

December 19, 2024

CM3 File: SDC1009

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Attention: Dean Michaud dean@henryinvestments.ca

Phase I Environmental Site Assessment Update
Ste-Cecile Street Project
73-79, 83 Ste-Cecile Street, Ottawa, Ontario

1 INTRODUCTION

CM3 Environmental Inc. (CM3) was retained by 14072375 Canada Inc. operating as Henry Investments to conduct a Phase I Environmental Site Assessment, (ESA), for the properties located at 73-79, 83 Ste-Cecile St., Ottawa, Ontario, (“site” or “subject properties”). The Phase I ESA was completed in support of a Site Control Plan Application and not in support of the filing of a record of site condition. The Phase I ESA was completed following the requirements of the Canadian Standards Association, (CSA), Standard Z768-01 and in general accordance with Ontario Regulation, (O. Reg.), 153/04.

The Phase I ESA was completed under the supervision of Mr. Bruce Cochrane, P.Geo. from CM3 Environmental. Mr. Cochrane has over 30 years of experience in contaminated lands consulting.

This report has been prepared to update the CM3 Phase I ESA that was completed for the site on December 16, 2022.

2 PREVIOUS PHASE I AND II ESA CONCLUSIONS

2.1 2022 Phase I ESA Conclusions

The December 16, 2022 CM3 Phase I ESA had identified two areas of potential environmental concern, (APECs). The APECs and contaminants of concern are summarized in the following table.

Areas of Potential Environmental Concern			
APEC	Location	Cause of Concern	COCs
1	Subject Site	PCA 1 – importation of fill material of unknown quality	VOCs, PHCs F1-F4 fractions, PAHs, Metals
2	South-west of the subject site at 72 Ste-Cecile St.	PCA 2 – Former metal fabrication shop	Metals, VOCs

PAHs Polycyclic aromatic hydrocarbons
 VOCs Volatile organic compounds
 PHCs F1-F4 Petroleum hydrocarbons F1 to F4 fractions

The findings of the Phase I ESA identified two APECs on the subject properties due to historic and current land use at the site. The contaminants of concern were identified as VOCs, PHCs F1-F4 fractions, PAHs and Metals, and potentially contaminated media included soil and groundwater. The PCAs and APECs could result in adverse environmental conditions at the subject properties. A Phase II ESA is required to characterize soil and groundwater conditions and assess the presence of contaminants of concern at the areas of potential environmental concern.

2.2 2022 Phase II ESA Conclusions

CM3 Environmental was retained by 14072375 Canada Inc. operating as Henry Investments to conduct a Phase II ESA at 73-79, 83 Ste-Cecile St. Ottawa, Ontario. The Phase II ESA was completed to assess the presence of potential contamination as a result of historic and current land use at the site and surrounding properties. The Phase II ESA was undertaken in support of a Site Control Plan Application, and not in support of the filing of a Record of Site Condition (RSC). The Phase II ESA included the advancement of three boreholes (completed as monitoring well) for the collection of soil and groundwater samples, summarized as follows:

Site Characterization

- The soil at the site consisted of sand or peat fill to depths up to 6 m bg overlying a silty sand fill with dimensional lumber debris at 5.8 to 6.9 m bg. Native silty sand to sandy gravel was encountered below the second fill layer to depths ranging from 6.9 to 7.6 m bg.;
- Bedrock was not encountered;
- LPH was not present in any of the monitoring wells;
- the average groundwater elevation was 97.257 m arl (2.74 m bg);

Soil Impacts

- Three soil samples from the boreholes were analysed for VOCs, PHCs F1-F4 fractions, PAHs and metals;
- The results for the above samples were either not detected or were present at concentrations below the Table 5 SCS;

Groundwater Impacts

- Three groundwater samples were analysed for VOCs, PHCs F1-F4 fractions, PAHs and metals;
- The COCs in all analysed samples were either not detected or were present at concentrations below the Table 5 SCS;

The Phase II ESA identified the presence of metals and PHCs in soil at the site at concentrations that met with the MECP Table 5. Metals and PAHs were also present in groundwater, at concentrations that met the applicable SCS. CM3 provides the following conclusions with respect to the APECs.

APEC 1: Unknown Fill Quality

Soil samples from all borehole and all groundwater samples at all locations were used to evaluate the fill quality at the site. The results identified the presence of metals, PHCs and PAHs in at concentrations that were not detectable or well below the Table 5 SCS. VOCs were not detected in soil or groundwater. In general, the concentrations in subsurface soil samples met the MECP Table 5 SCS, suggesting that the fill material is not contaminated or contaminating groundwater.

APEC 2: Former Metal Fabrication Shop

Borehole soil sample MW1 SA7 and groundwater sample MW1 were collected to identify any possible impacts due to the historic presence of a metal fabrication shop located across the street from the subject property. The results identified the presence of metals and PHCs in soil and metal impacts in groundwater that comply with the SCS. Groundwater flow analysis also confirmed that the former metal fabrication facility is downgradient of the subject sites, making the possibility of contamination unlikely.

3 PHASE I ESA UPDATE

CM3 completed an on-site and Google Earth inspection of the site and previous Phase I ESA study area (A radius of 300 m from the subject property) on December 18, 2024. The inspection was completed by Mr. Bruce Cochrane, P.Geo., EP, QP, the Managing Partner of CM3.

No changes were noted in land-use and no additional PCAs or APECs were identified during the site inspection. CM3 opines that the results of the 2022 CM3 Phase II ESA thoroughly addressed the 2022 APECs and has no further environmental concerns because:

- The APEC 1, unknown fill quality was based on previous fill deposition at the subject properties. No evidence of fill deposition at the subject properties was noted during the December 2024 inspection; and
- The APEC 2, Former Metal Fabrication Shop was based on off-site historical land use. No change of land-use was noted at the off-site property.

Photographs of the on-site inspection are appended to this report.

4 LIMITATIONS

This report has been prepared and the work described in this report has been undertaken by CM3 Environmental Inc. (CM3) for 14072375 CANADA INC. and HENRY INVESTMENTS. It is intended for the sole and exclusive use of 14072375 CANADA INC. and HENRY INVESTMENTS and their authorized agents for the purpose(s) set out in this report. Any use of, reliance on, or decision made based on this report by any person other than 14072375 CANADA INC. and HENRY INVESTMENTS for any purpose, or by 14072375 CANADA INC. and HENRY INVESTMENTS for a purpose other than the purpose(s) set out in this report, is the sole responsibility of such person, or 14072375 CANADA INC. and HENRY INVESTMENTS. CM3 and 14072375 CANADA INC. and HENRY INVESTMENTS make no representation or warranty to any other person with regard to this report and the work referred to in this report and they accept no duty of care to any other person or any liability or responsibility whatsoever for any losses, expense, damages, fines, penalties or other harm that may be suffered or incurred by any other person as a result of the use of, reliance on, any decision made or any action taken based on this report or the work referred to in this report. Nothing in this report is intended to constitute or provide a legal opinion. In addition, revisions to the regulatory standards referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary.

The work undertaken by CM3 for this report and any conclusions or recommendations made in this report reflect CM3's judgement based on the site conditions observed at the time of the site inspection on the date(s) set out in this report, on information available at the time of preparation of this report, on the interpretation of data collected from the field investigation and on the results of laboratory analyses, which were limited to the quantification in select samples of those substances specifically identified in the report. Unless otherwise stated, the findings cannot be extended to previous or future site conditions, portions of the site which were unavailable for direct investigation, subsurface locations which were not investigated directly, or chemical parameters, materials or analysis which were not addressed. Substances other than those addressed by the investigation described in this report may exist within the site; substances addressed by the investigation may exist in areas of the site not investigated and concentrations of substances addressed which are different than those reported may exist in areas other than the locations from which samples were taken. CM3 expresses no warranty with respect to the accuracy of the analytical results by the laboratory. Actual concentrations of the substances identified in the samples submitted may vary according to the extraction and testing procedures used.

As the evaluation and conclusions reported herein do not preclude the existence of other chemical compounds and/or that variations of conditions within the site may be possible, this report should be used for informational purposes only and should absolutely not be construed as a comprehensive hydrogeological or chemical characterization of the site. If site conditions change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

Other than by 14072375 CANADA INC. and HENRY INVESTMENTS as set out herein, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of CM3.

Respectfully submitted,

CM3 Environmental Inc.



Spencer Cochrane
Environmental Technician



Bruce Cochrane P.Ge., QP, EP
Managing Partner



APPENDIX A

PHOTOGRAPHS

Phase I Environmental Site Assessment Update

73-79, 83 Ste-Cecile St. Ottawa, Ontario

14072375 CANADA INC.

HENRY INVESTMENTS

CM3 Project SDC1009

APPENDIX A
PHOTOGRAPHIC RECORD



Client: Henry Investments Inc. 14072375 CANADA INC.

Job Number: SDC1009

Site Name: 73-79, 83 Ste-Cecile

Location: 73-79,83 Ste-Cecile St., Vanier, Ontario

Photographer: BDC

Date: December 18, 2024



Photograph 1: Looking north at south end (front) of 83 Ste-Cecile Street. Neighboring property 87 Ste-Cecile to the east.



Photograph 2: Looking north at south ends (front) of 73 and 79 Ste-Cecile.

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Site Name: 73-79, 83 Ste-Cecile

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Photographer: BDC

Date: December 18, 2024



Photograph 3: Looking north into the backyard of 73 and 79 Ste-Cecile.



Photograph 4: Looking north into the backyard of 79 and 83 Ste-Cecile.

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Site Name: 73-79, 83 Ste-Cecile

Location: 73-79,83 Ste-Cecile St., Vanier, Ontario

Photographer: BDC

Date: December 18, 2024



Photograph 5: Looking north at east side of 83 Ste Cecile with 87 Cecile on east. Noted residential properties to the north.



Photograph 6: Photograph looking south-east on north side of Ste-Cecile Street across from subject properties.

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Client: Henry Investments Inc. 14072375 CANADA INC.

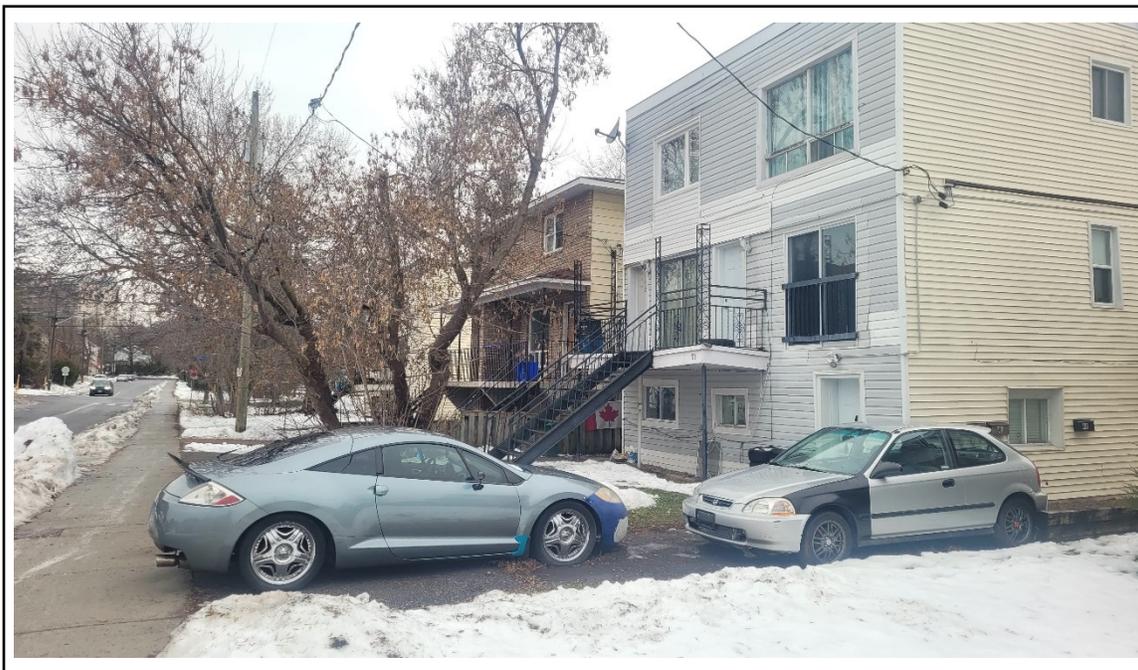
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Site Name: 73-79, 83 Ste-Cecile

Location: 73-79,83 Ste-Cecile St., Vanier, Ontario

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Photograph 7: Looking east from north side of Ste-Cecile at residential properties to the east of site.



Photograph 8: Looking west from north side of Ste-Cecile Street at adjacent residential properties to the west and south-east.

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Photograph 11: View south-west from north side of Ste-Cecile Street in front of 73 Ste-Cecile. Storm drain catch basin is on lower right and 82 Ste-Cecile is in center, (former metal fabrication, current vending machine repair).