



**PATERSON
GROUP**

February 13, 2023
File: PE4934-LET.01R

Scarabelli Realties
44 Chamberlain Street
Ottawa, Ontario
K1S1V9

Attention: **Mr. Darryl Scarabelli**

Subject: **Phase I-Environmental Site Assessment Update
30, 38, 42 and 48 Chamberlain Avenue
Ottawa, Ontario**

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9
Tel: (613) 226-7381

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

patersongroup.ca

Dear Sir,

Further to your request, Paterson Group Inc. (Paterson) conducted a Phase I-Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates a Phase I ESA entitled "Phase I Environmental Site Assessment 30-48 Chamberlain Avenue, Ottawa, Ontario," prepared by Paterson Group Inc. (Paterson), dated August 8, 2020.

This update report is intended to meet the requirements for an updated Phase I ESA, as per the MECP O.Reg. 153/04, as amended. This update report is to be read in conjunction with the 2020 report.

Background

The Phase I Property is located on the south side of Chamberlain Avenue, approximately 110 m west of Bank Street, in the City of Ottawa, Ontario. Refer to Figure 1 - Key Plan following the text of this letter.

The Phase I Property is a rectangular shaped lot with a footprint of 2, 210 m², and situated in an urban area, zoned for general mixed-use. The subject property is occupied by two commercial buildings used as a medical office at 30 Chamberlain Avenue and a commercial office at 42 Chamberlain Avenue with associated parking lots, addressed 38 and 48 Chamberlain Avenue. Both buildings were constructed prior to 1910 and originally used for residential purposes.





Ground coverage across the entire site is asphaltic paved concrete with on-site catch basins located on the 30, 38 and 48 Champlain Avenue lots. Site drainage consists primarily of sheet flow to catch basins located on site. The majority of the site is relatively flat with the exception of the central portion of 38 and 48 Chamberlain Avenue, where they slope down towards the on-site catch basins.

The Phase I Property is slightly below the grade of the neighbouring property to the west and at the grade of Chamberlain Avenue and the neighbouring properties to the east and south. The regional topography slopes down in a north-westerly direction towards the Ottawa River.

Previous Engineering Reports

- “Phase I-Environmental Site Assessment, 30-48 Chamberlain Avenue, Ottawa, Ontario,” prepared by Paterson Group Inc. (Paterson), dated August 8, 2020.

Based on the findings of the Phase I ESA, the subject site was initially developed prior to 1912 with a laundry facility that occupied the eastern portion of the Phase I Property until the 1950s, while residential dwellings occupied the central and western portions of the site until the 1960s. With the exception of the present-day buildings, the residences were demolished circa 1976. The remaining buildings at 30 and 42 Chamberlain Avenue have been used primarily as office spaces.

Based on the historical information, the laundry facility (potentially a dry cleaners) and possible importation of fill material of unknown quality represented potentially contaminating activities (PCAs) that were considered to result in areas of potential environmental concern (APECs) on the Phase I Property.

A Phase II ESA was recommended to address the aforementioned APECs on the Phase I Property.

- “Phase II Environmental Site Assessment, 30-48 Chamberlain Avenue, Ottawa, Ontario,” prepared by Paterson, dated August 10, 2020.

The field program consisted of drilling five (5) boreholes across the subject site, of which three (3) were completed as groundwater monitoring wells. The soil profile encountered during the program generally consisted of an asphaltic concrete underlain by fill material, followed by silty sand, underlain by silty clay, followed by glacial till.

The fill material consisted of a mixture of silty sand with crushed stone and some gravel. Metal, plastic and brick fragments were observed in BH2 and BH5.



The boreholes were terminated at refusal, where bedrock was inferred at depths of approximately 11.02 to 14.73 m below the ground surface.

Eight (8) soil samples were submitted for laboratory analysis of polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs) and metals (including mercury and hexavalent chromium). No detectable VOCs were identified in any of the soil samples. Metals (Lead and Mercury) and PAH (Benzo[a]anthracene, Benzo[a]pyrene and Fluoranthene) concentrations were identified in the fill samples BH1-SS2, BH2-SS2 and BH5-SS2 in excess of the selected MECP Table 3 Residential Standards. These contaminants were considered to be isolated in the fill material on the western and southern portions of the Phase II Property.

Groundwater samples were recovered and analyzed for BTEX, PHCs and VOCs. No free-phase product was observed on the groundwater at any of the monitoring well locations during the groundwater sampling events. All groundwater results complied with the MECP Table 3 Standards.

Based on the findings of the Phase II ESA, fill material on the Phase II Property contained metals and PAH concentrations in excess of the selected MECP Table 3 Residential Standards. The impacted fill was expected to be associated with the historical dwellings on-site.

It was recommended that the impacted fill material/soil be removed from the subject site during the redevelopment process to meet the MECP Table 3 Residential Standards in order to file a Record of Site Condition (RSC) due to the proposed land use change from commercial to residential.

It was also recommended to resample the groundwater to confirm the current results and the quality of the groundwater prior to redevelopment.

Site Conditions

A site visit was conducted on January 12, 2023. The Phase I Property remained unchanged since the 2020 Phase I ESA.

No UST or ASTs, fuels or chemicals were observed on-site. No hazardous waste or oil/grease were observed on-site. Wastewater produced on-site includes wash water. No evidence of current or former railway or spur lines was observed on the subject property at the time of the site visit.



No areas of stained pavement or unidentified substances were observed on-site at this time. No potential environmental concerns were identified at the time of the assessment.

Updated Records Review

A request was submitted on January 9, 2023 to the Ministry of the Environment, Conservation and Parks (MECP) Freedom of Information (FOI) office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the site. A response from the MECP was provided on January 19, 2023. Based on the MECP FOI response, there were no records identified in their database. A copy of the response letter has been appended to this letter.

A requisition form was sent to the City of Ottawa's Historical Land Use Inventory (HLUI) as part of the Phase I-ESA update for the Phase I Property. Based on the HLUI response, there were no new PCAs identified for the Phase I Property or the neighbouring properties. A copy of the HLUI report has been appended to this letter.

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on January 10, 2023 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records of underground storage tanks, spills or incidents were listed in the TSSA registry for the subject site or the adjacent properties. A copy of the TSSA correspondence has been appended to this letter.

The latest aerial photograph reviewed at the time of the 2020 Phase I ESA was dated 2017. The 2021 aerial photograph was reviewed as part of this update. The Phase I Property and properties within the Phase I Study Area appear unchanged from the last aerial photograph of the original Phase I ESA. No concerns were noted regarding the review of the more recent aerial photograph.

The current uses of neighbouring properties from the Phase I Property are as follows:

- North: Chamberlain Avenue, followed by Highway 417;
- South: Residential dwellings, followed by Rosebery Avenue;
- East: Commercial office building, followed by Bank Street; and
- West: Commercial office building, followed by the Embassy of the Republic of Yemen.

No new potentially contaminating activities were identified regarding the current use of the neighbouring lands.



Conceptual Site Model

Geological and Hydrogeological Setting

According to the Geological Survey of Canada website, the bedrock in the area of the Phase I Property is reported to consist of interbedded limestone and dolomite of the Verulam Formation. Overburden consists of erosional terraces of offshore marine sediments with a drift thickness reported to range from 10 to 15 m across the site.

Based on the 2020 Phase II ESA, the groundwater was determined to flow in a northerly direction towards the Ottawa River.

Water Bodies and Areas of Natural Significance

No areas of natural significance or water bodies were identified on the Phase I Property or within a 250 m search radius.

Drinking Water Wells and Groundwater Monitoring Wells

There are no potable water wells on the Phase I Property. Three (3) monitoring wells from the 2020 Phase II ESA program are expected to be present on-site.

Existing Buildings and Structures

The Phase I Property is occupied by two (2) commercial buildings used as a medical office at 30 Chamberlain Avenue and a commercial business (electrical company) at 42 Chamberlain Avenue with associated parking lots (38 and 48 Chamberlain Avenue). Both buildings were constructed prior to 1910 and originally used for residential purposes.

Fill Placement

Based on the findings of the 2020 Phase II ESA, fill material on the Phase I Property contained metals and PAH concentrations in excess of the selected MECP Table 3 Residential Standards. The impacted fill was expected to be associated with the former residential dwellings on the Phase I Property.

Subsurface Structures and Utilities

The Phase I Property is situated in a municipally serviced area. Underground utility services on the subject land include electricity, municipal water and sewer services. These utilities enter the Phase I Property from Chamberlain Avenue.



Neighbouring Land Use

Neighbouring land use in the Phase I Study Area consists of some commercial offices and retailers to the east and west, and community use (park land) and residential to the south, and Highway 417.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of the 2020 Phase I ESA report, two (2) PCAs were considered to result in APECs on the Phase I Property. These APECs have been summarized in Table 1, along with their respective locations and contaminants of potential concern (CPCs) on the Phase I Property.

Table 1: Potentially Contaminating Activities and Areas of Potential Environmental Concern					
Areas of Potential Environmental Concern	Location of Area of Potential Environmental Concern	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
APEC 1: Resulting from the historical presence of a potential dry cleaning facility	Eastern portion of the Phase I Property (30-32 Chamberlain Ave)	PCA 37 – <i>“Operation of Dry Cleaning Equipment,”</i>	On-site	BTEX PHCs VOCs	Soil and/or Groundwater
APEC 2: Resulting from fill material of unknown quality	Asphaltic concrete paved parking lots of the Phase I Property	PCA 30 – <i>“Importation of Fill Material of Unknown Quality.”</i>	On-site	PAHs Metals (including Hg, CrVI)	Soil

Contaminants of Potential Concern (CPCs)

Based on the APECs identified on the Phase I Property, the contaminants of potential concern (CPCs) are:

- Benzene, Toluene, Ethylbenzene and Xylenes (BTEXs);
- Petroleum Hydrocarbons (PHCs);
- Polycyclic Aromatic Hydrocarbons (PAHs);
- Volatile organic compounds (VOCs); and
- Metals plus Mercury (Hg), and Hexavalent Chromium (CrVI)



The CPCs are expected to be present in the soil and/or groundwater of the Phase I Property.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I- ESA is considered to be sufficient to conclude that there are historical PCAs that have resulted in APECs on the Phase I Property.

A variety of independent sources were consulted as part of this assessment, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

Conclusion

Based on the above noted records and the site visit, no significant changes have been made to the Phase I Property or properties within the Phase I Study Area. No new potentially contaminating activities (PCAs) or areas of potential environmental concern (APECs) were identified as part of the Phase I ESA Update.

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared under the supervision of a Qualified Person, in general accordance with Ontario Regulation 153/04, as amended, under the Environmental Protection Act.

The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I ESA Update are based on a review of readily available geological, historical, and regulatory information and a cursory review made at the time of the field assessment.

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

This report was prepared for the sole use of Scarabelli Realties. Permission and notification from Scarabelli Realties and Paterson will be required to release this report to any other party.



We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

Regards,

Paterson Group Inc.

Mandy Witteman, M.A.Sc., P.Eng.

Mark D'Arcy, P.Eng., QP_{ESA}



Report Distribution:

- Scarabelli Realties
- Quantum Project Management Services Inc.
- Paterson Group

Appendix:

- Figure 1 – Key Plan
- Drawing PE4934-1R – Site Plan
- Drawing PE4934-2R – Surrounding Land Use Plan
- MECP FOI Request and Correspondence
- TSSA Response
- HLUI Response



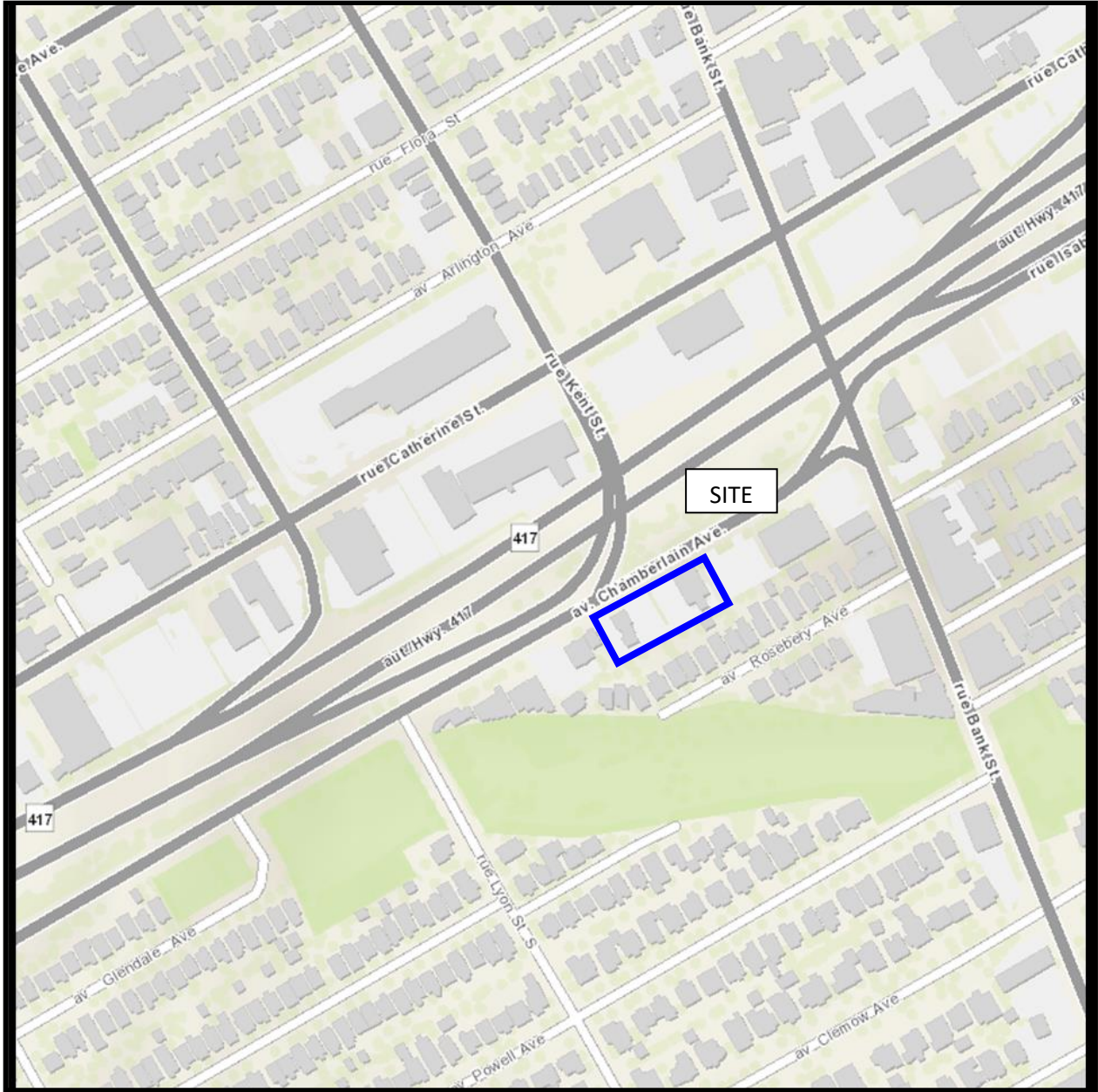


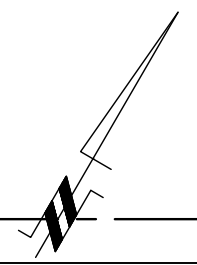
FIGURE 1
KEY PLAN

KENT STREET

CONSTRUCTION

CONSTRUCTION

CHAMBERLAIN AVENUE

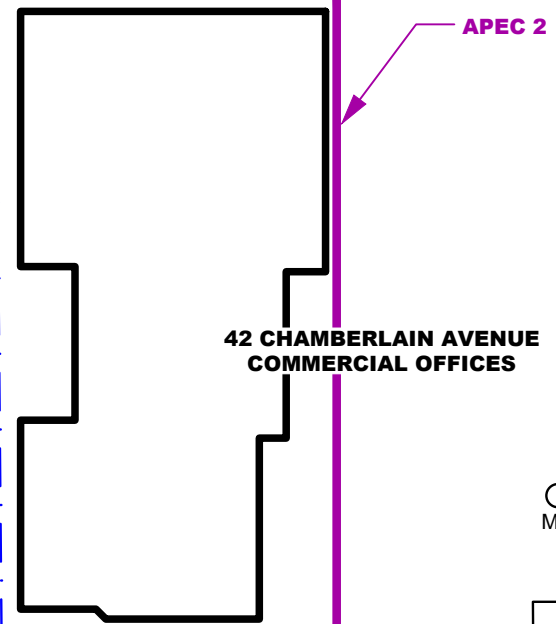


54 CHAMBERLAIN AVENUE
EMBASSY OF REPUBLIC OF YEMEN

52 CHAMBERLAIN AVENUE
COMMERCIAL OFFICES

ASPHALTIC CONCRETE
PARKING LOT
48 CHAMBERLAIN AVENUE

APEC 2



**42 CHAMBERLAIN AVENUE
COMMERCIAL OFFICES**

APEC 2

○ MH

□ CB

38 CHAMBERLAIN AVENUE

GRAVEL
PARKING
MEDIAN

ASPHALTIC CONCRETE
PARKING LOT

APEC 1

**30 CHAMBERLAIN AVENUE
COMMERCIAL OFFICES**

14 CHAMBERLAIN AVENUE
COMMERCIAL OFFICES

57-31 ROSEBURY AVENUE
RESIDENTIAL DWELLINGS

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:

- 1) RESULTING FROM A FORMER LAUNDRY FACILITY / POSSIBLE DRY CLEANERS (ON-SITE)
- 2) RESULTING IN IMPORTATION OF FILL MATERIAL OF AN UNKNOWN QUALITY

PATERSON GROUP
9 AURIGA DRIVE
OTTAWA, ON
K2E 7T9
TEL: (613) 226-7381

NO.	REVISIONS	DATE	INITIAL

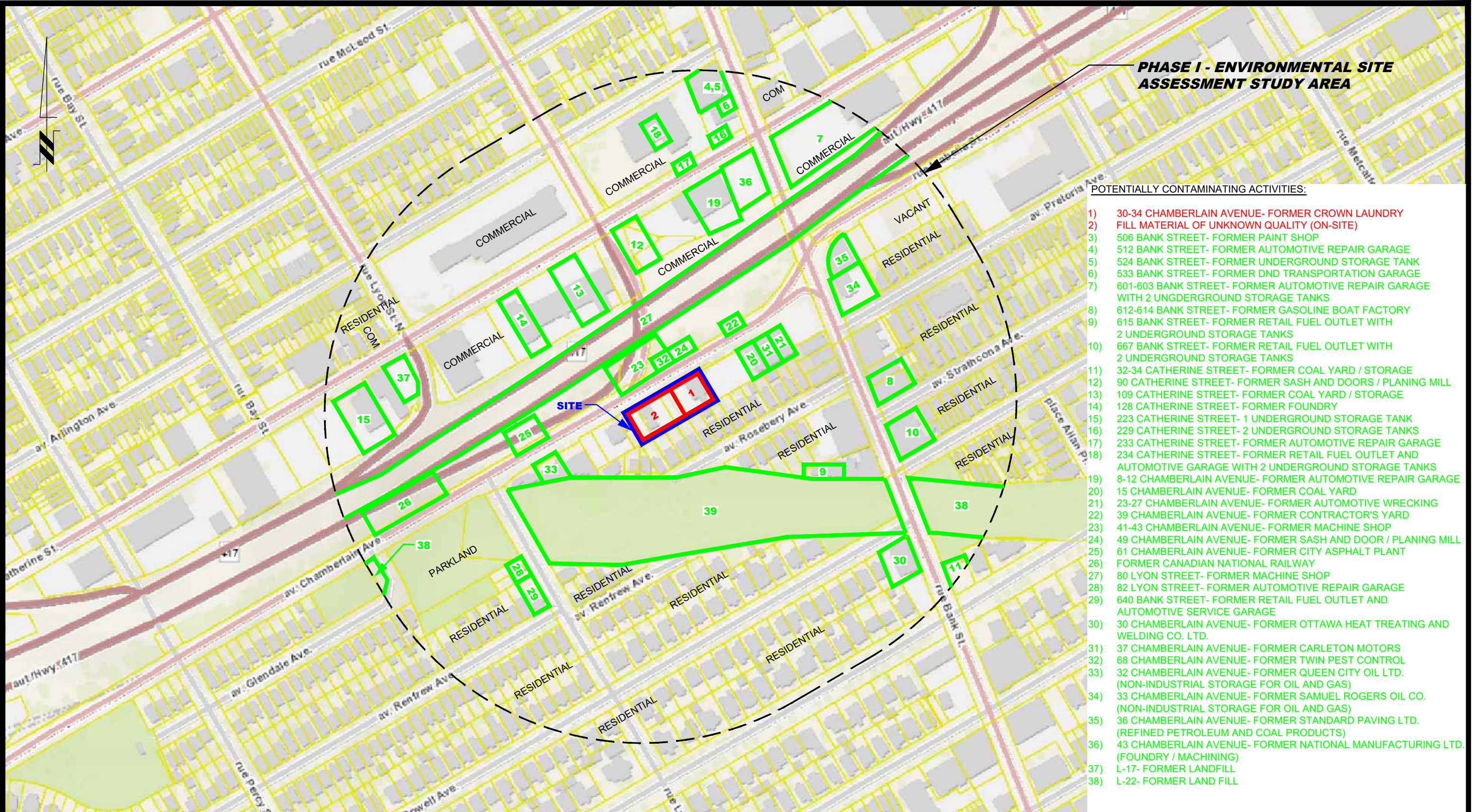
SCARABELLI REALTIES
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
30-48 CHAMBERLAIN AVENUE

OTTAWA, ONTARIO

Title: **SITE PLAN**

Scale:	1:250	Date:	06/2020
Drawn by:	YA	Report No.:	PE4934-LET.01
Checked by:	MW	Dwg. No.:	PE4934-1
Approved by:	MSD	Revision No.:	

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PHASE I - ENVIRONMENTAL SITE ASSESSMENT STUDY AREA

POTENTIALLY CONTAMINATING ACTIVITIES:

- 1) 30-34 CHAMBERLAIN AVENUE- FORMER CROWN LAUNDRY
- 2) FILL MATERIAL OF UNKNOWN QUALITY (ON-SITE)
- 3) 506 BANK STREET- FORMER PAINT SHOP
- 4) 512 BANK STREET- FORMER AUTOMOTIVE REPAIR GARAGE
- 5) 524 BANK STREET- FORMER UNDERGROUND STORAGE TANK
- 6) 533 BANK STREET- FORMER DND TRANSPORTATION GARAGE
- 7) 601-603 BANK STREET- FORMER AUTOMOTIVE REPAIR GARAGE WITH 2 UNDERGROUND STORAGE TANKS
- 8) 612-614 BANK STREET- FORMER GASOLINE BOAT FACTORY
- 9) 615 BANK STREET- FORMER RETAIL FUEL OUTLET WITH 2 UNDERGROUND STORAGE TANKS
- 10) 667 BANK STREET- FORMER RETAIL FUEL OUTLET WITH 2 UNDERGROUND STORAGE TANKS
- 11) 32-34 CATHERINE STREET- FORMER COAL YARD / STORAGE
- 12) 90 CATHERINE STREET- FORMER SASH AND DOORS / PLANING MILL
- 13) 109 CATHERINE STREET- FORMER COAL YARD / STORAGE
- 14) 128 CATHERINE STREET- FORMER FOUNDRY
- 15) 223 CATHERINE STREET- 1 UNDERGROUND STORAGE TANK
- 16) 229 CATHERINE STREET- 2 UNDERGROUND STORAGE TANKS
- 17) 233 CATHERINE STREET- FORMER AUTOMOTIVE REPAIR GARAGE
- 18) 234 CATHERINE STREET- FORMER RETAIL FUEL OUTLET AND AUTOMOTIVE GARAGE WITH 2 UNDERGROUND STORAGE TANKS
- 19) 8-12 CHAMBERLAIN AVENUE- FORMER AUTOMOTIVE REPAIR GARAGE
- 20) 15 CHAMBERLAIN AVENUE- FORMER COAL YARD
- 21) 23-27 CHAMBERLAIN AVENUE- FORMER AUTOMOTIVE WRECKING
- 22) 39 CHAMBERLAIN AVENUE- FORMER CONTRACTOR'S YARD
- 23) 41-43 CHAMBERLAIN AVENUE- FORMER MACHINE SHOP
- 24) 49 CHAMBERLAIN AVENUE- FORMER SASH AND DOOR / PLANING MILL
- 25) 61 CHAMBERLAIN AVENUE- FORMER CITY ASPHALT PLANT
- 26) FORMER CANADIAN NATIONAL RAILWAY
- 27) 80 LYON STREET- FORMER MACHINE SHOP
- 28) 82 LYON STREET- FORMER AUTOMOTIVE REPAIR GARAGE
- 29) 640 BANK STREET- FORMER RETAIL FUEL OUTLET AND AUTOMOTIVE SERVICE GARAGE
- 30) 30 CHAMBERLAIN AVENUE- FORMER OTTAWA HEAT TREATING AND WELDING CO. LTD.
- 31) 37 CHAMBERLAIN AVENUE- FORMER CARLETON MOTORS
- 32) 68 CHAMBERLAIN AVENUE- FORMER TWIN PEST CONTROL
- 33) 32 CHAMBERLAIN AVENUE- FORMER QUEEN CITY OIL LTD. (NON-INDUSTRIAL STORAGE FOR OIL AND GAS)
- 34) 33 CHAMBERLAIN AVENUE- FORMER SAMUEL ROGERS OIL CO. (NON-INDUSTRIAL STORAGE FOR OIL AND GAS)
- 35) 36 CHAMBERLAIN AVENUE- FORMER STANDARD PAVING LTD. (REFINED PETROLEUM AND COAL PRODUCTS)
- 36) 43 CHAMBERLAIN AVENUE- FORMER NATIONAL MANUFACTURING LTD. (FOUNDRY / MACHINING)
- 37) L-17- FORMER LANDFILL
- 38) L-22- FORMER LAND FILL

9 AURIGA DRIVE
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TEL: (613) 226-7381

NO.	REVISIONS	DATE	INITIAL

SCARABELLI REALTIES
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
30-48 CHAMBERLAIN AVENUE

OTTAWA, ONTARIO

SURROUNDING LAND USE PLAN

Scale:	1:3000	Date:	06/2020
Drawn by:	YA	Report No.:	PE4934-LET.01
Checked by:	MW	Dwg. No.:	PE4934-2
Approved by:	MSD	Revision No.:	

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**Ministry of the Environment,
Conservation and Parks**

Access and Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075

**Ministère de l'Environnement, de la
Protection de la nature et des Parcs**

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



January 19, 2023

Mandy Witteman
Paterson group
9 Auriga Drive
Ottawa, Ontario K2E 7T9
mwitteman@patersongroup.ca

Dear Mandy Witteman:

RE: MECP FOI A-2023-00128, Your Reference PE4934 – Decision Letter

This letter is in response to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to 30, 34, 38, 42 & 48 Chamberlain Avenue, Ottawa.

After a thorough search through the files of the ministry's Ottawa District Office, Environmental Investigations and Enforcement Branch (EIEB), and Safe Drinking Water Branch (SDW) no records were located responsive to your request. **This file is now closed.**

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at <http://www.ipc.on.ca>. Please note there may be a fee associated with submitting the appeal.

If you have any questions, please contact Brandy Booker at, Brandy.Booker@ontario.ca.

Yours truly,

ORIGINAL SIGNED BY

Ryan Gunn
Manager (A), Access and Privacy Office

Mandy Witteman

From: Public Information Services <publicinformationservices@tssa.org>
Sent: January 10, 2023 12:17 PM
To: Mandy Witteman
Subject: RE: Search records request (PE4934-2)

Please refrain from sending documents to head office. The Public Information (PI) team works remotely, mailing in applications will lengthen the overall processing time.

NO RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are no records in our current database of any fuel storage tanks at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please submit an application for release of public information (PI Form) through TSSA's new Service Prepayment Portal. The associated fee must be paid via credit card (Visa or MasterCard) through a secure site.

Please follow the steps below to access the new application(s) and Service Prepayment Portal:

1. Click Release of Public Information - TSSA and click "need a copy of a document";
2. Select the appropriate application, download it and complete it in full; and
3. Proceed to page 3 of the application and click the link TSSA Service Prepayment Portal under payment options (the link will take you the secure site to pay for the release via credit card).

Accessing the Service Prepayment Portal:

1. Select new or existing customer (*if you are an existing customer, you will need your account # & postal code to access your account);
2. Select the program area: AD (Amusement Devices), BPV (Boilers and Pressure Vessels), ED (Elevating Devices), FS (Fuels Services), OE (Operating Engineers) or SKI (Ski Lifts) and click continue;
3. Enter the application form number (obtained from bottom left corner of application form) and click continue;
 - a. When selecting the application form number from the drop-down menu, please make sure you select the application that begins with "PI" (i.e. PI-FS, PI-BPV etc.);
4. Complete the primary contact information section;
5. Complete the fees section;
6. Upload your completed application; and
7. Upload supporting documents (if required) and click continue.

Once all steps have been successfully completed, you will receive your receipt via email.
Questions? Please contact TSSA's Public Information Release team at publicinformationservices@tssa.org.
Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind Regards,
Kim



Public Information Agent
Facilities and Business Services
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org
www.tssa.org



From: Mandy Witteman <MWitteman@patersongroup.ca>
Sent: January 10, 2023 10:29 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Search records request (PE4934-2)

[CAUTION]: This email originated outside the organisation.
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Good Morning,

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills or other incidents/infractions for the following addresses in Ottawa, ON:

Chamberlain Ave: 30, 38, 42, 48
Rosebery Ave: 37, 39, 43, 45, 47, 51

Thank you

Kind regards,

Mandy (*she/her*)



MANDY WITTEMAN, B.Eng., M.A.Sc., P.Eng.

ENVIRONMENTAL ENGINEER

TEL: (613) 226-7381 ext. 339

DIRECT: (613) 800-5575

9 AURIGA DRIVE

OTTAWA ON K2E 7T9

patersongroup.ca

TEMPORARY SHORING DESIGN SERVICES ARE NOW AVAILABLE, PLEASE CONTACT US TO SEE HOW WE CAN HELP!

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

February 7, 2023

Mandy Witteman
Paterson Group

Sent via email mwitteman@patersongroup.ca

Dear Mandy Witteman,

Re: Information Request
30-48 Chamberlain Ave, Ottawa, Ontario (“Subject Property”)

Internal Department Circulation:

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- **Environmental Remediation Unit:** The City’s Environmental Remediation Unit has environmental records on file pertaining to the subject property noted above either directly on or adjacent to the subject property. To submit requests for information under the Municipal Freedom of Information and Protection of Privacy Act, please visit <https://ottawa.ca/en/city-hall/open-transparent-and-accountable-government/access-information-and-protection-privacy/access-information>
 - The Environmental Remediation Unit has Phase I and II Environmental Site Assessment reports for these properties (Paterson, 2020). Note that the properties are located within 250 m of several historic landfill sites: Ur-17 Chamberlain Avenue and Ur-22 Central Park. Additional information about former landfill sites in the City of Ottawa can be obtained from the report Old Landfill Management Strategy, Phase 1 – Identification of Sites (Golder, 2004) or contact the Environmental Remediation Unit at ERU-UAE@ottawa.ca.
- **Ottawa Public Health - Environmental Health:** all public inspection results are publicly available on the Ottawa Public Health website: <https://www.ottawapublichealth.ca/en/public-health-services/public-health-inspections.aspx>

Documents Provided:

HLUI Summary Report and HLUI Map

The HLUI Summary Report Excel spreadsheet identifies HLUI area, point and line features within 250 metres of the Subject Property, as shown on the provided HLUI Map PDF. Within 500 metres of the Subject Property, landfills and Environmental Risk Management Area (ERMA) are also identified if applicable.

For more information on how to interpret the HLUI data identified in the attached excel sheet ('ADDRESS – HLUI Summary report.xlsx'), please refer to the [Overview and User Guide.](#)"

Additional information may be obtained by contacting:

Ontario's Environmental Registry

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

The Ontario Land Registry Office

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

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

Ottawa Public Health

Ottawa Public Health inspects many different types of establishments. To view inspection results, please visit the Ottawa Public Health website: [Public Health Inspections - Ottawa Public Health](#)

Please note that Ottawa Public Health is not the lead agency on land use contamination in the City of Ottawa – contact the Ministry of Environment Conservation and Parks (MECP) for further information.

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

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

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

If you have any further questions or comments, please contact HLUI@ottawa.ca.

Sincerely,

Samuel Farkas

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Per:

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Planning, Infrastructure and Economic Development Department

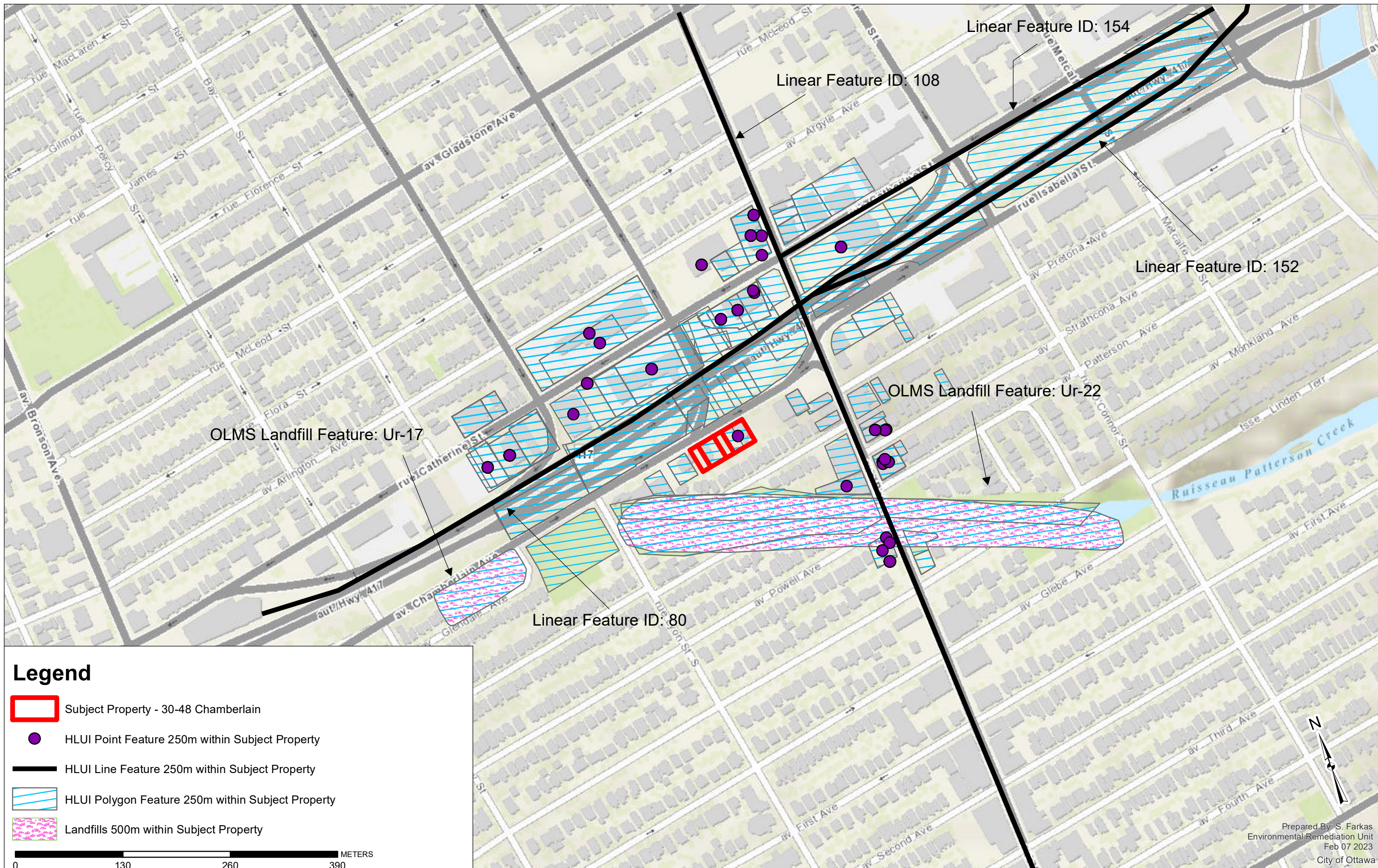
MB / SF

Enclosures: (2)






1. HLUI Map
2. HLUI Summary Report

cc: File no. D06-03-23-0002

HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP



Legend

-  Subject Property - 30-48 Chamberlain
-  HLUI Point Feature 250m within Subject Property
-  HLUI Line Feature 250m within Subject Property
-  HLUI Polygon Feature 250m within Subject Property
-  Landfills 500m within Subject Property

0 130 260 390 METERS

HLUI SUMMARY REPORT
AREA FEATURES

OBJECTID	ACTIVITY_NAME	FACILITY_TYPE	SOURCE_UPDATE_SORTED	QAQC	YEAR	YEAR_1	ST_NUM	ST_NAME	ST_SUFFIX	MUNICIPALITY	ST_NUM2017	ST_NAME2017
4204	MACKENZIE BROS	Funeral Services	1901-FIP-74-471; 1912-FIP-74-4	1	1912-1922	c. 1912-19	511	BANK	ST	OTTAWA	511	BANK
4231	GRAND'MAITRE CONSTI	Office	2001-ES; 2006-ES; 2012-ES	1	2001-2012	ES 2001; E	200	ISABELLA	ST	OTTAWA	200	ISABELLA
4232	PERFORMANCE WINDO	Gasoline Service Stations	2001-ES	1	2001	c. 2001	200	ISABELLA	ST	OTTAWA	200	ISABELLA
4233	DIGITAL ARTS STUDIO	Photographers	2001-ES	1	2001	c. 2001	200	ISABELLA	ST	OTTAWA	200	ISABELLA
4234	EDWARDS W C CO LIM	Lumber and Building Mate	2001-ES	1	2001	c. 2001	200	ISABELLA	ST	OTTAWA	200	ISABELLA
4235	NATIONAL SOLAR CONI	Hardware, Tool and Cutle	2001-ES; 2006-ES	1	2001-2006	c. 2001	200	ISABELLA	ST	OTTAWA	200	ISABELLA
4236	RANDALL'S PAINTS	Lumber and Building Mate	2001-ES; 2003-PID; 2006-ES	2	2001-2006	c. 2001; c.	555	BANK	ST	OTTAWA	210	ISABELLA
4238	THE GARAGE	Motor Vehicles, Wholesal	2001-ES; 2005-SelectPhone; 20	1	2001-2017	ES 2001; E	280	CATHERINE	ST	OTTAWA	280	CATHERINE
4239	CANADA SUPPLY AND T	Motor Vehicle Repair Sho	1998-SC	1	1998	c. 1998	280	CATHERINE	ST	OTTAWA	280	CATHERINE
4240	1384665 ONTARIO INC	Motor Vehicle Repair Sho	2005-PropertyAssessment	1	2005	c. 2005	280	CATHERINE	ST	OTTAWA	280	CATHERINE
4241	TANNIS CASH AND CAR	Ice Cream, Ice Cream Prc	2004-GWStudy	1	1948	GW Study 2004	Scotts			OTTAWA	288	CATHERINE
4242	ROYAL OTTAWA HOSPI	Health care and social as	2006-ES	1	2006	ES 2006	320	CATHERINE	ST	OTTAWA	320	CATHERINE
4243	REMMINGTON (NOISEL	Office, Store and Busines	1930-M	1	1900-1950	c. 1930	320	CATHERINE	ST	OTTAWA	320	CATHERINE
4244	WICKWARE-STACKBIN I	Stamped, Pressed and Cc	1901-FIP-KEY; 1910-M; 1912-FII	1	1900-1956	c. 1901-19	0	CATHERINE	ST	OTTAWA	320	CATHERINE
4245	MACARTNEY MILKING M	Milking Machine Manufact	1912-FIP-73-489; 1922-FIP-73-4	1	1912-1956	c. 1922	322	CATHERINE	ST	OTTAWA	320	CATHERINE
4246	CITY OF OTTAWA WATE	General Administrative Se	1960-M	2	1960-1980	c. 1960	600	LYON	ST	OTTAWA	320	CATHERINE
4247	DOMINION MANUFACTU	Coffin and Casket Industr	1948-FIP-132-489; 1949-M; 195	1	1912-1956	c. 1948-19	0	CATHERINE	ST	OTTAWA	320	CATHERINE
4248	RENTAL SERVICE CORP	Machinery and Equipment	2000-PID	1	2000	c. 2000; c.	320	CATHERINE	ST	OTTAWA	320	CATHERINE
4249	A SALESEX	Other Repair Services	1998-SC	1	1998	c. 1998	320	CATHERINE	ST	OTTAWA	320	CATHERINE
4250	JUST MOTORS LIMITED	Motor Vehicle Repair Sho	1901-FIP-KeyPlan; 1910-M; 191	2	1901-1930	c. 1901-19	330	CATHERINE	ST	OTTAWA	320	CATHERINE
4251	NATIONAL MANUFACTU	Other Metal Fabricating In	1900-M; 1910-M; 1920-M; 1988-I	1	1910-1920	c. 1910-19	316	CATHERINE	ST	OTTAWA	320	CATHERINE
4252	ZAYTOUN AUTO REPAIR	Motor Vehicle Repair Sho	1970-M; 1980-M; 1998-SC	1	1960-1998	c. 1970-19	328	CATHERINE	ST	OTTAWA	340	CATHERINE
4253	CELLULAR ONE INC	Appliance, Television, Rac	2001-ES; 2004-GWStudy	1	1990	c. 2001	340	CATHERINE	ST	OTTAWA	340	CATHERINE
4254	HUGH M GRANT LIMITEI	Truck Transport Industries	1948-FIP-132-489; 1949-M; 195	1	1948-1956	c. 1948-19	0	CATHERINE	ST	OTTAWA	340	CATHERINE
4258	HULL CEMENT & LIME W	Hydraulic Cement Industr	1900-M	2	1900	c. 1900	552	BANK	ST	OTTAWA	534	BANK
4277	SUNY'S GAS BAR	Gas	1990-CD	1	1990	CD 1990	512	BANK	ST	OTTAWA	512	BANK
4278	MACEWEN PETROLEUM	Gasoline Service Stations	2001-ES; 2005-SelectPhone; 20	1	2001-2017	ES 2001; E	512	BANK	ST	OTTAWA	512	BANK
4279	DAVID WHITE AUTO SAL	Retail trade	2001-ES; 2006-ES; 2012-ES	1	2001-2012	ES 2001; E	512	BANK	ST	OTTAWA	512	BANK
4280	SILVER AUTOMOTIVE L	Motor Vehicles, Wholesal	2001-ES; 2006-ES; 2012-ES	1	2001-2012	ES 2001; E	512	BANK	ST	OTTAWA	512	BANK
4281	WEAR ELSE LAUNDRON	Laundries and Cleaners	1998-SC	1	1998	c. 1998	512	BANK	ST	OTTAWA	512	BANK
4282	BILL CANE'S GARAGE	Motor Vehicle Repair Sho	1956-M	1	1956		223	CATHERINE	ST	OTTAWA	28	ARLINGTON
4283	SERVICE STATION, SUB	Gasoline Service Station	1934-CityofOttawa	2	1934	c. 1934	524	BANK	ST	OTTAWA	512	BANK
4304	FIRST STUDENT	Transportation and wareh	2012-ES	1	2012	ES 2012	265	CATHERINE	ST	OTTAWA	265	CATHERINE
4305	VOYAGEUR COLONIAL I	Public Passenger Transit	2000-PID; 2001-ES; 2005-Select	1	1970-2006	c. 1994; c.	265	CATHERINE	ST	OTTAWA	265	CATHERINE
4306	GREYHOUND CANADA I	Public Passenger Transit	2001-ES; 2003-PID; 2005-Select	1	2001-2017	PID2016	265	CATHERINE	ST	OTTAWA	265	CATHERINE
4307	OTTAWA BUS CENTRAL	Bus Lines	2017-SalesGenie	1	2017	SalesGenie 2017				OTTAWA	265	CATHERINE
4317	MOSSMAN'S APPLIANC	Appliance Parts	2004-GWStudy	1	1983	GW Study 2004	Scotts			OTTAWA	578	BANK
4318	CLONES SOCIETY THE	Electrical and Electronic M	2001-ES	1	2001	c. 2001	30	CHAMBERLAIN	AVE	OTTAWA	30	CHAMBERLAIN
4319	CROWN LAUNDRY	Laundries and Cleaners	1912-FIP-73-494; 1922-FIP-73-4	1	1912-1956	c. 1912-19	0	CHAMBERLAIN	AVE	OTTAWA	30	CHAMBERLAIN
4320	ITE CIRCUIT BREAKER	Other Electrical Products	1970-M	1	1960-1980	c. 1970	30	CHAMBERLAIN	AVE	OTTAWA	30	CHAMBERLAIN
4321	P O'BRIEN MECHANICAL	Highway and Heavy Cons	2001-ES; 2005-SelectPhone; 20	1	2001-2006	c. 2001; c.	44	CHAMBERLAIN	AVE	OTTAWA	42	CHAMBERLAIN
4322	SCARABELLI E H (1975)	Mechanical Specialty Wor	2001-ES	1	2001	c. 2001	44	CHAMBERLAIN	AVE	OTTAWA	42	CHAMBERLAIN
4323	SOROKA CONTRACTINC	Lumber and Building Mate	2001-ES; 2005-SelectPhone	1	2005	c. 2001; c.	44	CHAMBERLAIN	AVE	OTTAWA	42	CHAMBERLAIN
4324	NETWORKS UNLIMITED	Communications and Ene	2001-ES; 2017-SalesGenie	1	2001-2017	c. 2001	44	CHAMBERLAIN	AVE	OTTAWA	42	CHAMBERLAIN
4325	TWINN PEST CONTROL	Services to Buildings and	1980-M	2	1960-1980	c. 1980	56	CHAMBERLAIN	AVE	OTTAWA	54	CHAMBERLAIN
4326	COMPUPARTS COMPUT	Electrical and Electronic M	2001-ES	1	2001	c. 2001	54	CHAMBERLAIN	AVE	OTTAWA	54	CHAMBERLAIN
4327	COLONIAL ART GLASS	(Glass and Glass Products	1920-M	1	1900-1950	c. 1920	586	BANK	ST	OTTAWA	1	ROSEBERY
4331	G H PETCH AND SONS L	Canvas and Related Prod	1948-FIP-136-791A; 1948-M; 19	1	1948-1956	c. 1948-19	216	PRETORIA	AVE	OTTAWA	216	PRETORIA
4332	GLEBE BODY AND FENE	Motor Vehicle Repair Sho	1940-M	2	1940	c. 1940	216	PRETORIA	AVE	OTTAWA	216	PRETORIA
4333	TONY'S CUSTOM TAILO	Laundries and Cleaners	1960-M	1	1960-1980	c. 1960	594	BANK	ST	OTTAWA	600	BANK
4334	C H PETCH AND SONS L	Canvas and Related Prod	1910-M; 1912-FIP-145-791B; 19	1	1900-1965	c. 1910-19	222	STRATHCONA	AVE	OTTAWA	222	STRATHCONA
4710	HARDWARE & MACHINE	Petroleum Products, Who	1949-1956-M	2	1949-1956			ISABELLA	ST	OTTAWA	0	
4711	RIDEAU DISTRIBUTORS	Petroleum Products, Who	1948-M	1	1948			ISABELLA	ST	OTTAWA	0	
4734	ROSS W O'HARA	Motor Vehicle Repair Sho	1920-M	1	1920		223	CATHERINE	ST	OTTAWA	28	ARLINGTON
4735	SCOTTY'S GARAGE	Motor Vehicle Repair Sho	1960-M	1	1960		223	CATHERINE	ST	OTTAWA	28	ARLINGTON
4736	LEWIS MOTORS LTD GA	Motor Vehicle Repair Sho	1920-M; 1922-FIP-74-468; 1930-	2	1900-1980	c. 1920; c.	223	CATHERINE	ST	OTTAWA	512	BANK
4796	DAVIS AUCTION CO	Motor Vehicle Repair Sho	1922-1948-M	1	1922-1948		235	CATHERINE	ST	OTTAWA	28	ARLINGTON
4797	JOHN C BRENNAN	Motor Vehicle Repair Sho	1930-M	1	1930		235	CATHERINE	ST	OTTAWA	28	ARLINGTON
4798	LAURENTIAN MOTORS I	Motor Vehicle Repair Sho	1930-M	1	1930		235	CATHERINE	ST	OTTAWA	28	ARLINGTON
4799	TRI-GRAPHIC PRINTING	Commercial Printing Indus	1970-M	1	1960-1980	c. 1970	235	CATHERINE	ST	OTTAWA	28	ARLINGTON
4854	CARSWELL FURNACES	Plumbing, Heating and Air	1958-M; 1958-S; 1961-M; 1961-S	2	1958-1965	c. 1958-19	29	CHAMBERLAIN	AVE	OTTAWA	0	
4896	MCLEOD BROTHERS (1	Motor Vehicle Repair Sho	1948-M	1	1948		231	CATHERINE	ST	OTTAWA	28	ARLINGTON
4897	SAM HALLIDAY AUTO Ri	Motor Vehicle Repair Sho	1910-1920-M	1	1910-1920		231	CATHERINE	ST	OTTAWA	28	ARLINGTON
4898	BUCK MOTORS GARAGI	Motor Vehicle Repair Sho	1910-M; 1912-FIP-74-468; 1920-	1	1900-1980	c. 1910-19	231	CATHERINE	ST	OTTAWA	28	ARLINGTON
4903	BUILDERS WHOLESAL	Lumber and Building Mate	1948-1956-M; 1956-FIP-132-491	1	1948-1956		105	CHAMBERLAIN	ST	OTTAWA	0	
4904	MAYNO DAVIS LUMBER	Lumber and Building Mate	1930-M; 1956-FIP-132-491	1	1930		105	CHAMBERLAIN	ST	OTTAWA	0	
17424	TOMLINSON LIFT INC	Real estate and rental anc	2006-ES	2			585	BANK	ST	OTTAWA	581	BANK
17433	AMERICAN HARDWOOD	Sawmill, Planing Mill and	1901-FIP-64-784	1	1901		260	CATHERINE	ST	OTTAWA	240	CATHERINE
17434	BARRET BROS	Sawmill, Planing Mill and	1912-FIP-73-493	1	1912		260	CATHERINE	ST	OTTAWA	240	CATHERINE
17481	QUEEN CITY OIL CO	Petroleum Products, Who	1900-M; 1901-FIP-64-784	1	1900-1910		556	BANK	ST	OTTAWA	0	
17484	CITY ASPHALT PLANT	Asphalt Plant	1912-FIP-73-489; 1912-FIP-73-4	2	1900-1980	c. 1912-19	61	CHAMBERLAIN	AVE	OTTAWA	0	
17497	THE SAMIEL ROGERS O	Petroleum Products, Who	1901-FIP-64-785; 1988-Intera	1	1900		60	ISABELLA	ST	OTTAWA	0	

HLUI SUMMARY REPORT
AREA FEATURES

HISTORIC LANDFILL FEATURE	The historic landfills identified within the HLUI are referenced from the City's Old Landfill Management Strategy report (OLMS, 2004). Contact Remediation Unit (ERU-UAE@ottawa.ca) if you would like more information about the old landfill sites identified in the OLMS report.	
ACTIVITY2	6127	
ACTIVITYID	6127	
ADJACENT_INDUSTRY	City Asphalt Plant (refined petroleum and coal products), 1920s-1950s, NW junction of Chamberlain Ave. and Lyon St. [Intera #28]; Imp	
ADJACENT_LANDUSE	and gas), around 1922, SW corner of Catherine and Percy Sts. [Intera #41]	
ADJACENT_OWNER	residential and parkland; the zoning is L3A (community leisure) in the general area of the site.	
ANDERSONSWASTEDISPOSALSITE	private houses across the street on south and west sides on Glendale Ave., Chamberlain park east of site	
S_ID	81	
Common Name	Chamberlain Avenue	
Common Name French	Avenue Chamberlain	
CONCENTRTN	no known monitoring	
DEPTH_TO_BEDROCK	less than 3 m to interbedded bioclastic limestone, crystalline limestone and shale	
DEPTH_TO_GROUNDWATER	unknown	
DISTANCE_TO_SURFACE_WATER	small canal joined to Rideau Canal 750 m E; Ottawa River 2.0 km NW	
ECOLOGICAL	human contact possible given that residences are possibly built on site (not confirmed)	
FORMER_MUN	OTTAWA	
G_GENERATION	<null>	
G_NEXT_VERSION	<null>	
G_VERSION	0	
GLOBALID	{4652A28A-115A-42DD-9B05-85D203EC3459}	
GROUNDWATER_FLOW_DIRECTIO	assumed to be N towards the Ottawa River	
INFORMATION_SOURCE	1991-WDSI/WMB/MOE	
LANDFILL_1998_ID	__6O0435	
LOCATION	part of the lands located between Chamberlain Ave., Glendale Ave. and Percy St.	
LOCTN_REF	<null>	
MAGNITUDE	no known monitoring	
METHANE	none detected [GLL, 1980]; unlikely given age of site and type of wastes	
MOE_ID	x 1097	
OBJECTID	100	
OPERATIONAL_PERIOD	probably between 1920 and 1940, but could not be confirmed due to lack of aerial photos from that time period [GLL, 1980]	
OPERATOR	City of Ottawa	
OTHER_INFO	No aerial photographs of the active period are available for visual identification of site.	
OTHERREF	Gartner Lee, 1980 (Site #17); Intera, 1988 (Lf #17)	
OVERBURDEN	till	
OWNER	City of Ottawa (parking lot for Chamberlain Park) and possibly 4 private houses (35, 37, 39 & 41 Glendale Ave.)	
OWNERCATEGORY	City and possibly Private	
PARAMETERS	no known monitoring	
PARENT_ID	<null>	
PHYSICAL	site is located on paved parking lot, adjacent to Chamberlain Park	
ROAD_NAME	<null>	
ROAD_TYPE	<null>	
SERVICE_AREA	presumably City of Ottawa	
SHAPE	Polygon	
SHAPE.AREA	5043.140007	
SHAPE.LEN	303.800092	
Site Name French	Avenue Chamberlain (et avenue Lyon)	
Site ID French	Ur-17	
SITE_ACCES	site is on located on public property (parking lot)	
SITE_ALIAS	Chamberlain Ave. (Bank and Highway 17)	
SITE_COORD	UTM = 445410E, 5028060N, map 31G/5. Site #X1097 of closed sites in the MOE inventory (pg134).	
SITE_IDENTIFICATION	Ur-17	
SITE_NAME	Chamberlain Avenue (and Lyon Avenue)	
SITE_STATUS	Confirmed	
SIZE_HA	less than 0.2 ha	
SOIL_COVER	area is currently paved	
TOPOGRAPHY	slight slope north locally	
Unique ID	Chamberlain Avenue (and Lyon Avenue)Ur-17	
UTM_NAD27_E_NOTE	<null>	
UTM_NAD27_EASTING	445410	
UTM_NAD27_N_NOTE	<null>	
UTM_NAD27_NORTHING	5028060	
WASTEDEPTH	unknown	
WASTETYPE	rubble type waste and possibly earth fill	
WATER_SUPPLY	municipally supplied water	