



February 24, 2023

Project No. 23592455

**Peter Hume**

Barrett Co-Tenancy c/o HP Urban

**UPDATE OF PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
PART OF BARRETT SUBDIVISION, OTTAWA, ONTARIO**

Dear Mr. Hume,

WSP Canada Inc. (“WSP”), formerly Golder Associates Limited (“Golder”) was retained by Barrett Co-Tenancy (“The Client”) to review the existing Phase One Environmental Site Assessment (Phase One ESA) prepared for the Barrett Lands Subdivision, in which the site is located. The property is located at 2960 Leitrim Road in Ottawa, Ontario, and the site is located at the southwestern corner of the property (the “Site” or “Phase One Property”). The purpose of the review was to document any changes to the land which would affect the conclusions of the report. This Phase One ESA was completed in accordance with Ontario Regulation (O.Reg.) 153/04, is an update of the Phase One ESA completed in accordance with Ontario Regulation (O.Reg.) 153/04 conducted for the Site in October 2013 for Tartan Land Corporation (“Tartan”) by Golder.

**Scope of Work**

A Phase One ESA is a preliminary qualitative assessment of the environmental condition of a property, based on a review of current activities and historical information for the Site and a review of relevant and readily available environmental information for the surrounding properties located within a 250 metre (m) radius of the boundary of the Site (collectively referred to as the “Phase One Study Area”). The boundary of the Phase One Study Area along with details of the Site are provided in Figure 1.

Activities carried out in association with this Phase One ESA Update consisted of the following:

- A review of the previous report for the Site “Phase One Environmental Site Assessment, 2960 Leitrim Road” prepared for Tartan Land Corporation by Golder, dated October 2013 (2013 Phase One ESA).
- Visiting the Site to document the current conditions of the Site and surrounding properties in comparison to the conditions in the previous report.
- Requesting a recent environmental database report for the Site.
- An interview with the Site Representative.
- Completion of this Phase One ESA update letter report.

## Review of Previous Report

### Overview of the 2013 Phase One ESA

In 2013 Golder was retained by Tartan to conduct a Phase One ESA for the property located at 2960 Leirtrim Road in Ottawa, Ontario. At the time of the site visit on October 25, 2013, the Site was vacant land occupied only by agricultural fields, trees and vegetation. No operations other than agricultural were being carried out at the Site, and historically the Site was only ever used for agricultural purposes and had never been developed. At the time of the initial Phase One ESA the neighboring properties within the Phase One Study Area were used for industrial, commercial, and residential purposes or were vacant forested lands. Based on the information collected, no areas of potential environmental concern (APECs) were identified on the Site and no potentially contaminating activities (PCAs) were identified on the Site or within the Phase One Study Area.

### Site Reconnaissance

Mr. Paul Jackson of WSP visited the Site on February 3, 2023 at 11:30 am. The site visit consisted of a visual assessment and walk-around of the property along with a cursory inspection of surrounding properties from the Phase One Property and publicly accessible areas. The weather conditions were partly cloudy, windy and the temperature was -26°C.

Noteworthy findings from the Site visit are discussed below:

- The Site consisted of an irregular shaped property located at the southeast corner of the 2013 Phase One ESA property. The Site is bordered to the east by Bank Street and extends west along the southern property boundary for approximately 220 m, then extending approximately 130 m north into the property, before curving southeast back towards Bank Street (see figure 1).
- The site is currently undeveloped. It is being used for construction storage as there are several areas of the site where PVC pipe is being stored until needed for construction, as well as concrete slabs and concrete sewer pipe. A construction dumpster and several piles of aggregates were also placed on-site. No chemical or fuel storage was noted.
- Areas surrounding the Site within the Phase One Study Area include primarily residential and commercial land uses. The Site Assessor made the following observations of neighbouring properties:
  - East: To the east of the site is Bank Street, lined with commercial and residential properties. Commercial land uses include a Nursery/Garden Center, a furniture store, a car dealership and a towing company. A Stinson Gas station is located southeast of the Site at approximately 250 m – 300 m and is considered as being outside the Study Area.
  - North: Vacant lands followed by Ottawa Fire Station 32.
  - South: Hope Cemetery.
  - West: Vacant land followed by active construction of a residential housing subdivision.
- Based on the Site and area reconnaissance, no new areas of potential environmental concern (APECs) and no potentially contaminating activities (PCAs) were identified on the Site or within the Phase One study area.

## Site Representative Interview

A questionnaire was sent to Peter Hume, the Site representative. Based on Mr. Hume's responses the following information was obtained:

- The Site has remained vacant since the 2013 Phase One ESA.
- There are no records of spills, chemical storage, waste storage or disposal, and no permanent site alteration has taken place.
- During the previous ten years there has been no new information relating to the environment conditions at the Site.

## ERIS Report

As part of this Phase One ESA update, WSP contracted ERIS to conduct a search of close to 70 environmental sources including federal, provincial, and private sector databases, for information on the former subject property and surrounding properties within 250 m of the 2960 Leitrim Road study area. The following is a summary of the findings as identified within the ERIS reports for the Site and for the surrounding properties within the current Phase One Study Area only.

### On-Site

The ERIS Reports identified that there were no records found for the Site.

### Surrounding Properties within 250 metres of the Site

- Two (2) borehole records and seven (7) Well Water Information System records were identified within 250 m of the Site. The records indicate that the subsurface conditions in the area are gravelly clay underlain by limestone and shale.
- There are records of two (2) certificates of approval issued for properties within the Phase One Study Area for air, and municipal and private sewage works.
- One property within the Phase One Study Area was listed in the Environmental registry database. Three (3) records pertain to The Roman Catholic Episcopal Corporation of Ottawa (The Church), located at 4660 Bank Street. They indicate that The Church obtained approval in 2008 and in 2013 for Environmental Compliance Approval for air. In 2009 The Church obtained approval to discharge into the natural environment, other than water.
- Two (2) properties within the Phase One Study Area are recognized as waste generators, the Hope Cemetery at 4660 Bank Street, for waste oils and lubricants, and Valley Squire Furniture at 4599 Bank Street for light fuels.
- Knippel Peter Nursery Inc. at 4590 Bank Street was listed under the Pesticide Register.
- No fuel storage tanks were reported within the Phase One Study Area.

## Conclusions

Based on the information obtained as part of this Phase One ESA update, APECs were identified for the Site and the conclusions of the previous Phase One ESA report remain valid with respect to the Site.

## Study Limitations

This report was prepared for the exclusive use of Barrett Co-Tenancy c/o HP Urban and is intended to provide an assessment of the current environmental conditions for 2960 Leirtrim Road, Ottawa, Ontario. Any use which another party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the other parties. Should additional parties require reliance on this report, written authorization from WSP Canada Inc. will be required. No assurance is made regarding the accuracy and completeness of the data obtained from other parties. WSP Canada Inc. disclaims responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the Phase One ESA Update visit of the Site conducted by WSP Canada Inc. It is based solely on conditions of the Site encountered at the time of the Site visit on February 3, 2023, supplemented by a review of historical information and data obtained by WSP Canada Inc. as described in this report. No soil, water, liquid, gas, mould, product or chemical sampling and analytical testing at or in the vicinity of the Site were conducted as part of this assessment.

In evaluating the Site, WSP Canada Inc. has relied in good faith on information provided by others noted in this report. We have assumed that the information provided is factual and accurate. We accept no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons contacted.

If new information is discovered during future work, including but not limited to, site assessment, excavations, borings or other studies, WSP Canada Inc. should be requested to re-evaluate the conclusions presented in this report and to provide amendments as required.

## Closure

We trust the above meets with your current requirements. Should you have any comments, questions, or require additional information, please do not hesitate to contact this office.

Yours truly,

**WSP Canada Inc.**



Paul Jackson, BSc  
*Environmental Scientist*

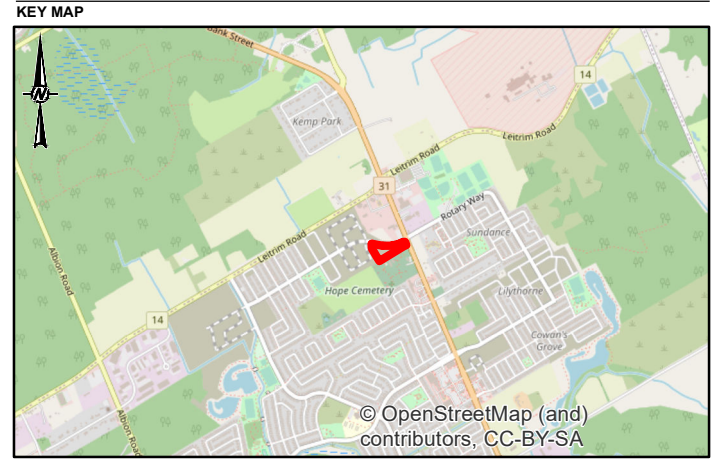


Keith Holmes, MSc, PGeo  
*Principal Geoscientist*

PJ/KPH/sg

[https://golderassociates.sharepoint.com/sites/170416/project files/6 deliverables/23592455-I-barrett phase i\\_esa update 24feb2023.docx](https://golderassociates.sharepoint.com/sites/170416/project%20files/6%20deliverables/23592455-I-barrett%20phase%20i_esa%20update%2024feb2023.docx)

Attachments: Figure 1  
Photo Record

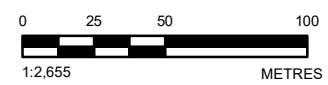


SCALE 1:50,000

- LEGEND**
- INTERPRETED POSITION OF GLOUCESTER FAULT
  - PHASE I SITE
  - PHASE I STUDY AREA

**NOTE(S)**  
1. ALL LOCATIONS ARE APPROXIMATE

**REFERENCE(S)**  
1. PROJECTION: TRANSVERSE MERCATOR, DATUM: NAD 83,  
COORDINATE SYSTEM: MTM ZONE 9, VERTICAL DATUM: CGVD28



CLIENT  
**BARRETT CO-TENANCY c/o HP URBAN**

PROJECT  
**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
2960 LEITRIM ROAD, OTTAWA, ONTARIO**

TITLE  
**SITE PLAN**

CONSULTANT	YYYY-MM-DD	2023-02-22
	DESIGNED	---
	PREPARED	JEM
	REVIEWED	PJ
	APPROVED	KPH



PROJECT NO. 23592455	CONTROL 0001	REV. 0	FIGURE <b>1</b>
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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: 28mm



Photo 1 - Looking west across the Site, from Bank Street



Photo 2 - Looking southeast towards the Site

CLIENT

**Barrett Co-Tenancy c/o HP Urban**

PROJECT

**Update of Phase I Environmental Site Assessment,  
Part of Barrett Subdivision, Ottawa, Ontario**



TITLE

**Photographic Record**



Photo 3 - Looking south across the Site, dumpster and aggregate piles



Photo 4 - Construction materials stoed on-site

CLIENT

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PROJECT

**Update of Phase I Environmental Site Assessment,  
Part of Barrett Subdivision, Ottawa, Ontario**



TITLE

**Photographic Record**



Photo 5 - Looking east, dumpster and aggregate piles



Photo 6 - Standing in the middle of the Site, looking south towards Hope Cemetary

CLIENT

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**Update of Phase I Environmental Site Assessment,  
Part of Barrett Subdivision, Ottawa, Ontario**



TITLE

**Photographic Record**





Photo 7 - Standing north of the Site, looking north



Photo 8 - Standing at the Site, looking west

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TITLE

**Photographic Record**