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Paterson Group Inc.

Consulting Engineers
154 Colonnade Road South
Ottawa (Nepean), Ontario
Canada K2E 7J5

Tel: (613) 226-7381
Fax: (613) 226-6344
www.patersongroup.ca

patersongroup

Phase I - Environmental Site Assessment

6600 Carrière Street
Ottawa, Ontario

Prepared For

Mouvement d'implication
francophone d'Orléans

November 27, 2018

Report: PE4476-1

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RÉSUMÉ ANALYTIQUE

Évaluation

Paterson Group a été retenue par le Mouvement d'Implication Francophone d'Orléans (MIFO) afin d'entreprendre un dossier d'évaluation environnementale de site, phase I, au 6600 Rue Carrière dans la Cité d'Ottawa, Ontario. L'objectif de ce dossier d'évaluation environnementale de site, phase I, est de rechercher l'occupation présente et passé du site et d'étudier ainsi qu'identifier toute préoccupation environnementale du site pouvant avoir un impact sur la propriété assujettie.

Le site a premièrement été développé à partir d'un terrain vacant autour de 1984 avec la construction du bâtiment communautaire existant, pour la Corporation de la ville de Gloucester. La possession du site et du bâtiment fut transférée au MIFO en Janvier 2000 et a largement été inchangé depuis ce temps. La revue historique du site a décelé aucune activité susceptible de contaminer (ASC) ou zone de préoccupation environnementale (ZPE) sur la propriété.

Les propriétés avoisinantes ont été développé à partir de terrain agricole autour de 1972 à des fins communautaires (école). Les autres zones d'intérêts parmi le domaine concerné ont été développé à des fins résidentiels. Historiquement aucun APC a été identifiée dans les limites du domaine.

La revue historique c'est suivi d'une visite du site. Aucune APC ou ZPE a été identifié sur le site assujettie ou sur les propriétés avoisinantes durant la visite.

Pour donner suite à l'évaluation des résultats du dossier d'évaluation environnementale de site, phase I, **il est de notre opinions qu'un dossier d'évaluation environnementale de site, phase II, n'est pas requise au site assujetti.**

1.0 INTRODUCTION

On behalf of Mouvement d'implication francophone d'Orléans, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) for 6600 Carrière Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Emmanuelle van Rutten of Moriyama & Teshima Architects whose offices are located at 109 Murray Street, Unit 3, Ottawa, Ontario, K1N 5M5.

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

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

2.0 PHASE I PROPERTY INFORMATION

Address: 6600 Carrière Street, Ottawa, Ontario.

Property Identification 04419 0153

Number:

Location: The subject site is located on the south side of Carrière Street, 300 m east of the intersection with Orléans Boulevard, in Ottawa, Ontario.

Latitude and Longitude: 45° 27' 57" N, 75° 31' 23" W;

Site Description:

Configuration: Rectangular.

Site Area: 0.78 ha (approximate).

Zoning: I1E – Institutional Zone.

Current Use: The subject site is currently occupied by a community building, owned and operated by Mouvement d'implication francophone d'Orléans.

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

3.0 SCOPE OF INVESTIGATION

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

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

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

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

First Developed Use Determination

Based on the available sources, the property was first developed for institutional purposes for the Corporation of the City of Gloucester. Based on information from Marie-Claude Doucet of Mouvement d'implication francophone d'Orléans, the site was developed around 1984.

Fire Insurance Plans

Fire insurance plans are not available for the subject site or surrounding area.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1986 to 2011 as part of the Phase I ESA. The subject site was first identified in the 1995 directory, as community land (library, pre-school centre and francophone centre). Within the subject area, residential and community (education and library) uses were identified. The only commercial activity in the area was Cassidy Construction, located at 6588 Carrière Street in the 1994/95 directory. No Potentially Contaminating Activities (PCAs) have been identified in the directories.

4.2 Environmental Source Information

Environment and Climate Change Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on October 30, 2018. The subject site was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites were identified on the subject site or within a 250m radius.

Ontario Ministry of Environment Conservation and Parks (MECP) Instruments

A request was submitted to the MECP Freedom of Information 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. The response from the MECP did not raise any environmental concerns.

MECP Coal Gasification Plant Inventory

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

MECP Incident Reports

A request was submitted to the MECP Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the site or adjacent properties. The response from the MECP did not raise any environmental concerns.

MECP Waste Management Records

A request was submitted to the MECP Freedom of Information office for information with respect to waste management records. The response from the MECP did not raise any environmental concerns.

MECP Submissions

A request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MECP. The response from the MECP did not raise any environmental concerns.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area

of the site. No Record of Site Condition (RSC) was found for the subject site or neighbouring properties.

MECP Waste Disposal Site Inventory

The MECP document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No waste disposal sites were recorded within 250m of the subject site.

Areas of Natural Significance Interest (ANSI)

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on October 30, 2018. The search revealed an area designated as a wetland and woodland immediately southeast of the subject site. No other ANSI were reported in the subject area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted on October 30, 2018, to inquire about current and former underground/aboveground storage tanks, spills and incidents for the subject and neighbouring properties. No records were found for the subject site or neighbouring properties.

City of Ottawa Landfill Document

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

City of Ottawa Historical Land Use Inventory

A search of the City's Historical Land Use Inventory (HLUI 2005) database for the subject property was conducted as part of the Phase I ESA. The response did not raise any environmental concerns.

Previous Engineering Reports

No historical environmental site assessment reports (ESA) have been conducted at the subject site to our knowledge.

4.3 Physical Setting Sources

Aerial Photographs

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

- | | |
|------|---|
| 1958 | The subject site is undeveloped at this time with the site and subject area comprising agricultural land. No development is shown in the subject area. |
| 1976 | The subject site remains undeveloped at this time however appears overgrown with vegetation. In the subject area, Carrière Street has been developed and forms the northern site boundary. Schools have been constructed east and west of the subject site. |
| 1991 | The subject site is occupied by a building and parking lot that matches the present day configuration. The school to the east of the subject site has been extended with new buildings and extended play areas. Baseball diamonds are pictured south of the subject site and north of Carrière Street. Residential properties are shown in the edges of the subject area. |
| 2002 | No significant changes appear to have been made to the subject property or neighbouring properties. |
| 2011 | No significant changes appear to have been made to the subject property. The school to the west has been extended. |
| 2017 | No significant changes have been made to the subject site or neighbouring properties |

No potentially contaminating activities (PCAs) or areas of potential environmental concern (APEC) are identified in the historic air photos.

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

Topographic Maps

Topographic maps were obtained from Natural Resources Canada - The Atlas of Canada website. The topographic maps indicate that the subject site and surround

area slopes down to the northwest. An illustration of the referenced topographic map is present on Figure 2 - Topographic Map following the body of this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada - The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: "The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets." The subject site is located in the Central St. Lawrence Lowland, "where the land is rarely more than 150 m above sea level, except for the Monteregian Hills, which consist of intrusive igneous rocks".

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on the information from NRCAN, bedrock in the area of the site consists of limestone and dolostone of the Ottawa Formation. Based on the maps, the thickness of overburden ranges from 10 to 15 m and is anticipated to consist of granular glaciomarine sediments. To the northeast of the subject site, fine grained glaciomarine sediments may be encountered. Colluvial deposits may be encountered locally.

Water Well Records

A search of the MECP's web site for all drilled well records within 250 m of the subject site was conducted on October 30, 2018. The search identified one record in the study area, identified as a domestic, presumed potable water well, located approximately 240 m northwest of the site and dating from 1956. This well is not considered to represent a potentially contaminating activity or pose a risk to the subject site. The well records have been attached in Appendix 2.

Water Bodies and Areas of Natural Significance

There are no waterbodies or areas of natural and scientific interest, on the subject site or within the study area.

5.0 INTERVIEWS

Property Owner Representative

As part of this assessment Marie-Claude Doucet was interviewed regarding the use of the building. Ms. Doucet is Director General at MIFO and has been associated with the building for the past 22 years. She indicated that no significant renovations have been conducted at the property and that she was not aware of any environmental concerns with the subject site or neighbouring buildings.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted on November 9, 2018. Weather conditions were sunny, with a temperature of approximately 2 °C. Mr. Philip Price from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site reconnaissance.

6.2 Specific Observations at the Phase I Property

Buildings and Structures

The subject site is occupied by a community building concerned with Francophone interests. The building comprised a central two storey main hall surrounded by single storey office and meeting space. Ancillary structures on the site include a storage shed and cellphone tower.

The main building, constructed of concrete block with a flat tar and gravel roof and concrete slab on grade foundation, was finished with metal sheeting, glass and decorative stone. The building was heated by five natural gas fired rooftop HVAC units. The storage shed was constructed on a concrete slab on grade foundation with wooden superstructure.

Site Features

The subject site is primarily occupied by the subject building or paved with asphaltic concrete parking, surrounded by landscaped areas. Mature trees are present surrounding the building. Adjacent properties are approximately at grade with respect to the subject site.

Below Ground Structures

No below ground structures were identified at the time of the site visit, aside from utilities (natural gas, sewer and water).

Potable Water Source

The subject property is municipally serviced.

Potential Environmental Concerns

☐ **Waste Management**

Waste is stored to the rear of the building and collected by the city on a weekly basis (Thursdays).

☐ **Polychlorinated Biphenyls (PCBs)**

A pad mounted electrical transformer was located to the west of the subject building. No staining was noted on the machinery which appeared to be in good condition. Given the date the site was developed, PCBs are unlikely to have ever been present in this equipment.

☐ **Wastewater Discharge**

Wastewater is discharged to the municipal sewer system.

☐ **Potable Wells**

The subject building is municipally serviced. No potable wells were observed on the subject site or are suspected.

☐ **Railway Lines**

No railway lines were observed on the subject site or within the Phase I ESA study area.

☐ **Unidentified Substances**

There were no unidentified substances on the exterior of the subject property at the time of this assessment.

Interior Assessment

A general assessment of the building interior is as follows:

- ☐ The floors consisted predominantly of concrete with vinyl tile and carpet covering.
- ☐ The walls consisted of drywall, decorative stone, ceramic tile and metal shuttering.
- ☐ The ceilings generally consisted of concrete or suspended ceiling tile.
- ☐ Lighting throughout the building was a mixture of fluorescent and incandescent fixtures.

Potentially Hazardous Building Products

☐ **Ozone Depleting Substances (ODSs)**

Refrigerators, fire extinguishers, HVAC and air conditioning units may be potential sources of ozone depleting substances (ODSs) on site. These appliances should be regularly serviced and maintained by certified contractors.

☐ **Potentially Hazardous Building Materials**

Reference should be made to the Designated Substance Survey completed by Paterson Group, and reported under separate cover, for information on designated substances.

Other Potential Environmental Concerns

☐ **Storage Tanks**

No signs of aboveground or underground fuel storage tanks were noted at the time of the site visit.

☐ **Wastewater Drainage**

Wastewater drainage from the building is expected to drain into the City of Ottawa sewer system.

Neighbouring Properties

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

- ☐ North - Carrière Street followed by a baseball diamond, woodland and playing fields, followed by residential land.
- ☐ South - Baseball diamonds followed by residential land.
- ☐ East - Saint-Joseph d'Orléans Catholic Elementary School, followed by residential land.
- ☐ West - Garneau Catholic Secondary School.

No PCAs were identified in the subject area. Land use within the Phase I study area is shown on Drawing PE4476-2 - Surrounding Land Use Plan.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following table indicates the current and past uses of the site dating back to the first developed use of the site.

Table 1: Land Use History			
Time Period	Land Use	Potentially Contaminating Activities	Areas of Potential Environmental Concern
Prior to 1984	Vacant/agricultural	None	None
1984 - present	Community	None	None

Potentially Contaminating Activities (PCAs)

No PCAs were identified on the subject site or in the subject area.

Areas of Potential Environmental Concern (APECs)

No APECs were identified on the subject site.

Contaminants of Potential Concern (CPC)

As no PCAs or APECs were identified on the subject site or in the subject area, no CPCs have been identified.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on the information from NRCAN, bedrock in the area of the site consists of limestone and dolostone of the Ottawa Formation. Based on the maps, the thickness of overburden ranges from 10 to 15 m and is anticipated to consist of granular glaciomarine sediments. To the northeast of the subject site, fine grained glaciomarine sediments may be encountered. Colluvial deposits may be encountered locally.

Contaminants of Potential Concern

No CPCs were identified for the subject site.

Existing Buildings and Structures

The subject site is occupied by a community building, constructed in 1984.

Water Bodies

There are no waterbodies on the subject property or within the Phase I ESA study area.

Areas of Natural Significance

A natural wetland and woodland was identified immediately south of the subject site.

Drinking Water Wells

The subject site is located within a municipally supplied area. Only one older water well was identified within the subject area which is presumed not to be in use anymore.

Neighbouring Land Use

Neighbouring land use in the Phase I study area consists of residential, community and institutional properties. Land use is shown on Drawing PE4476-2 Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

No PCAs or APECs were identified on the subject site or in the subject area.

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 no areas of potential environmental concern on the subject site which have the potential to have impacted the subject site. The presence of potentially contaminating activities was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by Mouvement d'implication francophone d'Orléans (MIFO) to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 6600 Carrière Street in the City of Ottawa, Ontario. The purpose of this Phase I – Environmental Site Assessment was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject properties.

The subject site was first developed from vacant land around 1984 with the construction of the existing community building, on the behalf of the Corporation of the City of Gloucester. Ownership transferred to MIFO in January 2000 and has remained largely unchanged since that time. No historical PCAs/APECs were identified on the subject site during the historical review.

Adjacent properties were developed from agricultural land around 1972 for community (school) use. Subsequently, the other areas within the subject area were developed for residential use. No historical PCAs were identified in the subject area.

Following the historical review, a site visit was conducted. No PCAs/APECs were identified on the subject site or neighbouring lands during the site visit.

Based on the results of the Phase I - Environmental Site Assessment, it is our opinion that **a Phase II - Environmental Site Assessment is not required for the subject site.**

9.0 STATEMENT OF LIMITATIONS

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

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

This report was prepared for the sole use of Mouvement d'implication francophone d'Orléans. Permission and notification from the above noted party and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Philip Price, BSc. FGS



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Mouvement d'implication francophone d'Orléans
- Paterson Group

10.0 REFERENCES

Federal Records

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

Provincial Records

MECP Freedom of Information and Privacy Office.
MECP Municipal Coal Gasification Plant Site Inventory, 1991.
MECP document titled “Waste Disposal Site Inventory in Ontario”.
MECP Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MECP Water Well Inventory.

Municipal Records

The City of Ottawa Historical Land Use Inventory.
The City of Ottawa geoOttawa website.

Local Information Sources

Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View
Bing Maps

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4476-1 – SITE PLAN

DRAWING PE4476-2 – SURROUNDING LAND USE PLAN

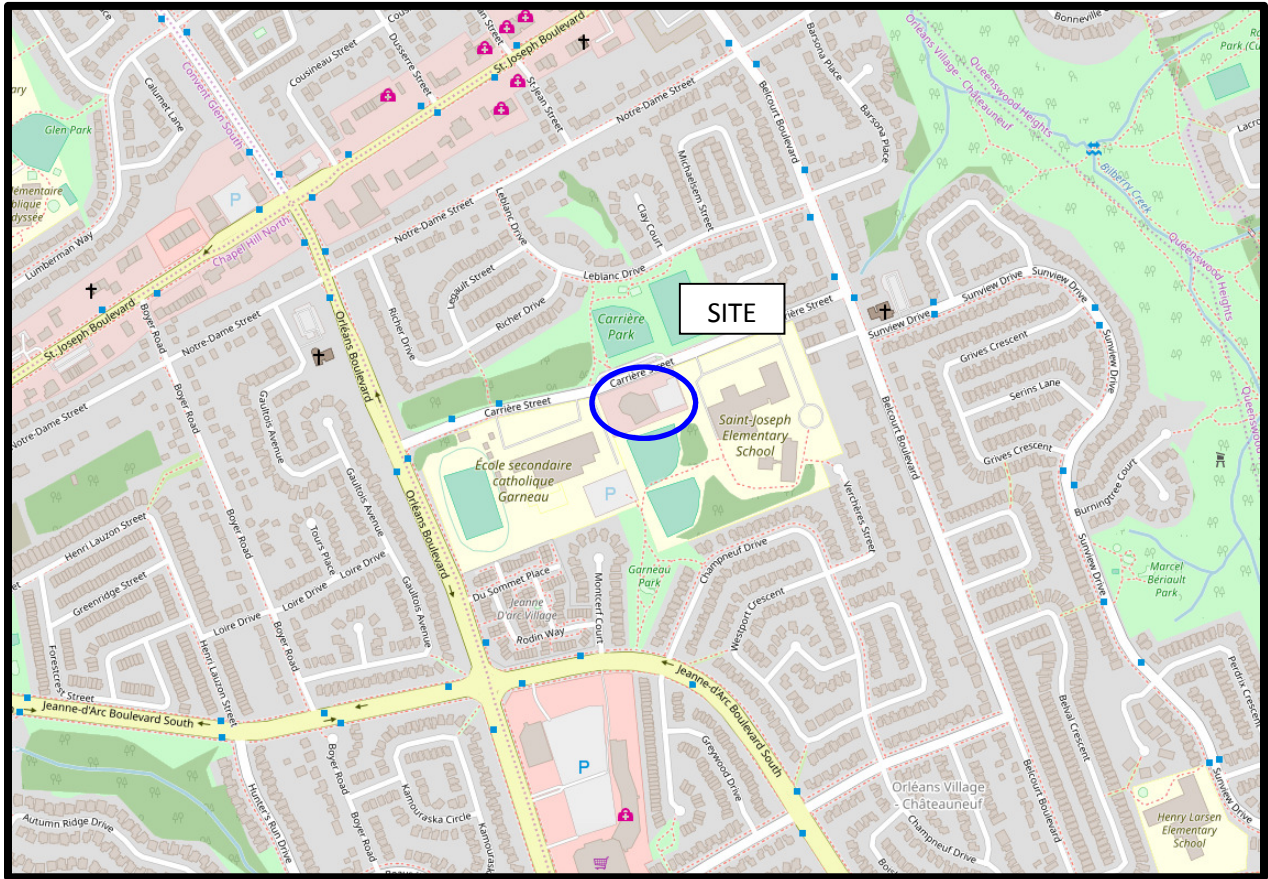


FIGURE 1
KEY PLAN

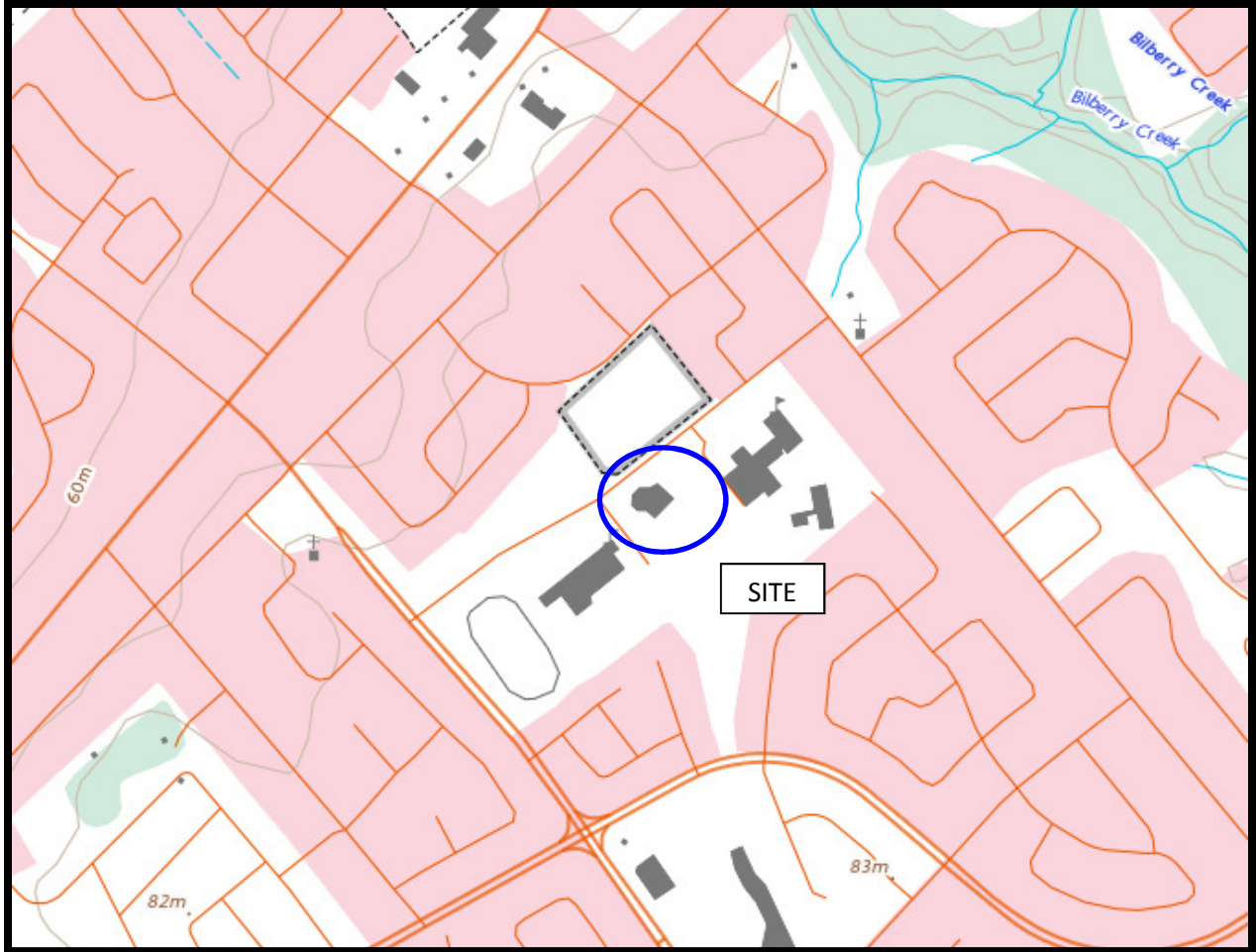
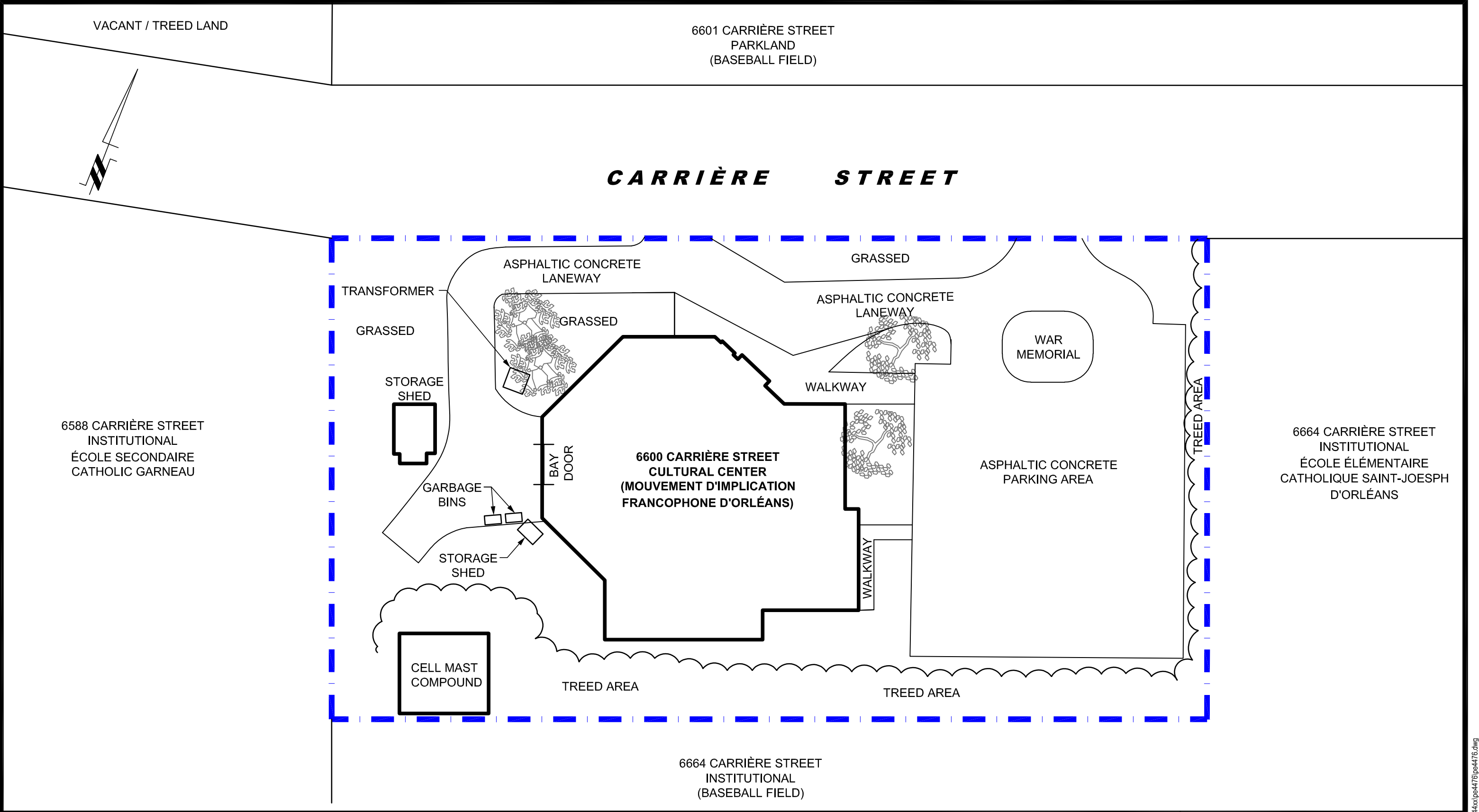
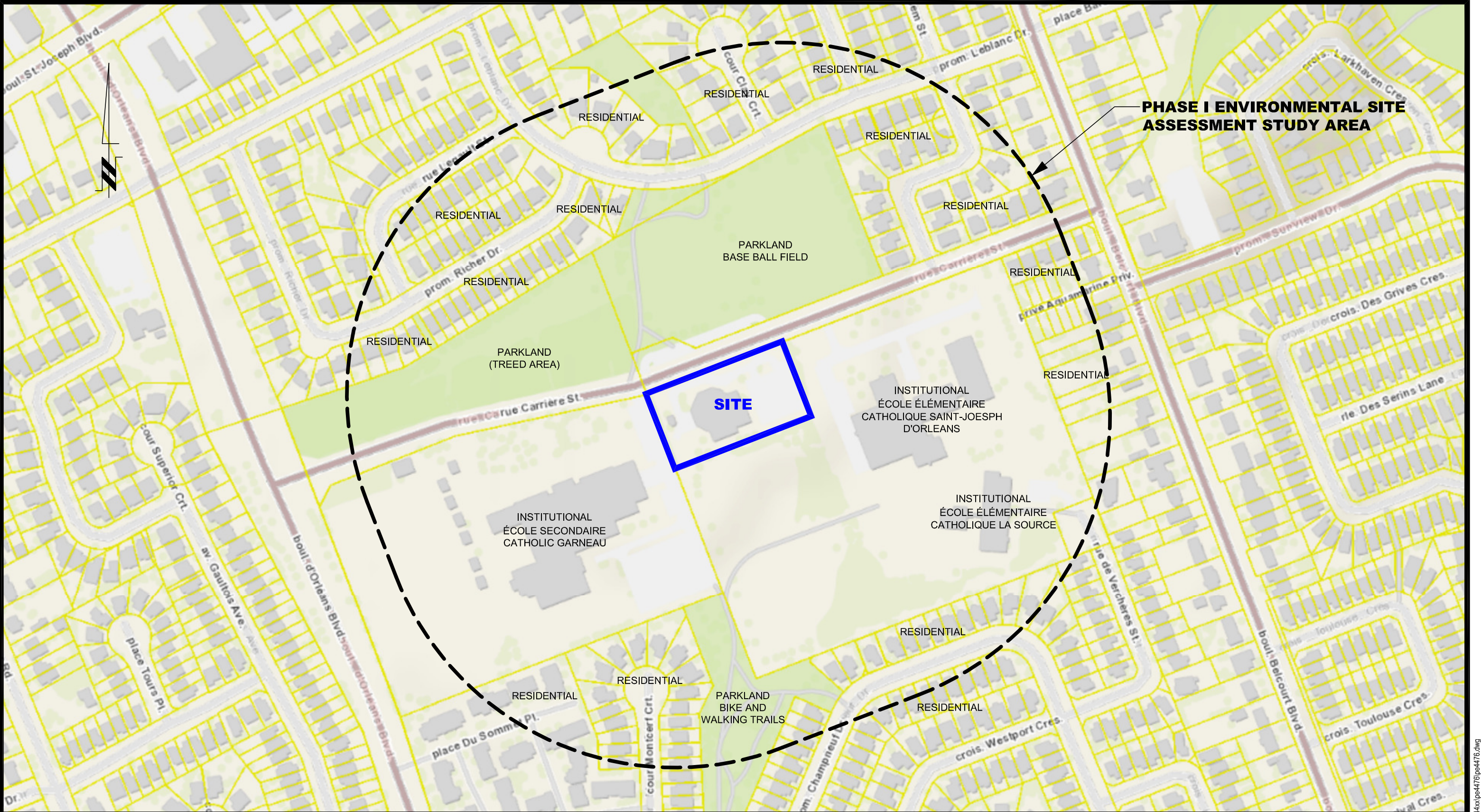


FIGURE 2
TOPOGRAPHIC MAP



<div><div>patersongroup</div><div>consulting engineers</div><div>154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: (613) 226-7381 Fax: (613) 226-6344</div></div>					<div>OTTAWA,<div>ONTARIO</div></div> <div>Title:</div> <div>SITE PLAN</div>	<div>Scale:1:750</div> <div>Drawn by:RCG</div> <div>Checked by:PP</div> <div>Approved by:MSD</div>	<div>Date:11/2018</div> <div>Report No.:PE4476-1</div> <div>Dwg. No.:PE4476-1</div> <div>Revision No.:0</div>
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patersongroup
consulting engineers

154 Colonnade Road South
Ottawa, Ontario K2E 7J5
Tel: (613) 226-7381 Fax: (613) 226-6344

0			
NO.	REVISIONS	DATE	INITIAL

OTTAWA,
Title:

ONTARIO

MOUVEMENT D'IMPLICATION FRANCOPHONE D'ORLÉANS
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
6600 CARRIÈRE STREET

SURROUNDING LAND USE PLAN

Scale: 1:3000
Drawn by: RCG
Checked by: PP
Approved by: MSD

Date: 11/2018
Report No.: PE4476-1
Dwg. No.: **PE4476-2**
Revision No.: 0

APPENDIX 1

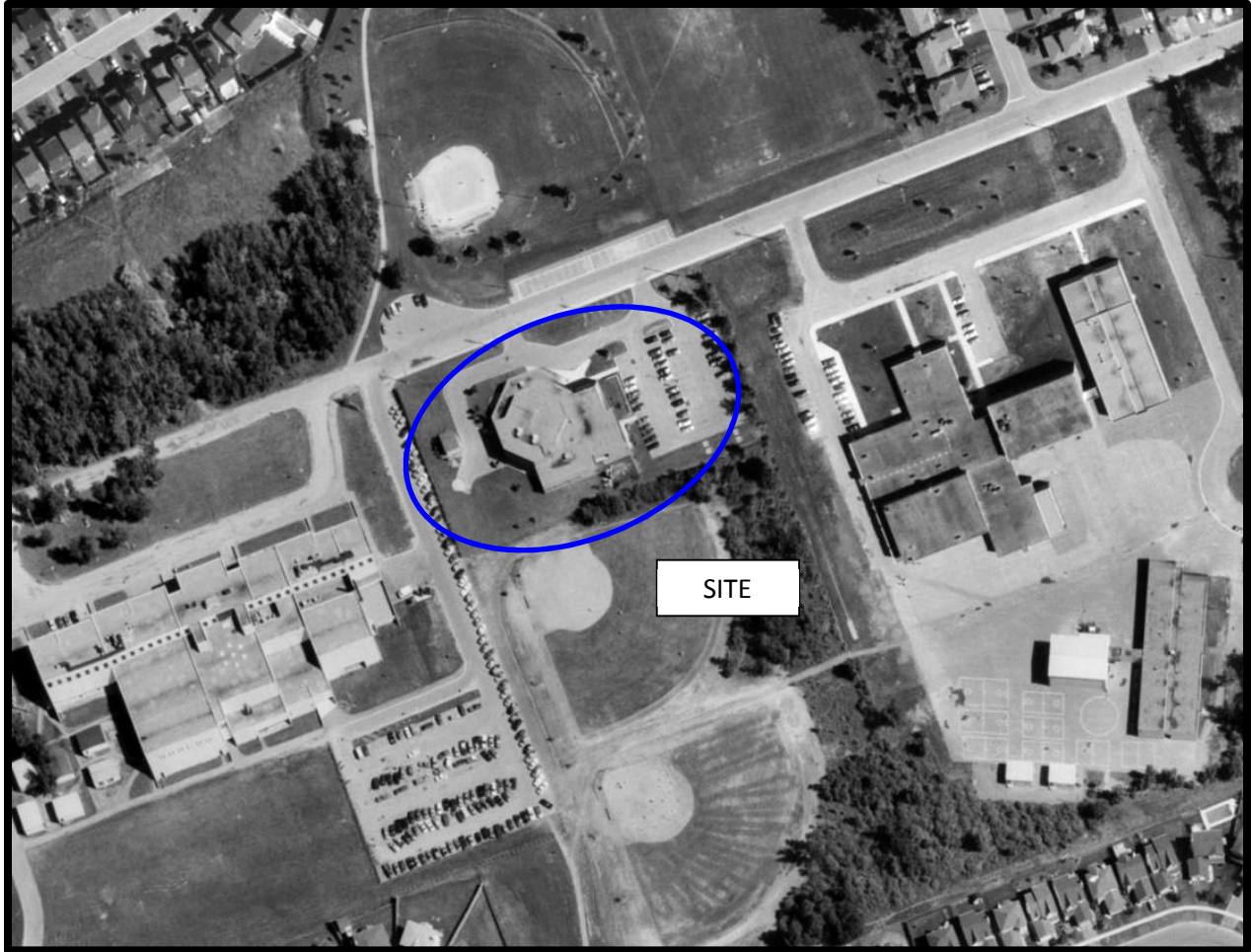
AERIAL PHOTOGRAPHS



AERIAL PHOTOGRAPH
1958



AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1991



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2011



AERIAL PHOTOGRAPH
2017

APPENDIX 2

MECP FREEDOM OF INFORMATION SEARCH

CITY OF OTTAWA HLUI RESPONSE

WATER WELL RECORDS

TSSA CORRESPONDENCE

Ministry of the Environment,
Conservation and Parks

Freedom of Information and
Protection of 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



November 13, 2018

Phillip Price
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K3E 7J5

Dear Phillip Price:

RE: *Freedom of Information and Protection of Privacy Act Request*
Our File #: A-2018-07243, Your Reference #: PE4476

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 6600 Carriere Street, Ottawa.

After a thorough search of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide full access to the attached information. Duplicates have been removed.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$ 30.00
• Copying 2 pages @ \$0.20/page	0.40
• Delivery	3.00
• Total	\$ 33.40
• Deposit Received	- 30.00
• BALANCE WAIVED (NOT REQUIRED)	\$ 3.40

The District Office has advised that there may be inactive records in the Records Centre, Mississauga. To retrieve these files there is a charge of \$60.00 with no guarantee that any records will be located responsive to your request. If you would like us to retrieve these files, please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of \$60.00. Credit card forms are available on the Ministry's website <http://www.ontario.ca/environment-and-energy/freedom-information-request-form>. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the files retrieved from the Records Centre, the time for answering your request will be extended for an additional 30 days.

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Jelena Stankovic at jelena.stankovic@ontario.ca.

Yours truly,

A handwritten signature in blue ink, appearing to be 'Janet Dadufalza', written over the printed name and title.

Janet Dadufalza
FOI Manager

Attachments

**CERTIFICATE OF APPROVAL
MUNICIPAL AND PRIVATE SEWAGE WORKS
NUMBER 9232-7U2HYM
Issue Date: July 17, 2009**

City of Ottawa
100 Constellation Cres 6th Floor West
Ottawa, Ontario
K2G 6J8

Site Location: Garneau Park, Btwn 6588 and 6600 Carriere St Orleans
City of Ottawa

You have applied in accordance with Section 53 of the Ontario Water Resources Act for approval of:

storm sewers to be constructed in the City of Ottawa, within Garneau Park, from Jeanne D'Arc Boulevard to Carriere Street;

all in accordance with the application from the City of Ottawa, dated July 8, 2009, including final plans and specifications prepared by the City of Ottawa.

In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, Chapter 0.40, as amended, you may by written notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 101 of the Ontario Water Resources Act, R.S.O. 1990, Chapter 0.40, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
655 Bay Street, 15th Floor
Toronto, Ontario
M5G 1E5

AND

The Director
Section 53, *Ontario Water Resources Act*
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca

The above noted sewage works are approved under Section 53 of the Ontario Water Resources Act.

DATED AT TORONTO this 17th day of July, 2009



Zafar Bhatti, P.Eng.
Director
Section 53, *Ontario Water Resources Act*

DR/

c: District Manager, MOE Ottawa
Rick O'Connor, City Clerk & Solicitor, City of Ottawa
George Brown, Project Manager, City of Ottawa
Lynn Raymond, City of Ottawa
Eric Tousignant, City of Ottawa

**Pages 3 to / à 4
are duplicates
sont des duplicatas**



File Number: D06-03-18-0072

November 22, 2018

Paterson Group
154 Colonnade Road
Ottawa, ON K2E 7J5

Sent via email [pprice@patersongroup.ca]

Dear Paterson Group,

**Re: Information Request
6600 Carriere Street, 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:

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

Search of Historical Land Use Inventory

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

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Property.

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

- There are two (2) activities associated with properties located within 50m of the Subject Property: Activity Numbers 2619, 2621.

A site map has been included to show the location of the Subject Property as well as the location of all the activities noted above.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Planning, Infrastructure and Economic
Development Department

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

Ville d'Ottawa
Services de la planification, de l'infrastructure et
du développement économique

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

Additional information may be obtained by contacting:

Ontario's Environmental Registry

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

The Ontario Land Registry Office

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

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

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

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

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject 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 Colette Gorni at 613-580-2424 ext. 14743 or HLUI@ottawa.ca

Sincerely,

A handwritten signature in dark ink, appearing to read "Colette Gorni". The signature is fluid and cursive, with the first name "Colette" and last name "Gorni" clearly distinguishable.

Colette Gorni

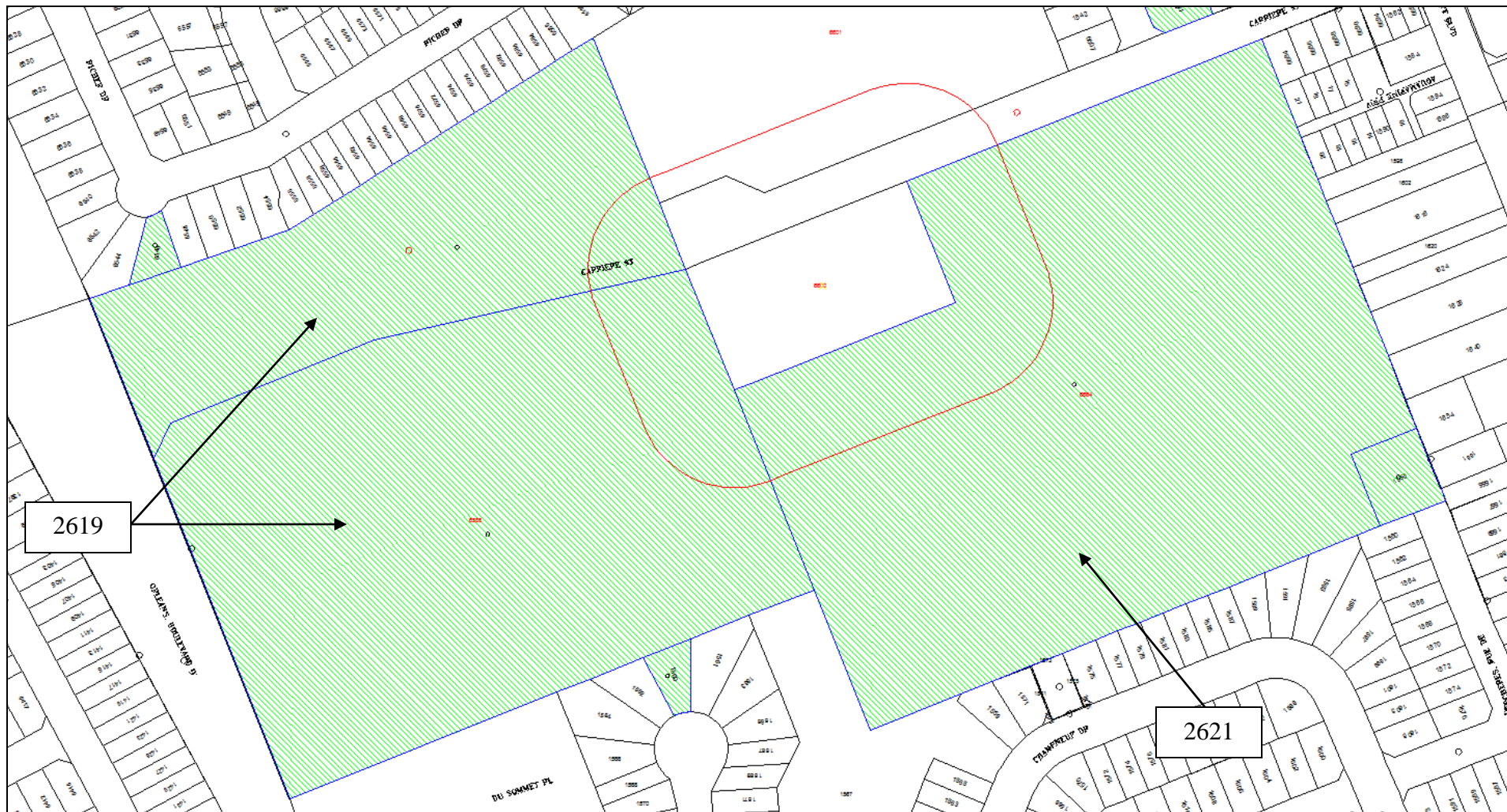
Per:

Michael Boughton, MCIP, RPP
Senior Planner
Development Review East
Planning Services
Planning, Infrastructure and Economic Development Department

MB/ CG

Attach: 4

cc: File no. D06-03-18-0072



Scale 1: n/a

6600 Carrière Street
Ottawa, ON
File # D06-03-18-0072
Colette Gorni



Overview

ID# = Activity Identification Number

 = Subject Site



CITY OF OTTAWA
HLUI ID: __679A2K
AREA (Square Metres): 56425.743

Report: RPTC_OT_DEV0122
Run On: 15 Nov 2018 at: 15:17:21

Study Year
2005

PIN
044190488

Multi-NAIC
N

Multiple Activities
N

Activity ID: 2619 Multiple PINS: Y
PIN Certainty: 1 Previous Activity ID(s) :
Related PINS: 044190488
Name: CECLF - GARNEAU
Address: 6588 CARRIERE STREET, ORLEANS
Facility Type: Elementary and Secondary Education
Comments 1: GARNEAU
Comments 2:
Generator Number: ON1285700
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2000 PID

NAICS	SIC
611110	0

Company Name	Year of Operation
CECLF - GARNEAU	c. 2001
CECLF - GARNEAU	c. 2000
CECLF - GARNEAU	c. 2005



CITY OF OTTAWA

HLUI ID: __67904D

AREA (Square Metres): 71349.175

Report: RPTC_OT_DEV0122

Run On: 15 Nov 2018 at: 15:18:11

Study Year
2005

PIN
044190152

Multi-NAIC
N

Multiple Activities
N

Activity ID: 2621 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :**
Related PINS: 044190152
Name: CECLF - LEO-D-COTE
Address: 6664 CARRIERE STREET, ORLEANS
Facility Type: Elementary and Secondary Education
Comments 1: LEO-D.-COTE
Comments 2:
Generator Number: ON1285736
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2000 PID

NAICS	SIC
611110	0

Company Name	Year of Operation
CECLF - LEO-D-COTE	c. 2001
ECOLE SAINT JOSEPH ORLEANS	c. 2005
CECLF - LEO-D-COTE	c. 2005
CECLF - LEO-D-COTE	c. 2000



CITY OF OTTAWA
HLUI ID: __67904C
AREA (Square Metres): 25457.591

Report: RPTC_OT_DEV0122
Run On: 15 Nov 2018 at: 15:15:54

Study Year
2005

PIN
044190488

Multi-NAIC
N

Multiple Activities
N

Activity ID: 2619 Multiple PINS: Y
PIN Certainty: 1 Previous Activity ID(s) :
Related PINS: 044190488
Name: CECLF - GARNEAU
Address: 6588 CARRIERE STREET, ORLEANS
Facility Type: Elementary and Secondary Education
Comments 1: GARNEAU
Comments 2:
Generator Number: ON1285700
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2000 PID

NAICS	SIC
611110	0

Company Name	Year of Operation
CECLF - GARNEAU	c. 2001
CECLF - GARNEAU	c. 2000
CECLF - GARNEAU	c. 2005

05508

RE: TSSA Records Search - PE4476

Public Information Services <publicinformationservices@tssa.org>

Tue 2018-10-30 4:48 PM

To: Philip Price <PPrice@Patersonsongroup.ca>;

NO RECORD FOUND (FUEL STORAGE TANKS ONLY)

Hello Philip. Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationservices@tssa.org or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Kind regards,

Gaya

From: Philip Price <PPrice@Patersonsongroup.ca>

Sent: October 30, 2018 3:31 PM

To: Public Information Services <publicinformationservices@tssa.org>

Subject: TSSA Records Search - PE4476

Good morning,

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

6588 Carriere St
6600 Carriere St
6664 Carriere St
6601 Carriere St
6607 Carriere St
1676 Bremen Lane
1561 Montcerf Court
6590 Richer Drive
1569 Champneuf Drive
1425 Leblanc Drive

Thank you very much,

Philip Price

patersongroup
solution oriented engineering
60 years serving our clients

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (343) 999-7255
Fax: (613) 226-6344
Email: pprice@[patersongroup.ca](mailto:pprice@patersongroup.ca)

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

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Philip Price
BSc.
FGS

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Sciences

Hydrogeology

**Archaeological
Services**

POSITION

Intermediate Environmental Scientist

EDUCATION

Kingston University, London, England, BSc (Hons), 2005
Geology

EXPERIENCE

2018 - Present:

Paterson Group Inc.

Consulting Engineers

Environmental Division

Intermediate Environmental Scientist

2016 - 2018

Harrison Group Environmental Ltd.

Consulting Engineers

Senior Environmental Engineer

2013 - 2016

Harrison Group Environmental Ltd.

Consulting Engineers

Environmental Engineer

2009 – 2011

AP Geotechnics Ltd.

Consulting Engineers

Geotechnical Engineer

2006 - 2009

Harrison Group Environmental Ltd.

Consulting Engineers

Junior Environmental Engineer

SELECT LIST OF PROJECTS

Remediation Supervision – Residential Development, Arnprior

Remediation Supervision – Residential Development, Ottawa

Remediation Supervision – Commercial Development, Ottawa

Phase I & II ESA – Commercial Development, Bells Corners, Ottawa

Groundwater Monitoring and Sampling – Various Location, Ottawa

Phase I ESA – Various Locations, Ontario

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Associate and Supervisor of the Environmental Division
Senior Environmental/Geotechnical Engineer

EDUCATION

Queen's University, B.A.Sc.Eng, 1991
Geotechnical / Geological Engineering

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

Associate and Senior Environmental/Geotechnical Engineer
Environmental and Geotechnical Division
Supervisor of the Environmental Division

SELECT LIST OF PROJECTS

Mary River Exploration Mine Site - Northern Baffin Island
Agricultural Supply Facilities - Eastern Ontario
Laboratory Facility – Edmonton (Alberta)
Ottawa International Airport - Contaminant Migration Study - Ottawa
Richmond Road Reconstruction - Ottawa
Billings Hurdman Interconnect - Ottawa
Bank Street Reconstruction - Ottawa
Environmental Review – Various Laboratories across Canada - CFIA
Dwyer Hill Training Centre – Ottawa
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa
Remediation Program - Block D Lands – Kingston
Investigation of former landfill sites – City of Ottawa
Record of Site Condition for Railway Lands – North Bay
Commercial Properties – Guelph and Brampton
Brownfields Remediation – Alcan Site - Kingston
Montreal Road Reconstruction - Ottawa
Appleford Street Residential Development - Ottawa
Remediation Program - Ottawa Train Yards
Remediation Program - Bayshore and Heron Gate
Gladstone Avenue Reconstruction – Ottawa
Somerset Avenue West Reconstruction - Ottawa