA BOARD OF EDUCATION	330 GILMOUR STREET OTTAWA ON K2P 2P6	SW/182.5	0.69	111
58	GEN	OTTAWA BOARD OF EDUCATION 29-129	330 GILMOUR STREET OTTAWA ON K2P 2P6	SW/182.5	0.69	111

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
58	GEN	OTTAWA BOARD OF EDUCATION	ECOLE S. CHARLEBOIS, 2525, PROM. ALTA VISTA, C/O 330 GILMOUR ST. OTTAWA ON K2P 0P9	SW/182.5	0.69	112
58	GEN	OTTAWA (SEE&USE ON1285703)	ECOLE S. CHARLEBOIS, 2525, PROM. ALTA VISTA, C/O 330 GILMOUR ST. OTTAWA ON K2P 0P9	SW/182.5	0.69	112
58	GEN	OTTAWA (SEE&USE ON1285703) 29-129	ECOLE S. CHARLEBOIS, 2525, PROM. ALTA VISTA, C/O 330 GILMOUR ST. OTTAWA ON K2P 0P9	SW/182.5	0.69	112
58	RSC	1384274 Ontario Incorporated	330 GILMOUR ST, OTTAWA, ON, K2P 2P6 OTTAWA ON K2P 2P6	SW/182.5	0.69	112
58	CA	1384274 Ontario Inc.	330 Gilmour St Ward 14 Ottawa ON K2P 2P6	SW/182.5	0.69	113
59	EHS		180 MacLaren Street Ottawa ON K2P 0L3	ENE/182.8	-2.08	113
60	BORE		ON	W/183.1	1.00	113
61	SCT	DENTAL TECHNOLOGY GROUP INC.	267 O'CONNOR ST SUITE 101 OTTAWA ON K2P 1V3	SW/185.5	1.00	115
61	SCT	E.L. LITTLEJOHN & ASSOCIATES	267 O'Connor St Ottawa ON K2P 1V3	SW/185.5	1.00	115
61	GEN	KOPP CLINICAL LABORATORIES	267 O'CONNOR STREET, SUITE 104 OTTAWA ON K2P 1V3	SW/185.5	1.00	115
61	GEN	KOPP CLINICAL LABORAT (OUT OF BUSINESS)	267 O'CONNOR STREET, SUITE 104 OTTAWA ON K2P 1V3	SW/185.5	1.00	115
61	GEN	KOPP CLINICAL LABORATORIES 23-100	267 O'CONNOR STREET, SUITE 104 OTTAWA ON K2P 1V3	SW/185.5	1.00	116

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
61	GEN	O'CONNOR PHARMACY	267 O'CONNOR STREET OTTAWA ON K2P 1V3	SW/185.5	1.00	116
61	SCT	The Dental Technology Group	267 O'Connor St Suite 101 Ottawa ON K2P 1V3	SW/185.5	1.00	116
61	SCT	E.L. Littlejohn & Associates Ltd.	267 O'Connor St Ottawa ON K2P 1V3	SW/185.5	1.00	116
61	GEN	CML HealthCare Inc.	267 O'Connor Street Ottawa ON K2P 1V3	SW/185.5	1.00	117
61	EHS		267 O'Connor Street Ottawa ON K2P 1V3	SW/185.5	1.00	117
61	EHS		267 O'Connor Street Ottawa ON K2P 1V3	SW/185.5	1.00	117
61	GEN	CML HealthCare Inc.	267 O'Connor Street Ottawa ON K2P 1V3	SW/185.5	1.00	117
61	EHS		267 O'connor St Ottawa ON K2P 1V3	SW/185.5	1.00	118
61	GEN	CML HealthCare Inc.	267 O'Connor Street Ottawa ON K2P 1V3	SW/185.5	1.00	118
61	GEN	Dr. Donald K. Wilson Medicine Prof. Corp.	403-267 O'Connor St Ottawa ON K2P 1V3	SW/185.5	1.00	118
61	GEN	Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON K2P 1V3	SW/185.5	1.00	119
61	GEN	Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 225 Ottawa ON K2P 1V3	SW/185.5	1.00	119
61	GEN	Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 225 Ottawa ON	SW/185.5	1.00	119

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
61	GEN	Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON K2P 1V3	SW/185.5	1.00	119
61	GEN	Dr. Donald K. Wilson Medicine Prof. Corp.	403-267 O'Connor St Ottawa ON K2P 1V3	SW/185.5	1.00	120
61	GEN	CML HealthCare Inc.	267 O'Connor Street Ottawa ON K2P 1V3	SW/185.5	1.00	120
61	GEN	Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON	SW/185.5	1.00	120
61	GEN	Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON K2P 1V3	SW/185.5	1.00	121
61	GEN	Dr. Donald K. Wilson Medicine Prof. Corp.	403-267 O'Connor St Ottawa ON K2P 1V3	SW/185.5	1.00	121
61	GEN	LifeLabs LP	267 O'Connor Street, Unit B003 Ottawa ON	SW/185.5	1.00	121
61	GEN	LifeLabs LP	267 O'Connor Street, Unit B003 Ottawa ON	SW/185.5	1.00	121
61	GEN	Dr. Donald K. Wilson Medicine Prof. Corp.	403-267 O'Connor St Ottawa ON	SW/185.5	1.00	122
61	GEN	Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON	SW/185.5	1.00	122
61	GEN	Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON	SW/185.5	1.00	122
61	GEN	Midtown Family Health	267 O'Connor ST. Suite 306 Ottawa ON K2P 1V3	SW/185.5	1.00	123
61	GEN	Sajjad Giby Pharmacies Inc.	267 O'CONNOR STREET, UNIT 120 OTTAWA ON K2P 1V3	SW/185.5	1.00	123

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
61	GEN	Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON K2P 1V3	SW/185.5	1.00	123
61	GEN	We Care Home Health Services	267 O'Connor Street Suite 609 Ottawa ON K2P 1V3	SW/185.5	1.00	124
61	GEN	Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON K2P 1V3	SW/185.5	1.00	124
61	GEN	We Care Home Health Services	267 O'Connor Street Suite 609 Ottawa ON K2P 1V3	SW/185.5	1.00	124
61	GEN	LifeLabs LP	267 O'Connor Street, Unit B003 Ottawa ON K1S 1C2	SW/185.5	1.00	125
61	GEN	Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON K2P 1V3	SW/185.5	1.00	125
61	GEN	Dr. Donald K. Wilson Medicine Prof. Corp.	403-267 O'Connor St Ottawa ON K2P1V3	SW/185.5	1.00	125
61	GEN	Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON K2P 1V3	SW/185.5	1.00	125
61	GEN	Sajjad Giby Pharmacies Inc.	267 O'CONNOR STREET, UNIT 120 OTTAWA ON K2P 1V3	SW/185.5	1.00	126
61	GEN	Midtown Family Health	267 O'Connor ST. Suite 306 Ottawa ON K2P 1V3	SW/185.5	1.00	126
61	GEN	Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON K2P 1V3	SW/185.5	1.00	126
61	GEN	LifeLabs LP	267 O'Connor Street, Unit B003 Ottawa ON K1S 1C2	SW/185.5	1.00	127
61	GEN	Dr. Donald K. Wilson Medicine Prof. Corp.	403-267 O'Connor St Ottawa ON K2P1V3	SW/185.5	1.00	127

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
61	GEN	Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON K2P 1V3	SW/185.5	1.00	127
61	GEN	Midtown Family Health	267 O'Connor ST. Suite 306 Ottawa ON K2P 1V3	SW/185.5	1.00	128
61	GEN	Sajjad Giby Pharmacies Inc.	267 O'CONNOR STREET, UNIT 120 OTTAWA ON K2P 1V3	SW/185.5	1.00	128
61	GEN	CBI Home Health formerly We Care Home Health	267 O'Connor Street Suite 609 Ottawa ON K2P 1V3	SW/185.5	1.00	128
61	GEN	Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON K2P 1V3	SW/185.5	1.00	129
61	GEN	Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 OConnor Street Ottawa ON K2P 1V3	SW/185.5	1.00	129
61	GEN	Midtown Family Health	267 O'Connor ST. Suite 306 Ottawa ON K2P 1V3	SW/185.5	1.00	129
62	GEN	GVT. OF CAN. - HEALTH & WELFARE	ENVIRONMENTAL HEALTH SECTION 301 ELGIN ST. OTTAWA ON K2P 2N9	E/189.4	-2.08	129
62	GEN	HEALTH AND WELFARE CANADA	MEDICAL SERVICES BRANCH 301 ELGIN STREET OTTAWA ON K1A 0L3	E/189.4	-2.08	130
62	GEN	GVT. OF CAN. - HEALTH & WELFARE 18-177	ENVIRONMENTAL HEALTH SECTION 301 ELGIN ST. OTTAWA ON K2P 2N9	E/189.4	-2.08	130
62	GEN	595799 ONTARIO LTD.	301 ELGIN STREET OTTAWA ON K2P 2N9	E/189.4	-2.08	131
62	GEN	595799 ONTARIO LTD.	301 ELGIN STREET OTTAWA ON K2P 2N9	E/189.4	-2.08	131
62	GEN	595799 ONTARIO LTD.	301 ELGIN STREET OTTAWA ON K2P 2N9	E/189.4	-2.08	131

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
62	GEN	595799 Ontario Ltd	301 Elgin Street Ottawa ON K2P 0L3	E/189.4	-2.08	132
62	EHS		301 Elgin St Ottawa ON K2P2N9	E/189.4	-2.08	132
63	EHS		300 Somerset St W Ottawa ON K2P0J6	W/189.8	1.32	132
64	SPL	Enbridge Gas Distribution Inc.	310 Cooper St. Ottawa ON	WNW/191.6	1.00	132
65	SPL		185 Somerset St. W Ottawa ON	NNE/194.0	-2.00	133
66	CA	OTTAWA CITY	SOMERSET ST./ELGIN ST. OTTAWA CITY ON	NE/196.8	-2.00	133
66	SPL	Waste Services (CA) Inc.	Somerset and Elgin Streets Ottawa ON	NE/196.8	-2.00	134
67	GEN	TEAL PHOTOFINISHING	260 ELGIN ST. OTTAWA ON K2P 1L9	NNE/197.0	-2.00	134
67	GEN	TEAL PHOTOFINISH.(OUT OF BUSINESS)	260 ELGIN STREET OTTAWA ON K2P 1L9	NNE/197.0	-2.00	134
67	GEN	TEAL PHOTOFINISH.(OUT OF BUSINESS)37-403	260 ELGIN STREET OTTAWA ON K2P 1L9	NNE/197.0	-2.00	135
68	CA	OTTAWA CITY - BANK STREET	GILMOUR ST./O'CONNOR ST. OTTAWA CITY ON	SW/199.0	1.00	135
69	EHS		318 Cooper St Ottawa ON	WNW/202.1	0.98	135
70	SPL	RESTAURANT	CORNER OF ELGIN AND LEWIS. (N.O.S.) OTTAWA CITY ON	E/202.6	-1.80	135

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
71	EHS		320 Cooper Street Ottawa ON K2P 0G7	WNW/209.0	0.98	136
71	EHS		320 Cooper St Ottawa ON K2P0G7	WNW/209.0	0.98	136
72	EHS		330 Metcalfe Street Ottawa ON K2P 1S4	SE/216.7	-1.00	136
73	EHS		214 Metcalfe Street Ottawa ON K2P 1P7	NW/217.1	-0.05	136
73	EHS		214 Metcalfe Street Ottawa ON K2P 1P7	NW/217.1	-0.05	137
74	CA	R.M. OF OTTAWA-CARLETON	LEWIS ST/BANK/METCALFE STS. OTTAWA CITY ON	SW/217.9	1.00	137
74	CA	OTTAWA CITY	LEWIS ST./BANK ST. (COMB. SEW) OTTAWA CITY ON	SW/217.9	1.00	137
75	EHS		278-280 O'Connor St and 347 Gilmour St Ottawa ON K2P 1V4	WSW/220.4	1.00	137
75	EHS		278-280 O'Connor St and 347 Gilmour St Ottawa ON K2P 1V4	WSW/220.4	1.00	138
76	GEN	David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW/221.7	0.69	138
76	GEN	David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW/221.7	0.69	138
76	GEN	David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON	SSW/221.7	0.69	138
76	GEN	David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW/221.7	0.69	139

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
76	GEN	David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW/221.7	0.69	139
76	GEN	David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW/221.7	0.69	139
76	GEN	David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW/221.7	0.69	139
76	GEN	David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW/221.7	0.69	140
77	GEN	Carleton Condominium Corporation 251	420 Lewis Street Ottawa ON K2P 0S9	SSW/221.9	-0.03	140
78	WWIS		Ottawa ON Well ID: 7222666	NE/222.1	-2.00	140
79	EHS		302 Waverley Street Ottawa ON K2P 0W3	S/223.8	-1.00	143
80	GEN	KONE Inc	320 JACK PURCELL LANE Ottawa ON K2P 2J5	ESE/224.1	-0.97	143
80	EHS		320 Jack Purcell Lane Ottawa ON K2P2J5	ESE/224.1	-0.97	143
80	GEN	City of Ottawa	320 Jack Purcell Lane Ottawa ON K2P 2J5	ESE/224.1	-0.97	144
80	GEN	City of Ottawa	320 Jack Purcell Lane Ottawa ON K2P 2J5	ESE/224.1	-0.97	144
81	EHS		330 Metcalfe Street Ottawa Ontario Ottawa ON K2P 1S4	SSE/227.1	-1.00	144
82	EHS		297 Cooper St Ottawa ON K2P0G5	WNW/227.1	1.00	144

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
83	EHS		331 Maclaren St Ottawa ON K2P0M4	WSW/228.3	2.01	145
84	EHS		Elgin And Gloucester Ottawa ON	E/230.6	-2.00	145
85	BORE		ON	WSW/230.8	2.03	145
86	WWIS		Ottawa ON <i>Well ID: 7222667</i>	NE/230.9	-2.00	147
87	HINC		331 METCALFE STREET OTTAWA ON K2P 1S3	SE/231.5	-1.01	149
88	PINC		231 O'CONNOR ST, OTTAWA ON	W/232.8	2.00	150
89	GEN	CANEX 07-748	208-245 COOPER STREET OTTAWA ON K2P 0G2	NNW/235.4	-1.00	150
89	GEN	CANEX	208-245 COOPER STREET OTTAWA ON K2P 0G2	NNW/235.4	-1.00	151
89	GEN	Dept. of National Defence	Vered Building 245 Cooper Steet Ottawa ON K2P 0G2	NNW/235.4	-1.00	151
89	CA	Besner-Vered (1980) Limited	245 Cooper St Ottawa ON	NNW/235.4	-1.00	152
89	ECA	Besner-Vered (1980) Limited	245 Cooper St Ottawa ON K2C 0R3	NNW/235.4	-1.00	152
89	GEN	Besner Vered (1980) Ltd	245 Cooper Street Ottawa ON K2P 0G2	NNW/235.4	-1.00	152
89	GEN	Besner Vered (1980) Ltd	245 Cooper Street Ottawa ON K2P 0G2	NNW/235.4	-1.00	152

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
90	GEN	CRAIG OFFICE PRODUCTS CORPORATION	329 WAVERLEY STREET OTTAWA ON K2P 0V9	SSW/241.1	0.00	153
90	GEN	CRAIG OFFICE PRODUCTS CORPORATION 11-330	329 WAVERLEY STREET OTTAWA ON K2P 0V9	SSW/241.1	0.00	153
91	WWIS		ON <i>Well ID: 7211110</i>	W/242.1	2.00	153
92	SCT	DOMUS SOFTWARE LTD	309 COOPER ST UNIT 500 OTTAWA ON K2P 0G5	WNW/244.1	1.00	155
92	SCT	The Canadian Council on Social Development	309 Cooper St Floor 5 Ottawa ON K2P 0G5	WNW/244.1	1.00	155
92	SCT	Cdn Council on Social Dev	309 Cooper St Floor 5 Ottawa ON K2P 0G5	WNW/244.1	1.00	155
92	SCT	The Ottawa XPress	309 Cooper St Suite 401 Ottawa ON K2P 0G5	WNW/244.1	1.00	156
92	VAR	JACQUES WHITFORD LIMITED CONSULTING ENGINEERS	309 COOPER ST OTTAWA ON K2P 0G5	WNW/244.1	1.00	156
92	EHS		309 Cooper Street Ottawa ON K2P 0G5	WNW/244.1	1.00	156
93	EHS		235 Cooper St Ottawa ON K2P0G2	N/245.8	-2.03	156
94	HINC		438 LEWIS STREET OTTAWA ON	SW/246.1	1.00	156
95	SCT	COMPRIS INC	352 ELGIN ST OTTAWA ON K2P 1M8	ESE/247.1	-2.00	157
96	SCT	Alvarez Denture Clinic	158 MacLaren St Ottawa ON K2P 0K9	ENE/247.8	-2.00	157

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
97	GEN	Elgin Dental & Hygiene Centre Inc.	160 MacLaren St. Ottawa ON	ENE/249.5	-2.00	157
97	GEN	Elgin Dental & Hygiene Centre Inc.	160 MacLaren St. Ottawa ON K2P0K9	ENE/249.5	-2.00	158
97	GEN	Elgin Dental & Hygiene Centre Inc.	160 MacLaren St. Ottawa ON K2P0K9	ENE/249.5	-2.00	158
97	GEN	Elgin Dental & Hygiene Centre Inc.	160 MacLaren St. Ottawa ON K2P0K9	ENE/249.5	-2.00	158
97	GEN	Elgin Dental & Hygiene Centre Inc.	160 MacLaren St. Ottawa ON K2P0K9	ENE/249.5	-2.00	159
97	GEN	Elgin Dental & Hygiene Centre Inc.	160 MacLaren St. Ottawa ON K2P0K9	ENE/249.5	-2.00	159
98	CA	R.M. OF OTTAWA-CARLETON	WAVERLEY ST./ELGIN ST./CARTIER OTTAWA CITY ON	ESE/249.5	-2.00	159

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 6 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	WSW	140.28	<u>31</u>
	ON	W	183.09	<u>60</u>
	ON	WSW	230.83	<u>85</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	SE	151.53	<u>38</u>
	ON	SSW	170.85	<u>50</u>
	ON	SSE	178.83	<u>55</u>

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 11 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
R.M. OF OTTAWA-CARLETON	SOMERSET ST./METCALFE ST. OTTAWA CITY ON	NW	103.58	<u>15</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
City of Ottawa	Somerset Street and Metcalfe Street Ottawa ON	NW	103.58	15
1384274 Ontario Inc.	330 Gilmour St Ward 14 Ottawa ON K2P 2P6	SW	182.52	58
OTTAWA CITY - BANK STREET	GILMOUR ST./O'CONNOR ST. OTTAWA CITY ON	SW	199.01	68
R.M. OF OTTAWA-CARLETON	LEWIS ST/BANK/METCALFE STS. OTTAWA CITY ON	SW	217.94	74
OTTAWA CITY	LEWIS ST./BANK ST. (COMB. SEW) OTTAWA CITY ON	SW	217.94	74
<u>Lower Elevation</u>				
R.M. OF OTTAWA-CARLETON	LEWIS ST/METCALFE ST. OTTAWA CITY ON	SSE	109.94	17
OTTAWA CITY	GILMOUR ST./ELGIN ST. OTTAWA CITY ON	E	182.31	57
OTTAWA CITY	SOMERSET ST./ELGIN ST. OTTAWA CITY ON	NE	196.82	66
Besner-Vered (1980) Limited	245 Cooper St Ottawa ON	NNW	235.44	89
R.M. OF OTTAWA-CARLETON	WAVERLEY ST./ELGIN ST./CARTIER OTTAWA CITY ON	ESE	249.55	98

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Jun 30, 2020 has found that there are 4 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
City of Ottawa	Somerset Street and Metcalfe St Ottawa ON K2G 6J8	NW	103.58	15
City of Ottawa	Somerset Street and Metcalfe St Ottawa ON K2G 6J8	NW	103.58	15
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
1384274 Ontario Inc.	330 Gilmour St Ward 14 Ottawa ON K2E 1A9	SSW	151.45	37
Besner-Vered (1980) Limited	245 Cooper St Ottawa ON K2C 0R3	NNW	235.44	89

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Apr 30, 2020 has found that there are 44 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	225 MacLaren Street Ottawa ON K2P 0L4	NNE	60.82	5
	225 MacLaren Street Ottawa ON K2P 0L4	NNE	60.82	5
	267 O'Connor Street Ottawa ON K2P 1V3	WSW	151.34	36
	250-254 Cooper St Ottawa ON K2P 0G4	NNW	163.85	46
	267 O'Connor Street Ottawa ON K2P 1V3	SW	185.46	61
	267 O'Connor Street Ottawa ON K2P 1V3	SW	185.46	61

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	267 O'connor St Ottawa ON K2P 1V3	SW	185.46	61
	300 Somerset St W Ottawa ON K2P0J6	W	189.77	63
	318 Cooper St Ottawa ON	WNW	202.14	69
	320 Cooper Street Ottawa ON K2P 0G7	WNW	208.99	71
	320 Cooper St Ottawa ON K2P0G7	WNW	208.99	71
	278-280 O'Connor St and 347 Gilmour St Ottawa ON K2P 1V4	WSW	220.42	75
	278-280 O'Connor St and 347 Gilmour St Ottawa ON K2P 1V4	WSW	220.42	75
	297 Cooper St Ottawa ON K2P0G5	WNW	227.14	82
	331 Maclaren St Ottawa ON K2P0M4	WSW	228.26	83
	309 Cooper Street Ottawa ON K2P 0G5	WNW	244.13	92
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	222 MacLaren Street Ottawa ON K2P 0L8	ENE	60.58	4

222 Maclaren St Ottawa ON K2P0L8	ENE	60.58	<u>4</u>
252 Metcalfe Street Ottawa ON K2P 1R3	WNW	62.07	<u>6</u>
252 Metcalfe St. Ottawa ON K2P 1R3	WNW	62.09	<u>7</u>
218 MacLaren Street Ottawa ON K2P 0L4	ENE	97.60	<u>11</u>
218 MacLaren Street Ottawa ON K2P 0L4	ENE	97.60	<u>11</u>
218 maclaren street ottawa ON K2P 0L7	ENE	97.61	<u>12</u>
258-260 Somerset Street West Ottawa ON K2P 0J6	WNW	102.00	<u>13</u>
246 Gilmour St Ottawa ON K2P 0P6	ESE	107.98	<u>16</u>
246 Gilmour St Ottawa ON K2P 0P6	ESE	107.98	<u>16</u>
223 Somerset St W Ottawa ON K2P0J1	NNW	139.91	<u>30</u>
292 Elgin St Ottawa ON K2P1M3	ENE	146.81	<u>33</u>
301 Metcalfe St Ottawa ON K2P1R9	SE	147.38	<u>34</u>

301 Metcalfe Street Ottawa ON K2P 1R9	SE	152.23	<u>39</u>
264 Elgin St Ottawa ON K2P 1M2	NE	165.59	<u>47</u>
305 Metcalfe St Ottawa ON K2P1S1	SE	172.59	<u>51</u>
190 Somerset Street West Ottawa ON K2P0J1	NE	175.13	<u>54</u>
190 Somerset St. W. Ottawa ON	NE	175.13	<u>54</u>
180 MacLaren Street Ottawa ON K2P 0L3	ENE	182.81	<u>59</u>
301 Elgin St Ottawa ON K2P2N9	E	189.42	<u>62</u>
330 Metcalfe Street Ottawa ON K2P 1S4	SE	216.65	<u>72</u>
214 Metcalfe Street Ottawa ON K2P 1P7	NW	217.14	<u>73</u>
214 Metcalfe Street Ottawa ON K2P 1P7	NW	217.14	<u>73</u>
302 Waverley Street Ottawa ON K2P 0W3	S	223.79	<u>79</u>
320 Jack Purcell Lane Ottawa ON K2P2J5	ESE	224.09	<u>80</u>
330 Metcalfe Street Ottawa Ontario Ottawa ON K2P 1S4	SSE	227.05	<u>81</u>

Elgin And Gloucester Ottawa ON	E	230.60	84
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235 Cooper St Ottawa ON K2P0G2	N	245.84	93
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EXP - List of Expired Fuels Safety Facilities

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

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
350807 ONTARIO LTD ELGIN SERVICE CENTRE	280 ELGIN ST OTTAWA ON	NE	157.02	43

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Apr 30, 2020 has found that there are 149 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
PUBLIC SERVICE ALLIANCE OF CANADA	233 GILMOUR ST. OTTAWA ON K2P 0P1	ESE	54.21	3
PUBLIC SERVICE ALLIANCE OF CANADA 31-381	233 GILMOUR ST. OTTAWA ON K2P 0P1	ESE	54.21	3
PSAC Holdings Ltd.	233 Gilmour Street Ottawa ON K2P 0P2	ESE	54.21	3
PSAC Holdings Ltd.	233 Gilmour Street Ottawa ON	ESE	54.21	3
PSAC Holdings Ltd.	233 Gilmour Street Ottawa ON	ESE	54.21	3
PSAC HOLDINGS LTD.	233 GILMOUR STREET OTTAWA ON K1S 1V7	ESE	54.21	3

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GTA'S Finest Restoration	236 Somerset Ottawa ON K2P0J4	NNW	102.20	<u>14</u>
GLENVIEW CORPORATION	270 SOMERSET WEST OTTAWA ON K2P 0J7	W	117.03	<u>21</u>
Trilex Holdings Ltd (Care of District Reality)	307 GILMOUR ST OTTAWA ON K2P 0P7	SW	119.37	<u>22</u>
TAGGART CORPORATION	235 SOMERSET STREET WEST OTTAWA ON K2P 0J3	NNW	120.41	<u>23</u>
ARTEXT (OUT OF BUS)	225 METCALFE STREET, SUITE 710 OTTAWA ON K2P 1P9	NNW	148.25	<u>35</u>
ARTEXT ELECTRONIC PUBLISHING INC.	225 METCALFE STREET, SUITE 710 OTTAWA ON K2P 1P9	NNW	148.25	<u>35</u>
TAGGART CORPORATION	708-225 Metcalfe Street OTTAWA ON K2P 1P9	NNW	148.25	<u>35</u>
Drs. John and Micaela Fitzgerald Dentistry Profess	225 Metcalfe Street Suite 102 Ottawa ON K2P 1P9	NNW	148.25	<u>35</u>
Drs. John and Micaela Fitzgerald Dentistry Profess	225 Metcalfe Street Suite 102 Ottawa ON K2P 1P9	NNW	148.25	<u>35</u>
Dr. J. Li Dentistry Professional Corporation	400-225 Metcalfe Street Ottawa ON K2P1P9	NNW	148.25	<u>35</u>
dr stanley shiff/dr dana shiff	225 metcalfe st suite 503 ottawa ON K2P1P9	NNW	148.25	<u>35</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Dr. J. Li Dentistry Professional Corporation	400-225 Metcalfe Street Ottawa ON K2P1P9	NNW	148.25	<u>35</u>
Drs. John and Micaela Fitzgerald Dentistry Profess	225 Metcalfe Street Suite 102 Ottawa ON K2P 1P9	NNW	148.25	<u>35</u>
Dr. J. Li Dentistry Professional Corporation	400-225 Metcalfe Street Ottawa ON K2P1P9	NNW	148.25	<u>35</u>
dr stanley shiff/dr dana shiff	225 metcalfe st suite 503 ottawa ON K2P1P9	NNW	148.25	<u>35</u>
Drs. John and Micaela Fitzgerald Dentistry Profess	225 Metcalfe Street Suite 102 Ottawa ON K2P 1P9	NNW	148.25	<u>35</u>
Dr. J. Li Dentistry Professional Corporation	400-225 Metcalfe Street Ottawa ON K2P1P9	NNW	148.25	<u>35</u>
Metcalfe Street Dental	225 Metcalfe Street, Unit 104 Ottawa ON K2P1P9	NNW	148.25	<u>35</u>
dr stanley shiff/dr dana shiff	225 metcalfe st suite 503 ottawa ON K2P1P9	NNW	148.25	<u>35</u>
Drs. John and Micaela Fitzgerald Dentistry Profess	225 Metcalfe Street Suite 102 Ottawa ON K2P 1P9	NNW	148.25	<u>35</u>
Metcalfe Street Dental	225 Metcalfe Street, Unit 104 Ottawa ON K2P1P9	NNW	148.25	<u>35</u>
Metcalfe Street Dental	225 Metcalfe Street Unit 104 Ottawa ON K2P1P9	NNW	148.25	<u>35</u>
Sajjad Giby Pharmacies Inc.	267 O'CONNOR STREET, UNIT 120 OTTAWA ON K2P 1V3	WSW	155.23	<u>40</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON K2P 1V3	WSW	155.23	<u>40</u>
Midtown Family Health	267 O'Connor ST. Suite 306 Ottawa ON K2P 1V3	WSW	155.23	<u>40</u>
Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 OConnor Street Ottawa ON K2P 1V3	WSW	155.23	<u>40</u>
CBI Home Health formerly We Care Home Health	267 O'Connor Street Suite 609 Ottawa ON K2P 1V3	WSW	155.23	<u>40</u>
OTTAWA BOARD OF EDUCATION	330 GILMOUR STREET OTTAWA ON K2P 2P6	SW	182.52	<u>58</u>
OTTAWA BOARD OF EDUCATION 29-129	330 GILMOUR STREET OTTAWA ON K2P 2P6	SW	182.52	<u>58</u>
OTTAWA BOARD OF EDUCATION	ECOLE S. CHARLEBOIS, 2525, PROM. ALTA VISTA, C/O 330 GILMOUR ST. OTTAWA ON K2P 0P9	SW	182.52	<u>58</u>
OTTAWA (SEE&USE ON1285703)	ECOLE S. CHARLEBOIS, 2525, PROM. ALTA VISTA, C/O 330 GILMOUR ST. OTTAWA ON K2P 0P9	SW	182.52	<u>58</u>
OTTAWA (SEE&USE ON1285703) 29-129	ECOLE S. CHARLEBOIS, 2525, PROM. ALTA VISTA, C/O 330 GILMOUR ST. OTTAWA ON K2P 0P9	SW	182.52	<u>58</u>
KOPP CLINICAL LABORATORIES	267 O'CONNOR STREET, SUITE 104 OTTAWA ON K2P 1V3	SW	185.46	<u>61</u>
KOPP CLINICAL LABORAT (OUT OF BUSINESS)	267 O'CONNOR STREET, SUITE 104 OTTAWA ON K2P 1V3	SW	185.46	<u>61</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
KOPP CLINICAL LABORATORIES 23-100	267 O'CONNOR STREET, SUITE 104 OTTAWA ON K2P 1V3	SW	185.46	<u>61</u>
O'CONNOR PHARMACY	267 O'CONNER STREET OTTAWA ON K2P 1V3	SW	185.46	<u>61</u>
CML HealthCare Inc.	267 O'Connor Street Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
CML HealthCare Inc.	267 O'Connor Street Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
CML HealthCare Inc.	267 O'Connor Street Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
Dr. Donald K. Wilson Medicine Prof. Corp.	403-267 O'Connor St Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
Ottawa Endoscopy & Day Surgery	267 O'conner Street Suite 225 Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 225 Ottawa ON	SW	185.46	<u>61</u>
Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
Dr. Donald K. Wilson Medicine Prof. Corp.	403-267 O'Connor St Ottawa ON K2P 1V3	SW	185.46	<u>61</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CML HealthCare Inc.	267 O'Connor Street Ottawa ON K2P 1V3	SW	185.46	61
Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON	SW	185.46	61
Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON K2P 1V3	SW	185.46	61
Dr. Donald K. Wilson Medicine Prof. Corp.	403-267 O'Connor St Ottawa ON K2P 1V3	SW	185.46	61
LifeLabs LP	267 O'Connor Street, Unit B003 Ottawa ON	SW	185.46	61
LifeLabs LP	267 O'Connor Street, Unit B003 Ottawa ON	SW	185.46	61
Dr. Donald K. Wilson Medicine Prof. Corp.	403-267 O'Connor St Ottawa ON	SW	185.46	61
Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON	SW	185.46	61
Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON	SW	185.46	61
Midtown Family Health	267 O'Connor ST. Suite 306 Ottawa ON K2P 1V3	SW	185.46	61
Sajjad Giby Pharmacies Inc.	267 O'CONNOR STREET, UNIT 120 OTTAWA ON K2P 1V3	SW	185.46	61
Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON K2P 1V3	SW	185.46	61

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
We Care Home Health Services	267 O'Connor Street Suite 609 Ottawa ON K2P 1V3	SW	185.46	61
Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON K2P 1V3	SW	185.46	61
We Care Home Health Services	267 O'Connor Street Suite 609 Ottawa ON K2P 1V3	SW	185.46	61
LifeLabs LP	267 O'Connor Street, Unit B003 Ottawa ON K1S 1C2	SW	185.46	61
Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON K2P 1V3	SW	185.46	61
Dr. Donald K. Wilson Medicine Prof. Corp.	403-267 O'Connor St Ottawa ON K2P1V3	SW	185.46	61
Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON K2P 1V3	SW	185.46	61
Sajjad Giby Pharmacies Inc.	267 O'CONNOR STREET, UNIT 120 OTTAWA ON K2P 1V3	SW	185.46	61
Midtown Family Health	267 O'Connor ST. Suite 306 Ottawa ON K2P 1V3	SW	185.46	61
Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 O'Connor Street Ottawa ON K2P 1V3	SW	185.46	61
LifeLabs LP	267 O'Connor Street, Unit B003 Ottawa ON K1S 1C2	SW	185.46	61

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Dr. Donald K. Wilson Medicine Prof. Corp.	403-267 O'Connor St Ottawa ON K2P1V3	SW	185.46	<u>61</u>
Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
Midtown Family Health	267 O'Connor ST. Suite 306 Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
Sajjad Giby Pharmacies Inc.	267 O'CONNOR STREET, UNIT 120 OTTAWA ON K2P 1V3	SW	185.46	<u>61</u>
CBI Home Health formerly We Care Home Health	267 O'Connor Street Suite 609 Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
Ottawa Endoscopy & Day Surgery	267 O'connor Street Suite 207 Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
Central Ottawa Family Medicine Associates Ltd.	Suite 500 267 OConnor Street Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
Midtown Family Health	267 O'Connor ST. Suite 306 Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW	221.68	<u>76</u>
David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW	221.68	<u>76</u>
David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON	SSW	221.68	<u>76</u>
David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW	221.68	<u>76</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW	221.68	<u>76</u>
David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW	221.68	<u>76</u>
David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW	221.68	<u>76</u>
David Jordan Medicine Professional Corporation	301 O'Connor St. Ottawa ON K2P 1V6	SSW	221.68	<u>76</u>
CRAIG OFFICE PRODUCTS CORPORATION	329 WAVERLEY STREET OTTAWA ON K2P 0V9	SSW	241.08	<u>90</u>
CRAIG OFFICE PRODUCTS CORPORATION 11-330	329 WAVERLEY STREET OTTAWA ON K2P 0V9	SSW	241.08	<u>90</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Ottawa-Carleton District School Board	Elgin Street Public School 310 Elgin Street Ottawa ON K2P 1M4	ESE	133.85	<u>26</u>
Ottawa-Carleton District School Board	Elgin Street PS 310 Elgin Street Ottawa ON K2P 1M4	ESE	133.85	<u>26</u>
Ottawa-Carleton District School Board	310 Elgin St. Ottawa ON K2P 1M4	ESE	133.85	<u>26</u>
Ottawa-Carleton District School Board	310 Elgin Street Ottawa ON K2P 1M4	ESE	133.85	<u>26</u>
Ottawa-Carleton District School Board	310 Elgin Street Ottawa ON K2P 1M4	ESE	133.85	<u>26</u>

Ottawa-Carleton District School Board	310 Elgin Street Ottawa ON	ESE	133.85	26
Ottawa-Carleton District School Board	310 Elgin Street Ottawa ON K2P 1M4	ESE	133.85	26
Ottawa-Carleton District School Board	310 Elgin Street Ottawa ON K2P 1M4	ESE	133.85	26
Ottawa-Carleton District School Board	310 Elgin Street Ottawa ON K2P 1M4	ESE	133.85	26
Ottawa-Carleton District School Board Health & Safety	310 Elgin Street Ottawa ON K2P 1M4	ESE	133.85	26
Ottawa-Carleton District School Board Health & Safety	310 Elgin Street Ottawa ON K2P 1M4	ESE	133.85	26
Timbercreek Communities	222 Metcalfe St Ottawa ON K2P 1R2	NW	135.65	27
JUST TYPESETTING	298 ELGIN ST. ST. 105 OTTAWA ON K2P 1M3	E	155.58	41
JUST TYPESETTING (OUT OF BUSINESS)	298 ELGIN ST. ST. 105 OTTAWA ON K2P 1M3	E	155.58	41
JUST TYPESETTING 22-281	298 ELGIN ST. ST. 105 OTTAWA ON K2P 1M3	E	155.58	41
SUNSHINE BICYCLE BOARD & BLADES	280 ELGIN STREET OTTAWA ON K2P 1M2	NE	157.02	43
WHITE CROSS DISPENSARY	264 ELGIN STREET OTTAWA ON K2P 1M2	NE	165.59	47

White Cross Dispensary Ottawa 2006 Ltd	264 Elgin Street Ottawa ON K2P 1M2	NE	165.59	47
Elevation Elevator Inc.	215 Somerset Street, West Ottawa ON K2P0J3	N	166.66	48
BROWNS CLEANERS & TAILORS LTD.	300 ELGIN STREET C/O 6 CHAMPAGNE AVENUE NORTH OTTAWA-CARLTON ON K2P 1M3	E	168.04	49
BROWNS CLEANERS & TAILORS LTD. 06-342	300 ELGIN STREET C/O 6 CHAMPAGNE AVENUE NORTH OTTAWA-CARLTON ON K2P 1M3	E	168.04	49
AIM Healt Group - Elgin	270 Elgin Street Ottawa ON K2P 1M2	NE	172.78	52
Saralex Medical Inc.	270 Elgin Street Ottawa ON K2P 1M2	NE	172.78	52
Saralex Medical Inc.	270 Elgin Street Ottawa ON K2P 1M2	NE	172.78	52
Saralex Medical Inc.	270 Elgin Street Ottawa ON K2P 1M2	NE	172.78	52
SKETCHLEY CLEANING SERVICES LTD.	268 ELGIN ST. OTTAWA ON K2P 1M2	NE	174.83	53
SKETCHLEY CLEANING SERVICES LTD.	268 ELGIN ST. OTTAWA ON K2P 1M2	NE	174.83	53
SKETCHLEY CLEANING SERVICES LTD. 35-248	268 ELGIN ST. OTTAWA ON K2P 1M2	NE	174.83	53
SKETCHLEY CLEANING SERVICES LIMITED	268 ELGIN STREET OTTAWA ON K2P 1M2	NE	174.83	53
HILLARY CLEANERS (SEE&USEON0240427-	SKETCH) 268 ELGIN STREET OTTAWA ON K2P 1M2	NE	174.83	53

HILLARY (SEE & USE ON0240427) 20-099	268 ELGIN STREET OTTAWA ON K2P 1M2	NE	174.83	53
DST Consulting	190 somerset west ottawa ON	NE	175.13	54
GVT. OF CAN. - HEALTH & WELFARE	ENVIRONMENTAL HEALTH SECTION 301 ELGIN ST. OTTAWA ON K2P 2N9	E	189.42	62
HEALTH AND WELFARE CANADA	MEDICAL SERVICES BRANCH 301 ELGIN STREET OTTAWA ON K1A 0L3	E	189.42	62
GVT. OF CAN. - HEALTH & WELFARE 18-177	ENVIRONMENTAL HEALTH SECTION 301 ELGIN ST. OTTAWA ON K2P 2N9	E	189.42	62
595799 ONTARIO LTD.	301 ELGIN STREET OTTAWA ON K2P 2N9	E	189.42	62
595799 ONTARIO LTD.	301 ELGIN STREET OTTAWA ON K2P 2N9	E	189.42	62
595799 ONTARIO LTD.	301 ELGIN STREET OTTAWA ON K2P 2N9	E	189.42	62
595799 Ontario Ltd	301 Elgin Street Ottawa ON K2P 0L3	E	189.42	62
TEAL PHOTOFINISHING	260 ELGIN ST. OTTAWA ON K2P 1L9	NNE	196.97	67
TEAL PHOTOFINISH.(OUT OF BUSINESS)	260 ELGIN STREET OTTAWA ON K2P 1L9	NNE	196.97	67
TEAL PHOTOFINISH.(OUT OF BUSINESS)37-403	260 ELGIN STREET OTTAWA ON K2P 1L9	NNE	196.97	67

Carleton Condominium Corporation 251	420 Lewis Street Ottawa ON K2P 0S9	SSW	221.92	<u>77</u>
KONE Inc	320 JACK PURCELL LANE Ottawa ON K2P 2J5	ESE	224.09	<u>80</u>
City of Ottawa	320 Jack Purcell Lane Ottawa ON K2P 2J5	ESE	224.09	<u>80</u>
City of Ottawa	320 Jack Purcell Lane Ottawa ON K2P 2J5	ESE	224.09	<u>80</u>
CANEX 07-748	208-245 COOPER STREET OTTAWA ON K2P 0G2	NNW	235.44	<u>89</u>
CANEX	208-245 COOPER STREET OTTAWA ON K2P 0G2	NNW	235.44	<u>89</u>
Dept. of National Defence	Vered Building 245 Cooper Steet Ottawa ON K2P 0G2	NNW	235.44	<u>89</u>
Besner Vered (1980) Ltd	245 Cooper Street Ottawa ON K2P 0G2	NNW	235.44	<u>89</u>
Besner Vered (1980) Ltd	245 Cooper Street Ottawa ON K2P 0G2	NNW	235.44	<u>89</u>
Elgin Dental & Hygiene Centre Inc.	160 MacLaren St. Ottawa ON	ENE	249.54	<u>97</u>
Elgin Dental & Hygiene Centre Inc.	160 MacLaren St. Ottawa ON K2P0K9	ENE	249.54	<u>97</u>
Elgin Dental & Hygiene Centre Inc.	160 MacLaren St. Ottawa ON K2P0K9	ENE	249.54	<u>97</u>
Elgin Dental & Hygiene Centre Inc.	160 MacLaren St. Ottawa ON K2P0K9	ENE	249.54	<u>97</u>

Elgin Dental & Hygiene Centre Inc.	160 MacLaren St. Ottawa ON K2P0K9	ENE	249.54	97
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Elgin Dental & Hygiene Centre Inc.	160 MacLaren St. Ottawa ON K2P0K9	ENE	249.54	97
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HINC - TSSA Historic Incidents

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	293 McLAREN STREET OTTAWA ON	WSW	159.42	44
	438 LEWIS STREET OTTAWA ON	SW	246.13	94

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	331 METCALFE STREET OTTAWA ON K2P 1S3	SE	231.51	87

NPCB - National PCB Inventory

A search of the NPCB database, dated 1988-2008* has found that there are 3 NPCB site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
TAGGART CORPORATION	255 METCALFE STREET OTTAWA ON K2P 1R4	-	0.00	1
TAGGART CORPORATION	255 METCALFE STREET OTTAWA ON K2P 1R4	-	0.00	1
TAGGART CORPORATION	225 METCALFE STREET SUITE 708 OTTAWA ON K2P 1P9	NNW	148.25	35

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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OPCB - Inventory of PCB Storage Sites

A search of the OPCB database, dated 1987-Oct 2004; 2012-Dec 2013 has found that there are 6 OPCB site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
TAGGART CORPORATION	255 METCALFE STREET OTTAWA ON K2P 1R4	-	0.00	1
TAGGART CORPORATION	255 METCALFE STREET OTTAWA ON K2P 1R4	-	0.00	1
TAGGART CORPORATION	255 METCALFE STREET OTTAWA ON K2P 1R4	-	0.00	1
TAGGART CORPORATION	255 METCALFE STREET OTTAWA ON K2P 1R4	-	0.00	1
TAGGART CORPORATION	225 METCALFE STREET, SUITE 708 OTTAWA ON K2P 1P9	NNW	148.25	35
TAGGART CORPORATION	225 METCALFE STREET, SUITE 708 OTTAWA ON K2P 1P9	NNW	148.25	35

PINC - Pipeline Incidents

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	231 O'CONNOR ST, OTTAWA ON	W	232.84	88

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 1 PRT site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
350807 ONTARIO LTD ELGIN SERVICE CENTRE	280 ELGIN ST OTTAWA ON K2P 1M2	NE	157.02	43

PTTW - Permit to Take Water

A search of the PTTW database, dated 1994-Jun 30, 2020 has found that there are 1 PTTW site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
1578051 Ontario Inc.	237 Somerset Street West Ottawa ON K2P 0J3	NNW	112.07	18

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-May 2020 has found that there are 1 RSC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
1384274 Ontario Incorporated	330 GILMOUR ST, OTTAWA, ON, K2P 2P6 OTTAWA ON K2P 2P6	SW	182.52	58

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 23 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Invenire4 Ltd.	260 Metcalfe St Unit 2A Ottawa ON K2P 1R6	SW	41.52	2
Supremex Inc.	270 MacLaren St Suite 25 Ottawa ON K2P 0M3	WSW	116.80	20
Innova Envelope	270 MacLaren St Ottawa ON K2P 0M3	WSW	116.80	20
Chromatek Dental Laboratories	225 Metcalfe St Suite 500 Ottawa ON K2P 1P9	NNW	148.25	35

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
F K Dental Lab Ltd	225 Metcalfe St Suite 500 Ottawa ON K2P 1P9	NNW	148.25	<u>35</u>
Hicks Media - Div. of Gidney News & Publishing Limited	300 Cooper St Suite 30 Ottawa ON K2P 0G7	WNW	180.31	<u>56</u>
HICKS MEDIA	300 Cooper St Suite 30 Ottawa ON K2P 0G7	WNW	180.31	<u>56</u>
E.L. Littlejohn & Associates Ltd.	267 O'Connor St Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
The Dental Technology Group	267 O'Connor St Suite 101 Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
E.L. LITTLEJOHN & ASSOCIATES	267 O'Connor St Ottawa ON K2P 1V3	SW	185.46	<u>61</u>
DENTAL TECHNOLOGY GROUP INC.	267 O'CONNOR ST SUITE 101 OTTAWA ON K2P 1V3	SW	185.46	<u>61</u>
The Ottawa XPress	309 Cooper St Suite 401 Ottawa ON K2P 0G5	WNW	244.13	<u>92</u>
Cdn Council on Social Dev	309 Cooper St Floor 5 Ottawa ON K2P 0G5	WNW	244.13	<u>92</u>
The Canadian Council on Social Development	309 Cooper St Floor 5 Ottawa ON K2P 0G5	WNW	244.13	<u>92</u>
DOMUS SOFTWARE LTD	309 COOPER ST UNIT 500 OTTAWA ON K2P 0G5	WNW	244.13	<u>92</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Air Force Productions Ltd.	222 Somerset St W Ottawa ON K2P 2G3	N	88.16	<u>8</u>
Cdn Council-International Law	236 Metcalfe St Suite 215 Ottawa ON K2P 1R3	WNW	90.93	<u>10</u>
Kun Shoulder Rest Inc.	200 MacLaren St Ottawa ON K2P 0L6	ENE	115.70	<u>19</u>
Dentacraft Dental Studio Inc.	190 MacLaren St Suite 205 Ottawa ON K2P 0L6	ENE	143.81	<u>32</u>
Dentacraft Dental Studio	190 MacLaren St Suite 205 Ottawa ON K2P 0L6	ENE	143.81	<u>32</u>
Fettuccine's	280 Elgin St Ottawa ON K2P 1M2	NE	157.02	<u>43</u>
COMPRIS INC	352 ELGIN ST OTTAWA ON K2P 1M8	ESE	247.10	<u>95</u>
Alvarez Denture Clinic	158 MacLaren St Ottawa ON K2P 0K9	ENE	247.80	<u>96</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Nov 2019 has found that there are 7 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
OTTAWA BOARD OF EDUCATION	300 GILMOUR ST. OTTAWA CITY ON	S	88.72	<u>9</u>
s.21	283 MacLaren, Ottawa Ottawa ON	W	127.30	<u>24</u>
Enbridge Gas Distribution Inc.	310 Cooper St. Ottawa ON	WNW	191.62	<u>64</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Lower Elevation	Address	Direction	Distance (m)	Map Key
UNKNOWN	190 MACLAREN ST. OTTAWA CITY ON K2P 0L6	ENE	143.81	32
	185 Somerset St. W Ottawa ON	NNE	194.02	65
Waste Services (CA) Inc.	Somerset and Elgin Streets Ottawa ON	NE	196.82	66
RESTAURANT	CORNER OF ELGIN AND LEWIS. (N. O.S.) OTTAWA CITY ON	E	202.63	70

VAR - Variances for Abandonment of Underground Storage Tanks

A search of the VAR database, dated Feb 28, 2017 has found that there are 2 VAR site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
OLIVER MANGIONE MCCALLA & ASSOC	235 SOMERSET ST W OTTAWA ON K2P 0J3	NNW	120.41	23
JACQUES WHITFORD LIMITED CONSULTING ENGINEERS	309 COOPER ST OTTAWA ON K2P 0G5	WNW	244.13	92

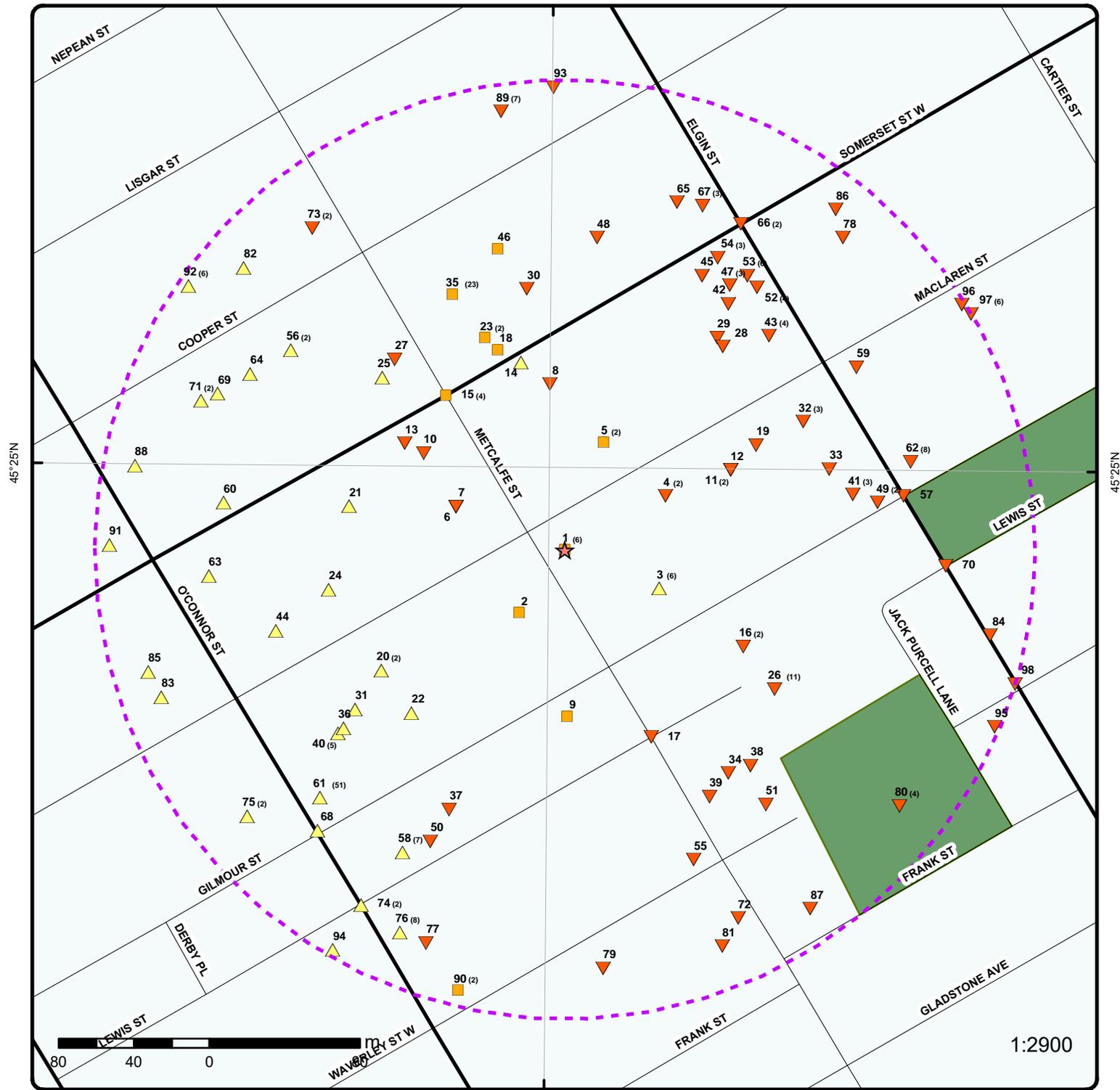
WWIS - Water Well Information System

A search of the WWIS database, dated Feb 28, 2019 has found that there are 8 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	WNW	133.52	25
	<i>Well ID: 7211111</i>			

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON <i>Well ID: 7211110</i>	W	242.12	<u>91</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON <i>Well ID: 7134824</i>	NE	136.47	<u>28</u>
	ON <i>Well ID: 7134806</i>	NE	138.68	<u>29</u>
	ON <i>Well ID: 7134805</i>	NE	156.90	<u>42</u>
	ON <i>Well ID: 7134804</i>	NE	162.86	<u>45</u>
	Ottawa ON <i>Well ID: 7222666</i>	NE	222.06	<u>78</u>
	Ottawa ON <i>Well ID: 7222667</i>	NE	230.95	<u>86</u>



Map : 0.25 Kilometer Radius

Order Number: 20200723047

Address: 255 Metcalfe Street, Ottawa, ON

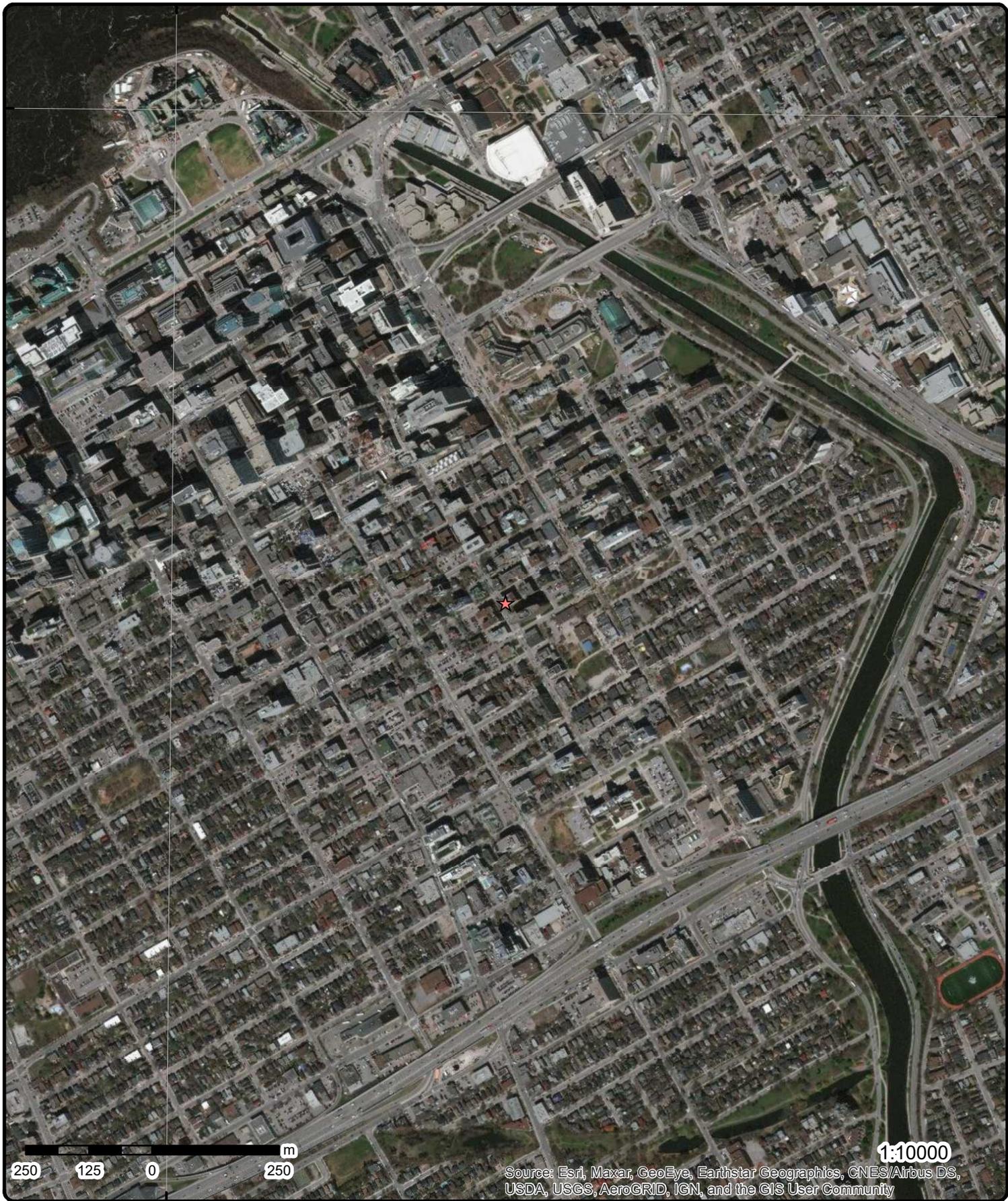


Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range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

75°42'W

45°25'30"N

45°25'30"N



Aerial Year: 2019

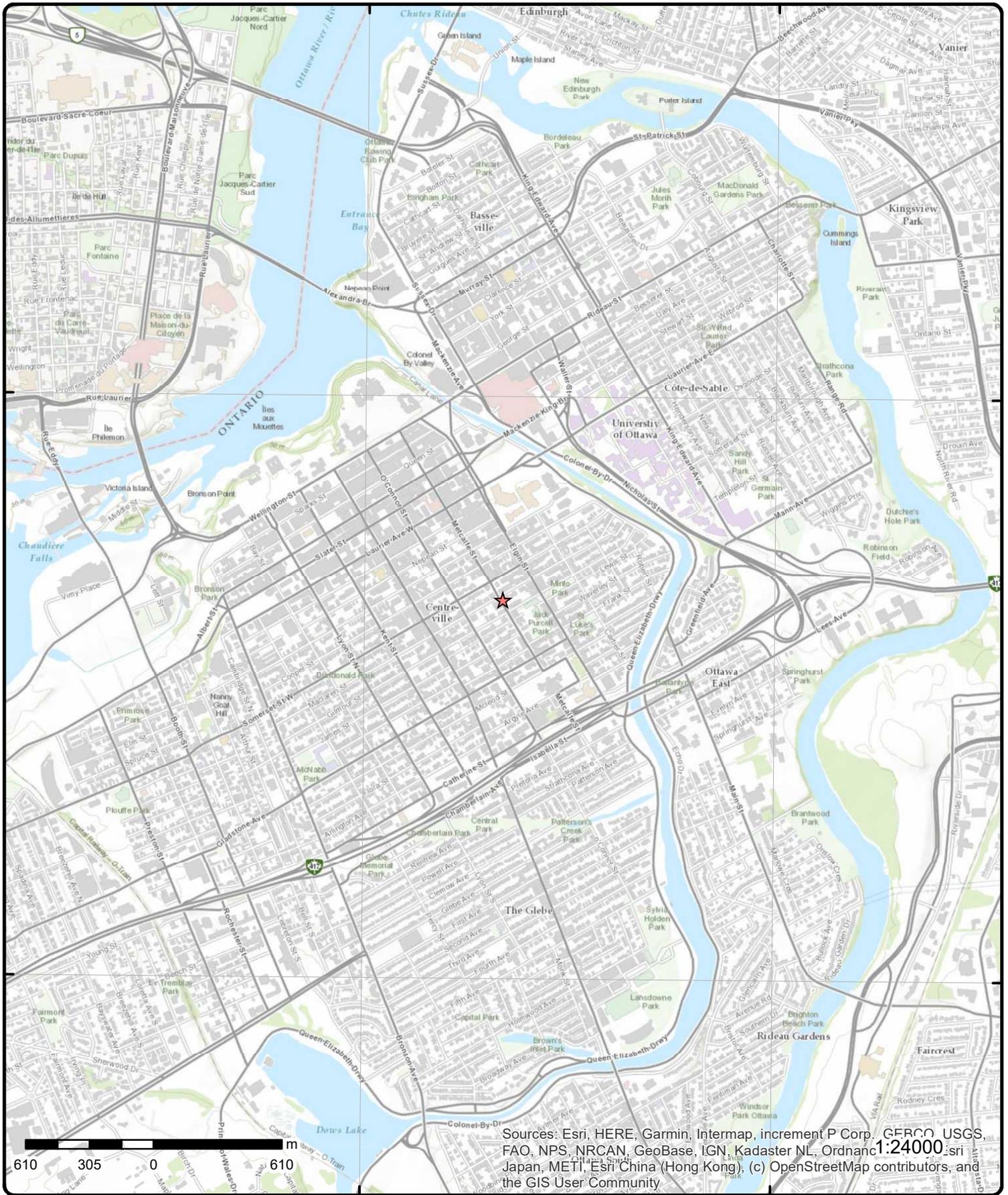
Address: 255 Metcalfe Street, Ottawa, ON

Source: ESRI World Imagery

Order Number: 20200723047



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Topographic Map

Address: 255 Metcalfe Street, ON

Source: ESRI World Topographic Map

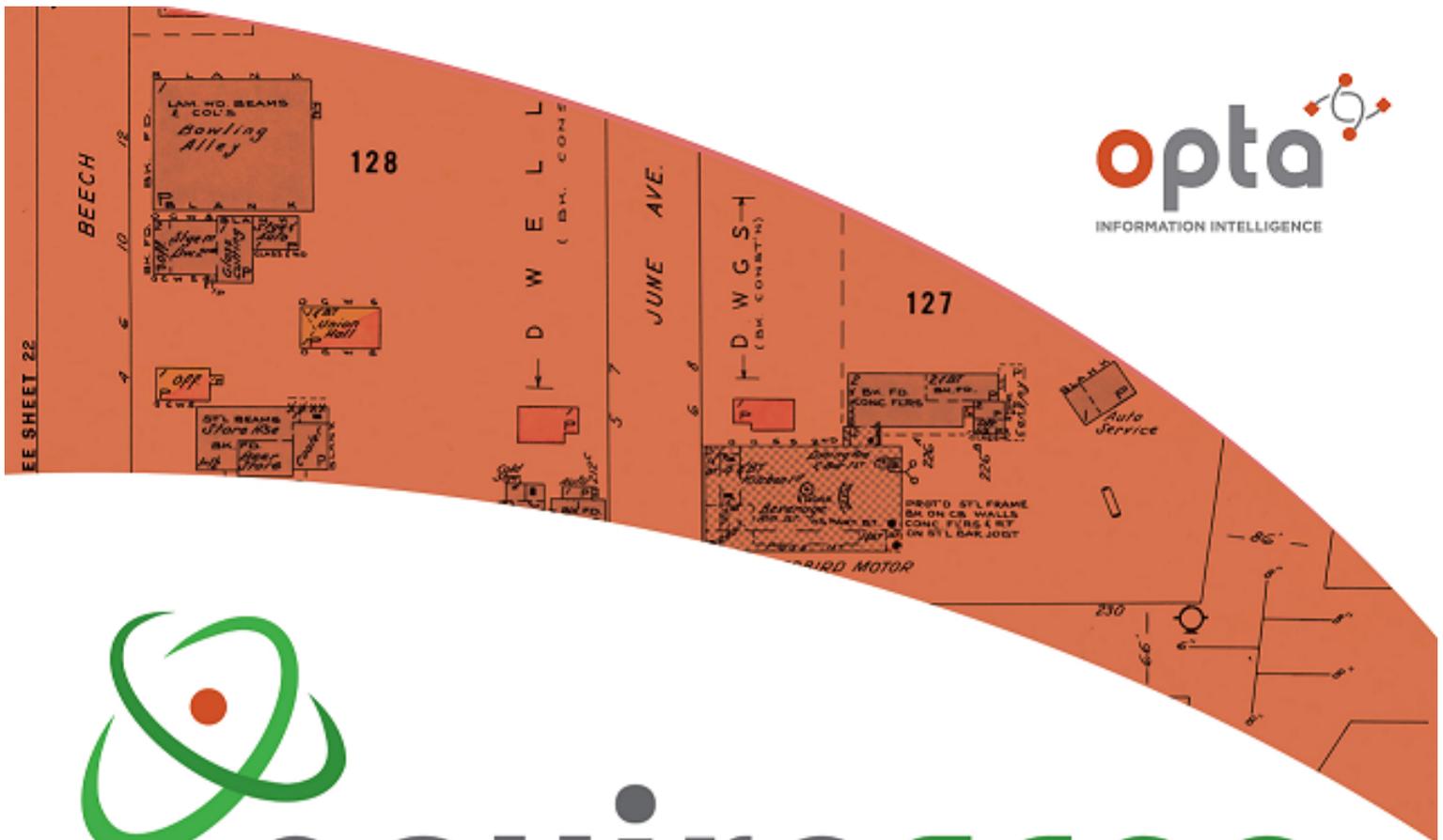
Order Number: 20200723047



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 6	-/0.0	73.9 / 0.00	TAGGART CORPORATION 255 METCALFE STREET OTTAWA ON K2P 1R4	NPCB
Company Code: Industry: Site Status: Transaction Date: Inspection Date:		F1444			
1	2 of 6	-/0.0	73.9 / 0.00	TAGGART CORPORATION 255 METCALFE STREET OTTAWA ON K2P 1R4	OPCB
Year: Site Number: Name Owner: Additional Site Information:		1995 40294A012			
1	3 of 6	-/0.0	73.9 / 0.00	TAGGART CORPORATION 255 METCALFE STREET OTTAWA ON K2P 1R4	OPCB
Year: Site Number: Name Owner: Additional Site Information:		1998 40294A012			
1	4 of 6	-/0.0	73.9 / 0.00	TAGGART CORPORATION 255 METCALFE STREET OTTAWA ON K2P 1R4	OPCB
Year: Site Number: Name Owner: Additional Site Information:		1999 40294A012			
1	5 of 6	-/0.0	73.9 / 0.00	TAGGART CORPORATION 255 METCALFE STREET OTTAWA ON K2P 1R4	OPCB
Year: Site Number: Name Owner: Additional Site Information:		2000 40294A012			



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:
Stephanie

Site Address:

255 Metcalfe Street Ottawa ON

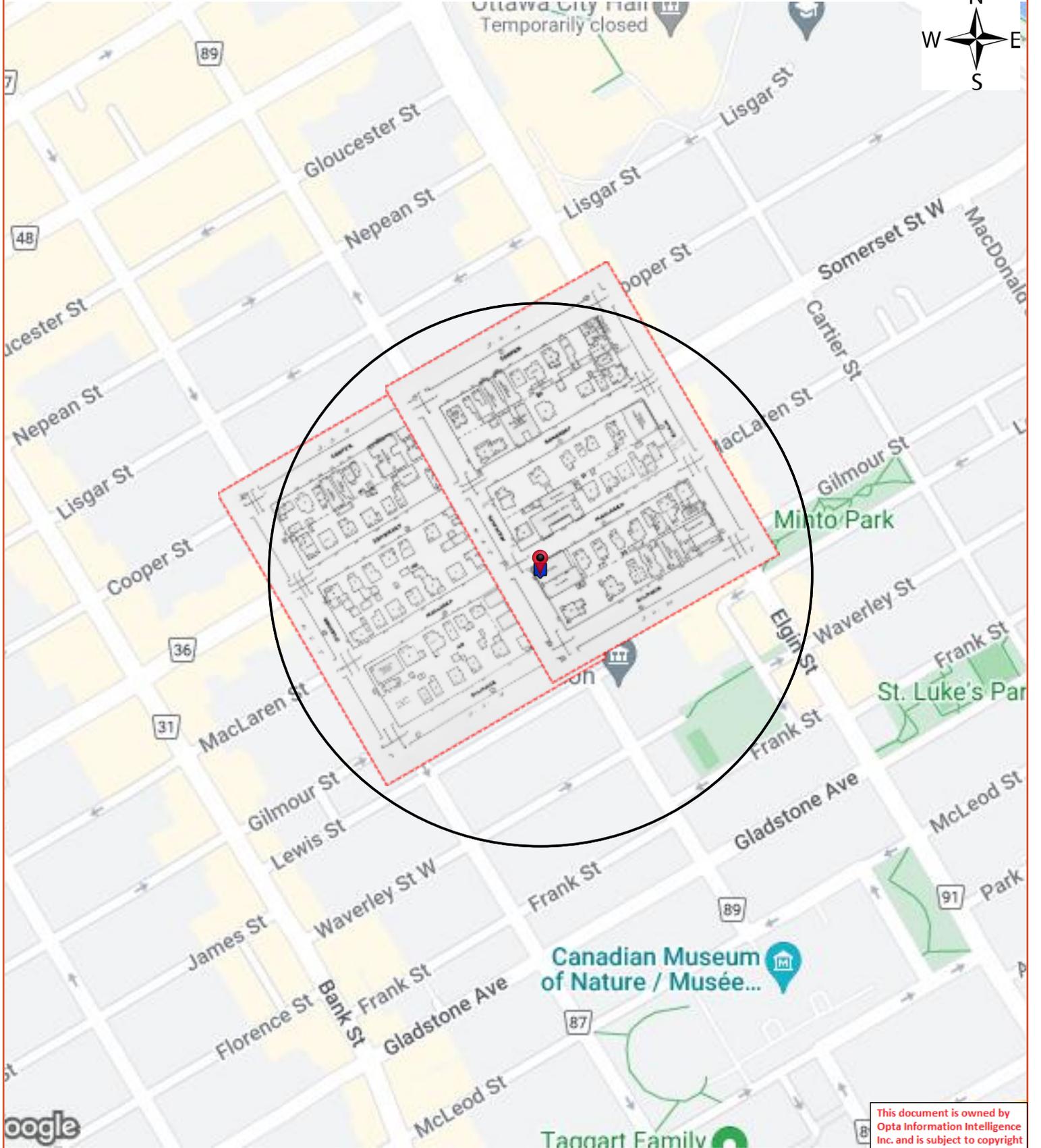
Project No:

22112400076
Opta Order ID:

120310

Requested by:
Eleanor Goolab
Ecolog Eris

Date Completed:
11/29/2022 3:03:08 PM



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Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

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

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

Entire Agreement

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

Governing Document

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

Law

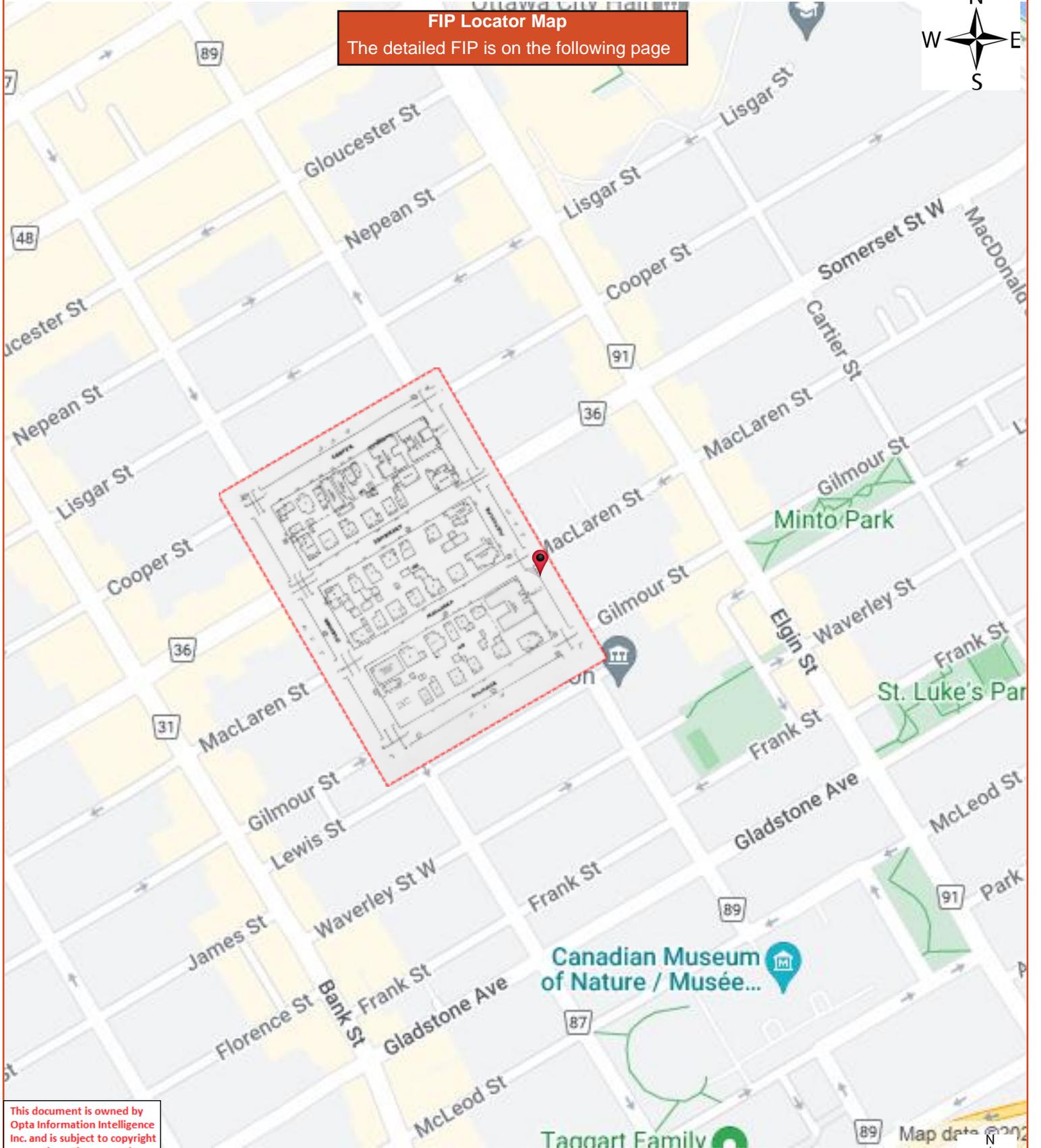
This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.



Page	Report Title
6	(1955) Volume: Ottawa Volume 1 Firemap: 16
8	(1955) Volume: Ottawa Volume 1 Firemap: 17
9	(1978) COMMERCIAL PROPERTY FIRE RATING FORM Report - 1978 255 Metcalfe Street Ottawa ON K2P0N9 (distance = 0 metres*)
12	(1978) Siteplan Report - 1978 255 Metcalfe Street Ottawa ON K2P0N9 (distance = 0 metres*)
14	(1978) SURVEY FOR RATING FIRE RESISTIVE RISKS Report - 1978 255 Metcalfe Street Ottawa ON K2P0N9 (distance = 0 metres*)

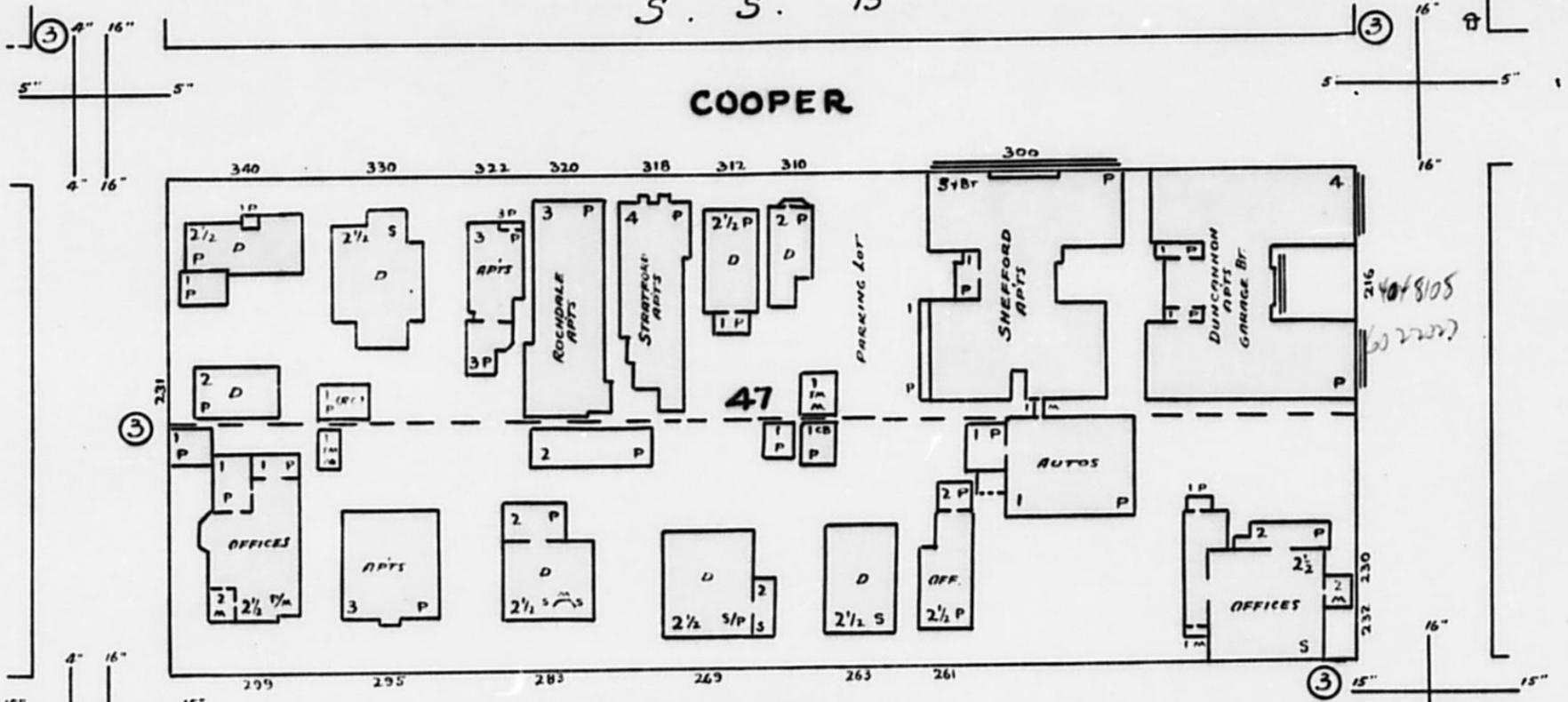


FIP Locator Map
The detailed FIP is on the following page

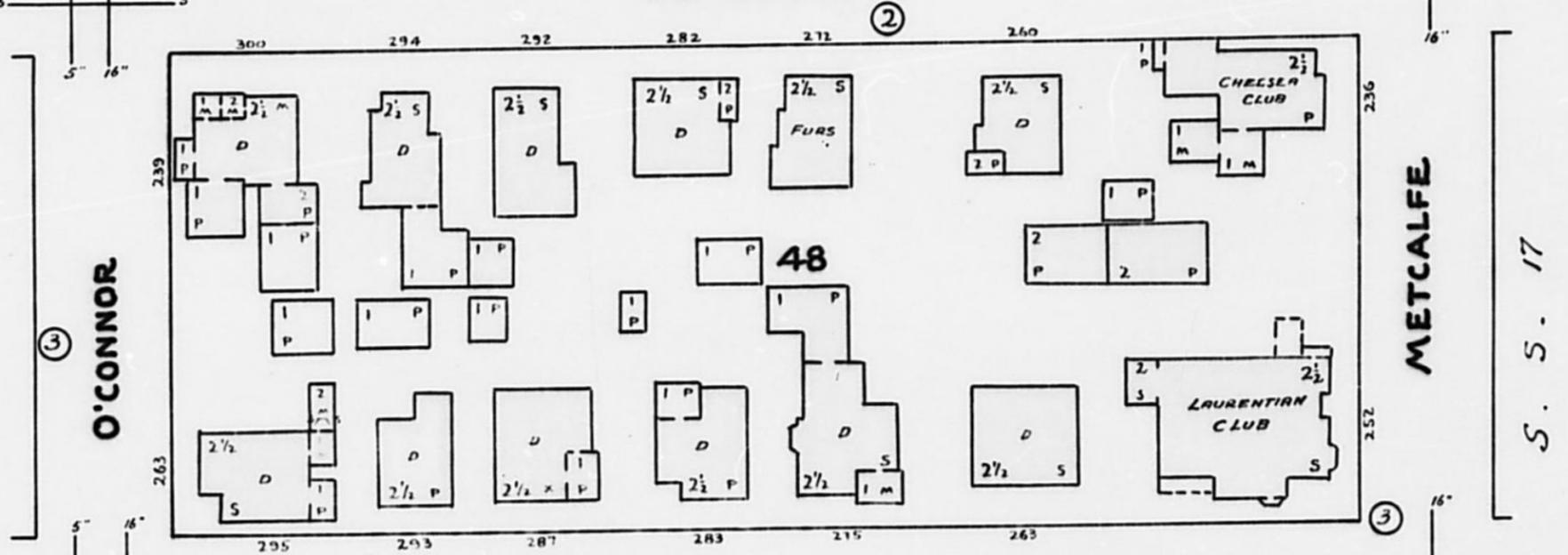


S. S. 13

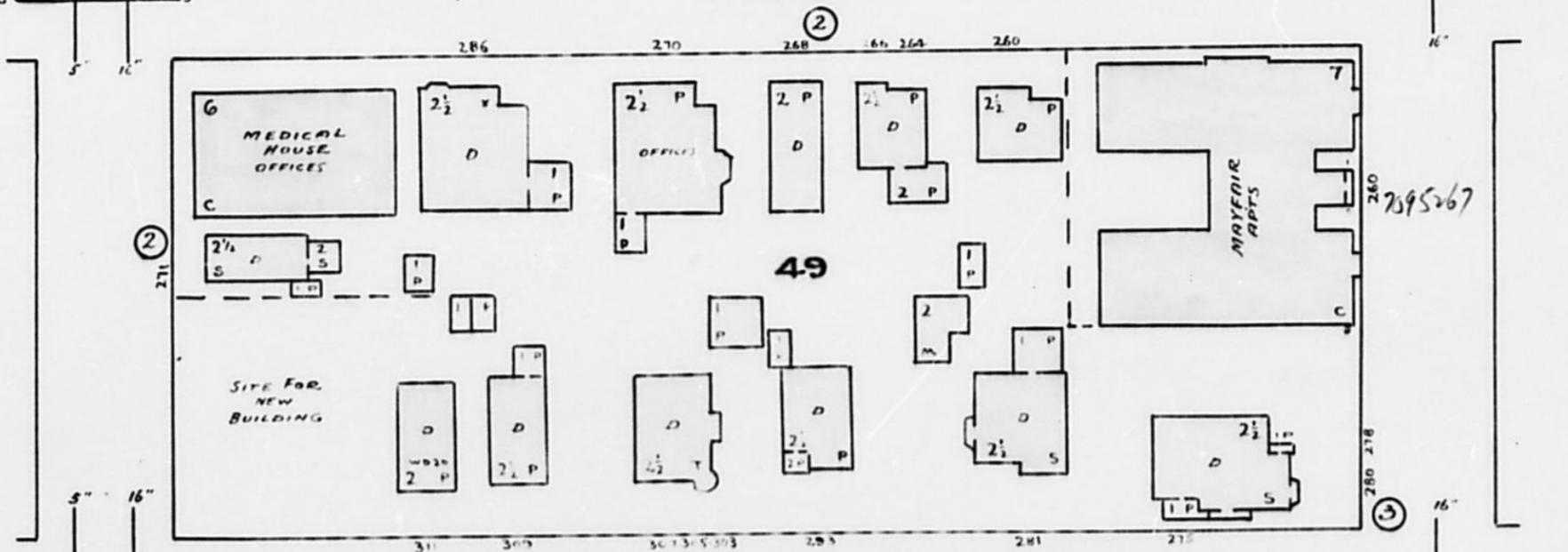
COOPER



SOMERSET



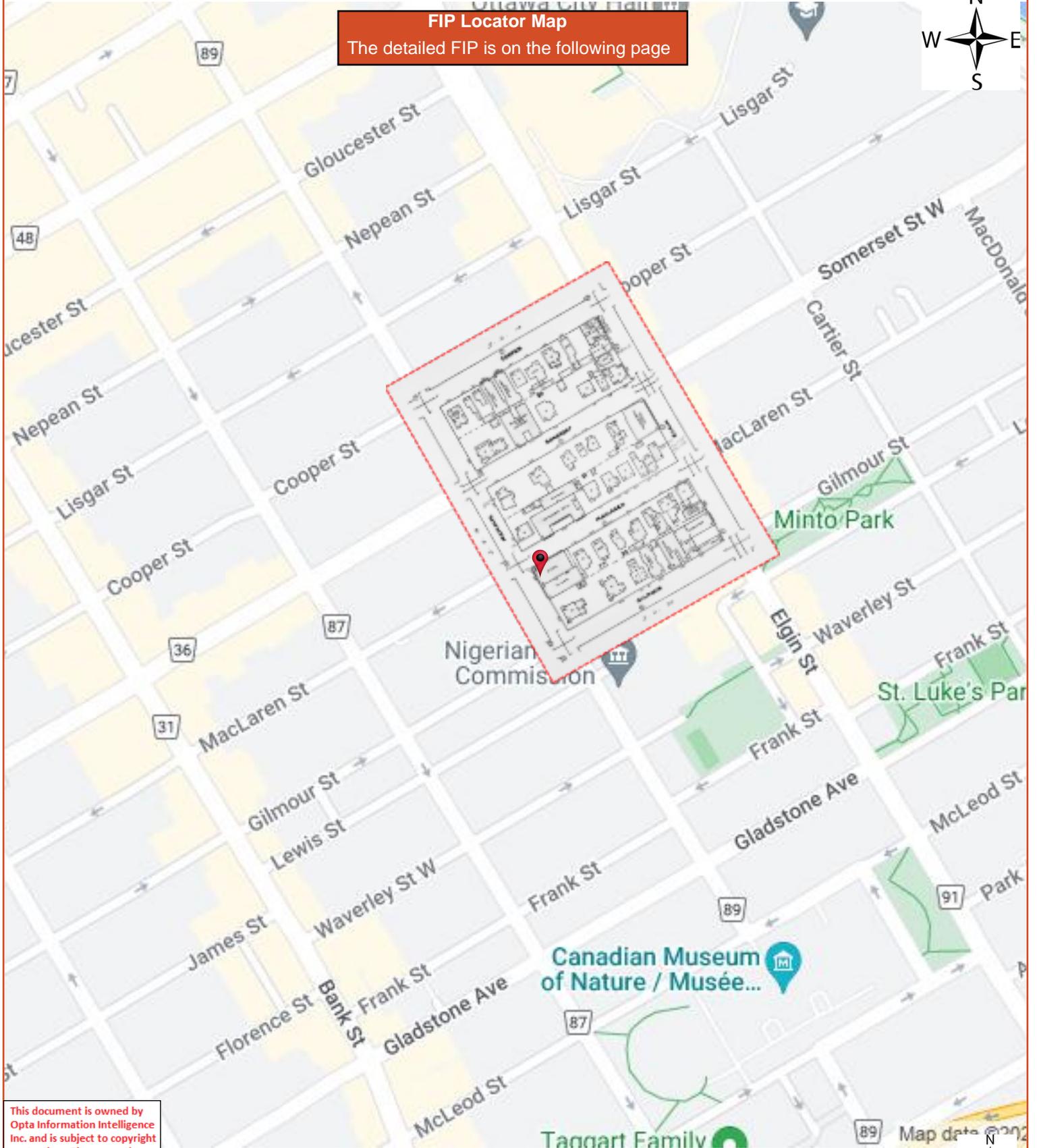
MACLAREN



GILMOUR

S. S. 19

FIP Locator Map
The detailed FIP is on the following page



S. S. 14

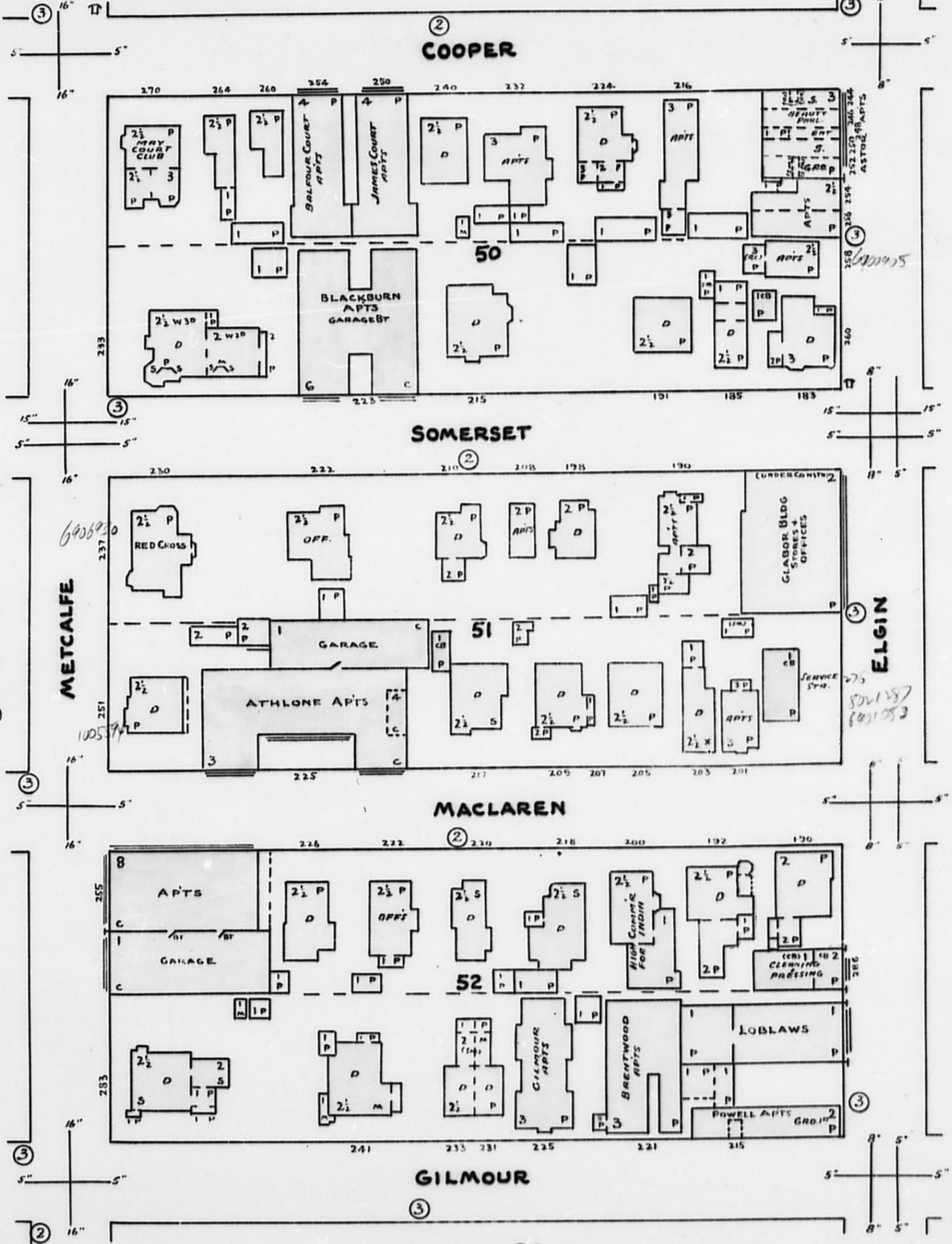
COOPER

SOMERSET

MACLAREN

GILMOUR

S. S. 20



COMMERCIAL PROPERTY FIRE RATING FORM
Report - 1978 255 Metcalfe Street Ottawa ON
K2P0N9

Requested by:
Eleanor Goolab

Date Completed: 11/29/2022 15:03:08



OPTA INFORMATION INTELLIGENCE

Project #: 22112400076
P.O. #: 221196

COMMERCIAL PROPERTY FIRE RATING FORM Report - 1978 255 Metcalfe Street Ottawa ON K2P0N9

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COMMERCIAL PROPERTY FIRE RATING FORM

CODING

IND.	YEAR.	CONS.	PROT.
653	65	1	2

LOCATION OTTAWA NAME _____ FILE NO. _____

ADDRESS 255 METCALFE Insp'd. by C. LATIMER Date 23 NOV 78

Rated by C. FACITTE Date 1 DECEMBER 82

BASIC CONSTRUCTION: (SECTION II)

WALLS (ITEMS 210-215)

Construction Class 1 Bldg. Comb. Class 2

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

Columns in (or adjacent to) non-bearing masonry walls: Unprot. metal Comb.
 Panels in masonry or fire resistive walls: Comb. Non-comb. Glass Slow burning
 Special Conditions (Describe).....

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

LEVEL	DIMENSIONS	MAS. or F. R.		NON COMB	COMB	DETAILS OF FLOOR/ROOF MATERIALS	% of Total Floor/Roof Area	POINTS	CHARGES
		Dam. Type	Fire Res.						
Grade	<u>24</u>	D-1	HR			5" concrete	% X		=
		D-	HR				% X		=
		D-	HR				% X		=
		D-	HR				% X	7	=
Roof		D-1	HR			5" concrete	% X		=

Total Basic Construction Charges:

Schedule Base + 150

Building Base = 150

Building Base x .7 Comb. Modifier (ITEM 230) x .001 = BASIC BUILDING RATE: 105

(carried fwd. overleaf) *

SECONDARY CONSTRUCTION: (SECTION III)

		% CHARGE
Height: (ITEM 300) Nbr. Storeys <u>8</u> Bast. <u>Yes</u> Comb. Stories (Without ground level access) _____		-
Vertical Openings: (ITEM 310)	Type Fm To Enclosure Doors % Chgs.	
	<u>V-T</u> <u>B207</u> <u>B+h</u> <u>BRICK</u> <u>WOOD</u> 1st. <u>10</u>	+ 5
		+ 5
Area: (ITEM 320) _____ x _____, _____ x _____, _____ x _____		
Grade Floor Area <u>5786</u> Total Area _____ Effective Area <u>5786</u>		-
Roof Surface: (ITEM 330) Approved <input checked="" type="checkbox"/> Other (Described).....		
Combustible Concealed Spaces: (ITEM 340) Roof Space; Percentage of total roof area _____ % Ceiling Space; Percentage of total floor area _____ %		
Combustible Interior Construction: (ITEM 350)		
Floor Surfacing; Percentage of total floor area _____ %		
Interior Walls or Partitions; Percentage of total exterior wall area _____ %		
Mezzanines or Decks; Percentage of total floor/roof area _____ %		
Combustible Interior Finish or Insulation: (ITEM 360)		
Walls: Percentage of total area of exterior walls; Ord. Dam. _____ % Spec. Dam. _____ %		
Roof & Floor(s): Percentage of total area of ceilings; Ord. Dam. _____ % Spec. Dam. _____ %		
Combustible Exterior Finish or Attachments: (ITEM 370)		
Building Condition: (ITEM 380) Good <input type="checkbox"/> ; Average <input checked="" type="checkbox"/> ; Poor <input type="checkbox"/> ;		
Total Secondary Construction Charges:		20

(carried fwd. overleaf) **

St. No. Floor	Floor Area	% of Total Area	Occ'y Item No.	Name and Description of Occupancy and Hazards	Basic Occ'y Charge	Hard Charges	Sep'd. Occ'y Factor	Total Occ'y Charge	Comb. Cl.	Susc. Cl.	Ind. Code
Common Hazards Applicable to Building				H.W. GAS		1					
			524	APARTMENT OVER 30	20				L2	S2	653
			524	PARKING GARAGE	-				L2	S2	754

Building IND. CODE **653**

TOTAL

Major Occupancy Charge (largest occupant; by area occupied) 20 %
 20% of _____ (next 10 highest additional Total Occupancy Charges) - %
 Common Hazards applicable to the Building 20 %
 Net Occupancy Charge 20 %
 L1, L2 Area 100 %
 Net Occupancy Charge x 1.7 Occ'y Mod. Factor (ITEM 418) = 8 %
 ** Total Secondary Construction Charge (brought forward from overleaf) + 20 %

EXPOSURE: (SECTION VIII) Non Chargeable

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

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

(brought forward from overleaf) BASIC BUILDING RATE 105 x 128 % = UNPROTECTED BLDG. RATE 137

MUNICIPAL PROTECTION: (SECTION IX)

F.U.S. Prot. Class 3 Revised Prot. Class _____
 Dist. to Hydrants: Stdr. Non Stdr. m. Accessibility: Good Poor
 Dist. to Fire Hall: Stdr. Non Stdr. km. Congested Area: Yes No
 Unprotected Bldg. Rate x 47 Protection Class Factor = PROTECTED BLDG. RATE 659

BUILDING ADJUSTMENT FACTOR: (SECTION X)

Protected Bldg. Rate x 97 Building Adjustment Factor = GROSS BLDG. RATE 647

INTERNAL PROTECTION: (SECTION XI)

Extinguishers Stdr. _____% Credit W. & C. Stdr. _____% Credit
 S.P. & H. Stdr. _____% Credit Automatic Fire Detection System Stdr. _____% Credit
 Automatic Sprinklers (Describe) % Credit
 Other Auto. Protection (Describe) % Credit
 GROSS BLDG. RATE _____ Less _____% = _____ Less _____% = _____ Less _____% = _____

RATES CA
 + 25%

FINAL BLDG. RATE 817

CONTENTS RATES (SECTION XII)

+ 02 UMA

ITEM → 1200 1210 1220

Ind. Code	Susc. Class	OCCUPANCY	Susc. Charge	Hazards Adj.	Conts. Adj. Factor	Adj. Conts. Charge	Gross Bldg. Rate	Gross Conts. Rate	Int. Prot. Factor	FINAL CONTS. RATE
653	S2	APARTMENT	04	x -	x 48	= .019 +	.057	= .076	x -	= .076 NC
		524 SR PARKING GARAGE	01	x -	x 96	= .038 +	.057	= .095	x -	= .095 NC
		RATES BASED ON EXISTING FILE INFORMATION		x	x	=	+	=	x	=
		REPORT DEEL RYAL		x	x	=	+	=	x	=

10/12/82-SH

Siteplan Report - 1978 255 Metcalfe Street Ottawa ON K2P0N9

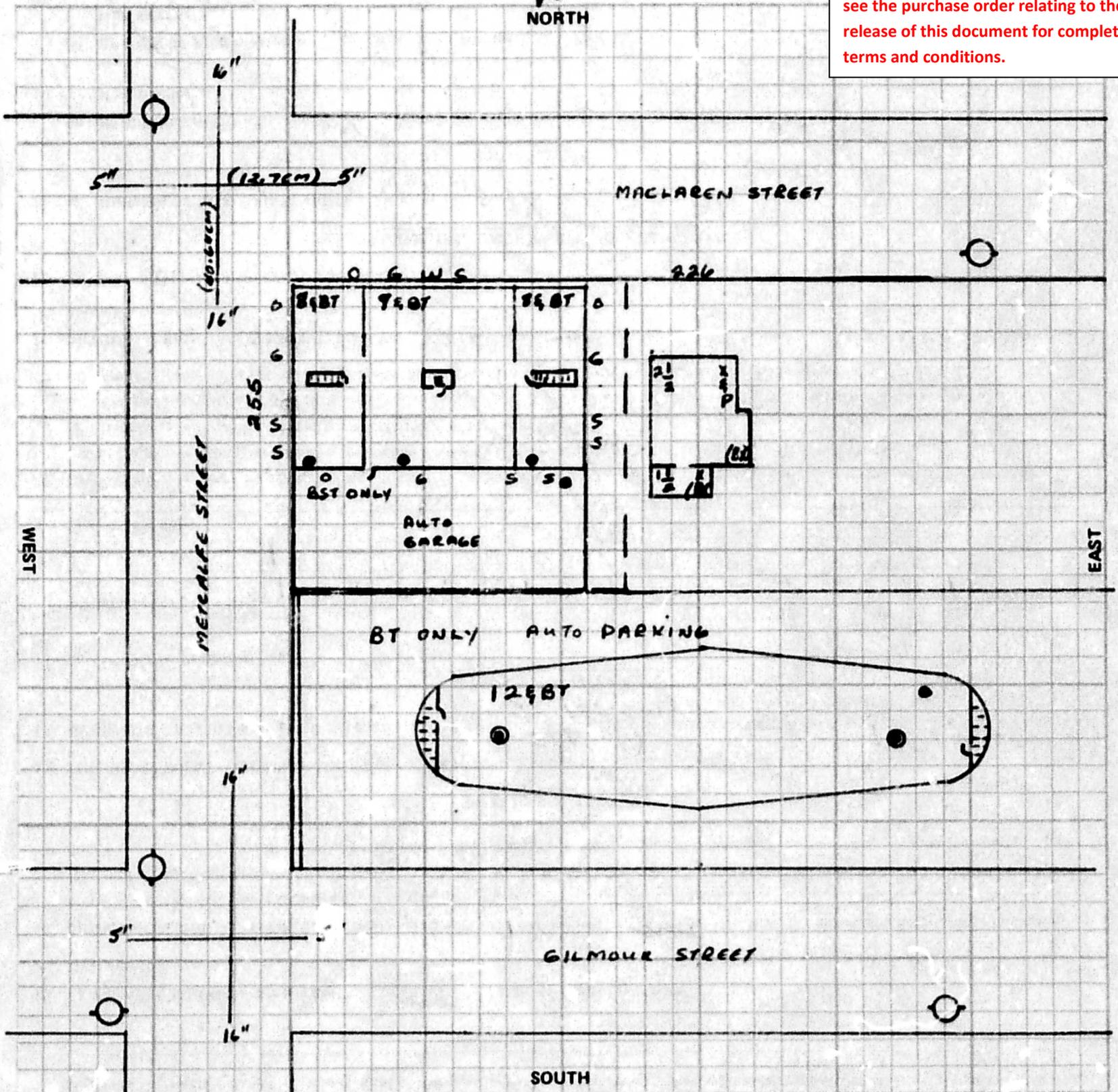


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DIAGRAM

(Scale 1" = 50' or 1" = 100')

NORTH



EXPOSURE:

Note - These questions must be answered fully.

NORTH Street ft. to building built of stories high, occupied as

SOUTH 70' " " Fire Res. 12 " " Office Bldg.

EAST 25' " " R.K. 3 & 2 " " Office

WEST Street " " " " " "

Requested by: Royal Ins.

Signature of Inspector: A. Lafleur

Date: Nov. 23 1978

**SURVEY FOR RATING FIRE RESISTIVE RISKS
Report - 1978 255 Metcalfe Street Ottawa ON
K2P0N9**

Requested by:

Eleanor Goolab

Date Completed: 11/29/2022 15:03:08



OPTA INFORMATION INTELLIGENCE

SURVEY FOR RATING FIRE RESISTIVE RISKS Report - 1978 255 Metcalfe Street Ottawa ON K2P0N9





SURVEY FOR RATING FIRE-RESISTIVE RISKS (excluding Sprinklered Bldgs.) OF ALL OCCUPANCY CLASSES.

LOCATION: Ottawa
ADDRESS: 255 Metcalfe Street (COR. MACLAREN STREET)
IAO PLAN - Sheet No.: P3-5; Block No.: 39.1; Plan No.: 259; NOP []; See Attached Diagram []
Owned by James R. Beach; Occupied by tenants
For a Apartment Bldg.
Is building completely finished and out of workmen's hands? Yes [x] No []
IBC CODE: Terr. 63 Ind. 653 Cons. 1 Prot. 2

OCCUPANCY

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

Basement Steam heating plant, laundry room, storage locker rooms, auto garage - 30 automobiles.
1st 8 units
2nd 8 units upto 7th floor.
3rd 4 units on eight floor.

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CONSTRUCTION OF BUILDING

1. TYPE OF CONSTRUCTION - Floors & Roof Carried on:

- (a) Skeleton Steel Framework []
(b) Reinforced Concrete, Framework []
(c) Bearing Walls & Partitions []
(d) Bearing Walls & Steel Columns []
(e) Steel on Steel Walls & Roof []
(f) Other Construction [x]

2. WALLS - State construction of external walls.

If bearing walls give thickness of walls in inches at each floor
1st - (10.25cm) 4" Stone, (22.9cm) reinforced concrete other floors
4" Brick - 8" reinforced concrete
1" an steel in bottom (2.54cm)

3. ROOF AND FLOOR - (a) Materials

- Roof [] Floors [] (i) Concrete, reinforced - Poured in place 5" inches thick (12.7cm)
Roof [] Floors [] (ii) Concrete, on metal pan - Poured in place inches thick.
Roof [] Floors [] (iii) Concrete, Precast Units inches thick (Name of Manufacturer)
Roof [] Floors [] (iv) Steel Deck, Construction # 1 Otherwise []
*If Construction # 1 State method of attaching insulation to steel deck and type of insulation.
Mechanical Fasteners [] *Adhesive [] Otherwise []
*If adhesive state trade name
Type of insulation on steel deck
Roof [] Floors [] (v) Other Materials - Describe and show thickness

- (b) Are all skylights of wired glass in metal frames? none
(c) Is there any wood in roof, louvers, ventilators or skylights? If so, give details none
(d) Is there a wood roof laid over an incombustible one? no
(e) If so, what is the maximum and minimum height of this above the incombustible roof?

3. ROOF AND FLOOR (Cont'd.) - (f) Method of support

- Roof Floors (i) Unprotected Steel Beams.
 Roof Floors (ii) Steel Beams Protected by inches of
 Roof Floors (iii) Reinforced Concrete Beams - Poured in place.
 Roof Floors (iv) Precast Concrete Structural Units inches thick (Name of Manufacturer)
 Roof Floors (v) Bearing Walls Only. No Supporting Steel.

If building is composed of more than one type of construction, identify sections of floor involving each type and indicate on plan.

- (g) Is there any roof space exceeding 3 feet in height? If so, for what purpose is it used?
 How is access obtained thereto?
- (h) Is the incombustible roof broken by Texas, louvers, ventilator, trapdoor, skylight, stair, elevator, other shafts?
 If so, what is the construction of the sides through roof space?
 Is there any access or opening from these shafts to the roof space? Describe each separately.....
- (i) Is there a superstructure, water cooling tower, or Penthouse of any kind on the roof? *yes* If so, given dimensions, construction and occupancy
elevator room How is access obtained? *outside on roof*

4. STEEL COLUMNS AND BEAMS - Are they adequately protected? If "Yes" state nature and thickness of such protection.

- (a) Columns *plaster on gyproc*
 (b) Beams *plaster on gyproc*

FLOOR OPENINGS

5. STAIRWAYS - How many, and state from which floor to which? *2*
 Is there an enclosure around them? *yes* If so, describe construction of enclosure, and the doors, and whether doors are self-closing

enclosed in brick 1 1/2" wood self-closing doors from basement to eight
 6. ELEVATORS - How many, and state from which floor to which? *one*
 Is there an enclosure around them? *yes* If so, describe construction of enclosure, and the doors, and whether doors are self-closing

enclosed in brick, self-closing metal door & booth from pent to eighth floor.

7. CHUTES, VENTS, DUMB WAITERS & BELT HOLES & OTHER FLOOR OPENINGS - Give size, construction of enclosure (if any), type of door (if any), and whether self-closing, stating which floors are cut by each.....

garbage chute from eight to basement, enclosed in brick 2' x 2' (600x600) heavy metal self-closing doors

8. HEATING AND VENTILATING DUCTS - Are there any? *yes* (i) Are ducts, which cut through floor, in masonry shafts..... *in walls*

- (ii) Give construction of shaft *metal* (iii) State whether separate duct to each floor without communication to other floors *separate* (iv) Do ducts open into roof space? *no*
 (v) Would Heating & Ventilation System automatically shut down under emergent fire conditions? Yes No *?*

9. HEIGHT - State number of floors and whether there is a basement *8 stories and basement*

10. AREA - Give ground floor dimensions and area *61' x 102' = 6222 square feet*
18.9M x 31.1M = 578.65 M²

11. INTERIOR FINISH - State separately for each floor, finish and method of attachment to walls and ceiling (If more than one type of finish is present on any one floor, state percentage of each type.).

	Basement	1st.	2nd.	3rd.	4th.	5th.	6th.
(a) Walls	CONC.	plaster on gyproc each floor					
(b) Ceilings	PLONGIP	plaster on gyproc each floor.					
(c) Partitions	Brick	plaster on 9" concrete each floor.					

State extent of any wood partitions, or partitions having wood supports in square feet separately for each floor:-
wood lockers, wood floor in all apartments with 1" (2.54cm) air space.

- (d) Is there any corner inside or outside combustible finish or trim other than above? Describe fully.....
door, window frames

12. HEATING - What is the system of heating the building? steam Where is heating plant located? basement
 Is it in fire-resisting room with standard fire door? NO Are there any stoves? If so, how many and where located
3 new H.W. boilers Do any heating devices vent otherwise than to brick or concrete chimney? If so, give details What fuel is used? not gas

13. ELECTRIC WIRING - All wiring is in Rigid Conduit S Otherwise BX
 Are all circuits protected by type "S" tamper resisting fuses or non-interchangeable circuit breakers? yes

14. POWER - Is any used? yes If so, what kind? electrical Total Horse Power?
 What used for? Bldg Services
 If gasoline engine, state method of ignition, location and capacity of supply, tank, whether feed is pressure or gravity, quantity of gasoline in engine.....

15. FLAMMABLE LIQUIDS - Are any kept? no If so, what quantity of each?
 What used for?

16. COMMUNICATIONS - Does the building communicate with any other building? no (a) If so, give dimensions, height, construction and occupancy and indicate clearly on diagram
 (b) If so, are buildings separated by solid wall? (c) If so, are all openings in this wall protected by self-closing U.L. labelled Class A fire doors? (d) If not, describe type of doors on each opening

PUBLIC PROTECTION

17. FIRE DEPARTMENT - State distance to the nearest fire station OK
 18. HYDRANTS - What is the distance to the nearest two hydrants? 2 (500') Give size of main 16" (40.64cm)
2 (152.5m)

INTERNAL PROTECTION

19. Show number units for each floor:

	Basement	1st.	2nd.	3rd.	4th.	5th.	6th.	7th.	8th.
Extgrs. 2 1/2 Gal. Class A									
Extgrs. Class B & C									
Stand Pipe & Hose									

20. WATCHMAN - Is there a Watchman making rounds of the whole premises, nights, Sundays, holidays, and at all times when plant is not in operation, rounds being made not less than once an hour during the night, i.e. from 6 p.m. to 6 a.m., and every two hours during the day?
 (a) Does he use a portable clock, electric detector, or report to central station?
 (b) Give name of manufacturer of clock (c) Does it bear app. of Underwriters' Laboratories?
 (d) Are the stations sufficient and so located that the Watchman must traverse each flat and every portion be visible to him?

21. AUTOMATIC FIRE DETECTION SYSTEM - Yes No ; Local or Otherwise : If such system is present provide details on questionnaire obtainable from IAO.
 22. PARTIAL AUTOMATIC SPRINKLER SYSTEM - Yes No

GENERAL UNDERWRITING COMMENTS

23. (a) HOUSEKEEPING & MAINTENANCE - Excellent ; Good ; Average ; Poor
 If so, describe
 (b) NEIGHBOURHOOD - Residential ; Commercial ; Industrial ; Congested Area
 If so, describe
 (c) OPINION OF RISK - Excellent ; Good ; Average ; Poor
 If so, describe
 (d) APPROXIMATE AGE OF BUILDING - 40+ years. Additions

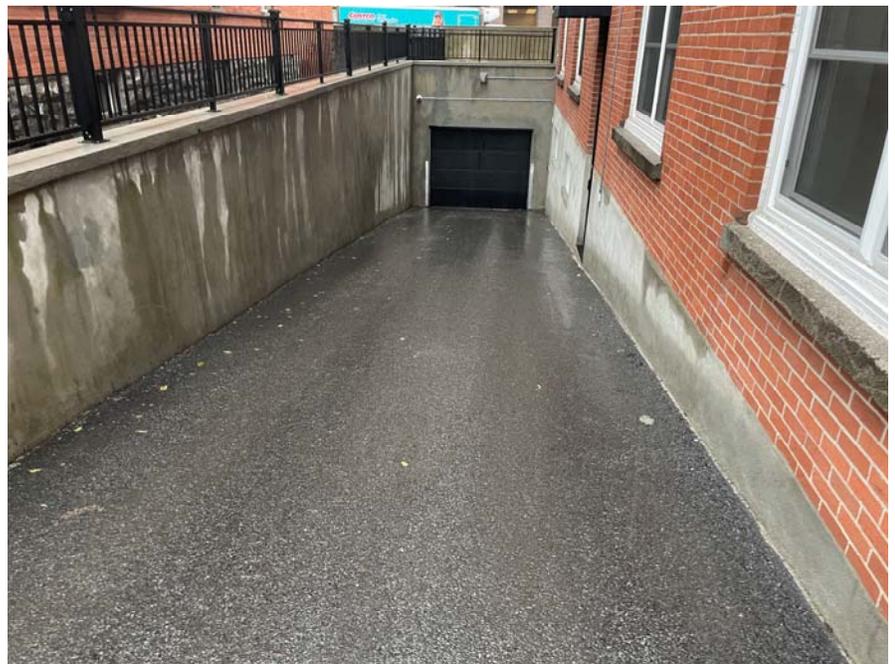


ATTACHMENT F

SITE PHOTOGRAPHS



View of building front facing west



Rear view of building and ramp to underground parking



View of properties facing east



View of natural gas meter located near northwest corner of site



Photo of underground parking garage



View of Natural Gas Boiler and Hydro Vault



Views of Potential Asbestos pipe insulation in Parking Garage



Views of interior of parking garage



ATTACHMENT G

MECP CORRESPONDENCE



Kollaard Associates

Engineers

210 Prescott Street

P.O. Box 189

Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology

(613) 860-0923

FAX: (613) 258-0475

December 1, 2022

221196

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

Attention: Abatement Officer

Re: 255 METCALFE STREET
CITY OF OTTAWA, ONTARIO

Dear Sirs/Madam:

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

Sincerely,
KOLLAARD ASSOCIATES, INC.

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



Professional Engineers
Ontario

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



ATTACHMENT H

PROPERTY INFORMATION

City of Ottawa
Property Information
Source: https://maps.ottawa.ca/geoOttawaBeta
Date/Time Generated: 8/6/2020, 8:22:27 AM

Property Parcel:

Calculated Parcel Area^[i]: 1207.26 m² (12994.83 ft²) (0.12 ha)

Main Address:

255 METCALFE ST

Solid Waste Collection:

Waste Contractor: City

Zone: 3

Pickup Day/Calendar: WEDNESDAY/A-Apt (GMP-Fbr)

Garbage and Recycling Collection Calendar**Ward Information**

Number: 14

Ward Name: Somerset

Councillor Name: Catherine McKenney

More Info on Ottawa.ca

Zone Code

R5B[479] H(19)

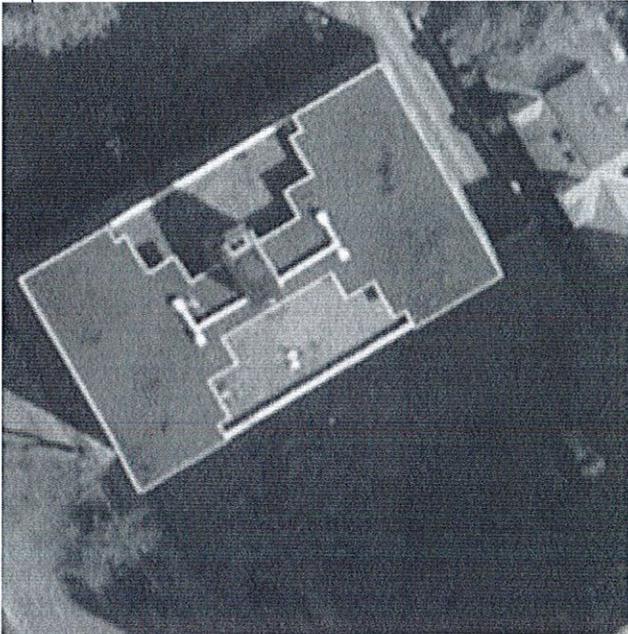
Consolidated Date: June 25, 2008

Link to Bylaw Text

Zoning Disclaimer

Print Report

Airphoto, 2017



^[i]The property parcel area value shown is based on the parcel selected to generate the report.

1. *allow a wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings in areas designated as **General Urban Area, Mixed Use Centre or Central Area** in the Official Plan;*
2. *allow a number of other residential uses to provide additional housing choices within the fifth density residential areas;*
3. *permit ancillary uses to the principal residential use to allow residents to work at home and to accommodate convenience retail and service uses of limited size ;*
4. *ensure that residential uses predominate in selected areas of the **Central Area**, while allowing limited commercial uses;*
5. *regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced; and (By-law 2009-392)*
6. *permit different development standards identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.*

Section 163

In the R5 Zone:

Permitted Uses

1. The following uses are permitted uses subject to:
 1. the provisions of subsection 163 (3) to (18);
 2. a maximum of ten guest bedrooms in a bed and breakfast ;
 3. a maximum of ten residents are permitted in a group home. (By-law 2008-341)
 4. (By-law 2008-341)
 - apartment **dwelling**, low rise
 - apartment dwelling, mid rise** (By-law 2014-292)
 - apartment dwelling, high rise** (By-law 2014-292)
 - bed and breakfast**, *see Part 5, Section 121*
 - detached **dwelling**
 - diplomatic mission**, *see Part 3, Section 88*
 - duplex dwelling**, *see Part 5, Section 138* (By-law 2010-307)
 - dwelling unit**
 - group home**, *see Part 5, Section 125*
 - home-based business**, *see Part 5, Section 127*
 - home-based daycare, *see Part 5, Section 129*
 - linked-detached dwelling**, *see Part 5, Section 138*(By-law 2010-307)
 - park**
 - planned unit development**, *see Part 5, Section 131*
 - residential care facility**
 - retirement home, converted**, *see Part 5, Section 122*
 - retirement home**
 - rooming house**
 - secondary dwelling unit**, *see Part 5, Section 133*

semi-detached dwelling, *see Part 5, Section 138*(By-law 2010-307)

shelter, *see Part 5, Section 134*

stacked dwelling, *see Part 5, Section 138* (By-law 2010-307)

three-unit dwelling

townhouse dwelling, *see Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)

urban agriculture, *see Part 3, Section 82* (By-law 2017-148) (By-law 2018-206)

Conditional Permitted Uses

2. Conditional uses are also permitted in the R5 zone, subject to the following:
 1. they are listed in Column III of Table 164A; and
 2. they are subject to additional provisions as identified by the subscript in Column III of Table 164A, which refers to a number in Column I of Table 164B which sets out the additional provision.